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

September 21, 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, 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 Trevor Grogg and Shanda Govain-Beavers.

1. **Call to Order:** Vice-Chairperson Melvin Grimes called the meeting to order at 5:40 p.m.

2. **Approval of the Minutes of the Regular Meeting of August 17th 2026:** Minutes of the Regular Meeting of August 17, 2026, were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of August 17, 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 #1138:**

      Resolution #1138 was to approve/authorize the Bad Debt Write Offs. All voting members present voting "aye", none against, the Vice-Chairperson declared the motion carried unanimously.

   b. **Approval of Financial Report:** The financial reports were reviewed and discussed. Mr. Afoun also reviewed the bank balances.

   c. **Section 8 Report:** The report was reviewed and discussed. Mr. Afoun said they have sent invitations for briefings to issue more vouchers. The only concern he has on the report is on items #32 and #33. We are supposed to be at 98% but are currently at 92%. We have more money in the reserves than we ought to. We will issue at least 10 of the vouchers we have, which will help with this. We are a little behind and are working diligently to bring those items up to 98%. It is just a matter of issuing the vouchers and being able to spend the money there. There are no concerns about this.

   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. Vice-Chairperson asked how successful our collections have been. Mr. Afoun responded it has been good and has improved this year somewhat.

   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. Commissioner Jones asked if now is the time for bonuses. Commissioner Fox asked the same thing. She said this is more reason to give bonuses. Mr. Afoun said I hear you and that it will happen maybe next month. Mr. Afoun stated that we don't just close work orders out but make sure we do quality work to the highest possible standard. He mentioned

how there is a customer service survey available online. Commissioner Fox said she hopes he is as appreciative of the office and other staff as he is of maintenance. Mr. Afoun responded he does show appreciation to all staff. He talked about how at a recent staff meeting he emphasized that we are a team and have a common goal and work together to reach that.

**f.** **Family Self-Sufficiency (FSS) / Resident Opportunities and Self-Sufficiency (ROSS) Report:** The FSS Program and ROSS Program statistics were reviewed. Mr. Afoun said FSS is one of our most successful programs. He also discussed how forfeiture funds have been used to help participants. Mr. Afoun said that the ROSS program is skyrocketing. There are over 100 participants, and the coordinator is doing an excellent job.

**4.** **Resident Advisory Board (RAB) Report:** Verbal report provided by Mr. Trevor Grogg.

Mr. Grogg reported that a Coffee and Donuts meeting was held on Friday, followed by a Resident Advisory Board (RAB) meeting later in the day. Discussion focused on increasing community involvement and engagement. Mr. Afoun suggested holding morning meetings and providing breakfast pizza to encourage participation.

Mr. Grogg discussed the idea of including youth representation in the RAB, while Mr. Afoun suggested establishing a separate Youth Advisory Board. The discussion emphasized the importance of giving young residents a voice in decisions and policies that affect their lives. Commissioner Jones expressed support for the Youth Advisory Board concept.

Additional ideas discussed included developing a five-year plan, installing signage on 41st Street to identify the administrative offices, and adding illuminated address signs at Spring Valley to assist visitors and delivery drivers in locating units. The possibility of developing a recreation center for youth within the next five to ten years was also discussed.

Mr. Afoun commended the RAB for working collaboratively and effectively as a board.

Vice-Chairperson Grimes commented that differing opinions and constructive disagreement are beneficial, as they encourage individuals to express their genuine perspectives. However, disagreements become problematic when they negatively affect the overall good of the organization. Vice-Chairperson Grimes expressed an interest in attending additional resident meetings to increase visibility and strengthen the connection between the Board of Commissioners and residents.

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

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 6:03 P.M.

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Leslie Stange-Crotty, Chairperson