

**MINUTES OF A SPECIAL MEETING  
THE BOARD OF COMMISSIONERS OF THE  
MOLINE HOUSING DEVELOPMENT CORPORATION**

October 14, 2025

A special meeting of the Board of Commissioners of the Moline Housing Development Corporation 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 Chairperson Leslie Stange-Crotty, Diane Fox and Raegan Jones. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Also, in attendance virtually was Shanda Beavers.

1. **Call to Order:** Chairperson Stange-Crotty called the meeting to order at 5:30 p.m.
2. **Approval of the Minutes of the Special Meeting of March 27, 2025:** Minutes of the Special Meeting of March 27, 2025 were reviewed. Motion was made, and seconded, to approve the minutes of the Special Meeting of March 27, 2025, as presented. All voting members present voting “aye”, none against; the Chairperson declared the motion carried.
3. **President/CEO’s Report:**

Mr. Afoun stated that Sprint Valley Village Apartments has a situation. The year 2024 is when the tenants moved in. Tenants were contractually obligated to pay the water bills, but MHDC has already paid this bill on their behalf. The tenants did not get billed for this due to an administrative oversight. They did receive an allowance for utilities based on this. The total bill we have paid so far is \$16,606.70. A week ago, it was brought to my attention that we have not been billing the residents. I was told it was an administrative error. We are putting the new mechanics into place and it was an oversight. When it was brought to my attention I immediately wrote to the tenants to let them know that it was an error and I would be working to resolve this. After distributing the letter, the information got distributed to media as well as social media.

Mr. Afoun presented four options to move forward with this situation. He said from the business point of view, irrespective of the fact that we did not bill the tenants they are contractually obligated to pay the bill. However, given what has transpired and the political tension and the attention of the community that it has gotten he suggested the board to give due consideration to number one and take care of it. We have put measures in place so that this will not take place again.

Chairperson Stange-Crotty said what is being recommended by Mr. Afoun is that the housing authority will take care of the back charges and the community would take care of that for them. Mr. Afoun stated there will be a meeting with Spring Valley Village Apartments to let them know what has transpired. Legal counsel said he has not done a dive on HUD and legalities, but taking into perspective you don’t want to put a burden like this on your residents. This was no fault of the tenants at all, just a mistake and they do happen. We are talking about \$16K and this has already been paid. To recoup it would be great, but if one of the options is to use Project NOW makes people go through hoops and do things they were not expecting to do. He agrees a full waive and no repayment is his recommendation as well. Full waiver of the back charges for any of the housing that was affected by this.

Motion made, and seconded, that the board assumes full responsibility for the back-utility charges and we are going to give a full waiver of the back charges. All voting members

present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Legal counsel prepared a press release that he presented to Mr. Afoun. Mr. Afoun has taken a look at it and will talk to him about it regarding the details. Legal counsel said that as long as you are comfortable with him moving forward with that they will move forward with distributing this as well as provide a copy to the mayor.

Ms. Shanda Beavers said there are quite a few of us that are 2 people and some families are 5 and 6. Mr. Afoun said they have the formula figured out and the dollar amounts figured out. There is a standard format for doing this. This is a very valid point. We took the view that different bedroom sizes and different family sizes. She said the issue is that there are illegal live ins and that people from the community or from Spring Brook are coming over to do laundry for free. Mr. Afoun said this will be mentioned at the meeting scheduled tomorrow.

Commissioner Fox said she wanted to know if she can ask a question. Is anybody going to get in trouble for making this mistake? I know it was an error and I would like not to see an employee or anyone getting in trouble from making a mistake. Mr. Afoun said it was an administrative error and as President/CEO I accept full responsibility. Nobody will get in trouble. We are looking into it internally and will put in measures to make sure this does not happen again in the future. This doesn't have individualized water meter and the system that was set up we did not develop the mechanics to have the central bills sent over to the Section 8 department.

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

No other business to come before the Board.

**5. Adjournment:**

There being no further business, a motion was made, and seconded, to adjourn the meeting. All voting members present voting “aye”, none against; the Chairperson declared the meeting adjourned at 5:46 P.M.

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Leslie Stange-Crotty, Chairperson