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

August 17, 2026

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 Stange-Crotty, Vice-Chairperson Melvin Grimes, Raegan Jones, Diane Fox and Mgcini Mpofu. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Legal counsel was in attendance. Also, in attendance were Mikki Segura, Michaeline Segura, Franck Koffison, and David Cromer.

1. **Call to Order:** Chairperson Leslie Stange-Crotty called the meeting to order at 5:40 p.m.

2. **Approval of the Minutes of the Regular Meeting of July 20th 2026:** Minutes of the Regular Meeting of July 20, 2026 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of July 20, 2026, as presented. All voting members present voting "aye", none against; Chairperson Leslie Stange-Crotty declared the motion carried.

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

   a. **Resolution #1137:**

   Resolution #1137 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 talked about the NSPIRE Inspections that had occurred. He said he is pleased to inform the board that HUD conducted 2 separate inspections for AMP 1 and AMP 2. It is more inside focused than outside. AMP 1 scored preliminary score of 94 which is excellent. AMP 2 received preliminary score of 92. That was unfortunate because we had a boiler leak. We were supposed to shut off the water to the entire building. We did partial repairs and had held but leaked on the day of inspection. Mr. Afoun said he is pleased to report we have regained our high performer status. Commissioner Jones suggested rewarding the staff via a bonus. Commissioner Fox asked if we could give the extra five percent we will receive due to becoming a high performer directly to the staff through a bonus. She asked if we could do that. Mr. Afoun replied that he will bring it to the Board for their approval when he is ready. Commissioner Fox said so it's not us it's you being tight. Mr. Afoun laughed about this.

   Mr. Afoun said it would be nice of the commissioners who are available to come to the next staff meeting. Commissioner Fox asked are you sure because we can be kind of mouthy. Mr. Afoun asked Commissioner Fox to please not authorize him to pay a bonus in front of the staff.

   b. **Approval of Financial Report:** The financial reports were reviewed and discussed. Mr. Afoun also reviewed the bank balances.

   c. **Section 8 Report:** The report was reviewed and discussed.

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. Commissioner Fox asked why do you think it seems like this month people are paying instead of not paying. Mr. Afoun responded that it is mainly the excess utilities because the way we structure it they have three months to pay the excess utilities for the air conditioner fees.

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. Commissioner Mpofu commented that he is a visual person sometimes and asked if they can see photos of the completed projects so they can look at those. Mr. Afoun responded we will do so.

f. **Family Self-Sufficiency (FSS) / Resident Opportunities and Self-Sufficiency (ROSS) Report:** The FSS Program and ROSS Program statistics were reviewed. Mr. Afoun said FSS is one of our most successful programs. He also discussed different allowable things people can use the forfeiture account for.

Commissioner Jones asked with the closure of the Tyson plan do you expect there to be more. Mr. Afoun said he met with public housing this morning and were able to strategize regarding this. He then read a statement about the Tyson situation. Commissioner Jones asked if our message is being shared in multiple languages. Mr. Afoun stated that our website contains a feature where it translates everything into multiple languages. He said we have 42 residents that were employed by Tyson, which affects 35 households.

Chairperson Stange-Crotty said she had some questions. She said we have 35 households affected. There is a large percentage that may not speak English and may not be able to read. Mr. Afoun said their families and their children are in school so they can read basics and normally the kids interpret for them. Chairperson Stange-Crotty thinks we have all 35 families covered as far as communications with them. Mr. Afoun said one of the things we pride ourselves on is superior customer care.

Mr. Afoun said he had a meeting with HUD, our representative and the Director of Asset Management and they are pleased with our overall performance even before our NSPIRE score was released. The issue they brought to his attention was that we need to be considering going to RAD. HUD is going to compel all housing authorities to go to RAD. They want to get out of public housing subsidy to go into Section 8 subsidy. This will have a tremendous impact on us. They called him and wanted to know what our strategy is on this. He has been thinking about this and talking to his colleagues and to make a decision based on that. He mentioned how Mr. Clark had brought the idea. Now HUD will not give any money, they give the land. You use that asset and get a loan based on that or you can bring in a third party which we do not want to do. Mr. Afoun said it is just a nightmare. He said it is like robbing Peter to pay Paul. We argue that is not the best way forward but they didn't listen. But it's coming unless something happens. Just letting you know it is coming unless there is a drastic change in congress.

4. **Resident Advisory Board (RAB) Report:** Verbal report provided by Mr. David Cromer.

Mr. Cromer gave the presentation and talked about the NSPIRE inspection and how it was very successful. He said Moline Housing came to the table and did a very good job in the

inspection and we are very happy to see that we got an excellent performance. That is basically what we have been talking about. I am very happy that we did very well.

Mr. Afoun said at the moment there are five regular attendees and we meet every Friday before the Board Meeting. They have not nominated a president yet so they will be rotating who will be giving the presentation. Mr. Cromer mentioned he will not be able to attend the next few months of meetings due to school commitments. He plans to try to attend those via zoom.

We are connecting and seem to work very well as a team said Mr. Afoun.

5. Any other business that may come before the Board including comments from the general public:

Ms. Michealine Segura addressed the Board regarding concerns related to her participation in the Housing Choice Voucher (Section 8) program. Ms. Segura stated that she participated in the program for the first time during the previous year and reported concerns regarding the handling of her file and the calculation of her income and repayment obligations.

Ms. Segura stated that she completed her initial intake with Ms. Nysha Conroy and believes there are discrepancies in her file, including information that she stated was written in Ms. Conroy's handwriting. She stated that Ms. Conroy was the primary staff member with whom she worked and that Ms. Conroy did not attend a hearing that Ms. Segura had requested.

Ms. Segura stated that she subsequently worked with Ms. Dana Munson and was informed that she had a $696 retroactive payment obligation. She stated that she sought legal counsel and provided documentation regarding child support received from her daughter's father. Ms. Segura stated that the child support payments are not reflected in EIV but are reported as unearned income, and that the child's father provides written documentation annually regarding the payments.

Ms. Segura stated that she believes the repayment obligation resulted from an administrative error and that she should not be responsible for the amount owed. She referenced HUD guidance and stated that she believes the error should be corrected by the Housing Authority. Ms. Segura also stated that she requested a copy of her file but has not yet received the requested documentation.

Ms. Segura stated that she believes she was denied due process and that she was advised that she would lose her voucher if she did not sign a repayment agreement. She stated that she signed the agreement under what she described as extreme duress. Ms. Segura also expressed concerns regarding her interactions with staff and stated that she had not experienced problems with the program prior to her interactions with Dana.

Ms. Segura stated that she initially sought assistance when attempting to port her voucher to Arizona. She requested that consideration be given to placing a hold on the repayment agreement while her file is reviewed and that any necessary corrections be made to her file.

Legal Counsel explained that the Board provides an opportunity for public comments and stated that the Board wants to hear residents' concerns. He advised Ms. Segura to contact the Executive Director's office so that her concerns could be reviewed through the appropriate administrative process. Legal Counsel explained that the Board generally does not become involved in individual case details, but that matters requiring Board consideration could be brought before the Board by the Executive Director.

Ms. Segura stated that she was unsure of what steps she should take to address her concerns. Legal Counsel again encouraged her to contact the main office. The Executive

Director noted that the Housing Authority's newsletter and other communications inform residents of the Executive Director's open-door policy and stated that he would obtain Ms. Segura's telephone number and work with the office to determine how her concerns could be addressed.

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; Vice-Chairperson Grimes declared the meeting adjourned at 6:37 P.M.

_____

Leslie Stange-Crotty, Chairperson