

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

February 24, 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 Chairperson Leslie Stange-Crotty, Vice-Chairperson Melvin Grimes, and Diane Fox. 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 January 27, 2025:** Minutes of the Regular Meeting of January 27, 2025 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of January 27, 2025, 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.

Mr. Afoun thanked the Board for giving him vacation and subsequently giving permission for working remotely for the last five-month period from Ghana. He wanted to thank them for the opportunity.

a. **Resolution #1092:**

Resolution #1091 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 reviewed and discussed. Commissioner Fox asked what HAP portability was and how the percentage correlates. She stated she understands that HAP part ins are when they come from another place and port outs are when they go to another place. The percentage is over 200% and she wants to know what does this mean. Mr. Afoun said they can talk to the fee accountant and find out why the percentage is so high. Once he receives the response he will let her know.

- c. **Section 8 Report:** The Board reviewed the Section 8 Report as presented. Mr. Afoun mentioned that there are fears that the Section 8 program could be affected as well as capital fund. He mentioned that the NSPIRE Inspection that had been scheduled for Fiesta Manor has been cancelled due to DOGE.

- 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 repayment agreements should be revisited because he wants to bring down the arrears. He said it is generous and tenants are taking advantage of us. Right now, it is spread within a year and some tenants are only paying an additional four or five dollars a month. Right now, in order to enter into an agreement, they need to pay ten percent, but we are thinking about raising this. Our audits have been good, but he does not want the new administration to come look at our books and say

something about our rent arrears being so high. He said he doesn't want Elon Musk coming to say something to us. He wants to reduce the arrears by at least half. The total arrears are over \$83,0000 currently. It is of concern to Mr. Afoun and we are looking at ways to reduce it. He will get back to the Board with recommendations for them to consider and then proceed from there.

Commissioner Fox said she doesn't like the thought of making tenants pay more especially if they are good tenants and they pay back their arrears. She said she doesn't want to penalize tenants that do pay back their money. Mr. Afoun said the issue is the length of time it is taking for them to pay. For instance, they have a year to pay and it compounds the arrears. They have current rent plus the payment. Sometimes they don't always honor their payment agreement and we have to go back to court. If for instance someone owes \$100 and they have \$90 left if the percentage is increased to 20% rather than 10% and we reduce the year to six months so we don't have a whole year and that would reduce the arrears.

Commissioner Fox said she worries about that. Mr. Afoun said he perfectly understands, but especially politically with the current environment we don't know how they will look at our operations. Mr. Afoun said we don't want to create a situation where they tenants will be in hardship, but we don't want to be taken advantage of. Chairperson Stange-Crotty said we all know that with current events and pullback on different programs we have a rocky road ahead, but we will hang together.

Mr. Afoun asked legal counsel if he has heard anything. Legal counsel responded no, it is a very fluid situation and he does not know of anything particular to us that has his attention.

- 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 equipment has been successfully installed. Commissioner Fox asked if kids can play on it yet. Mr. Afoun responded not yet until the project is 100% complete. Mr. Afoun said contract signing has been scheduled for the Hillside Heights flooring project.

Both Mr. Afoun and the Board congratulated maintenance on a job well done regarding work orders.

Chairperson Stange-Crotty asked if we are able to draw down the 2024 Capital Funds and Mr. Afoun responded yes. Commissioner Fox asked about the training money in the budget. She urged Mr. Afoun to send people on training so we can spend that money. She then made a comment that she did not mean sending them to Peoria.

The FSS Program and ROSS Program statistics were reviewed.

Mr. Afoun said we do have monthly progress meetings with HUD. He talked about how proud he is of himself as well as of the staff especially for bringing down the vacant units so dramatically.

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

Ms. Feliksiak stated that she would like to ask Mr. Afoun if we have any drug programs for anybody in the community. Mr. Afoun responded he doesn't know. Ms. Feliksiak said we have a lot of meth in the area and was wondering if there are any programs in the area. Mr. Afoun said he is sure Robert Young or RICCA may have a program. Ms. Feliksiak said she has been told that the waiting list is so long that they just say forget it. She stated there are a lot in our area in Spring Valley itself that are addicted to meth. Commissioner Fox said it is becoming more of a problem. Mr. Afoun asked if there is dealing or just people using meth. Ms. Feliksiak said she spoke to police and was told they can make it at home. Chairperson Stange-Crotty said hypothetically we have a counselor who comes do you see the meth heads coming. Ms. Feliksiak said we have to have something open to escape to. Mr. Afoun said we have the ROSS program and he will have them see what resources we can get. He said he will also get with the police department on this. Mr. Afoun said there are two issues here, one is showing care and concern about welfare and also the issue of the legality in that our lease prohibits use of drugs. We would have no alternative but to evict if they are found with drugs in the apartment. HUD's position is if they are in a program and have drugs they are subject to eviction. Vice-Chairperson Grimes said he has no sympathy for anyone who is dealing. Someone who is evicted we can show some compassion and mercy. He said that if the ROSS coordinator can start to talk to RICCA, Robert Young, CADS and all of them and talk to them about pooling something together even if it is to offer sessions on site for those who are dealing with addictions that is a plus for us as well as residents who are struggling. He stated he does not want to see anyone eventually succumb to it and it's not pretty. There was discussion about this. Mr. Afoun said he will look into it and get back to the board. Commissioner Fox stated to Mr. Afoun that she is fine that he was gone so long, but to not do it again. She stated this is one of those things we need you for. We need your input and leadership for that type of thing. Maybe if you had been here Ms. Feliksiak might have brought that up before this. Ms. Feliksiak said she is seeing a lot more. Commissioner Fox said she is fine with you being gone because it was important and was important to you, I don't feel it was good for the agency for you to be gone so long. You have an open-door policy and you were not there for an open-door policy. Chairperson Stange-Crotty stated that she is the person who is ultimately in charge of the Moline Housing Authority and that if Commissioner Fox had any issues with Mr. Afoun she knows exactly how to reach her to bring her concerns up directly to her. She stated that it was inappropriate for her to bring this up in the open meeting and should have been discussed in closed session. Commissioner Fox apologized if she did not bring the matter up in the correct way but wanted her thoughts to be on record.

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 Chairperson declared the meeting adjourned at 6:19 P.M.

Leslie Stange-Crotty, Chairperson