

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

July 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 41st Street, Moline, IL 61265.

Board members present were Commissioners Leslie Stange-Crotty, Melvin Grimes, Diane Fox, and Raegan Jones. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Legal counsel was in attendance.

1. **Call to Order:** Chairperson Leslie Stange-Crotty called the meeting to order at 5:30 p.m.
2. **Approval of the Minutes of the Regular Meeting of May 19, 2025:** Minutes of the Regular Meeting of May 19, 2025 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of May 19, 2025, as presented. All voting members present voting "aye", none against; Chairperson Stange-Crotty declared the motion carried.
3. **Executive Director's Report:** Verbal report provided by Mr. John Afoun.

a. **Resolution #1108:**

Resolution #1108 was to approve/authorize the Bad Debt Write Offs. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #1109:

Resolution #1109 was to approve/authorize the Spring Valley Roof Replacement Project. Mr. Afoun said all of the buildings are included and that although the bids came in last December we had to wait on this due to funding. He also stated that the price had increased due to the time delay. Commissioner Fox asked if this company is a good one. Mr. Afoun responded yes and that we did our due diligence. 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. Mr. Afoun also reviewed the bank balances. Commissioner Fox said that the balance scares her. Mr. Afoun responded that we meet with HUD monthly and they are aware of this on a monthly basis. If there are any concerns he is sure they would have informed us. He said according to law we are way above where we need to be. He said if there are any concerns they would tell us in our meetings. He said all the components of our finances are in good shape. Mr. Afoun said we are still a month behind with our financial reports. We have received up through May, but still are waiting for June.

- c. **Section 8 Report:** Mr. Afoun said that there are no concerns per se. The report was reviewed and discussed. Mr. Afoun said that the program is in good condition. It is going to get a little concerning as we go down the road because Parkview will need 21 vouchers. At the end of this month we will stop issuing vouchers and will go down through attrition. Vice-Chairperson Grimes just wants to say that the journey to where we are at has been a good one, but it was a

rough one in the beginning. He commends Mr. Afoun and the Section 8 program.

- 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 stated that the total tenant arrears is the only concern. He talked about how the air conditioner excess utilities fee and unreported income equals to 68% of the total. We have come a long way from empty units and Mr. Afoun said he is proud of what we have achieved. Commissioner Fox asked about retro rents and if we know if these are done on purpose. Mr. Afoun said yes, it is on purpose all the time because everyone is told they must report change of income within 10 business days. Those that do it they know because they either get another job or they get a raise or substantially more hours worked. HUD was behind in the EIV and we used to do EIV quarterly, but now we do this monthly so we discover this as soon as possible. Since the advent of COVID the courts are very slow and this has caused us to be a month behind. Vice-Chairperson Grimes said he assumed you are being aggressive on getting the arrears. Mr. Afoun responded yes, we are very aggressive and follow our policy exactly. He talked about a thing he learned when he went to Australia where they solicited funds and were able to help people to pay their arrears. Mr. Afoun talked about FSS Forfeitures we have to possibly use to help tenants pay off their balances owed if this is allowed.

The police reports were reviewed. Commissioner Fox asked if it is more or less than usual. Mr. Afoun said it is stable. He said it is more nuisance issues. He also mentioned they had brought the drug allegations to the police and they have not found anything regarding this. Chairperson Stange-Crotty asked about a burglary. Mr. Afoun responded that yes from time to time we do have break ins. She also asked about deceptive practices and gun. Mr. Afoun stated one of our tenants had a gun but did not inform us. He was in the process of registering it.

- 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 Hillside Heights Asbestos Abatement and New Flooring project is almost done and the roofing project will begin soon.

The FSS Program and ROSS Program statistics were reviewed. Mr. Afoun talked about the previous ROSS person being back in the picture as a viable candidate. They will evaluate this week and are hoping by August we will have someone in the position.

The big beautiful bill being passed was reviewed. The bill should take effect in 2026. Mr. Afoun said that going forward is when we might be affected in both of the programs. We have the money already and we want to spend it. This was explained to the candidates. The difficult is our current FSS person, who does a good job. Now that the program will not be funded, it will be very difficult to let her go. He stated that the other issues relating to public housing are on hold for further directives from HUD.

- 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; Chairperson Stange-Crotty declared the meeting adjourned at 6:12 P.M.

Leslie Stange-Crotty, Chairperson