

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 July 11, 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, Commissioner Sharron Church, and Commissioner Jill Davis  
Vice-Chairman Mary Beth Roffman, Commissioner Ann Trumpy

ABSENT: None

ALSO, PRESENT: Dennis Green, Executive Director, Attorney Scott Kriegsman,  
Chairman Dave Volz requested the approval of the minutes of the June 13<sup>th</sup>, 2023, Regular Meeting.

MOTION: By Commissioner Ann Trumpy, Second by Vice Chairman Mary Beth Roffman, to approve the minutes of the June 13<sup>th</sup>, 2023, Regular Meeting.

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

Chairman Dave Volz then requested the approval of the June 13<sup>th</sup>, 2023, closed session minutes.

MOTION: By Commissioner Sharron Church, Second by Commissioner Ann Trumpy, to approve the minutes of the June 13<sup>th</sup>, 2023, Closed Session.

Roll call vote as follows:

AYES: Commissioner Sharron Church, Commissioner Jill Davis, Commissioner Ann Trumpy, 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 \$104,960.87, 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 \$104,960.87, as amended.

Roll call vote as follows:

AYES: Commissioner Sharron Church, Commissioner Jill Davis, Commissioner Ann Trumpy, 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 \$2,542.98.

MOTION: By Vice-Chairman Mary Beth Roffman, Second by Commissioner Sharron Church to approve the bills for payment for the Green Valley Apartments in the amount of \$2,542.98.

Roll call vote as follows:

AYES: Commissioner Sharron Church, Commissioner Jill Davis, Commissioner Ann Trumpy, 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 \$3,065.78.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Jill Davis to approve the bills for payment for the Meadowview Apartments in the amount of \$3,065.78.

AYES: Commissioner Sharron Church, Commissioner Jill Davis, Commissioner Ann Trumpy, 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 \$2,572.43, as amended

MOTION: By Vice-Chairman Mary Beth Roffman, Second by Commissioner Ann Trumpy to approve the bills for payment for the Mackinaw Apartments in the amount of \$2,572.43, as amended

AYES: Commissioner Sharron Church, Commissioner Jill Davis, Commissioner Ann Trumpy, 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 \$12,691.43, as amended.

MOTION: By Commissioner Jill Davis, Second by Commissioner Sharron Church to approve the bills for payment for the Delavan Apartments in the amount of \$121,691.43, as amended

AYES: Commissioner Sharron Church, Commissioner Jill Davis, Commissioner Ann Trumpy, 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 \$1,037.89.

MOTION: By Vice-Chairman Mary Beth Roffman, Second by Commissioner Sharron Church to approve the bills for payment for the Business Activity in the amount of \$1,005.24

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

NAYS: None

ABSENT: None

Motion approved

Chairman Dave Volz requested a motion move into closed session for the “The Purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired”, By Section 2, Item 5 5ILCS 120.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to move into closed session at 4:34pm.

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

NAYS: None

ABSENT: None

Motion approved

A motion was made at 4:48 pm by Vice-Chairman Mary Beth Roffman to return to open session, second Commissioner Jill Davis

AYES: Commissioner Sharron Church, Commissioner Jill Davis, Commissioner Ann Trumpy, 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 April Financial Statements for the Public Housing, Green Valley, Meadowview, Delavan, and Mackinaw Apartments.

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

Roll call vote as follows:

AYES: Commissioner Sharron Church, Commissioner Jill Davis, Commissioner Ann Trumpy, 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:**

Possible extension of the 30-Day Notice for non-payment of rent.

The Executive Director reported that the HUD Secretary, Marcia Fudge, has indicated the department's intention to extend the 30-Day Notice for non-payment of rent that was applied during the pandemic. Advocacy agencies are objecting to the move due to the negative impact it will have on housing authorities.

**Old Business:**

- A. Discussion on the bid received for the repairs and mold remediation work in one unit at the Broadway Apartments.

MOTION: By, Commissioner Ann Trumpy, Second by Commissioner Vice-Chairman Mary Beth Roffman to approve the bid received from Restoration of Central Illinois in the amount of \$19,635, for the repairs at 1907 Market St.

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

**New Business:**

None

**CONSENT AGENDA**

1. Resolution No.2817 -Approval of the Request for Payment No. 4, to Alliance Architecture in the amount of \$401.35 for the payment of Professional Services for Phase I of the Boiler and Ventilation Project at the Golden Arms Apartments, to be paid from IL-044 CFP 2021, 1480 fees and costs.
2. Resolution No.2818- Request for payment No.1 (final) to Ideal Environmental Engineering, Inc. in the amount of \$895.00 for the payment of asbestos sampling for the boiler replacement project at the Golden Arms Apartments, to be paid from IL-044 CFP- 2022, 1480 fees and costs

MOTION: By, Commissioner Sharron Church, second Commissioner Jill Davis to approve the consent agenda.

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

## **General**

1. Receive and file the Executive Director's report for July 2023
2. Receive and file the vacancy report as of June, 2023, for Public Housing, Green Valley, Meadow View, Delavan, and Mackinaw Apartments.
3. "The Purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired", By Section 2, Item 5 5ILCS 120.

MOTION: By Vice-Chairman Mary Beth Roffman, Second by Commissioner Jill Davis to receive and file the Executive Director's and vacancy report.

AYES: Commissioner Sharron Church, Commissioner Jill Davis, Commissioner Ann Trumpy, 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 Sharron Church, seconded by Commissioner Ann Trumpy, to adjourn the meeting. Roll call vote taken. Motion carried unanimously. The meeting adjourned at 6:04 PM.

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Dave Volz, Chairman

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Dennis D. Green, Secretary/Treasurer