

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE MOLINE HOUSING AUTHORITY**

November 20, 2023

The regular meeting of the Board of Commissioners of the Moline Housing Authority was held at 5:30 PM in the Spring Valley Community Building located at 1150 41st Street, Moline, IL 61265.

Board members present were Chairperson Leslie Stange-Crotty, Vice-Chairperson Diane Fox, Raegan Jones, and Melvin Grimes. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Legal counsel was in attendance.

1. **Call to Order:** Chairperson Stange-Crotty called the meeting to order at 5:30 p.m.
2. **Approval of the Minutes of the Regular Meeting of October 23, 2023:** Minutes of the Regular Meeting of October 23, 2023 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of October 23, 2023, as presented. All voting members present voting "aye", none against; the Chairperson declared the motion carried.
3. **Executive Director's Report:** Verbal report provided by Mr. John Afoun.

Mr. Afoun stated that the audit was conducted from October 20th to November 8th. He said Ms. Pamela Simpson informed us that this audit had the least number of items to be noted during the exit interview compared to all previous years and it was an unqualified audit.

a. Resolution #1058:

Resolution #1058 was to approve/authorize Employee Health Insurance Benefits Contract. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #1059:

Resolution #1059 was to approve/authorize Employee Dental Insurance Benefits Contract. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #1060:

Resolution #1060 was to approve/authorize Employee Vision Insurance Benefits Contract. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #1061:

Resolution #1061 was to approve/authorize the Bad Debt Write Offs. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

- b. Approval of Financial Report:** The financial reports were reviewed and discussed.

- c. Section 8 Report:** The Board reviewed the Section 8 Report as presented.

- d. **Public Housing Report:** The Board reviewed the Public Housing Report as presented. There was a report for each AMP as well as one showing the information for both AMPs combined. This report gives a data analysis to track and report the statistics to the Board.

Pest control and the report showing reasons for tenants vacating their unit as well as reasons for application denials were reviewed.

- e. **Development/Maintenance Reports:** The Board reviewed the Capital Funds & Maintenance Progress Report, which showed current and future projects. The report also addressed work orders. Mr. Afoun wanted the Board to know that maintenance is trying very diligently to get caught up with all work orders. He also mentioned we have been receiving compliments regarding the site project.

Mr. Afoun talked about the Bathtub project and how Trotter sent us a Certificate of Substantial Completion. Our position was adding additional language saying we are accepting it, but we are not waiving any of our rights. Today the architect wrote back saying they are not comfortable adding that language. Legal council is going to go into the contract as well as reach out to Trotter's attorney. They said we have not really made too many payments and Mr. Afoun said we go after them for liquidated damages. Legal council will also touch base with the architect.

The FSS Program statistics were reviewed. Mr. Afoun stated that the ROSS position is still open. He also said he had met with Ms. Kat Kane and agreed that she should work closely with the FSS coordinator.

Mr. Afoun said he was sad to report that Steven Clark, the consultants that are working with us for Spring Valley Village Apartments has passed away. S.E. Clark & Associates assured they will complete all current projects, however the 2nd phase of what we want to do, that the board approved with Mr. Simpson's land, may not be something they can take on. The detailed application is a lot of work. Normally housing authorities don't have the time to do this. Because of the sudden death of Mr. Clark, they are not sure what the way they want to go is, so they won't be able to work with us to submit the 2nd phase. Mr. Afoun has reached out to other consultants to see if someone else could assist us. Commissioner Grimes suggests reaching out to Gorman because they are a good developer. Vice-Chairperson Fox asked what was the 2nd phase. Mr. Afoun explained it was to develop the land Mr. Simpson is wanting to sell to us.

- 4 **Resident Advisory Board (RAB) Report:** Verbal report provided by Kat Kane.

Ms. Kane said she is finally getting back on track after her medical procedure and talked about a couple projects that were put on hold. Creating a leadership binder for RAB and onboarding binder for RAB, including guidance of behavior on trips and towards other members. She will be putting down some ground rules on how people should behave. She said it seems like it is down to her again. Ms. Joni Feliksiak has not responded to Ms. Kane. She is meeting with the FSS Coordinator next week to go over community projects in the works and how to get more community projects going and get back to pre-void days to get more community interaction. She is going to try to recruit new RAB members. Ms. Kane wants to go to Washington, DC event this year.

- 5 **Any other business that may come before the Board including comments from the general public:**

No other business to come before the Board.

6. Adjournment:

There being no further business, a motion was made, and seconded, to adjourn the meeting. All voting members present voting “aye”, none against; the Chairperson declared the meeting adjourned at 6:15 P.M.

Leslie Stange-Crotty, Chairperson