

Moline Housing Development Corporation

4141 11th Avenue A • Moline, Illinois 61265
Phone (309) 764-1819 • Fax (309) 764-2120



NOTICE OF SPECIAL BOARD MEETING

The Moline Housing Development Corporation Board of Commissioners Special Meeting
Will be held on **Thursday, March 26th 2026, at 5:00 PM** at Moline Housing Authority
Corporate Office Building located at 1150 41st Street, Moline, IL, 61265

The meeting will also be held via teleconferencing.

Internet:

<https://us06web.zoom.us/j/7469844009?pwd=OPO1P8xyzte727Fbv7hPLGb0eqs8r1.1&omn=89710148681>

Passcode MHA

Phone: Dial (877) 853-5247 and enter Meeting ID: 746 984 4009 and Passcode MHA

AGENDA

1. Call to order by: Chairperson Leslie Stange-Crotty
2. Approval of Minutes of the Special Meeting of February 23rd 2026
3. President/CEO's Report
 - a. Resolutions
 - i. #8 – 2026/2027 Operating Budget – Fiesta Manor
 - ii. #9 – 2026/2027 Operating Budget – Spring Valley Village Apartments
4. Closed Session if Necessary
5. Any other business that may come before the Board including comments from the general public
6. Adjournment

If you are unable to attend, the meeting, please advise John Afoun.

By: John Afoun, President/CEO

Date: March 24, 2026



“Building sustainable communities”

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

February 23, 2026

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 41st Street, Moline, IL 61265.

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

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 October 14, 2025:** Minutes of the Special Meeting of October 14, 2025 were reviewed. Motion was made, and seconded, to approve the minutes of the Special Meeting of October 14, 2025, as presented. All voting members present voting "aye", none against; the Chairperson declared the motion carried.

3. **President/CEO's Report:**

Mr. Afoun gave an update regarding the Parkview project. He said they wanted to preserve it and move to another site, but we are going to demolish and rebuild. Construction materials are all ready and it has been approved. Construction should take 14 to 16 months, subject to weather conditions. Closing is now scheduled for March 6th 2026. Mr. Afoun is suggesting we break ground on May 15th 2026. He said that hopefully by then the weather will be good and people will be able to come out and support. The total financing was reviewed and he mentioned we will get a developer's fee.

Mr. Afoun gave an update on Spring Valley Village Apartments. He said it is going on very well and there are no issues. The residents are very happy and we have done inspections. The majority of them are very happy and thrilled to be there. There are no issues at all.

Mr. Afoun gave an update on Fiesta Manor. He said the apartments are full occupied and the day to day administration is going very well. There are no issues to report.

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 5:43 P.M.

Leslie Stange-Crotty, Chairperson

President/CEO's Report – March 26th 2026

1) Proposed 2026-2027 Operating Budget Fiesta Manor;

Status: Decision;

At the meeting the fee accountant will present the revised 2025/2026 fiscal year operating budget for Fiesta Manor. **(ATTACHED IS A COPY OF RESOLUTION 8 FOR THE BOARD'S REVIEW AND CONSIDERATION.)**

Recommendation: It is being recommended that the Board of Commissioners give due consideration to approving the 2026-2027 fiscal year budget for Fiesta Manor by adopting resolution 8 and to authorize the President/CEO to effect and execute said resolution as presented.

2) Proposed 2026-2027 Operating Budget Spring Valley Village Apartments;

Status: Decision;

At the meeting the fee accountant will present the revised 2025/2026 fiscal year operating budget for Spring Valley Village Apartments. **(ATTACHED IS A COPY OF RESOLUTION 9 FOR THE BOARD'S REVIEW AND CONSIDERATION.)**

Recommendation: It is being recommended that the Board of Commissioners give due consideration to approving the 2026-2027 fiscal year budget for Spring Valley Village Apartments by adopting resolution 9 and to authorize the President/CEO to effect and execute said resolution as presented.

Moline Housing Development Corporation

4141 11th Avenue A • Moline, Illinois 61265
Phone (309) 764-1819 • Fax (309) 764-2120



RESOLUTION NO 8

RESOLUTION APPROVING/AUTHORIZING OPERATING BUDGET FIESTA MANOR FOR THE FYE 2026 - 2027

Whereas, the Moline Housing Authority (The Housing Authority) has prepared an operating budget for Fiesta Manor for the FYE 2026 – 2027, and

Whereas the U.S. Department of Housing and Urban Development (HUD) rules and regulations require that an annual operating budget be formally adopted and approved at a public meeting,

NOW, THEREFORE BE IT RESOLVED, THAT AT A SPECIAL Board meeting of the Board of Commissioners duly called and held on the 26th day of March 2026, at which a quorum was present, and by an affirmative and concurring vote of the Board, the Board of Commissioners unanimously approved /authorized the operating budget for Fiesta Manor for the FYE 2026 - 2027.

THE CHAIRPERSON THEREUPON DECLARED SAID RESOLUTION ADOPTED

IN WITNESS WHEREOF, I HAVE HEREUNTO SET THE SEAL OF SAID MOLINE HOUSING AUTHORITY THIS 26TH DAY OF MARCH 2026.

Leslie Stange-Crotty, Chairperson

Moline Housing Development Corporation

4141 11th Avenue A • Moline, Illinois 61265
Phone (309) 764-1819 • Fax (309) 764-2120



RESOLUTION NO 9

RESOLUTION APPROVING/AUTHORIZING OPERATING BUDGET SPRING VALLEY VILLAGE APARTMENTS FOR THE FYE 2026 - 2027

Whereas, the Moline Housing Authority (The Housing Authority) has prepared an operating budget for Spring Valley Village Apartments for the FYE 2026 – 2027, and

Whereas the U.S. Department of Housing and Urban Development (HUD) rules and regulations require that an annual operating budget be formally adopted and approved at a public meeting,

NOW, THEREFORE BE IT RESOLVED, THAT AT A SPECIAL Board meeting of the Board of Commissioners duly called and held on the 26th day of March 2026, at which a quorum was present, and by an affirmative and concurring vote of the Board, the Board of Commissioners unanimously approved /authorized the operating budget for Spring Valley Village Apartments for the FYE 2026 - 2027.

THE CHAIRPERSON THEREUPON DECLARED SAID RESOLUTION ADOPTED

IN WITNESS WHEREOF, I HAVE HEREUNTO SET THE SEAL OF SAID MOLINE HOUSING AUTHORITY THIS 26TH DAY OF MARCH 2026.

Leslie Stange-Crotty, Chairperson