

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

May 19, 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 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:** Vice-Chairperson Melvin Grimes called the meeting to order at 5:30 p.m.
2. **Approval of the Minutes of the Regular Meeting of April 21, 2025:** Minutes of the Regular Meeting of April 21, 2025 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of April 21, 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 #1103:**

Resolution #1103 was to approve/authorize the Audit Services Contract. Mr. Afoun stated that the recommended firm had been referred to us by our current Fee Accountants and their fee is reasonable. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

**Resolution #1104:**

Resolution #1104 was to approve/authorize the A&E Services Contract. Mr. Afoun talked stated that we want a change because our current provider is not the best, in his case it was just a complete disaster. We are recommending to the Board go with Streamline Architects and they are local here in East Moline. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

**Resolution #1105:**

Resolution #1105 was to approve/authorize the Legal Services Contract. Mr. Afoun stated that since we are happy with our current providers we would like to stay with them. Legal counsel said we value our relationship with us and thank you for the continued business. Chairperson Stange-Crotty said she has been on a couple boards in her life with legal representation and you have serviced us and supported us well. When we want to know something, you get back to us. Mr. Afoun said to extend congratulations to your firm and we look forward to continuing our relationship. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

**Resolution #1106:**

Resolution #1106 was to approve/authorize the SEMAP Certification Submission. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

### **Resolution #1107:**

Resolution #1107 was to approve/authorize the Bad Debt Write Offs. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Mr. Afoun went over the FY 2026 proposed budget by the White House. He stated it is not looking good at all. We are about to realize our worst fears. The industry is in panic mode. We are all really nervous. Some of the things that are being proposed are cuts of 26.718 Billion, which is a lot of money. If passed will tremendously impact programs. At the moment it is being pushed through. We don't know, but we are preparing. We looked at some measures we need to take in order to mitigate the circumstances. He will go through some of the proposed cuts. He read through his list. The funds will be combined and block granted to the state. Subsidy won't be given to us directly. It will be given to the State and the State will then decide how much to give us. It would be on a 2-year term base for able bodied people. It's like welfare. Now you can be here forever, but they are saying there should be a cap on how long you can be here if you are able bodied. That is what is being proposed and I want the board to be aware of that.

Mr. Afoun then stated that for CBDG they are proposing to eliminate the program all together. HOMES investment and partnerships, such as what we used for Spring Valley Village Apartments, is being proposed to eliminate that entirely.

Initially was just a speculation, but now it is in print, stated Mr. Afoun. Whether congress will reject this or not will be seen. If this goes through the ramification program-wise will be we will not be able to serve as many people we want to. For public housing people they would have to move out after 2 years if they are not working or pay fair market rate rent. There was a discussion about able bodied. Mr. Afoun said that you have to receive SSI or be a senior citizen to not be able bodied. Chairperson Stange-Crotty asked if we have people on the waiting list that receive SSI. Mr. Afoun said I believe so. He then talked about how we are members of NAHRO and PHADA and they represent us.

Mr. Afoun said that this morning there was news about the President having further instructed Congress to enact his. Commissioner Fox said 3 days ago the vote was 21 to 16 and several republicans voted it down. It went on in the middle of the night, then it did not go down. Mr. Afoun said that out of the 5 proposed cuts, 4 will affect us a lot. For public housing there is not a lot we can do. For Section 8 we will lower payment standards. Currently it is at 110% of FMR. The ramification is – in Moline the demand is higher than supply therefore if we go down too far landlords will not want to rent to us because they can get more money renting privately. Chairperson Stange-Crotty clarified that the items being proposed to cut are Mr. Afoun's ideas on what to do to combat the cuts. He read all of the things on his list. At the moment if your payment standard allows you to get an extra bedroom you can, but we want to stop that. We will not be leasing and have higher cost tenants to move. We will stop taking applications from the waiting list. This would be because we would have no funds to pay the landlords. As a last resort we would terminate vouchers.

- 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. We will present the financial reports once we receive them.

- c. **Section 8 Report:** Mr. Afoun said that we have included a new category in the report. This has been a situation we have neglected a little bit but are back on it now which are repayment agreements. There are currently 13 people who owe us money. Commissioner Fox asked if these cuts come through how quickly is it going to be enforced for the measures. Mr. Afoun said it would be immediate once the cuts are made, but we would come to the board for authorization. There might be an emergency or special meeting to approve these
- 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 opened to the public. Everyone loves the park and everyone is happy.

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. Mr. Afoun said they have put the ROSS position on hold for now. The Board recommended writing applicants a letter explaining we are not sure what the situation is in Washington. Mr. Afoun concurred we will suspend interviews for now until it is clear if this will be reduced or eliminated.

- 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 6:16 P.M.

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Leslie Stange-Crotty, Chairperson