

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

January 22, 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 41<sup>st</sup> Street, Moline, IL 61265.

Board members present were Chairperson Leslie Stange-Crotty, Vice-Chairperson Diane Fox and Raegan Jones. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Legal counsel and Kat Kane 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 November 20, 2023:** Minutes of the Regular Meeting of November 20, 2023 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of November 20, 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.

a. **Resolution #1062:**

Resolution #1062 was to ratify the PHA Plan 2024. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

**Resolution #1063:**

Resolution #1063 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 talked about the Bathtub project and how they would be going into closed session where our lawyer will be bringing us up to speed on that.

Vice-Chairperson Fox asked if employees are allowed to go to trainings elsewhere. Mr. Afoun responded that he encourages staff to attend trainings locally. We have not encouraged staff to attend NAHRO and PHADA national conferences. We do encourage staff to participate in the Illinois Maintenance Conference. Vice-Chairperson Fox stated she does not agree and thinks that staff should be able to go elsewhere and not just do online training. Mr. Afoun said NAHRO and PHADA conferences are mostly policy related. Sometimes the Executive Director rotates the people who go. Chairperson Stange-Crotty said that we have a disagreement and would like to move this discussion to be placed on next month's agenda. That way we are looking at each other and seeing the exact as to what we have. She said she thinks that deserves a better discussion than what we can have on zoom. Vice-Chairperson Fox agreed that was a good idea.

The FSS Program statistics were reviewed. Mr. Afoun stated that he is happy to report at last we have appointed Nathan Edwards as the ROSS Coordinator. He is a qualified social worker with many years of relevant experience to the ROSS program. Commissioner Jones said that is great news. Mr. Afoun said he hopes Mr. Edwards will stay and develop the program to its full potential.

Mr. Afoun said that the two main issues are the rent arrears and the high number of units we have empty. The heavy snow we had recently was discussed as well. He said the staff did the best they could give the circumstances. For the most part tenants were satisfied with our efforts. Our goal is to continue to improve and do better each time. We believe we did things to an acceptable level.

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

Ms. Kane said she has nothing significant to report from RAB. The weather has been a significant impediment on things that had been planned. She plans to work on a project through the State of Illinois to make sure that every single person in Illinois has access to high speed broadband, actual fiber optic internet. The project we are working on right now is to track down every location where we think we have adequate broadband and have it tested to make sure. She is working on a plan to contact residents and do some basic speed tests with them and send her the results. Once that is done she will be able to start the project. She is trying to make sure that any MHA property that isn't getting adequate coverage is addressed. Once that is done she will be working again on recruiting people to the RAB board. Also, she is working on a RAB leadership binder giving information that people need once they join and hopefully increase our numbers.

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

Motion was made, and seconded, to go into executive session at 6:09 P.M. and a roll call was taken. Voting Yes were Leslie Stange-Crotty, Diane Fox and Reagan Jones. The Chairperson declared the motion carried unanimously.

The Board then commenced Executive Session.

Motion was made, and seconded, to close executive session at 6:35 P.M. and a roll call was taken. Voting Yes were Leslie Stange-Crotty, Diane Fox and Reagan Jones. The Chairperson declared the motion carried unanimously.

The Public portion of the Meeting was resumed at 6:35 P.M.

**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.

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Leslie Stange-Crotty, Chairperson