

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 8, 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 Jill Davis

ABSENT: Commissioner Ann Trumpy, Vice-Chairman Mary Beth Roffman

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

Chairman Dave Volz requested a motion to approve the minutes of the September 10, 2024, Regular Meeting.

MOTION: By Commissioner Sharron Church, Second by Commissioner Jill Davis, to approve the minutes of the September 10, 2024, Regular Meeting.

Roll call vote as follows:

AYES: Commissioner Jill Davis, Commissioner Sharron Church, and Chairman Dave Volz

NAYS: None

ABSENT: Vice-Chairman Mary Beth Roffman, Commissioner Ann Trumpy

Motion approved

Chairman Dave Volz requested a motion to approve the minutes of the September 26, 2024, Special Meeting.

MOTION: By Commissioner Sharron Church, Second by Commissioner Jill Davis, to approve the minutes of the September 26, 2024, Special Meeting.

Roll call vote as follows:

AYES: Commissioner Jill Davis, Commissioner Sharron Church, and Chairman Dave Volz

NAYS: None

ABSENT: Vice-Chairman Mary Beth Roffman, Commissioner Ann Trumpy

Motion approved

The Chairman next called for a motion to approve the bills for payment for the Public Housing program in the amount of \$108,760.21, 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 \$108,760.21, as amended.

Roll call vote as follows:

AYES: Commissioner Jill Davis, Commissioner Sharron Church, and Chairman Dave Volz

NAYS: None

ABSENT: Vice-Chairman Mary Beth Roffman, Commissioner Ann Trumpy

Motion approved

The Chairman next requested a motion to approve the bills for payment for the Green Valley Apartments in the amount of \$3,079.15.

MOTION: By Commissioner Jill Davos, Second by Commissioner Sharron Church to approve the bills for payment for the Green Valley Apartments in the amount of \$3,079.15, as amended.

Roll call vote as follows:

AYES: Commissioner Jill Davis, Commissioner Sharron Church, and Chairman Dave Volz

NAYS: None

ABSENT: Vice-Chairman Mary Beth Roffman, Commissioner Ann Trumpy

Motion approved

The Chairman next requested a motion to approve the bills for payment for the Meadow View Apartments in the amount of \$4,752.40, as amended.

MOTION: By Commissioner Jill Davis, Second by Commissioner Sharron Church to approve the bills for payment for the Meadowview Apartments in the amount of \$4,752.40, as amended.

Roll call vote as follows:

AYES: Commissioner Jill Davis, Commissioner Sharron Church, and Chairman Dave Volz

NAYS: None

ABSENT: Vice-Chairman Mary Beth Roffman, Commissioner Ann Trumpy

Motion approved

A motion was then requested to approve the Mackinaw Apartments bills for payment in the amount of \$3,113.40

MOTION: By Commissioner Sharron Church, Second by Commissioner Jill Davis to approve the bills for payment for the Mackinaw Apartments in the amount of \$3,113.40.

AYES: Commissioner Jill Davis, Commissioner Sharron Church, and Chairman Dave Volz

NAYS: None

ABSENT: Vice-Chairman Mary Beth Roffman, Commissioner Ann Trumpy

Motion approved

A motion was then requested to approve the Delavan Apartments bills for payment in the amount of \$2,636.68.

MOTION: By Commissioner Jill Davis, second by Commissioner Sharron Church to approve the bills for payment for the Delavan Apartments in the amount of \$2,636.68, as amended.

AYES: Commissioner Jill Davis, Commissioner Sharron Church, and Chairman Dave Volz

NAYS: None

ABSENT: Vice-Chairman Mary Beth Roffman, Commissioner Ann Trumpy

Motion approved

A motion was then requested to approve the Business Activity bills for payment in the amount of \$945.81.

MOTION: By Commissioner Jill Davis, Second by Commissioner Sharron Church to approve the bills for payment for the Business Activity in the amount of \$945.81.

AYES: Commissioner Jill Davis, Commissioner Sharron Church, and Chairman Dave Volz

NAYS: None

ABSENT: Vice-Chairman Mary Beth Roffman, Commissioner Ann Trumpy

Motion approved

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

MOTION: By Commissioner Sharron Church, Second by Commissioner Jill Davis to review and file the July financials for the Public Housing, Green Valley, Meadowview, and Mackinaw Apartments.

Roll call vote as follows:

AYES: Commissioner Jill Davis, Commissioner Sharron Church, and Chairman Dave Volz

NAYS: None

ABSENT: Vice-Chairman Mary Beth Roffman, Commissioner Ann Trumpy

Motion approved

Chairman Dave Volz then requested a motion to review and file the August financials for the Delavan Apartments.

MOTION: By Commissioner Sharron Church, Second by Commissioner Jill Davis to review and file the August financials for the Delavan Apartments.

Roll call vote as follows:

AYES: Commissioner Jill Davis, Commissioner Sharron Church, and Chairman Dave Volz

NAYS: None

ABSENT: Vice-Chairman Mary Beth Roffman, Commissioner Ann Trumpy

Motion approved

Public Presentation:

No one from the Public was present

Commissioners Training:

NONE

Old Business:

A. NONE

Attorney Scott Kriegsman left the meeting at 5:20 PM

New Business:

- A. Resolution No. 2958 -Request to award a contract to Home Comfort, Inc, in the amount of \$4,890 for the insulation of the crawl space in the 509 East Cedar St building at the Delavan apartments.

MOTION: By Commissioner Sharron Church, Second by Commissioner Jill Davis to enter into a contract with Home Comfort, Inc, in the amount of \$4,890.00 for the insulation of the crawl space in the 509 East Cedar St building at the Delavan apartments.

Roll call vote as follows:

AYES: Commissioner Jill Davis, Commissioner Sharron Church, and Chairman Dave Volz

NAYS: None

ABSENT: Vice-Chairman Mary Beth Roffman, Commissioner Ann Trumpy

Motion: approved

- B. Resolution No. 2959- Request to award a contract to A Cut Above Tree Service, in the amount of \$4,200 for the removal of two trees at the Broadway apartments.

MOTION: By Commissioner Sharron Church, Second by Commissioner Jill Davis to award a contract to A Cut Above Tree Service, in the amount of \$4,200 for the removal of two trees at the Broadway apartments.

Roll call vote as follows:

AYES: Commissioner Jill Davis, Commissioner Sharron Church, and Chairman Dave Volz

NAYS: None

ABSENT: Vice-Chairman Mary Beth Roffman, Commissioner Ann Trumpy

Motion: approved

Consent Agenda

1. Resolution No. 2960-Approval of the request for payment No.2 to Schemel Companies, Inc in the amount of \$63,885.00 for the replacement of kitchen cabinets at the Broadway Apartments, to be paid from IL-044 CFP 2022, 1480 dwelling units-interior.
2. Resolution No.2961- Request to Accept the Proposal from Blue Cross/Blue Shield to Provide Employee Health Insurance in The Amount Of \$11,919.57 per month for 7 employees, and Dental Insurance in the amount of \$351.40 per month for 7 employees, for the period of December 1, 2024, through November 30, 2025.
3. Resolution No.2962- Request for payment No.1 to PIPCO Companies, Ltd , in the amount of \$ 210,999.93 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.
4. Resolution No.2963- Request for payment No.1Final to R. Maquet Plumbing, Inc., in the amount of \$ 1,662.50 for plumbing in preparation of the installation of the kitchen cabinets at the Broadway Apartments, to be paid from IL-044 CFP 2022, 1480 dwelling units-interior

MOTION: By, Commissioner Sharron Church Second by Commissioner Jill Davis to approve the Consent Agenda

Roll call vote as follows:

AYES: Commissioner Jill Davis, Commissioner Sharron Church, and Chairman Dave Volz

NAYS: None

ABSENT: Vice-Chairman Mary Beth Roffman, Commissioner Ann Trumpy

Motion: approved

General

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

MOTION: By Commissioner Jill Davis, Second by Commissioner Sharron Church to receive and file the Executive Director's and Vacancy Report

Having completed all business for the evening, the Chairman called for a motion to adjourn. A motion was made by Commissioner Sharron Church, seconded by, Commissioner Jill Davis to adjourn the meeting. Roll call vote taken. Motion carried unanimously. The meeting adjourned at 5:55 PM.

Dave Volz, Chairman

Dennis D. Green, Secretary/Treasurer