

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

September 15, 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 Chairperson Leslie-Strange Crotty, Diane Fox and Raegan Jones. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Legal counsel and Trevor Grogg were in attendance.

1. **Call to Order:** Legal counsel called the meeting to order at 5:30 p.m.
2. **Approval of the Minutes of the Regular Meeting of August 18, 2025:** Minutes of the Regular Meeting of August 18, 2025 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of August 18, 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. **Approval of Financial Report:** The financial reports were reviewed and discussed. Mr. Afoun also reviewed the bank balances.
 - b. **Section 8 Report:** The report was reviewed and discussed. Mr. Afoun said that we are in very good shape. We have reserves. The admin fund is very good in terms of money we have to run the program and the HAP has plenty of money to pay the landlords.
 - c. **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 said that when you get a new job or get an increase as a tenant to make sure you let us know. People are failing to let us know and this is why we have the issue with our arrears. Mr. Trevor Grogg asked if he could comment on this. Chairperson Strange-Crotty said you can wait until we have the section of the meeting at the end for public comment and make your comments or questions at that time. Mr. Grogg said that was fine, but he will probably forget what he wanted to say by then. He said he just had some first-hand knowledge about how this works with tenants on the subject. Commissioner Jones asked if this has been an issue just since covid or for a long time. Mr. Afoun said the issue has been going on for a long time, but was compounded with covid. Commissioner Fox asked why do we have both sections separate as well as combined on the report. She said it is repetitive. Mr. Afoun responded the AMPs are separate and the combined shows everything and this is industry practice to see the overall position.

The police report and pest control reports were reviewed. Chairperson Strange-Crotty asked what we do about pet noncompliance. Mr. Afoun responded we give three chances and after that we issue notice for eviction. There was discussion about the pet policy requirements.

- d. **Development/Maintenance Reports:** The Board reviewed the Capital Funds & Maintenance Progress Report, which showed current and future projects. The report also addressed work orders.
- e. **Family Self-Sufficiency (FSS) / Resident Opportunities and Self-Sufficiency (ROSS) Report:** 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.

4. **Closed Session – Personnel Issues – 5 ILCS 120/2(c)(1)**

Motion was made, and seconded, to go into executive session at 6:01 P.M. and a roll call was taken. Voting Yes were Leslie Stange-Crotty, Diane Fox and Raegan Jones. The Chairperson declared the motion carried unanimously.

The Board then commenced Executive Session.

Motion was made, and seconded, to close executive session at 6:25 P.M. and a roll call was taken. Voting Yes were Leslie Stange-Crotty, Diane Fox and Raegan Jones. The Chairperson declared the motion carried unanimously.

The Public portion of the Meeting was resumed at 6:25 P.M.

Motion was made, and seconded, to approve the Executive Director and staff be awarded a bonus. All voting members present voting “aye”, none against; the Chairperson declared the motion carried.

- 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 6:34 P.M.

Leslie Stange-Crotty, Chairperson