

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 October 10, 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 Ann Trumpy

ABSENT: Commissioner Jill Davis, and Vice-Chairman Mary Beth Roffman

ALSO, PRESENT: Dennis Green, Executive Director, Attorney Scott Kriegsman, Chairman Dave Volz requested the approval of the minutes of the September 12, 2023, Regular Meeting.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church, to approve the minutes of the September 12, 2023, Regular Meeting.

Roll call vote as follows:

AYES: Commissioner Sharron Church, Commissioner Ann Trumpy, and Chairman Dave Volz.

NAYS: None

ABSENT: Commissioner Jill Davis, and Vice-Chairman Mary Beth Roffman

Motion approved

Chairman Dave Volz then requested the approval of the minutes of the September 26, 2023, Special Meeting.

MOTION: By Commissioner Sharron Church, Second by Commissioner Ann Trumpy, to approve the minutes of the September 26, 2023, Special Meeting.

Roll call vote as follows:

AYES: Commissioner Sharron Church, Commissioner Ann Trumpy, and Chairman Dave Volz.

NAYS: None

ABSENT: Commissioner Jill Davis, and Vice-Chairman Mary Beth Roffman

Motion approved

The Chairman next called for a motion to approve the bills for payment for the Public Housing program in the amount of \$123,591.79, as amended.

MOTION: By: Commissioner Ann Trumpy, Second by Commissioner Sharron Church to approve the bills for payment for the public housing program in the amount of \$123,591.79, as amended.

Roll call vote as follows:

AYES: Commissioner Sharron Church, Commissioner Ann Trumpy, and Chairman Dave Volz.

NAYS: None

ABSENT: Commissioner Jill Davis, and Vice-Chairman Mary Beth Roffman

Motion approved

The Chairman next requested a motion to approve the bills for payment for the Green Valley Apartments in the amount of \$3,623.10, as amended.

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 \$3,623.10.

Roll call vote as follows:

AYES: Commissioner Sharron Church, Commissioner Ann Trumpy, and Chairman Dave Volz.

NAYS: None

ABSENT: Commissioner Jill Davis, and Vice-Chairman Mary Beth Roffman

Motion approved

The Chairman next requested a motion to approve the bills for payment for the Meadow View Apartments in the amount of \$7,396.66, as amended.

MOTION: By Commissioner Sharron Church, Second by Commissioner Ann Trumpy to approve the bills for payment for the Meadowview Apartments in the amount of \$7,396.66.

Roll call vote as follows:

AYES: Commissioner Sharron Church, Commissioner Ann Trumpy, and Chairman Dave Volz.

NAYS: None

ABSENT: Commissioner Jill Davis, and Vice-Chairman Mary Beth Roffman

Motion approved

A motion was then requested to approve the Mackinaw Apartments bills for payment in the amount of \$3,145.62.

MOTION: By, Commissioner Ann Trumpy Second by Commissioner Sharron Church to approve the bills for payment for the Mackinaw Apartments in the amount of \$3,145.62.

AYES: Commissioner Sharron Church, Commissioner Ann Trumpy, and Chairman Dave Volz.

NAYS: None

ABSENT: Commissioner Jill Davis, and Vice-Chairman Mary Beth Roffman

Motion approved

A motion was then requested to approve the Delavan Apartments bills for payment in the amount of \$2,832.33, as amended.

MOTION: By Commissioner Sharron Church, Second by Commissioner Ann Trumpy to approve the bills for payment for the Delavan Apartments in the amount of \$2,832.33, as amended

AYES: Commissioner Sharron Church, Commissioner Ann Trumpy, and Chairman Dave Volz.

NAYS: None

ABSENT: Commissioner Jill Davis, and Vice-Chairman Mary Beth Roffman

Motion approved

A motion was then requested to approve the Business Activity bills for payment in the amount of \$1,016.11, 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 \$1,016.11, as amended

AYES: Commissioner Sharron Church, Commissioner Ann Trumpy, and Chairman Dave Volz.

NAYS: None

ABSENT: Commissioner Jill Davis, and Vice-Chairman Mary Beth Roffman

Motion approved

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

MOTION: By Commissioner Sharron Church, Second by Commissioner Ann Trumpy to review and file the July Financial Statements for the Public Housing, Green Valley, Meadowview, and Mackinaw Apartments and the August financials for the Delavan Apartments.

Roll call vote as follows:

AYES: Commissioner Sharron Church, Commissioner Ann Trumpy, and Chairman Dave Volz.

NAYS: None

ABSENT: Commissioner Jill Davis, and Vice-Chairman Mary Beth Roffman

Motion approved

Public Presentation:

No one from the Public was present

Commissioners Training:

Old Business:

New Business:

- A. Resolution No.2845- Request to enter into a contract with US Inspection Group to complete the 2023 HUD NSPIRE unit inspections at a cost of \$15.30 per unit for a total cost of \$3,733.20 to be paid from the PHA Operating

Account.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to enter into a contract with US Inspection Group to complete the 2023 HUD NSPIRE unit inspections at a cost of \$15.30 per unit for a total cost of \$3,733.20 to be paid from the PHA Operating Account.

Roll Call vote as follows:

AYES: Commissioner Sharron Church, Commissioner Ann Trumpy, and Chairman Dave Volz.

NAYS: None

ABSENT: Commissioner Jill Davis, and Vice-Chairman Mary Beth Roffman

Motion approved

CONSENT AGENDA

1. Resolution No.2846- Request to Accept the Proposal from Blue Cross/Blue Shield to Provide Employee Health Insurance in The Amount Of \$13,852.78 Per Month, and Dental Insurance in the amount of \$437.04 Per Month, for the period of December 1, 2023, through November 30, 2024
2. Resolution No. 2847- Review and Approval of Utility Allowances for The Delavan Apartments effective January 1, 2024
3. Resolution No. 2848-Approval of the Request for Payment No. 5, to Alliance Architecture in the amount of \$800.90 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
4. Resolution No. 28849-Approval of the Request for Payment No. 3, to Tri-County Regional Planning Commission in the amount of \$120.00 for the payment of Professional Services for the Housing Authority Environmental Review, to be paid from IL-044 CFP 2023, 1480 fees and costs
5. Resolution No. 2850-Request for payment to Ideal Environmental Engineering, Inc. in the amount of \$1,400.00 for the payment of IDPH-licensed air sampling for the boiler replacement project at the Golden Arms Apartments, to be paid from IL-44 CFP-2021,1480 fees and costs
6. Resolution No. 2851– Request for payment to Commercial Mechanical Inc, for Phase I of the Boiler and Ventilation Project at the Golden Arms Apartments to be paid from CFP 2021 and CFP 2022, 1480 dwelling equipment, non-dwelling construction, mechanical .

MOTION: By, Commissioner Sharron Church, second Commissioner Ann Trumpy to approve the consent agenda.

Roll call vote as follows:

AYES: Commissioner Sharron Church, Commissioner Ann Trumpy, and Chairman Dave Volz.

NAYS: None

ABSENT: Commissioner Jill Davis, and Vice-Chairman Mary Beth Roffman

Motion approved

General

1. Receive and file the Executive Director's report for October 2023
The Executive Director reviewed his report and addressed the status of current vacant units.
2. Receive and file the vacancy report as of September 30, 2023, for Public Housing, Green Valley, Meadow View, Delavan, and Mackinaw Apartments.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to receive and file the Executive Director's and vacancy report.

AYES: Commissioner Sharron Church, Commissioner Ann Trumpy, and Chairman Dave Volz.

NAYS: None

ABSENT: Commissioner Jill Davis, and Vice-Chairman Mary Beth Roffman

Motion approved

3. Closed Session for "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.

Chairman Dave Volz requested a motion to move to closed session for the purpose of 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 Sharron Church, Second by Commissioner Ann Trumpy to move to closed session.

Roll Call vote as follows:

AYES: Commissioner Sharron Church, Commissioner Ann Trumpy, and Chairman Dave Volz.

NAYS: None

ABSENT: Commissioner Jill Davis, and Vice-Chairman Mary Beth Roffman

Motion approved

The Board moved to closed session at 5:18pm for the purpose stated above

The Board returned to open session at 5:30pm; No action was taken

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 5:31 PM.

Dave Volz, Chairman

Dennis D. Green, Secretary/Treasurer