

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

March 17, 2025

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 Commissioners Diane Fox, Raegan Jones, and Alex Rodriguez. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Legal counsel was in attendance. Also, in attendance was Joni Feliksiak.

1. **Call to Order:** Legal Counsel called the meeting to order at 5:30 p.m.
2. **Approval of the Minutes of the Regular Meeting of February 24, 2025:** Minutes of the Regular Meeting of February 24, 2025 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of February 24, 2025, as presented. All voting members present voting "aye", none against; Legal Counsel declared the motion carried.
3. **Executive Director's Report:** Verbal report provided by Mr. John Afoun.
 - a. **Resolution #1093:**

Resolution #1093 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 not available at this time. Mr. Afoun stated that they are working on this as well as the budget for 2025/2026. We normally present the month before, but since they have not been able to get it together just yet they proposed we have a meeting on Thursday, March 27, 2025 at 5:00pm. The fee accountant will be participating remotely to present the budget. Commissioner Fox stated she will not be able to participate.
 - 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. Mr. Afoun said that he had two main concerns at the last board meeting, which were the number of empty units and rent arrears. The policy is comprehensive for repayment agreements, but we have not been enforcing the rules rigorously. We want to strike a balance between the social element and our mission to house. When they miss their rent, we have a repayment agreement, which has created some issues. There are categories showing total rent who are current. There are over \$19,000 worth of late rent payments and have been taken to court and made arrangement to pay. Retro rent are the people who did not declare extra income. That alone last month was over \$41,000. Mr. Afoun said the strategy is that we will continue with the flexibility, but a little sterner than we have been. Currently we have arrangement and when you miss we take things into consideration. We are now going to enforce the policy strictly. Commissioner Jones asked if we are still doing it by circumstance. Mr. Afoun replied yes, but when you have an arrangement to repay and you miss the payment we will not give any additional

chances after that. He said the Board needs to understand that the bulk is retro rent, which is what is not being reported. Those who pay their rent regularly do pay, but sometimes pay later on in the month. Commissioner Jones asked how we discover that people are not reporting income. Mr. Afoun responded we use the EIV system. Commissioner Jones asked how often that is checked. Mr. Afoun stated once a month as well as right before their recertification.

- 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 said the playground project is almost completed and he is hoping to do a ribbon cutting in May. He also stated that the Hillside Heights asbestos and flooring contract has been signed.

There was discussion about training and how we can pay either through capital funds or the operating budget. Commissioner Jones said let them go somewhere cool. Mr. Afoun said senior staff can accompany commissioners to go on conferences to NAHRO or PHADA. Commissioner Fox said she likes the idea of them coming with the commissioners. Mr. Afoun said that the training is only being offered online that the staff currently has signed up for.

The FSS Program and ROSS Program statistics were reviewed. Commissioner Fox asked if we have hired a ROSS Coordinator yet. Mr. Afoun responded we are in the process of hiring. It was brought to his attention that the previous ROSS Coordinator's situation is improving and she might be ready to come back soon. He said the door remains open for her to do so.

Mr. Afoun gave an update regarding drug related activity. He said at the last meeting it was reported that there is meth activity going on. He said they did an investigation and did not find anything to support the claim. He said the police have been told the claims and will further investigate the matter. He stated that the ROSS person once hired will coordinate counseling services. He also said we will not tolerate anyone related to the production or distribution of drugs. Commissioner Fox said she is not surprised we have drugs here. She is surprised that we haven't had drugs here the last ten years. She said when you are low income there is no money to have entertainment. The entertainment you have is sex drugs and rock and roll. Legal counsel interjected that you guys do need to realize you are the landlords. A house is one of the most protected areas of the law. You are not the police fore and you have to trust they are doing their job for that. We need to allow the police to handle these things. You have to tip toe around that area and stay in your lane. Obviously, there are concerns and if they are brought to staff we need to involve the police on these things and not take it too much into our own hands.

Mr. Afoun said HUD has commended the housing authority's overall performance. Commissioner Jones said tell your staff good job. The day after the HUD call we had a staff meeting so he told everyone.

4 **Resident Advisory Board (RAB) Report:** Verbal report provided by Ms. Joni Feliksiak.

Ms. Feliksiak stated that everything is all good. She did she had questions as to what all is included in people's income. She asked if donating plasma and that sort of thing counted. She didn't know if that is monitored. Commissioner Fox said she believes it is something that is supposed to be reported. Commissioner Rodriguez said that in order to receive a form

1099-NEC the income needs to be above \$600. There was a discussion about EIV only capturing what is being reported on tax forms.

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; Legal Counsel declared the meeting adjourned at 6:11 P.M.

Leslie Stange-Crotty, Chairperson