

**Housing Authority of the City of Pekin**  
**Board of Commissioners Agenda**  
**December 10, 2024, Regular Meeting**  
**4:30 P.M.**

**ITEM**                      **DESCRIPTION**

1. Approval of the Minutes of the November 12, 2024, Regular Meeting.
2. Approval of Accounts Payable for Public Housing in the amount of \$95,613.88
3. Approval of Accounts Payable for Green Valley Apartments in the amount of \$2,865.47
4. Approval of Accounts Payable for Meadow View in the amount of \$1,806.00
5. Approval of Accounts Payable for Mackinaw Apartments in the amount of \$3,550.47
6. Approval of Accounts Payable for Delavan Apartments in the amount of \$6,846.44
7. Approval of Accounts Payable for Business Activity Account in the Amount of \$1,729.99
8. Approval of the October Financial Reports for Public Housing, Green Valley, Meadowview, and Mackinaw Apartments.
9. Approval of the November Financial Reports for the Delavan Apartments.
10. **Public Presentation:**
11. **Commissioners Training:**
12. **Old Business:**
13. **New Business:**

- A. Resolution No. 2971– Authorization to enter into a contract with Schwartz Electric & Sign Co. for the removal and replacement of the roof top exhaust fans at Golden Arms Apartments in the amount of \$10,844.00 the project will be paid from Capital Fund ILP044 501-22, 1480 Fees and Costs-Dwelling Unit Interior Mechanical.

**CONSENT AGENDA**

1. Resolution No. 2972 – Approval to Pay Request #3, Final to 1919 Architects in the amount of \$11,071.20 for the Broadway Kitchen Remodel phase III, to be paid from IL-044 CFP 2022, 1480 Fees and Costs
2. Resolution No. 2973 – Request to renew the contract with GFL services Inc. for trash removal at the Broadway, Golden arms, and Park Ridge Apartments, for an additional term of one-year in the amount of \$1,442.90 per month
3. Resolution No. 2974 – Request to renew the contract with GFL services Inc. for trash removal at the Delavan Apartments, for an additional term of one-year in the amount of \$123 per month
4. Resolution No. 2975– Request to renew the contract to Dave Burling Excavating, Inc., for snow removal during the 2024-2025 season, at the Golden Arms Apartments, in the amount of \$65.00 per occurrence plus fuel surcharge, when applicable
5. Resolution No. 2976 – Authorization to Write Off Items in the Fixed Asset Inventory for Public Housing in the amount of \$5,890.20
6. Resolution No. 2977– Request to renew the contract for snow removal during the 2024-2025 season, to Backwoods Tree Service, for the Green Valley, Meadowview, and Delavan Apartments, in the amount of \$75.00 per occurrence for Green valley, \$80.00 per occurrence for Meadowview apartments and \$100 per occurrence for the Delavan apartments
7. Resolution No. 2978 – Authorization to Charge off Past Due Tenant Accounts for Public

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Housing in the amount of \$36,359.60

8. Resolution No. 2979 – Authorization to Write Off Past Due Accounts for the Mackinaw Apartments in the amount of \$4,865.98
9. Resolution No. 2980 – Approval of the request for payment No.4 Final to Schemel Companies, Inc in the amount of \$17,424 for the replacement of kitchen cabinets at the Broadway Apartments, to be paid from IL-044 CFP 2022, 1480 dwelling units-interior
10. Resolution No. 2981 – Request for Payment to Assisted Housing Risk Management Association in the Amount of \$22,890.42 for Property, Liability, Auto, and Workmen’s Compensation Coverage for Public Housing for January through March 2025
11. Resolution No. 2982– Request for Payment to Assisted Housing Risk Management Association in the amount of \$1,221.51 for Property, Liability, and Workmen’s Compensation Coverage for the Green Valley Apartments from January through March 2025
12. Resolution No. 2983 – Request for Payment to Assisted Housing Risk Management Association in the amount of \$1,083.23 for Property, Liability, and Workmen’s Compensation Coverage for the Meadow View Apartments from January through March 2025
13. Resolution No. 2984 – Request for Payment to Assisted Housing Risk Management Association in the amount of \$878.59 for Property, Liability, and Workmen’s Compensation Coverage for the Mackinaw Apartments from January through March 2025
14. Resolution No. 2985 – Request for Authorization for a contract modification to Schemel Companies for the Broadway Apartments Kitchen Cabinet Replacement in the amount of \$126.00, to substitute chrome traps for PVC. The original contract price is \$175,000.00, and the adjusted contract final is \$175,374.00
15. Resolution No. 2986 – Request to renew the contract with Hawkins Ash CPAs, for Fee Accounting Services, for the term of one year beginning January 1, 2025, and ending December 31, 2025, in the amount of: \$970/mo for Public Housing, \$182/mo for Green Valley Apartments, \$182/mo for Meadow View Apartments, and \$177/mo for the Mackinaw Apartments
16. Resolution No. 2987 – Request for payment No.2 to PIPCO Companies, Ltd , in the amount of \$17,597.70 for the replacement of boilers at the Golden Arms apartments, to be paid from IL-044 CFP 2023 Emergency Grant, 1480 dwelling units-interior-mechanical
17. Resolution No. 2988 – Authorization to Write Off Past Due Accounts for the Delavan Apartments in the amount of \$1,150.29

**GENERAL**

1. Receive and file the Executive Director’s report for December 2024
2. Receive and file the vacancy report as of November 30, 2024, for Public Housing, Green Valley, Meadow View, Mackinaw, and Delavan Apartments.