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

May 18, 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 Diane Fox. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Legal counsel was in attendance. Also, in attendance were Shanda Govain-Beavers and Letitia Moore.

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 April 20th 2026:** Minutes of the Regular Meeting of April 20, 2026 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of April 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 #1111:**

   Resolution #1111 was to approve/authorize the Executive Director's Annual Evaluation. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

   Resolution #1135:

   Resolution #1135 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 spoke about the work requirements and term limits. He said this is on the card and they are moving forward. The Assistant Secretary is going to Chicago tomorrow and has invited Executive Directors to discuss. They will ask the Assistant Secretary to give us time to how best to implement. Mr. Afoun will report what happened at the June meeting. Commissioner Fox asked if it is something we have any leeway wit and Mr. Afoun responded no because this is going to be happening.

   Mr. Afoun said that the financial aspect has been closed for the Parkview Apartments project. We are about to break grounds. It is proposed we hold the groundbreaking on Wednesday, Une 10th at 11:00am. Mr. Afoun asked Commissioner Jones if she is able to reach our congressman and senator to invite them to the event. Commissioner Jones said she would.

   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 when the fee accountant did their report that they would take a couple of months for them to get back on track. He said that if we do not receive the report by the June meeting the board will be writing a letter to express their dissatisfaction. Vice-Chairperson Grimes stated it looks like we are at déjà vu because we came in expecting to hear financial reports, but this has been going on for a very long time.

c. **Section 8 Report:** The report was reviewed and discussed. Mr. Afoun said that the HCV program is good. We don't have the numbers for the reserves, but there is enough to pay the HAP.

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 nothing has changed, really. There is no major change. The day we have no vacancies we will get a pizza party. Commissioner fox asked if we are having any major problems with drugs and Mr. Afoun responded no; we had a little bit of a challenge a while ago, but no.

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 Report provided.

Mr. Afoun said the new RAB Board has enough members from each site. We have two people who would be representing Spring Valley Village Apartments in attendance and there are others from each site. They will be formally introduced to the Board next month.

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

There was no other business to come before the Board.

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 6:00 P.M.

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Leslie Stange-Crotty, Chairperson