

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

September 16, 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, and Melvin Grimes. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Legal counsel was in attendance. Also, in attendance were Joni Feliksiak and Lori Geest.

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 August 19, 2024:** Minutes of the Regular Meeting of August 19, 2024 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of August 19, 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 #1080:**

Resolution #1080 was to approve/authorize the Renovation of Kathy York Park (Ratification). All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Resolution #1081:

Resolution #1081 was to approve/authorize the Payment Standard for HCV. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Resolution #1082:

Resolution #1082 was to approve/authorize the Bad Debt Write Offs. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Mr. Afoun stated that HUD has awarded the Moline Housing Authority a grant of \$1,315,572 under the capital fund project 2024 allocations. This is an increase of \$44,627 from last year.

Mr. Afoun discussed that the City of Moline had offered to donate the Manual Arts Building to the Housing Authority contingent upon MHA covering the costs associated with cleaning the building and the Board had approved the arrangement. However, due to lack of funding to reposition the building at the moment, including asbestos abatement MHA has not yet signed a formal agreement with the City of Moline. Recently the City of Moline issued a request for proposal for the Manual Arts Building, which has been publicly advertised. The City is now seeking to ascertain the Housing Authority’s current position regarding the Manual Arts Building.

Mr. Afoun met with the Mayor, City Administrator and Economic Development Manager. Last week the City issued request for proposals. They said they would still consider the Housing Authority's position among the RFPs they receive. Mr. Afoun's position was that we don't want to acquire the building and leave it there to deteriorate. He met with SE Clark and we would need about 10 million dollars to abate and reposition. We don't want to pay \$19,000 and pay insurance costs for it to sit there for an unknown amount of time. He also doesn't want to not buy it and regret it later. Vice-Chairperson Fox asked how much asbestos abatement would cost. Mr. Afoun said over one million dollars. Chairperson Stange-Crotty asked if we wanted this building for more parking. Mr. Afoun responded no we would want to create more apartments. He would prefer to demolish, do 4 storey apartments with underground parking or parking across the street. Chairperson Stange-Crotty asked if there are any grants to help with abatement. Mr. Afoun said the City had mentioned there are grants. He said now they have changed the goal post and opened it up for the public to submit RFPs. The City wants to know what our position is regarding the building. He said he has wanted the building since he got here and was told back in the day we were offered it for a dollar but we declined due to asbestos costs. Vice-Chairperson Fox asked if IHDA would pay \$10 million to renovate the building and Mr. Afoun said yes, they would. He said that there is an environmental group who would pay for the abatement. Chairperson Stange-Crotty said if we write a grant for the abatement this could get us the funds. Mr. Afoun said the City would help us. Chairperson Stange-Crotty asked how long this would take. Mr. Afoun said the city is asking if we want to pay the \$19,000. We are faced with insurance costs. He said we have enterprise funds and that once we have the money to abate then the State will give us money to construct. Legal Council asked if Mr. Afoun suspects there will be any other interest in it and Mr. Afoun responded he did not believe so. Legal Council said we could do right of first refusal or make it contingent on us being awarded those abatement funds. Mr. Afoun asked Legal Council to write up bullet points based on what he was just saying. Commissioner Grimes said right of first refusal contingent on securing abatement money and the City would be benefiting by additional housing.

- 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.
- 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.
- 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.

Vice-Chairperson Fox asked if we have enough maintenance workers. Mr. Afoun responded we are good because we have contractors.

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.

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

Ms. Feliksiak stated we are all good on this end. Chairperson Stange-Crotty said thank you very much for all that you do. Ms. Feliksiak responded that it is all for the people. Chairperson Stange-Crotty replied yes it is. She then asked if anyone needs a set of dishes to which Ms. Feliksiak stated she will find a good home for them.

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 6:29 P.M. and a roll call was taken. Voting Yes were Leslie Stange-Crotty, Diane Fox, and Melvin Grimes. The Chairperson declared the motion carried unanimously.

The Board then commenced Executive Session.

Motion was made, and seconded, to close executive session at 6:42 P.M. and a roll call was taken. Voting Yes were Leslie Stange-Crotty, Diane Fox, and Melvin Grimes. The Chairperson declared the motion carried unanimously.

The Public portion of the Meeting was resumed at 6:42 P.M.

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 Chairperson declared the meeting adjourned at 6:42 P.M.

Leslie Stange-Crotty, Chairperson