

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 August 13, 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 Sharron Church, Commissioner Ann Trumpy, Commissioner Jill Davis, and 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 July 9, 2024, Regular Meeting.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Jill Davis, to approve the minutes of the July 9, 2024, Regular Meeting.

Roll call vote as follows:

AYES: Commissioner Jill Davis, Commissioner Sharron Church, Vice-Chairman Mary Beth Roffman, Commissioner Ann Trumpy, 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 \$101,748.35, as amended.

MOTION: By: Commissioner Jill Davis, Second by Commissioner Sharron Church to approve the bills for payment for the public housing program in the amount of \$101,748.35, as amended.

Roll call vote as follows:

AYES: Commissioner Jill Davis, Commissioner Sharron Church, Vice-Chairman Mary Beth Roffman, Commissioner Ann Trumpy, 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 \$5,538.68 as amended.

MOTION: By Commissioner Jill Davis, Second by Vice Chairman Mary Beth Roffman to approve the bills for payment for the Green Valley Apartments in the amount of \$5,538.68, as amended.

Roll call vote as follows:

AYES: Commissioner Jill Davis, Commissioner Sharron Church, Vice-Chairman Mary Beth Roffman, Commissioner Ann Trumpy, 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 \$3,085.99, as amended.

MOTION: By Commissioner Jill Davis, Second by Commissioner Ann Trumpy to approve the bills for payment for the Meadowview Apartments in the amount of \$3,085.99, as amended.

Roll call vote as follows:

AYES: Commissioner Jill Davis, Commissioner Sharron Church, Vice-Chairman Mary Beth Roffman, Commissioner Ann Trumpy, 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 \$4,572.41

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Jill Davis to approve the bills for payment for the Mackinaw Apartments in the amount of \$2,464.23, as amended.

AYES: Commissioner Jill Davis, Commissioner Sharron Church, Vice-Chairman Mary Beth Roffman, Commissioner Ann Trumpy, 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 \$10,155.19, 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 \$10,155.19, as amended

AYES: Commissioner Jill Davis, Commissioner Sharron Church, Vice-Chairman Mary Beth Roffman, Commissioner Ann Trumpy, 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 \$4,013.48.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to approve the bills for payment for the Business Activity in the amount of \$4,013.48

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

NAYS: None

ABSENT: None

Motion: approved

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

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

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion: approved

Public Presentation:

No one from the Public was present

Commissioners Training:

Discussion of current insurance markets and how they affect the Housing Authority

Old Business:

- A. Discussion on the purchase of Board Room Chairs- Tabled for future research

New Business:

- A. Resolution No. 2928-Authorization to approve and renew the Executive Directors contract for a period of one year from the date of January 1, 2025, to December 31, 2025.

MOTION: By Commissioner Ann Trumpy, Second by Vice Chairman Mary Beth Roffman to authorize and approve the renewal of the Executive Directors contract for a period of one year from the date of January 1, 2025, to December 31, 2025.

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion: approved

- B. Resolution No. 2929- Authorization to enter into a 60-month lease for an IMI compliant postage meter from FP mailing solutions, in the amount of \$635.40 per year.

MOTION: By Vice Chairman Mary Beth Roffman, Second by Commissioner Jill Davis to enter into a 60-month lease for an IMI compliant postage meter from FP mailing solutions, in the amount of \$635.40 per year.

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion: approved

- C. Discussion for the purchase of a Certificate of deposit for the Business Activity Account.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to open a Certificate of deposit using funds from the Business Activity Account in the amount of \$100,000.00

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion: approved

Consent Agenda

1. Resolution No. 2930- Approval of the Request for Payment No.2, to Alliance Architecture in the amount of \$650.00 for the payment of Professional Services for Phase II of the Boiler and Ventilation Project at the Golden Arms Apartments, to be paid from IL-044 CFP 2022, 1480 fees and costs.
2. Resolution No. 2931- Request to Roll over and Retain the Certificate of Deposit #XXXXXXXX3245 in the Amount of \$100,000 From Morton Community Bank for 12 Months at a rate of 4.02% and 4.09% APY
3. Resolution No. 2932- Request to Roll over and Retain the Certificate of Deposit #XXXXXXXX2949 in the Amount of \$100,000 From Morton Community Bank for 12 Months at a rate of 4.02% and a 4.09% APY
4. Resolution No. 2933- Request to roll over and retain the Certificate of Deposit #xxxxxx1488 at First Pekin Savings Bank, in the amount of \$100,000 for a term of 12 months and a rate of 4.05%,
5. Resolution No. -2934 Request to roll over and retain the Certificate of Deposit #xxxxxx6988 at First Pekin Savings Bank, in the amount of \$100,000 for a term of 12 months and a rate of 4.05%,
6. Resolution No. 2935- Approval to Pay Request #2 to 1919 Architects in the amount of \$97.00 to be paid from IL-044 CFP 2022, 1480 Fees and Costs
7. Resolution No. 2936-Approval of the Request for Payment No. 7, to Tri-County Regional Planning Commission in the amount of \$1,903.20.00 for the payment of Professional Services for the Housing Authority Environmental Review, to be paid from IL-044 CFP 2023, 1480 fees and costs

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

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

General

1. Receive and file the Executive Director's report for August 2024
2. Receive and file the vacancy report as of July 2024, for Public Housing, Green Valley, Meadow View, Mackinaw, and Delavan Apartments.

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

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 5:43 PM.

Dave Volz, Chairman

Dennis D. Green, Secretary/Treasurer