

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 March 12, 2024, 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 Ann Trumpy, Commissioner Sharron Church by phone, and Commissioner Jill Davis Vice-Chairman Mary Beth Roffman,

ABSENT: None

ALSO PRESENT: Dennis Green, Executive Director, and Attorney Scott Kriegsman

Chairman Dave Volz requested a motion to approve the minutes of the February 13, 2024, Regular Meeting.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Jill Davis, to approve the minutes of the February 14, 2024, Regular Meeting.

Roll call vote as follows:

AYES: Commissioner Ann Trumpy, Commissioner Jill Davis, Commissioner Sharron Church, 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 \$96,686.20, as amended.

MOTION: By: Vice Chairman Mary Beth Roffman, Second by Commissioner Jill Davis to approve the bills for payment for the public housing program in the amount of \$96,686.20, as amended.

Roll call vote as follows:

AYES: Commissioner Ann Trumpy, Commissioner Jill Davis, Commissioner Sharron Church, 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 \$3,372.28, 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 \$3,372.28.

Roll call vote as follows:

AYES: Commissioner Ann Trumpy, Commissioner Jill Davis, Commissioner Sharron Church 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 \$3,522.72.

MOTION: By Commissioner Sharron Church, Second by Commissioner Ann Trumpy to approve the bills for payment for the Meadowview Apartments in the amount of \$3,522.72.

Roll call vote as follows:

AYES: Commissioner Ann Trumpy, Commissioner Jill Davis, Commissioner Sharron Church 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 \$4,585.39.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to approve the bills for payment for the Mackinaw Apartments in the amount of \$4,585.39.

AYES: Commissioner Ann Trumpy, Commissioner Jill Davis, Commissioner Sharron Church 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 \$5,617.73, 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 \$5,617.73, as amended

AYES: Commissioner Ann Trumpy, Commissioner Jill Davis, Commissioner Sharron Church 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 \$1,108.89.

MOTION: By Commissioner Jill Davis, Second by Commissioner Sharron Church to approve the bills for payment for the Business Activity in the amount of \$1,108.89, as amended

AYES: Commissioner Ann Trumpy, Commissioner Jill Davis, Commissioner Sharron Church 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 December financials for the Public Housing, Green Valley, Meadowview, Delavan, and Mackinaw Apartments

MOTION: By Commissioner Ann Trumpy, Second by Vice Chairman Mary Beth Roffman to review and file the December financials for the Public Housing, Green Valley, Meadowview, Delavan and Mackinaw Apartments.

Roll call vote as follows:

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

Review Violence Against Women Act

The Executive Director briefly reviewed the VAWA Act and reported on several recent cases where Fair Housing assessed fines against organizations they felt had violated the law.

Old Business:

None

New Business:

- A. Resolution No.2889- Request to award a contract to Peoria Mold Remediation in the amount of \$11,250.00 for the removal and restoration of one apartment at the Broadway Apartments

MOTION: By Vice Chairman Mary Beth Roffman, Second by Commissioner Ann Trumpy to approve the request for the removal and restoration of one apartment at the Broadway

Apartments.

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

- B. Resolution No.2890- Approval of Amendment to the Annual Contributions Contract to accept the Capital Fund Emergency Fund Grant IL01E044501-23 in the amount of \$354,081.00
- C. MOTION: By Commissioner Ann Trumpy, Second by Vice Chairman Mary Beth Roffman to approve the Amendment to the Annual Contributions Contract to accept the Capital Fund Emergency Fund Grant IL01E044501-23 in the amount of \$354,081.00

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

Consent Agenda

1. Resolution No. 2891-Approval of the Request for Payment No. 6, to Tri-County Regional Planning Commission in the amount of \$200.00 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. 2892- Approval of the Request for Payment No. 7, to Alliance Architecture in the amount of \$2,001.50 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
3. Resolution No. 2893 -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 April through June 2024
4. Resolution No. 2894- Request for Payment to Assisted Housing Risk Management Association in the amount of \$1,103.97 for Property, Liability, and Workmen's Compensation Coverage for the Green Valley Apartments from April through June 2024
5. Resolution No. 2895- 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 April through June 2024
6. Resolution No. 2896- Request for Payment to Assisted Housing Risk Management Association in the amount of \$808.58 for Property, Liability, and Workmen's Compensation Coverage for the Mackinaw Apartments from April through June 2024

MOTION: By Commissioner Ann Trumpy, Second by Vice Chairman Mary Beth Roffman to approve the Consent Agenda

Roll call vote as follows:

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

NAYS: None

ABSENT: None

General

1. Receive and file the Executive Director's report for March 2024
2. Receive and file the vacancy report as of February 29, 2024, for Public Housing, Green Valley, Meadow View, Delavan, and Mackinaw Apartments.
3. Closed Session for the discussion of Personnel Matters as mandated by Section

2.06”per5ILCS 12/20, Section (2)c(21).

MOTION: By commissioner Jill Davis, Second by Vice Chairman Mary Beth Roffman to receive and file the Executive Director’s and vacancy reports.

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

NAYS: None

ABSENT: None

Motion approved

4. The Chairman then requested a motion to move into closed session for the purpose of the discussion of Personnel Matters as mandated by Section 2.06”per5ILCS 12/20, Section (2)c(21).

MOTION: By Commissioner Ann Trumpy, Second by Vice Chairman Mary Beth Roffman to move into closed session.

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

NAYS: None

ABSENT: None

Motion approved

The Board returned to open session at 6:02PM. The Chairman requested a motion to Authorize the hiring of a Maintenance Mechanic 1 to fill a vacate position.

MOTION: By Commissioner Jill Davis, Second by Vice Chairman Mary Beth Roffman to approve the request to fill the Maintenance Mechanic 1 position.

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

Dave Volz, Chairman

Dennis D. Green, Secretary/Treasurer