

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

February 26, 2024

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 and Trevor Grogg were 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 January 22, 2024:** Minutes of the Regular Meeting of January 22, 2024 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of January 22, 2024, 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.

a. **Resolution #1064:**

Resolution #1064 was to approve/authorize the Annual Audit FYE 2023. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #1065:

Resolution #1065 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. Commissioner Jones asked what can we do with the administration fee for Section 8. Mr. Afoun gave an example of bringing in a part time person to do the inspection as it would relieve them to give them time to manage the program a little further. Commissioner Jones asked if it could be raises for everyone or bonuses. Mr. Afoun said yes, for that program. Commissioner Jones said it is a big amount and thinks this is awesome. Vice-Chairperson Fox agreed that we should check in with the fee accountant to see what we can use this for. Mr. Afoun said that we are just about getting there on our money in our accounts. Vice-Chairperson Fox and Commissioner Jones were pushing to give bonuses. Mr. Afoun said we should spend what we are given versus putting it in the bank. He said four months' worth of expenses is what we want to keep or HUD can take money away from us. He said that amount is about \$800,000.
- 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 talked about the Bathtub project and how we held back \$77,000.00 when we made final payment, which is what we calculated on damages. Liquidated damages should be tied to actual losses of income incurred is what had been argued by Trotter. Legal Council stated that their offer is to split it with us, so \$38,500.00 is what we ended up with. He recommended that Mr. Afoun accept this. Legal Council said we would bring it back to this meeting, but kind of wanted to bring it back to the board to consent to that action to kind of cover Mr. Afoun too.

Motion was made, and seconded, to approve accepting \$38,500.00 as the liquidated damages with Trotter for the Bathtub project, as presented. All voting members present voting "aye", none against; the Chairperson declared the motion carried.

Legal Council said he wanted to underscore that these are under warranty. They will put together a formal settlement agreement and get this wrapped up for us.

The FSS Program and ROSS Program statistics were reviewed.

- 4 **Resident Advisory Board (RAB) Report:** No report provided.

No RAB Board members were present.

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

Mr. Trevor Grogg stated that in the last newsletter that was sent out we had asked for opinions about the snow removal. He thinks the maintenance men were phenomenal. You could not pat them on the back or applaud them enough. If anyone has any complaints they are very self-centered or have never done that type of work. I take care of my own patio and they know if it has not been done by the time they come around they take care of it. If I could afford it I would buy lunch for them myself. I think you should do more of them yourselves. Mr. Grogg then commented that if the Housing Authority considered buying maintenance staff lunch to let him know and he would contribute towards that.

Mr. Afoun then suggested doing what Mr. Grogg had recommended in order to demonstrated we listen to tenants and stated that we do have the resources. If the board would approve he would like to buy lunch for the maintenance department this week.

Motion was made, and seconded, to approve purchasing lunch for the maintenance staff, as presented. All voting members present voting "aye", none against; the Chairperson declared the motion carried.

- 6 **Closed Session (Personnel) – 5 ILCS 120/2 (C) (1):**

Motion was made, and seconded, to go into executive session at 6:29 P.M. and a roll call was taken. Voting Yes were Leslie Stange-Crotty, Diane Fox Reagan Jones, and Melvin Grimes. The Chairperson declared the motion carried unanimously.

The Board then commenced Executive Session.

Motion was made, and seconded, to close executive session at 6:30 P.M. and a roll call was taken. Voting Yes were Leslie Stange-Crotty, Diane Fox, Reagan Jones, and Melvin Grimes. The Chairperson declared the motion carried unanimously.

The Public portion of the Meeting was resumed at 6:30 P.M.

Motion was made, and seconded, to approve John Afoun to be responsible for settlement negotiations with Trotter Contracting with the direction that he do what he feels is in the best interest of the Housing Authority, but that any final settlement be brought back to the Board for final approval. All voting members present voting "aye", none against; the Chairperson declared the motion carried.

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 6:35 P.M.

Leslie Stange-Crotty, Chairperson