

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

April 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 41st Street, Moline, IL 61265.

Board members present were Chairperson Leslie Stange-Crotty, Vice-Chairperson Diane Fox, Raegan Jones, Melvin Grimes and Andy Rodriguez. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Legal counsel was in attendance. Also, in attendance was Ronald Urlaub (virtually).

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 March 18, 2024:** Minutes of the Regular Meeting of March 18, 2024 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of March 18, 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 #1073:**

Resolution #1073 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 due to the fiscal year end work.

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.

Vice-Chairperson Fox asked why we see AMP 1 and AMP 2 separately. Mr. Afoun explained that it is because both AMPs are their own project.

Pest control and the report showing reasons for tenants vacating their unit as well as reasons for application denials were reviewed.

Commissioner Rodriguez asked about the discrepancy between February and March denials. Mr. Afoun explained that this is because the waiting list was purged.

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.

Legal Council said we saved ourselves about \$70,000 with Trotter and it was probably worth while to dig in. Trotter's check will be released this week during the next check run.

Mr. Afoun talked about training that staff had attended and how good things came up. One thing was that HUD is behind on regulations and we will need to review our procurement policy soon to raise the micro threshold. Commissioner Grimes stated he would like to attend the NAHRO conference in Orlando in September. Vice-Chairperson Fox, Commissioner Jones and Commissioner Rodriguez would like to attend the PHADA conference in Miami. Chairperson Stange-Crotty requested a schedule be made up of all available conferences along with what they are geared towards and sent out to all commissioners. Mr. Afoun stated he would get this information right away to the commissioners.

The FSS Program and ROSS Program statistics were reviewed. Mr. Afoun informed the Board that we held a resource fair. Vice-Chair Fox asked how it went. Mr. Afoun responded it went very well. He wanted to commend the ROSS and FSS Coordinators on their good work. The residents that came were pleased with the information they got and we provided food at the event. He stated we want to hold this twice a year, once in the spring and once in the fall. Vice-Chairperson Fox asked if that was the one we had held in the park previously and Mr. Afoun responded yes.

Mr. Afoun stated that IHDA has awarded us nine million dollars. Vice-Chairperson Fox asked what that was for. Mr. Afoun responded it is for 28 units similar to Spring Valley Village Apartments. He is so thrilled and happy that this paid off. He said he met with the consultants on Friday. Their initial estimate was around twelve million dollars for this project. If we need more money they will give us loan at a low interest rate. For Spring Valley Village, they gave us five million dollars initially and due to COVID costs went up, so we went back to them and they gave us a loan for the difference. We are hoping that we will tweak our pencils and put a type of program together so we don't have to take a loan out. Vice-Chairperson Fox asked if this was like regular low-income housing and Mr. Afoun responded it is the same as Spring Valley Village Apartments. Once this is approved by the Board of IHDA on Friday, April 19th we will receive a commitment letter.

Mr. Afoun stated that on May 1st we will move people in at Spring Valley Village Apartments.

Mr. Afoun said that the next application we will do is to demolish and rebuild Spring Brook. He said he is determined to work on this. Vice-Chairperson Fox asked about the school down by Hillside. Mr. Afoun said the issue there is it has asbestos. Commissioner Rodriguez asked if that is the one we are not allowed to level off. Mr. Afoun said that is correct. He said he met with the City and they are trying to come to a compromise on how to move forward.

Commissioner Grimes wanted to commend Mr. Afoun because he originally wanted to build an office on the corner lot, but talked about how he had told Mr. Afoun no, we need to focus on housing, and now look at what we have in Spring Valley Village Apartments.

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:

No other business was discussed.

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 6:08 P.M.

Leslie Stange-Crotty, Chairperson