

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

April 21, 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 41<sup>st</sup> Street, Moline, IL 61265.

Board members present were Commissioners 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.

1. **Call to Order:** Vice-Chairperson Melvin Grimes called the meeting to order at 5:30 p.m.
2. **Approval of the Minutes of the Regular Meeting of March 17, 2025:** Minutes of the Regular Meeting of March 17, 2025 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of March 17, 2025, as presented. All voting members present voting "aye", none against; Vice-Chairperson Grimes declared the motion carried.

**Approval of the Minutes of the Special Meeting of March 27, 2025:** Minutes of the Special Meeting of March 27, 2025 were reviewed. Motion was made, and seconded, to approve the minutes of the Special Meeting of March 27, 2025, as presented. All voting members present voting "aye", none against; Vice-Chairperson Grimes declared the motion carried.

3. **Executive Director's Report:** Verbal report provided by Mr. John Afoun.

**a. Resolution #1100:**

Resolution #1100 was to approve/authorize the Bereavement Policy Amendment. Mr. Afoun stated that when he got here the policy was very broad and wide. He said he trimmed it and the Board had approved it and that went into effect at that time. He had one on one meetings with the employees who suggested changing the policy. He is recommending a two-tiered system. Legal counsel asked if we had looked into the Family Bereavement Act. Mr. Afoun said we are not at the level of employees to fall under that. Legal counsel read off the act for reference. Domestic partner is the only other one that caught his eye that is not included in the suggested definition. Illinois act provides up to 10 days, but it is unpaid. Again, legal counsel stated you are not required to do this since you have under 50 employees. All voting members present voting "aye", none against, the Vice-Chairperson declared the motion carried unanimously.

**Resolution #1101:**

Resolution #1101 was to approve/authorize the Vacation Policy Amendment. Mr. Afoun talked about this also being something that was brought up during the one on one meetings. All voting members present voting "aye", none against, the Vice-Chairperson declared the motion carried unanimously.

**Resolution #1102:**

Resolution #1102 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.

- b. **Approval of Financial Report:** Since the fee accountants are working on the end of year the reports are not available yet. They usually take about 3 months to complete this traditionally. Mr. Afoun was concerned about the amount of money we currently have in the bank. Commissioner Fox recommended giving employee bonuses if that was allowed. Mr. Afoun agreed that the staff is doing such a wonderful job he would enjoy doing this. He said he is going to discuss this with Ronald Urlaub, the fee accountant, to see if this is something that is possible. Commissioner Fox said last time they took two million. Vice-Chairperson Grimes said you get penalized for good bookkeeping. Mr. Afoun said the argument is that we are not a for profit organization. We will present the financial reports once we receive them.

- c. **Section 8 Report:** The Section 8 program is another success story we have. We have 8 vouchers and have 12 people seeking. In terms of vouchers that is where we are at. Commissioner Rodriguez asked if we have heard anything about potential cuts to Section 8. Mr. Afoun said we have not heard anything definitive yet. The architect said he has been hearing in his travel that they are calling for regional housing authorities. They have let go of some of the HUD officials. We will keep you posted. Commissioner Fox asked if we are close to reopening the Section 8 list. Mr. Afoun said no. Our vouchers are dwindling, we are almost at the maximum. From the beginning of July, we will stop issuing vouchers due to Parkview. The construction will take about 18 months, so we are good. Commissioner Fox said when they said they are going to pull some grants, they haven't done that, right? Mr. Afoun said not as of yet.

Mr. Afoun said he met with Rock Island Housing Authority Executive Director when he came back from Ghana. They concluded that there will be a cut, how much they do not know. Housing authorities are part of the City. The Section 8 program is a municipality program. If funds get cut we could present a case to the City to provide funding since it is their program that we administer. He said if Capital Funds get cut the City could use some of their funding they get from the State could be passed along to us to help with those projects.

- 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.

Spring Brook Park Renovation is almost completed. We are seeking to have a ribbon cutting maybe towards the middle of next month or end of next month. It is really nice, money well spent and we are really happy with it. Commissioner Fox asked if kids can go on it yet. Mr. Afoun said we want to hold off until it is complete.

The Hillside Heights Asbestos Abatement and New Flooring project was discussed. Work started today and should be completed by July 28<sup>th</sup>.

The FSS Program and ROSS Program statistics were reviewed. Still working to fill the position for ROSS. References didn't come through on one particular candidate we were hoping to hire, but we have now moved on to another candidate.

- 4      **Resident Advisory Board (RAB) Report:** No RAB commissioner in attendance.

No report provided.

- 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; Legal Counsel declared the meeting adjourned at 6:16 P.M.

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Leslie Stange-Crotty, Chairperson