

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

February 23, 2026

The regular meeting of the Board of Commissioners of the Moline Housing Authority was held at 6:00 PM in the Spring Valley Community Building located at 1150 41<sup>st</sup> Street, Moline, IL 61265.

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

1. **Call to Order:** Chairperson Stange-Crotty called the meeting to order at 6:00 p.m.
2. **Approval of the Minutes of the Regular Meeting of January 26, 2026:** Minutes of the Regular Meeting of January 26, 2026 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of January 26, 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 #1111:**

Resolution #1111 was to approve/authorize the Executive Director’s Annual Evaluation. The evaluation is not yet complete. There was a motion to table this until the evaluation was completed. All voting members present voting “aye”, none against to table this until the next meeting, the Chairperson declared the motion tabled unanimously.

**Resolution #1123:**

Resolution #1123 was to approve/authorize the Security Camera Fiber Optic Backbone Upgrade – SB/SV. Mr. Afoun stated that half of the cameras are not working at the moment. Tri-City Electric suggested fiber optics is the way forward. They gave a quote and the error he made was to not solicit bids from other contractors before signing their contract. He stated that HUD allows a sole source contract and, in this case, we have made a request for waiver. He recommends the board approves this subject to waiver from HDU. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

**Resolution #1125:**

Resolution #1125 was to approve/authorize the Payment Standard - HCV. Mr. Afoun stated we are required by law to have a payment standard and review it. He is recommending the board approves 100% of 2026. Commissioner Fox asked if that is where we are at now. Mr. Afoun responded yes, we are at 100% as that is as high as we are allowed to go without special approval from HUD. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

**Resolution #1126:**

Resolution #1126 was to approve/authorize the Bad Debt Write Offs. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

- b. **Approval of Financial Report:** The financial reports were not available from the fee accountants at this time due to workload. Mr. Afoun reviewed the cash flow analysis. Vice-Chairperson Grimes stated he is concerned because Urlaub has been late in getting us our financials. Mr. Afoun said the fact still remains that we have a contract. He then said that he will ask Ron Urlaub to present the budget like he normally does. Vice-Chairperson Grimes has expressed concern that we have gone two or three months where we have not had reports to present at the meeting. He said this accountant has been late but good. He feels like it is déjà vu. It is important to him that we know where our accounts are concerned.

- c. **Section 8 Report:** The report was reviewed and discussed. Mr. Afoun stated that HUD has mandated we should stop issuing vouchers because there will be a shortfall nationally. In order to prevent terminating people from the program we should stop issuing vouchers. The other component is the list looking at the bullet points on the letter that Mr. Afoun had attached to the board report.

Vice-Chairperson Grimes said this is what we heard in Tampa over and over again. Commissioner Fox said we have 11 that should not be issued. She asked what do we do with someone who is on the list who maybe already came in and filled out the stuff. Mr. Afoun said I believe we have enough in the HAP reserve and what they will give us to cover what we would need. He said we do have the money now and based on our previous numbers he feels confident that we will have enough money to cover things. He thinks the notice is just alerting nationwide that this could happen.

Mr. Afoun suggests to the board to let staff take a look and bring back recommendations. Commissioner Fox said we should probably just issue the vouchers slowly. Mr. Afoun said we don't want to have too much in the reserves where they would take that. He recommends to the board since we have the money because we don't want to be in shortfall. The other approach could be that we need attrition for Parkview. He suggests go ahead and issue the 11. Vice-Chairperson Grimes is more comfortable issuing 5 or 6. Commissioner Fox agreed. Mr. Afoun said the shortage is nationally and they are working on the reconciliation. Commissioner Mpofu asked traditionally have others been penalized for using the vouchers when they have been told not to. Mr. Afoun said they have not told us specifically yet so we would not be penalized in this situation. He said HUD recommend we stop issuing vouchers, but it is not a directive. Vice-Chairperson Grimes said this is the reason why he wants to err on the side of caution. Commissioner Fox agrees with Vice-Chairperson Grimes because of fear. Mr. Afoun said if he has any further correspondence with HUD he will let the board know.

- 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.

f. **Family Self-Sufficiency (FSS) / Resident Opportunities and Self-Sufficiency (ROSS) Report:** The FSS Program and ROSS Program statistics were reviewed.

4. **Resident Advisory Board (RAB) Report:** No RAB commissioner in attendance.

No report provided. Mr. Afoun stated that the current RAB board has been dissolved. A newsletter will be going out on Wednesday asking for interested tenants. Commissioner Fox asked if we don't have a RAB because nobody wants to be on it why do you believe that renewing it will do any good. Mr. Afoun said I am a strong believer that there are those who may want to participate but don't want to help.

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

Mr. Afoun wants to officially say that there was a resolution that we need to approve. We are going to post an agenda on Thursday for a special boarding which will be held at 2:00pm. It won't be long. It would be a matter of just starting the meeting, do the resolution, then close meeting.

Mr. Afoun said one of the best things that HUD has done is customer care monthly meetings. We have key components of staff and go through certain numbers. He said when we meet and go through our reports they commend us for doing a good job.

Commissioner Mpofu said he has a question thinking about the vouchers. Have we in the past had any emergency housing needs. Mr. Afoun said we don't provide any emergency housing, it is on a first come first serve basis. Commissioner Fox said if someone is already on Section 8 dies or goes off or moves away would my voucher be able to be re-issued. Mr. Afoun said if you are no longer on the program the voucher goes back to the program and is reissued.

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 6:36 P.M.

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Leslie Stange-Crotty, Chairperson