

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 September 12, 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 July 11<sup>th</sup>, 2023, Regular Meeting.

MOTION: By Commissioner Ann Trumpy, Second by Vice Chairman Mary Beth Roffman, to approve the minutes of the August 8<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

The Chairman next called for a motion to approve the bills for payment for the Public Housing program in the amount of \$112,744.46, as amended.

MOTION: By: Commissioner Sharron Church, Second by Commissioner Jill Davis to approve the bills for payment for the public housing program in the amount of \$112,744.46, 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 \$2,718.37, as amended.

MOTION: By Vice Chairman Mary Beth Roffman, Second by Commissioner Ann Trumpy to approve the bills for payment for the Green Valley Apartments in the amount of \$2,718.37.

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 \$4,096.93, as amended.

MOTION: By Commissioner Jill Davis, Second by Commissioner Sharron Church to approve the bills for payment for the Meadowview Apartments in the amount of \$4,096.93.

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 \$2,317.91.

MOTION: By, Commissioner Ann Trumpy Second by Vice-Chairman Mary Beth Roffman to approve the bills for payment for the Mackinaw Apartments in the amount of \$2,317.91.

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 \$4,945.56, as amended.

MOTION: By Vice Chairman Mary Beth Roffman, Second by Commissioner Jill Davis to approve the bills for payment for the Delavan Apartments in the amount of \$4,945.56, 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 \$12,383.90, as amended.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to approve the bills for payment for the Business Activity in the amount of \$12,383.90, 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

Chairman Dave Volz then requested a motion to review and file the May/June Financial Statements for the Public Housing, Green Valley, Meadowview, and Mackinaw Apartments and the May, June, July financials for the Delavan Apartments.

MOTION: By Vice-Chairman Mary Beth Roffman, Second by Commissioner Ann Trumpy to review and file the May/June Financial Statements for the Public Housing, Green Valley, Meadowview, and Mackinaw Apartments and the May, June, July financials for the Delavan 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:**

**Old Business:**

- A. Resolution No.2826- Approval of the request award a contract to Bieneman Construction for the purchase of three 12x12 exterior storage sheds, to be paid out of the reserve account

MOTION: By Vice Chairman Mary Beth Roffman, Second by Commissioner Jill Davis to approve the request to award a contract to Bieneman Construction for the purchase of the three 12x12 exterior storage sheds for the Meadowview Apartments.

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

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. 2827– Approval of the Request for Payment No. 2, to Tri-County Regional Planning Commission in the amount of \$400.00 for the payment of Professional Services for the Housing Authority Environmental Review, to be paid from IL-044 CFP 2023, 1480 fees and costs.
2. Resolution No.2828- Request to Review and Approve the Annual Plan for 2024
3. Resolution No. 2829- Review and Approval of the 2024 Utility Allowances for the Broadway Apartments effective January 1, 2024
4. Resolution No. 2830- Review and Approval of the 2024 Utility Allowances for the Park Ridge Apartments effective January 1, 2024
5. Resolution No.2831— Review and Approval of the 2024 Utility Allowances for the Green Valley Apartments effective January 1, 2024
6. Resolution No.2832- Review and Approval of the 2024 Utility Allowances for Meadow View Apartments effective January 1, 2024
7. Resolution No.2833- Review and Approval of Utility Allowances for Mackinaw Apartments effective January 1, 2024
8. Resolution No.2834- Request Approval of the 2024 Public Housing Flat Rents, effective January 1, 2024
9. Resolution No.2835- Request for Payment to Assisted Housing Risk Management Association in the Amount of \$21,260.31 for Property, Liability, Auto, And Workmen’s Compensation Coverage for Public Housing for October Through December 2023
- 10.Resolution No.2836- Request for Payment to Assisted Housing Risk Management Association in the amount of \$1,000.08 for Property, Liability, and Workmen’s Compensation Coverage for the Green Valley Apartments from October through December 2023
- 11.Resolution No.2837- Request for Payment to Assisted Housing Risk Management Association in the amount of \$1,024.83 for Property, Liability, and Workmen’s Compensation Coverage for the Meadow View Apartments from October Through December 2023
- 12.Resolution No.2838- Request for Payment to Assisted Housing Risk Management Association in the amount of \$758.51 for Property, Liability, and Workmen’s Compensation Coverage for the Mackinaw Apartments from October through December 2023
- 13.Resolution No.2839- Request for Payment to Assisted Housing Risk Management Association in the Amount of \$200.00 for General and Public Official’s Liability Coverage for the Delavan Apartments from October through December 2023

MOTION: By, Commissioner Ann Trumpy, 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 September 2023
2. Receive and file the vacancy report as of August 31, 2023, for Public Housing, Green Valley, Meadow View, Delavan, and Mackinaw Apartments.

MOTION: By Commissioner Jill Davis, Second by Commissioner Sharron Church 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 Ann Trumpy, seconded by Vice Chairman Mary Beth Roffman, to adjourn the meeting. Roll call vote taken. Motion carried unanimously. The meeting adjourned at 5:40 PM.

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Dave Volz, Chairman

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Dennis D. Green, Secretary/Treasurer