

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

January 26, 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 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 and Trevor Grogg were in attendance.

1. **Call to Order:** Vice-Chairperson Grimes called the meeting to order at 5:30 p.m.
2. **Approval of the Minutes of the Regular Meeting of November 17, 2025:** Minutes of the Regular Meeting of November 17, 2025 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of November 17, 2025, as presented. All voting members present voting “aye”, none against; Vice-Chairperson Grimes 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 Vice-Chairperson declared the motion tabled unanimously.

Resolution #1117:

Resolution #1117 was to ratify the Health Insurance contract All voting members present voting “aye”, none against, the Vice-Chairperson declared the motion carried unanimously.

Resolution #1118:

Resolution #1118 was to ratify the Dental Insurance contract. All voting members present voting “aye”, none against, the Vice-Chairperson declared the motion carried unanimously.

Resolution #1119:

Resolution #1119 was to ratify the Vision Insurance contract. All voting members present voting “aye”, none against, the Vice-Chairperson declared the motion carried unanimously.

Resolution #1120:

Resolution #1120 was to ratify the Agency Plan 2026 (Annual). All voting members present voting “aye”, none against, the Vice-Chairperson declared the motion carried unanimously.

Resolution #1121:

Resolution #1121 was to approve/authorize the Utility Allowance (Section 8/HCV). Commissioner Fox asked if this is going to raise the amount people get for utilities. Mr. Afoun said no they will get more. Commissioner Fox then stated OK, I got it now, that is fine with me. All voting members present voting "aye", none against, the Vice-Chairperson declared the motion carried unanimously.

Resolution #1122:

Resolution #1122 was to approve/authorize Amending the Admin Plan for HCV Program and MHA Agency Plan and Committing 22 PBV for the Parkview Project. Mr. Afoun stated that we plan to build 22 assisted dwelling units and need to amend the two plans in order to commit vouchers to the project.

Mr. Afoun said in the Admin Plan we have not indicated we will be committing 22 vouchers for Project Based. In order to do Project Based we need to include it in our project plan. We have to amend the plans to include the 22 vouchers that have been proposed to make it project based. At the moment we have tenant based. In order to make it project based we have to get HUD's approval.

Commissioner Jones asked if this hurts any of our tenants with the vouchers. Mr. Afoun said not at this stage. He said it could affect future tenant-based voucher holders for those who are on the waiting list. She asked why we want to do this. Mr. Afoun respnded it is the only mechanism to do the housing. Vice-Chairperson Grimes said that is one of the things we heard in the PHADA conference was the fact that they are cutting back and HUD is insisting that they cut back on tenant-based vouchers. Commissioner Jones asked if that is because of the administration. Vice-Chairperson Grimes said we don't have any control over it and both administrations are fighting hard to make sure that doesn't happen. Letters have been sent out informing all Housing Authorities about tenant-based programs. Commissioner Fox said that was her understanding also that letters had already been sent out. Mr. Afoun said the only way we can get the 22 apartments done is by committing these vouchers through amending our admin and agency plans. Once the board approves the resolution then that is committed to that. Mr. Afoun said for example the Spring Valley Village Apartments is project based and we used vouchers to do that. Mr. Afoun said he wants to explain all of this into closed session. Commissioner Fox said she is thinking and she doesn't see we have any option. Mr. Afoun said we don't have an option because the board approved the project and we are half way through. Commissioner Fox thinks that HUD is going to approve it. Mr. Afoun said this is not a tenant-based vouchers. He then said project-based vouchers that have been committed will be honored.

All voting members present voting "aye", none against, the Vice-Chairperson declared the motion carried unanimously.

Resolution #1123:

Resolution #1123 was to approve/authorize the Security Camera Fiber Optic Backbone Upgrade for SB/SV. Mr. Afoun wants to table the resolution. He said we want to improve the cameras. Tri-State installed what we currently have and they have not been functioning properly. They think that fiber optics is what we need. Mr. Afoun said he went ahead and signed under the pretext that they did the original project and would do the work on this. He got a price and signed a contract, but later realized this was above his signing power according to the

procurement policy as well as the fact that we should have gone for bid on this. Mr. Afoun has reached out to HUD to see if they will approve a waiver to allow sole source provider rather than going out for bid. All voting members present voting "aye", none against to table this until the next meeting, the Vice-Chairperson declared the motion tabled unanimously.

Resolution #1124:

Resolution #1124 was to approve/authorize the Bad Debt Write Offs. All voting members present voting "aye", none against, the Vice-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. He stated we will probably become victims of our own success. Financially we are in a very good standing.

c. Section 8 Report: The report was reviewed and discussed. Mr. Afoun stated that we have 238 vouchers total plus the VASH which can only be issued to veterans. In total there are 246 including the VASH. We have leased 211. He said we need 22 vouchers for Parkview. Between now and when the project will be completed we need enough vouchers through attrition. Commissioner Fox said shouldn't you have mentioned this to us before the resolution of the 22 vouchers. Mr. Afoun said that is fine, but thereafter there is nothing left to give. The money aspect we are doing very well. He is afraid they are going to recapture funds. The most concerned part is the admin fee. We have over \$200K in that account. We fear that the government will recapture some of those, especially now that we will not be able to issue vouchers they will not allow that money to sit in our account. Section 8 is doing very well.

Commissioner Fox said when they went on their trip they kind of expressed that in their classes. She asked if we can spend it still. Mr. Afoun said no we can't. The admin we can on Section 8 only. Now the HAP money can only be used to pay landlords. Now that the administration is saying we should not issue new vouchers we cannot bring in new landlords. Vice-Chairperson Grimes said when Mr. Afoun came on board as our Executive Director our Section 8 program was in trouble. When we say we are at peak at our program the Section 8 department has brought the program up to where it is now. Our program has come a mighty long way. Commissioner Jones asked how long can that money stay there. Vice-Chairperson Grimes said we don't know. He said FY 2027 you are going to see a whole lot of changes. Commissioner Fox said it didn't sound good, it sounded bad. Mr. Afoun said the admin fee is ours and we have earned that. They could reduce our admin fee so they could do that. Commissioner Fox said at the meetings they stressed that we shouldn't get complacent because there is a big chance that this is coming that they are not going to give us any money to spend. They will give money for HAP but not for the admin fee. Commissioner Mpofu asked are we anticipating any sort of increases in rental properties. Mr. Afoun said the landlords have the right to increase and they make a request and we deal with that. Commissioner Mpofu asked if we think that will happen. Mr. Afoun said yes and we have enough that will cover any increases that are requested.

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.
5. **Closed Session – Personnel Issues – 5 ILCS 120/2(c)(1)**
Motion was made, and seconded, to go into executive session at 6:16 P.M. and a roll call was taken. Voting Yes were Melvin Grimes, Diane Fox, Raegan Jones and Mgcini Mpofu. The Vice-Chairperson declared the motion carried unanimously.
The Board then commenced Executive Session.
Motion was made, and seconded, to close executive session at 6:35 P.M. and a roll call was taken. Voting Yes were Melvin Grimes, Diane Fox, Raegan Jones and Mgcini Mpofu. The Vice-Chairperson declared the motion carried unanimously.
The Public portion of the Meeting was resumed at 6:35 P.M.
6. **Any other business that may come before the Board including comments from the general public:**
No other business to come before the Board.
7. **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 6:36 P.M.

Leslie Stange-Crotty, Chairperson