

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

January 27, 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, Diane Fox, Raegan Jones, and Alex Rodriguez. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Legal counsel was in attendance. Also, in attendance was Joni Feliksiak.

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 November 18, 2024:** Minutes of the Regular Meeting of November 18, 2024 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of November 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 #1085:**

Resolution #1085 was to ratify the Health Insurance contract. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Resolution #1086:

Resolution #1086 was to ratify the Dental Insurance contract. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Resolution #1087:

Resolution #1087 was to ratify Vision Insurance contract. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Resolution #1088:

Resolution #1088 was to ratify the Agency Plan 2025 (Annual/Five-Year). All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Resolution #1089:

Resolution #1089 was to approve/authorize the Utility Allowance (Section 8/HCV). All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Resolution #1090:

Resolution #1090 was to approve/authorize the Hillside Heights Asbestos Abatement and New Flooring Project. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #1091:

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.
- 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. Mr. Afoun wanted to commend maintenance on doing an excellent job with work orders. We have gotten caught up and he is so happy. The Commissioners praised maintenance for a job well done as well. Mr. Afoun stated that we are hoping to do a grand opening for the new playground in early spring or early summer. We are very pleased on what we have achieved on that. Commissioner Fox said it looks really nice.

The FSS Program and ROSS Program statistics were reviewed.

Mr. Afoun said we do have monthly progress meetings with HUD. They commended us on doing a good job at reducing vacant units from almost 44 to what it is now. They have no concerns and they are happy with the progress we are making.

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

Ms. Feliksiak stated that we are having a lot of trouble with steam heat and the heat isn't doing anything. We have radiators and it barely comes up when its real cold. She had hers on 80 degrees and could get it as high as 61. Ms. Feliksiak asked if there are any plans to upgrade. Mr. Afoun said we upgraded everything at Spring Valley about 2 years ago. He asked which particular units are having issues. Ms. Feliksiak said #1 and #16. They can't regulate their heat to the thermostat. Mr. Afoun said whenever they bring issue to your attention tell them to put a work order in. Then Ms. Feliksiak should let Mr. Afoun know about this. Mr. Afoun said he will speak to the maintenance supervisor tomorrow and ask him to check the buildings and make sure all the buildings that the furnaces are working efficiently.

5 **Any other business that may come before the Board including comments from the general public:**

Legal counsel asked Mr. Afoun if there was anything to share with the Board regarding policies and attention in light of the administration. Mr. Afoun said at the moment he has not heard anything from HUD or other organizations such as NAHRO or PHADA. One of the issues we believe we will be facing is the requirement for residency in terms of how we

process our applications to check immigration status. We also believe that there could be a drastic cut in funding, but nothing concrete at the moment. Legal counsel said if there is anything you want us to look into from a legal standpoint we would be happy to do so. Mr. Afoun responded those are all speculations at this time. Legal counsel said it does seem like the administration is moving quickly, so just something for the Board to stay on top of.

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 6:04 P.M.

Leslie Stange-Crotty, Chairperson