

MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF COMMISSIONERS  
FOR THE HOUSING AUTHORITY OF THE CITY OF PEKIN

The Board of Commissioners for the Housing Authority of the City of Pekin met on Tuesday May 9, 2023, in the boardroom of the Housing Authority's general office at 1901 Broadway in Pekin, Illinois. The meeting was called to order at 4:30 P.M. by Chairman Dave Volz with roll call taken and those present as follows:

**PRESENT:** Chairman Dave Volz, Vice-Chairman Mary Beth Roffman, Commissioner Sharron Church, Commissioner Ann Trumpy, and Commissioner Jill Davis

**ABSENT:** None

**ALSO, PRESENT:** Dennis Green, Executive Director, Attorney Scott Kriegsman, Michelle Prater, PHA Administrative Assistant

Chairman Dave Volz requested the approval of the minutes of the April 11, 2023, Regular Meeting.

**MOTION:** By Commissioner Mary Beth Roffman, Second by Commissioner Sharron Church, to approve the minutes of the April 11, 2023, Regular Meeting.

Roll call vote as follows:

**AYES:** Commissioner Ann Trumpy, Commissioner Sharron Church, Commissioner Jill Davis, Vice-Chairman Mary Beth Roffman, and Chairman Dave Volz.

**NAYS:** None

**ABSENT:** None

Motion approved

Chairman Dave Volz requested the approval of the minutes of the April 11, 2023, Annual Meeting.

**MOTION:** By Commissioner Ann Trumpy, Second by Commissioner Mary Beth Roffman, to approve the minutes of the April 11, 2023, Annual Meeting.

Roll call vote as follows:

**AYES:** Commissioner Ann Trumpy, Commissioner Sharron Church, Commissioner Jill Davis, Vice-Chairman Mary Beth Roffman, and Chairman Dave Volz.

**NAYS:** None

**ABSENT:** None

Motion approved

The Chairman next called for a motion to approve the bills for payment for the Public Housing program in the amount of \$99,379.40, as amended.

**MOTION:** By: Commissioner Ann Trumpy, Second by Commissioner Jill Davis to approve the bills for payment for the public housing program in the amount of \$99,379.40, as amended.

**AYES:** Commissioner Ann Trumpy, Commissioner Sharron Church, Commissioner Jill Davis, Vice-Chairman Mary Beth Roffman, and Chairman Dave Volz.

**NAYS:** None

**ABSENT:** None

Motion approved

The Chairman next requested a motion to approve the bills for payment for the Green Valley Apartments in the amount of \$4,015.10.

**MOTION:** By Commissioner Sharron Church, Second by Commissioner Ann Trumpy to approve the bills for payment for the Green Valley Apartments in the amount of \$4,015.10.

**AYES:** Commissioner Ann Trumpy, Commissioner Sharron Church, Commissioner Jill Davis, Vice-Chairman Mary Beth Roffman, and Chairman Dave Volz.

**NAYS:** None

**ABSENT:** None

Motion approved

The Chairman next requested a motion to approve the bills for payment for the Meadow View

Apartments in the amount of \$3,736.03.

MOTION: By Vice-Chairman Mary Beth Roffman, Second by Commissioner Jill Davis to approve the bills for payment for the Meadowview Apartments in the amount of \$3,736.03.

AYES: Commissioner Ann Trumpy, Commissioner Sharron Church, Commissioner Jill Davis, Vice-Chairman Mary Beth Roffman, and Chairman Dave Volz.

NAYS: None

ABSENT: None

Motion approved

A motion was then requested to approve the Mackinaw Apartments bills for payment in the amount of \$8,025.56, as amended

MOTION: By Commissioner Mary Beth Roffman, Second by Commissioner Ann Trumpy to approve the bills for payment for the Mackinaw Apartments in the amount of \$8,025.56, as amended

AYES: Commissioner Ann Trumpy, Commissioner Sharron Church, Commissioner Jill Davis, Vice-Chairman Mary Beth Roffman, and Chairman Dave Volz.

NAYS: None

ABSENT: None

Motion approved

A motion was then requested to approve the Delavan Apartments bills for payment in the amount of \$9,088.30, as amended.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Jill Davis to approve the bills for payment for the Delavan Apartments in the amount of \$9,088.30, as amended

AYES: Commissioner Ann Trumpy, Commissioner Sharron Church, Commissioner Jill Davis, Vice-Chairman Mary Beth Roffman, and Chairman Dave Volz.

NAYS: None

ABSENT: None

Motion approved

A motion was then requested to approve the Business Activity bills for payment in the amount of \$945.88.

MOTION: By Commissioner Sharron Church, Second by Commissioner Mary Beth Roffman to approve the bills for payment for the Business Activity in the amount of \$945.88

AYES: Commissioner Ann Trumpy, Commissioner Sharron Church, Commissioner Jill Davis, Vice-Chairman Mary Beth Roffman, and Chairman Dave Volz.

NAYS: None

ABSENT: None

Motion approved

Chairman Dave Volz then requested a motion to review and file the February Financial Statements for the Public Housing, Green Valley, Meadowview, Mackinaw Apartments, and the March Financials for the Delavan Apartments.

MOTION: By Vice-Chairman Mary Beth Roffman, Second by Commissioner Jill Davis to review and file the February Financial Statements for the Public Housing, Green Valley, Meadowview, Mackinaw Apartments, and the March Financials for the Delavan Apartments.

AYES: Commissioner Ann Trumpy, Commissioner Sharron Church, Commissioner Jill Davis, Vice-Chairman Mary Beth Roffman, and Chairman Dave Volz.

NAYS: None

ABSENT: None

Motion approved

**Public Presentation:**

No one from the Public was present

**Commissioners Training:**

ACOP Policy Revisions were presented by Dennis Green and Michelle Prater.

The discussion included an overview of the revisions made to the Admissions and Continued

Occupancy Policy and includes new Over Income Policy for the Public Housing Program, which is required to be implemented by July 14, 2023.

**Old Business:**

None

**New Business:**

- A. Resolution No. -2802-Request to return to the Pekin Housing Authority standard policy of compensating employee absences due to illness, Covid-related or otherwise.

**MOTION:** By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to Approve returning to the standard policy of compensating employee absences due to illness, Covid related or otherwise.

**AYES:** Commissioner Ann Trumpy, Commissioner Sharron Church, Commissioner Jill Davis, Vice-Chairman Mary Beth Roffman, and Chairman Dave Volz.

**NAYS:** None

**ABSENT:** None

Motion approved

- B. Resolution No. 2803-Request approval of the Housing Authority revised Admissions and Continued Occupancy Policy to include the HUD mandated Over Income Policy as established on February 14, 2023.

**MOTION:** By Vice-Chairman Mary Beth Roffman, Second by Commissioner Ann Trumpy to Approve the revisions to the Housing Authority Admissions and Continued Occupancy Policy with the addition of the Over Income Policy as established by HUD on February 14, 2023.

**AYES:** Commissioner Ann Trumpy, Commissioner Sharron Church, Commissioner Jill Davis, Vice-Chairman Mary Beth Roffman, and Chairman Dave Volz.

**NAYS:** None

**ABSENT:** None

Motion approved

- C. Resolution No. 2804- Request to award the Annual Auditor's contract for fiscal year end 2022, 2023 & 2024, to Pamela Simpson, CPA, in the amount of \$5,340.00 per year.

**MOTION:** By Commissioner Ann Trumpy, Second by Commissioner Jill Davis to award the Annual Auditor's contract for fiscal year end 2022, 2023 & 2024, to Pamela Simpson, CPA, in the amount of \$5,340.00 per year.

**AYES:** Commissioner Ann Trumpy, Commissioner Sharron Church, Commissioner Jill Davis, Vice-Chairman Mary Beth Roffman, and Chairman Dave Volz.

**NAYS:** None

**ABSENT:** None

Motion approved

- D. Resolution No. 2805-Request to enter into an intergovernmental agreement with Tri-County Regional Planning for environmental review oversight services for Capital Funds 2023-2027, for an amount not to exceed \$6,000.00.

**MOTION:** By Vice Chairman Mary Beth Roffman, Second by Commissioner Sharron Church to enter into an intergovernmental agreement with Tri-County Regional Planning for environmental review oversight services for Capital Funds 2023-2027, for an amount not to exceed \$6,000.00.

**AYES:** Commissioner Ann Trumpy, Commissioner Sharron Church, Commissioner Jill Davis, Vice-Chairman Mary Beth Roffman, and Chairman Dave Volz.

**NAYS:** None

**ABSENT:** None

Motion approved

**CONSENT AGENDA**

None

## General

1. Receive and file the Executive Director's report for April 2023
2. Receive and file the vacancy report as of April 30, 2023, for Public Housing, Green Valley, Meadow View, Mackinaw, and Delavan Apartments.

MOTION: By Vice-Chairman Mary Beth Roffman, Second by Commissioner Ann Trumpy to approve the Executive Director's and vacancy report.

AYES: Commissioner Ann Trumpy, Commissioner Sharron Church, Commissioner Jill Davis, Vice-Chairman Mary Beth Roffman, and Chairman Dave Volz.

NAYS: None

ABSENT: None

Motion approved

Having completed all business for the evening, the Chairman called for a motion to adjourn. A motion was made by Commissioner Ann Trumpy, seconded by Commissioner Sharron Church, to adjourn the meeting. Roll call vote taken. Motion carried unanimously. The meeting adjourned at 5:49 PM.

---

Dave Volz, Chairman

---

Dennis D. Green, Secretary/Treasurer