

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

July 15, 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 Vice-Chairperson Diane Fox, Raegan Jones, and Andy Rodriguez. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Legal counsel was in attendance. Also, in attendance were Joni Feliksiak, Lori Geest, and Corey Strother.

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 May 20, 2024:** Minutes of the Regular Meeting of May 20, 2024 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of May 20, 2024, 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 #1078:**

Resolution #1078 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 not available due to the fiscal year end work.

Mr. Afoun stated that we don't have all the financial statements to report at this time, however we have attached the balances of our bank statements to the report. This is liquid cash. We have been including this for a while, but have not included it in the past few months. There are two categories, federal and nonfederal. The balance in our public housing account is high, which is good, but bad news on that is that the federal government could come and take that at any time on federal funds. We are in really good shape. We will be monitoring this money to make sure we do not get any money recaptured. All commissioners present stated they would like to give staff a bonus. Vice-Chairperson Fox asked if we need to make a motion or anything regarding the bonuses. Mr. Afoun said no.

c. **Section 8 Report:** The Board reviewed the Section 8 Report as presented. Mr. Afoun stated that we are confident we do have enough money to pay the landlords their fees. Vice-Chairperson Fox asked if all VASH are already taken. Mr. Afoun said the six that are left are all VASH. Vice-Chairperson Fox asked if every single voucher is used for regular Section 8 vouchers and Mr. Afoun said yes, they are and to remember that they are using these vouchers for Spring Valley Village Apartments.

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 reported that we had a major incident here over the weekend and the police were called. Over 150 young people gathered and caused nuisance. It started around 10-11pm and around midnight it got really bad. The police observed and talked to them. Police didn't want to use regular techniques to disburse the crowd because they were juveniles. They were very sensitive. After a while they left. When they left after two hours the crowd grew larger and a fight erupted and the whole place was chaos. The police then were able to bring everything to control at that time. Some neighbors expressed concern. We did not authorize the gathering and they were not using our community room. If that would have been the case the gathering would have been over at 10pm. We are working with police to identify our tenants that were involved. It is suspected that most people were from the outside. We will hold parents responsible for any individuals who reside here.

Commissioner Rodriguez asked if there was any damage. Mr. Afoun responded no damage, just commotion. They were gathering behind the park by the street. Commissioner Rodriguez said he can understand how it looked especially since it is summer and one invites others and so on. We have been trying to build a good image and he would hate for the community to think there are bad kids or wild parties happening on our property. There was no serious injuries or shootings. Vice-Chairperson Fox asked if there was drinking going on and why didn't the police try to disburse them if there was underage drinking going on. Mr. Afoun said he will be presenting his questions to the Mayor and police chief. He said it was like a street carnival type of thing with so many people, the noise, music it was a lot of noise. Vice-Chairperson Fox said her thinking if there was drinking and under age kids and it was like 150 like he said, she would assume there are just going to be more and the drinking would get out of hand and there would be bad things happening. Mr. Afoun agrees and said since we are not police we will get the official version from the police and maybe contact the Mayor's office or chief of police to see why did they not disburse them. That is what happened over the weekend.

- 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 that Trotter has completed the project. They have been paid out and it is all done. They did the warranty work and did a good job on that.

The FSS Program and ROSS Program statistics were reviewed. Mr. Afoun said we have not marketed the FSS program as well as he would like, so they are going to work on gaining more participants.

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

Mr. Afoun stated that Ms. Kat Williams has resigned from the Resident Advisory Board effective immediately. He said we have three new members joining RAB, which are here in attendance today. Ms. Feliksiak introduced the new members of RAB to everyone. Mr. Corey Strother lives in Spring Brook. He stated he loves his community and is here for his community. Ms. Lori Geest lives in Spring Valley. She said she feels the same as Mr. Strother and is here to help the community and be there for everybody. Ms. Feliksiak had to take some time off for rest and relaxation mental health and she is happy to be back full force. Vice-Chairperson Fox said we just need someone from Hillside Heights. Ms. Feliksiak said we are so working on it.

**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 6:02 P.M.

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Leslie Stange-Crotty, Chairperson