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

August 18, 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 Commissioners Diane Fox, Raegan Jones, and Andy Rodriguez. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Legal counsel was in attendance.

1. **Call to Order:** Legal counsel called the meeting to order at 5:37 p.m.

2. **Approval of the Minutes of the Regular Meeting of July 21, 2025:** Minutes of the Regular Meeting of July 21, 2025 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of July 21, 2025, as presented. All voting members present voting "aye", none against; Legal counsel declared the motion carried.

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

   a. **Resolution #1110:**

   Resolution #1110 was to approve/authorize the Bad Debt Write Offs. All voting members present voting "aye", none against, Legal counsel declared the motion carried unanimously.

   Mr. Afoun reported the Public Housing Assessment System (PHAS) scores. He stated we are working to get back to high performer status. Occupancy was an issue last year and by program rules we are required to be at 90% occupancy throughout the year. That is good news that we are not troubled, but are standard performer status.

   Mr. Afoun next reported the Section Eight Management Assessment Program (SEMAP) score. He said we got 100% and are one of the very few in the country to get that score. Our contact in HUD was very helpful. There were some hiccups and she worked with us because she didn't want us to fail, so she helped us retain our 100%.

   Commissioner Fox asked how do we get to be a high performer on the PHAS. Mr. Afoun responded that the physical inspection is only done every other year, so in order to raise that portion of the score we must wait until our next inspection. The management portion has a lot to do with occupancy. If you are not at 98% throughout the year that greatly impacts your score negatively. Commissioner Fox said what do we have to do to get that high performer. Mr. Afoun responded we have to get to 98% occupied. Commissioner Fox asked why were we not at that level of occupancy. Mr. Afoun replied because people were moving out and it was out of our control. He also said as of now we are at 98%. Commissioner Fox asked if our next score is expected to be high performer. Mr. Afoun stated yes, that is the goal.

   Mr. Afoun informed the Board that it has been proposed that we hold this year's Board of Commissioners Retreat and Strategic Planning meeting on Saturday, September 13, 2025 from 9:00am to 12:00pm. Commissioner Jones asked if it usually takes the whole time. Mr. Afoun stated it normally does. Commissioner Rodriguez asked if it could be done via zoom. Mr. Afoun responded yes. Commissioner Jones said she was interested in participating via zoom possibly due to prior engagements. Mr. Afoun stated they will confirm the date after speaking with Vice-Chairperson Grimes as Chairperson Stange-Crotty has already confirmed she could attend.

b. **Approval of Financial Report:** The financial reports were reviewed and discussed. Mr. Afoun also reviewed the bank balances. Mr. Afoun said we have too much money. Commissioner Fox and Commissioner Jones asked if we can use this money to pay bonuses for staff. Mr. Afoun said Commissioner Fox had already asked this before and the fee accountant had advised against it. Commissioner Fox said again if we can pay bonuses that would be great. Mr. Afoun said if we can use that money to support other programs that would be good too.

c. **Section 8 Report:** The report was reviewed and discussed. Mr. Afoun said that the program is in good condition.

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.

The police reports were reviewed.

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.

The FSS Program and ROSS Program statistics were reviewed.

Commissioner Fox asked if we have a RAB. Mr. Afoun said we do, but a couple of them were not feeling well today so are not in attendance.

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 5:58 P.M.

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Leslie Stange-Crotty, Chairperson