

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

August 19, 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 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 July 15, 2024:** Minutes of the Regular Meeting of July 15, 2024 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of July 15, 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 #1079:**

Resolution #1079 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.

Vice-Chairperson Fox made comment asking why it is so low. Mr. Afoun responded it is because we are on top of it. She asked if we still have opportunity to collect this money. Mr. Afoun responded yes, we will state attempt to collect this.

- b. **Approval of Financial Report:** The financial reports were reviewed and discussed. Mr. Afoun said the fee accountant has finished the backlog. He presented AMP 1, which is in very good shape. We are over 100% received and spent less than budgeted, which is a good thing. AMP 2 is in a similar position. We received more and spent less than budgeted. Section 8 looks a little concerning, but that has been ratified in terms of the money. We received more than budgeted for. The expenses we overspent a little, but we have applied for HUD Held Reserves and they have approved this for us. All in all, the position is good financially and there is nothing major for you to be concerned about stated Mr. Afoun.

Mr. Afoun stated that we received \$2,000 worth of vouchers from Goodwill, which will be distributed to our tenants evenly. We do all we can to provide all help we can. This was spearheaded by the FSS Coordinator. Information will go out to the tenants soon. Each adult household member will get \$10 voucher to use at Goodwill. Vice-Chairperson Fox asked if this includes Section 8 participants. Mr. Afoun said that it does not include them at this time, but we will work on that in the future. Mr. Afoun said they are going to try to work with Walmart, Hy-Vee and Jewel to do similar.

Commissioner Rodriguez asked if we have communicated with Humility Homes and Services, Inc. Mr. Afoun said yes, we are part of a network together. Mr.

Afoun said this is a good start and we look forward to trying to partner with other agencies for help for our residents.

Mr. Afoun announced that we have decided to host Coffee with MHA staff this Friday. One will be in the morning and one in the afternoon. Coffee and cookies will be provided. Initially this will be with the entire staff and down the road it will be with the Executive Director. This will be held quarterly.

Vice-Chairperson Fox asked if Mr. Afoun was looking for the Board to come. Mr. Afoun responded not at this time, but sometime down the road we could look into doing coffee with the Commissioners. Mr. Afoun then said that on second thought he would like any Commissioners available to stop by. Several commissioners said they would try to make it. The commissioners asked the times on the event. Mr. Afoun responded 8:30-9:30am and 3:00-4:00pm.

- c. **Section 8 Report:** The Board reviewed the Section 8 Report as presented. Mr. Afoun stated that although this is a different report versus the finance, he explained details of the figures there. Mr. Afoun explained how HUD Held Reserves work. Commissioner Rodriguez asked if that is one of the things we need to use up in the year. Mr. Afoun said that the more money you spend the more they give you next year.

- 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 Mr. Afoun said he was very upset because there was one roach infestation reported at Hillside Heights. He talked about how this site has been roach free for the past five or six years, but they are on top of it and are making sure this is taken care of as soon as possible.

All waiting lists are closed currently, but we will be opening up several of our waiting lists during September.

- 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 stated that the architect has been commissioned on projects. We will bring this to the board for approval once we have everything. We are planning to update the park, but are waiting on some last revisions on this.

Vice-Chairperson Fox asked how many maintenance people we have. Mr. Afoun responded we have 12 maintenance people, but one person is dedicated to work orders. Vice-Chairperson Fox said that is quite a few work orders for one person to take care of.

The FSS Program and ROSS Program statistics were reviewed. Mr. Afoun said that the ROSS position is vacant and we have upcoming interviews with the hope to fill the spot soon.

Mr. Afoun proposed the board strategical planning session be held on Saturday, September 14th from 9-12pm. This does not work for Commissioner Rodriguez. Commissioner Jones said it could probably work for her. Commissioner Rodriguez said the 13th would work. The following Saturday should work for

Commissioner Rodriguez. That would be September 21st. The three commissioners in attendance said September 21st will work for them. Mr. Afoun said that he will contact the missing Chairperson Stange-Crotty and Commissioner Grimes to see if this works for them as well.

Mr. Afoun talked about how we have been put on the HUD watch list regarding our vacancies. He said that we have been meeting monthly with our HUD team to update them on our numbers for all programs. We are hopeful by the time we meet with them again next month, we will have our vacancies will be less. Vice-Chairperson Fox said that we have kind of mentioned that before and Commissioner Jones said we knew it was a possibility. Vice-Chairperson Fox said that we have not hired additional maintenance but have brought in contractors. Mr. Afoun explained that we have contractors doing all unit turn work except from maintenance. He said there is no citation or course of action we are being asked to do at this time, but he wanted to make the Board aware of this.

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

Ms. Feliksiak stated that all is good right now.

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 6:07 P.M. and a roll call was taken. Voting Yes were Diane Fox Reagan Jones, and Andy Rodriguez. The Vice-Chairperson declared the motion carried unanimously.

The Board then commenced Executive Session.

Motion was made, and seconded, to close executive session at 6:12 P.M. and a roll call was taken. Voting Yes were Diane Fox, Reagan Jones, and Andy Rodriguez. The Vice-Chairperson declared the motion carried unanimously.

The Public portion of the Meeting was resumed at 6:12 P.M.

Motion was made, and seconded, to approve bonuses to staff in total amount of \$60,000. All voting members present voting “aye”, none against; the Vice-Chairperson declared the motion carried.

7. **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 6:15 P.M.

Leslie Stange-Crotty, Chairperson