

**MINUTES OF A SPECIAL MEETING
THE BOARD OF COMMISSIONERS OF THE
MOLINE HOUSING DEVELOPMENT CORPORATION**

October 2, 2023

A special meeting of the Board of Commissioners of the Moline Housing Development Corporation was held at 5:41 PM in the Spring Valley Community Building located at 1150 41st Street, Moline, IL 61265.

Board members present were Pat O'Brien, Melvin Grimes and Raegan Jones. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Board Counsel was in attendance.

1. **Call to Order:** Board Counsel called the meeting to order at 5:41 p.m.
2. **President/CEO's Report:**

Mr. Afoun stated that the co-developer fee is being proposed 75/25. He doesn't feel it is equitable given our history and success of phase one. In the industry we should get the lion's share or at least 30% or above. He has discussed with Mr. Steven Clark and he is not open to anything more than 25%. Mr. Afoun mentioned us taking over some of the responsibilities, but Mr. Clark was not open to that. Commissioner Grimes asked what does phase 2 entail. Mr. Afoun responded phase 2 of the permanent supportive housing is similar to what we are doing at Spring Valley Village Apartments. Commissioner Grimes said he is not comfortable with it but there is nowhere else to go. Commissioner O'Brien asked what is the hurry on this. Mr. Afoun said because of the application process and they have submitted a contract to sign to continue the process. Also, the language we are using for the project we are using Mr. Rick Simpson's property is subject to the contract being awarded. Commissioner O'Brien said he is not a fan of multifamily homes in that area and he prefers single family homes, but doesn't think he is going to get his way.

There was discussion about Mr. Clark being unreasonable. Commissioner Grimes asked if we don't go along with this how long would we be held up. Mr. Afoun said if we miss out on this round we may have to wait another 2 or 3 years. We would also miss out on the land since the land acquisition is part of the application. Commissioner O'Brien said it sounds like Mr. Simpson is having trouble getting rid of the land anyway. Commissioner Grimes said reluctantly he will move to move forward with Steve Clark and authorize Mr. Afoun to try to continue to negotiate the split back to the industry standard to 30%. Once this either goes one way or another we will not enter into any additional contracts with Steven Clark. Mr. Afoun explained the history we have with S.E. Clark and the board all decided we never want to go into business with them again after this.

Motion was made, and seconded, to move forward with S.E. Clark on Phase II application and authorize Mr. Afoun to try to continue to negotiate the split back to the industry standard of 30%. We will not enter into any additional contracts with S.E. Clark. All voting members present voting "aye", none against; the Board Counsel declared the motion carried.

Mr. Afoun said he has one important item to bring to board's attention. At the last board meeting when he asked for authorization to purchase the land he put \$225,000, but actual value and what he is asking is \$255,000. Commissioner O'Brien said well Mr. Simpson is a realtor so, it is what it is. Mr. Afoun said in his report he mistyped the numbers.

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

No other business to come before the Board.

4. 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 5:52 P.M.

Leslie Stange-Crotty, Chairperson