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

July 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 Vice-Chairperson Melvin Grimes, Raegan Jones, Diane Fox and Mgcini Mpofu. 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, Trevor Grogg, Franck Koffison, and David Cromer.

1. **Call to Order:** Vice-Chairperson Melvin Grimes called the meeting to order at 5:30 p.m.

2. **Approval of the Minutes of the Regular Meeting of May 18th 2026:** Minutes of the Regular Meeting of May 18, 2026 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of May 18, 2026, as presented. All voting members present voting "aye", none against; Vice-Chairperson Melvin Grimes declared the motion carried.

3. **Executive Director's Report:** Verbal report provided by Mr. John Afoun.

    a. **Resolution #1136:**

    Resolution #1136 was to approve/authorize the Bad Debt Write Offs. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

    Commissioner Mpofu asked what the total loss at the end of the year written off is compared to last year. Mr. Afoun responded it was more than $100,000. He said if the Board wants that information he can bring it. Commissioner Mpofu responded it is not necessary.

    b. **Approval of Financial Report:** The financial reports were reviewed and discussed. Mr. Afoun also reviewed the bank balances. Commissioner Fox asked about the ROSS and FSS programs regarding if we need to worry about those two being cut or are they holding strong. Mr. Afoun responded they are holding strong and was told by HUD that as of now they are secure and we have funding for the next two years.

    Vice-Chairperson Grimes wanted to commend Mr. Afoun and his staff for keeping the MHA financially solvent. When he went to the PHADA meeting in Chicago we are one of the few that are remaining strong and not needing to call on HUD for assistance. We are in a good position. If it wasn't for the leadership we have it could be a lot worse. They were saying in the meeting if housing authorities were in trouble they could appeal to HUD for help. He said he wanted to commend Ms. Maria Nino as well for taking care of the finances. Commissioner Mpofu said that we have been waiting for the finance report.

    What are we doing to ensure we do not see a repeat in the delay of this report. Vice-Chairperson Grimes said what happens is that the housing authorities are so vast and there are so little accounting firms that handle housing authority monies most of them are experiencing backups like that. Our last fee accountants were not making any effort to give us a quality report nor was it on time. Our current fee accountant is upfront as to where we are at along with being accurate. Mr. Afoun said his information is accurate in comparison to the previous one. Our current accountant is one of the best in the industry. The work load is the issue. The Board impressed upon him that we needed to be kept up to date. The other aspect is the Spring Valley Village Apartments end of their fiscal year is what delayed the whole process. Mr. Afoun said I think he got the message and suggested the Board remind Urlaub that we don't want the delay and he should do all he can to get things on time.

c. **Section 8 Report:** The report was reviewed and discussed. Mr. Afoun said that the HCV program is good. We have reserves in HAP and that can be applied to any shortage we may have. He said he was very proud of the amount of money in the administrative fee reserve. Commissioner Jones asked if the staff can get any bonuses as it has been a long while since any bonuses have been given. Mr. Afoun said he is working on something and will present it to the Board at the appropriate time. Commissioner Jones said you have excellent staff and we just want to reward them. Commissioner Fox said we don't want to lose them. She also asked if HUD can take the administrative fee reserve. Mr. Afoun said they cannot do so unless Congress mandates that. The condition is it can only be used for the program.

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. Mr. Afoun said that one of our concerns is the amount of money in the FSS Forfeiture account. He said there is no point in having all that money and nobody benefiting from it. Commissioner Fox commended FSS and ROSS for coming up with their swap idea. She thought it was a very interesting idea and it went really well.

4. Resident Advisory Board (RAB) Report:

Mr. Afoun said he is pleased to inform the Board that we now have an active Resident Advisory Board and are serving as Resident Council as well. They have not elected a president or vice-president yet. Today they came to meet the Board and introduce themselves. In attendance were Ms. Shanda Govain-Beavers representing Spring Valley Village Apartments, Mr. Trevor Grogg representing Spring Valley, Mr. Franck Koffison representing Spring Brook and Mr. David Cromer representing Hillside Heights. They each gave a brief introduction. Mr. Afoun said that they have good idea and he has high hopes. Vice-Chairperson Grimes asked for the commissioners and attorney to introduce themselves, which they did. Vice-Chairperson Grimes welcomed them and said they are open and want to hear what they have to say and let them know what they may not be seeing. He told them to work with Mr. Afoun to make sure he carries out his responsibilities as an Executive Director. We are here to listen and recognize what you say.

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; Vice-Chairperson Grimes declared the meeting adjourned at 6:20 P.M.

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Leslie Stange-Crotty, Chairperson