

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

April 20, 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-Grimes, Vice-Chairperson Melvin Grimes, Raegan Jones and Mgcini Mpofu. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Legal counsel was in attendance. Also, in attendance was Trevor Grogg.

1. **Call to Order:** Chairperson Leslie Stange-Crotty called the meeting to order at 5:30 p.m.
2. **Approval of the Minutes of the Regular Meeting of March 26th 2026:** Minutes of the Regular Meeting of March 26, 2026 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of March 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 #1134:

Resolution #1134 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 presented the liquid cash statement and it was reviewed. Mr. Afoun stated that by June the fee accountants should be able to catch up with the financials after the year end work is complete. There was discussion about the timeliness of reports being received and how although timeliness is an issue with our current providers the previous providers also had an accuracy issue. The board decided that if information as not received by the June meeting they would send a letter expressing their dissatisfaction.

- 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. Mr. Afoun stated that once we reach 100% occupied we will have a pizza party.

- 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.

Mr. Afoun said this is not in the report but wanted to give it verbally. He said that regulation requires there to be five members in RAB. Every site should have two representatives, but the minimum total is five. At the moment we have four. We had a meeting Friday, but because of the weather they did not show up. The disadvantage is there is no one from Hillside. Next month he will bring the new members and introduce them.

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

Mr. Trevor Grogg shared comments regarding the recent Coffee and Pizza meeting held on Friday. He reported that the event was very successful, with approximately 30 children attending, including six children who attended without their parents. Mr. Grogg stated that, despite this, he viewed their participation positively, noting that the children were able to receive a meal and engage with staff.

Mr. Grogg commented that the event provided an opportunity to meet several new residents who had not previously attended the coffee meetings. He stated that the meetings are helping residents better understand that Housing Authority staff genuinely care about residents while carrying out their responsibilities in accordance with program regulations and the law. He noted that the Coffee and Pizza meetings are proving effective, although progress is gradual, and emphasized the importance of consistency and commitment in building trust with residents.

Mr. Grogg also commended the work being done regarding pest control services. He stated that the Pest Control Technician, Jim Cavanaugh, has been very responsive whenever concerns are reported, including issues involving hornets and other insects, and that he appreciates the importance of addressing potential health and safety hazards promptly.

Mr. Afoun discussed the possibility of hosting Pizza with the Executive Director events on a quarterly basis. He noted that the children who attended were very enthusiastic and engaged throughout the event. Mr. Afoun stated that the experience prompted discussion about whether additional supportive and holistic services should be explored for resident families, particularly children. Concerns were raised regarding whether some children are consistently receiving adequate meals each day.

It was also noted that one resident volunteered to provide face painting and hairstyling activities for the children during the meeting, which helped keep the children entertained while parents participated in the discussion.

Mr. Grogg concluded by expressing interest in exploring ways to provide more after-school activities and engagement opportunities for children living within the Housing Authority communities.

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 6:07 P.M.

Leslie Stange-Crotty, Chairperson