

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

August 21, 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 Vice-Chairperson Diane Fox, Raegan Jones, Melvin Grimes and Pat O'Brien. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Legal counsel was in attendance.

1. **Call to Order:** Vice-Chairperson Fox called the meeting to order at 5:30 p.m.
2. **Approval of the Minutes of the Regular Meeting of June 26, 2023:** Minutes of the Regular Meeting of June 26, 2023 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of June 26, 2023, as presented. All voting members present voting "aye", none against; the Vice-Chairperson declared the motion carried.
3. **Executive Director's Report:** Verbal report provided by Mr. John Afoun.

a. **Resolution #1053:**

Resolution #1053 was to approve/authorize Australia National Housing Conference attendance by John Afoun. All voting members present voting "aye", none against, the Vice-Chairperson declared the motion carried unanimously.

Resolution #1054:

Resolution #1054 was to approve/authorize the Bad Debt Write Offs. All voting members present voting "aye", none against, the Vice-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. Mr. Afoun talked about the reserve money being plentiful and how the need is there for Section 8. There were almost 700 new applications received. Commissioner O'Brien asked about the waiting list for Spring Valley Village Apartments. Mr. Afoun responded we will open a new list for that housing as it is separate. He talked about there being homeless veterans that we could house there along with others who need supportive services. Vice-Chairperson Fox asked if it will be project based housing and Mr. Afoun responded yes.

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 Spring Valley Bathtub project and how the contractors are making steady progress. As of today they have done 115 out of 173. We have a situation they are claiming they have to strip 16 of them and they want a change order. Our position is if they had done them correctly we would not have had to strip them in the first place. Only two pay requests have been submitted and paid. Legal council wants to talk to Mr. Afoun once we get closer to the end of the project regarding liquidated damages.

Mr. Afoun addressed open work orders and said the reason for the open work orders are the inspections that were done to prepare for REAC inspections. Our goal is to go back to closing out all work orders each month.

The FSS Program statistics were reviewed. Mr. Afoun stated that we are very happy with the program and it is very successful. The ROSS Coordinator position is still empty. We have conducted several interviews and have a few set up for this week. We are hoping to find the right candidate for the position.

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

There were no Resident Advisory Board members present.

- 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 Vice-Chairperson declared the meeting adjourned at 6:09 P.M.

Leslie Stange-Crotty, Chairperson