

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 November 14, 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 Commissioner Jill Davis, and Vice-Chairman Mary Beth Roffman

ABSENT: None

ALSO, PRESENT: Dennis Green, Executive Director, Attorney Scott Kriegsman, Chairman Dave Volz requested a motion to approve the minutes of the October 10, 2023, Regular Meeting.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church, to approve the minutes of the October 10, 2023, Regular Meeting.

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

Chairman Dave Volz then requested a motion to approve the minutes of the October 10, 2023, closed session Meeting.

MOTION: By Commissioner Jill Davis, Second by Vice Chairman Mary Beth Roffman, to approve the minutes of the October 10, 2023, Closed Session Meeting.

Roll call vote as follows:

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

NAYS: None

ABSENT:

Motion approved

The Chairman next called for a motion to approve the bills for payment for the Public Housing program in the amount of \$104,933.39, as amended.

MOTION: By: Vice Chairman Mary Beth Roffman, Second by Commissioner Ann Trumpy to approve the bills for payment for the public housing program in the amount of \$104,933.39, as amended.

Roll call vote as follows:

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

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 \$2,732.03, as amended.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to approve the bills for payment for the Green Valley Apartments in the amount of \$2,732.03.

Roll call vote as follows:

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

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 \$10,081.65, as amended.

MOTION: By Vice Chairman Mary Beth Roffman, Second by Commissioner Sharron Church to approve the bills for payment for the Meadowview Apartments in the amount of \$10,081.65.

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

A motion was then requested to approve the Mackinaw Apartments bills for payment in the amount of \$3,178.70.

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 \$3,178.70.

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

NAYS: None

ABSENT: None

Motion approved

A motion was then requested to approve the Delavan Apartments bills for payment in the amount of \$2,607.39, 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 \$2607.39, as amended

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

NAYS: None

ABSENT: None

Motion approved

A motion was then requested to approve the Business Activity bills for payment in the amount of \$911.41, as amended.

MOTION: By Commissioner Jill Davis, Second by Commissioner Ann Trumpy to approve the bills for payment for the Business Activity in the amount of \$911.41, as amended

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

NAYS: None

ABSENT: None

Motion approved

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

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

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

Public Presentation:

No one from the Public was present

Commissioners Training: None

Old Business:

None

New Business:

- A.** Resolution No.2852- Resolution requesting an increase to the Capitalization Policy to \$1,000, for the selection of items of property non-expendable and expendable to be capitalized for financial control purposes at the end of the initial operating period.

MOTION: By Commissioner Jill Davis, Second by Vice Chairman Mary Beth Roffman to increase to \$1,000.00 the amount used to Capitalize expendable and non-expendable assets owned by the Housing Authority.

Roll Call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

- B.** Discussion on the purchase of new conference room chairs
The executive Director provided catalog pages of conference room chairs that are available to generate discussion regarding what the Board would like to consider for boardroom replacements.

- C.** Receive and file the Financial audit report for the 2022 Fiscal Year.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to Receive and file the Financial audit report for the 2022 Fiscal Year.

Roll Call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

CONSENT AGENDA

1. Resolution No.2853-Approval of the Request for Payment No. 6, to Alliance Architecture in the amount of \$4,400.45 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.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to Approve the Request for Payment No. 6, to Alliance Architecture in the amount of \$4,400.45 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.

Roll Call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

General

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

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

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

Commissioner Jill Davis, and Vice-Chairman Mary Beth Roffman

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 Vice Chairman Mary Beth Roffman, seconded by Commissioner Ann Trumpy, to adjourn the meeting. Roll call vote taken. Motion carried unanimously. The meeting adjourned at 6:06 PM.

Dave Volz, Chairman

Dennis D. Green, Secretary/Treasurer