

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 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 Sharron Church, Commissioner Jill Davis
Commissioner Ann Trumpy, 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 October 8, 2024, Regular Meeting.

MOTION: By Vice Chairman Mary Beth Roffman, Second by Commissioner Jill Davis, to approve the minutes of the October 8, 2024, Regular Meeting.

Roll call vote as follows:

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

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 \$92,949.91, as amended.

MOTION: By: Commissioner Ann Trumpy, Second by Commissioner Sharron Church to approve the bills for payment for the public housing program in the amount of \$92,949.91, as amended.

Roll call vote as follows:

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

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 \$3,272.46.

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 \$3,272.46, as amended.

Roll call vote as follows:

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

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 \$3,417.52, 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 \$3,417.52, as amended.

Roll call vote as follows:

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

NAYS: None

ABSENT: NONE

Motion approved

A motion was then requested to approve the Mackinaw Apartments bills for payment in the amount of \$2,715.53

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to approve the bills for payment for the Mackinaw Apartments in the amount of \$2,715.53.

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

NAYS: None

ABSENT: NONE

Motion approved

A motion was then requested to approve the Delavan Apartments bills for payment in the amount of \$2,294.21, as amended.

MOTION: By Vice Chairman Mary Beth Roffman, second by Commissioner Ann Trumpy to approve the bills for payment for the Delavan Apartments in the amount of \$2,294.21, as amended.

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

NAYS: None

ABSENT: NONE

Motion approved

A motion was then requested to approve the Business Activity bills for payment in the amount of \$966.58.

MOTION: By Commissioner Jill Davis, Second by Vice Chairman Mary Beth Roffman to approve the bills for payment for the Business Activity in the amount of \$966.58.

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

NAYS: None

ABSENT: NONE

Motion approved

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

MOTION: By Commissioner Jill Davis, Second by Vice Chairman Mary Beth Roffman to review and file the August/September 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
Vice-Chairman Mary Beth Roffman, Commissioner Ann Trumpy

NAYS: None

ABSENT: NONE

Motion approved

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

MOTION: By Vice Chairman Mary Beth Roffman, Second by Commissioner Ann Trumpy to review and file the September financials for the Delavan Apartments.

Roll call vote as follows:

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

NAYS: None

ABSENT: NONE

Motion approved

Public Presentation:

No one from the Public was present

Commissioners Training:

Fiscal Year 25 Appropriations – HUD Budget

The Executive Director reviewed a chart provided by the Public Housing Authorities Directors Association (PHADA), comparing HUD program budgets for fiscal year 2024 with budgets

proposed by the administration and both Houses of Congress for fiscal year 2025.

Old Business:

A. NONE

New Business:

A. Resolution No. 2964- Request Approval to gift \$10,000.00 from the PHA Non-Federal funds Business Activity Account to the Mackinaw Apartments Operating Account to cover a financial shortfall caused by the high vacancy rate and one non-rental assistance unit for Fiscal Year 2024.

MOTION: By Commissioner Sharron Church, Second by Commissioner Ann Trumpy to gift \$10,000.00 from the PHA Non-Federal funds Business Activity Account to the Mackinaw Apartments Operating Account to cover a financial shortfall caused by the high vacancy rate and one non-rental assistance unit for Fiscal Year 2024.

Roll call vote as follows:

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

NAYS: None

ABSENT: NONE

Motion approved

B. Resolution No. 2965- Receive and file the Financial audit report for the 2023 Fiscal Year

MOTION: By Commissioner Ann Trumpy, Second by Vice Chairman Mary Beth Roffman to Receive and file the Financial audit report for the 2023 Fiscal Year

Roll call vote as follows:

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

NAYS: None

ABSENT:

Motion: approved

C. Resolution No. 2966- Request to use funds from the Business Activity Account to purchase a Certificate of deposit in the amount of \$50,000, from Morton Community bank for a term of 3 months at a rate of 4.02% and a 4.09% APY

MOTION: By Commissioner Jill Davis, Second by Commissioner Ann Trumpy to purchase a Certificate of deposit in the amount of \$50,000, from Morton Community bank for a term of 3 months at a rate of 4.02% and a 4.09% APY Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion: approved

D. Resolution No. 2967- Request to open a Certificate of deposit in the amount of \$50,000 from Morton Community bank for 6 months at a rate of 4.31% and a 4.40% APY

MOTION: By Commissioner Jill Davis, Second by Vice Chairman Mary Beth Roffman to open a Certificate of deposit in the amount of \$50,000 from Morton Community bank for 6 months at a rate of 4.31% and a 4.40% APY Roll call vote as follows:

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

NAYS: None

ABSENT: NONE

Motion: approved

Consent Agenda

1. Resolution No. 2968- Approval of the Request for Payment No.3, to Alliance Architecture in the amount of \$4,552.32 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. 2969- Approval of the request for payment No.3 to Schemel Companies, Inc

in the amount of \$39,330 for the replacement of kitchen cabinets at the Broadway Apartments, to be paid from IL-044 CFP 2022, 1480 dwelling units-interior

3. Resolution No. 2970- Request for payment No.2 to PIPCO Companies, Ltd, in the amount of \$ 111,748.18 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

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

Roll call vote as follows:

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

NAYS: None

ABSENT: NONE

Motion: approved

General

1. Receive and file the Executive Director's report for November 2024

The Executive Director discussed efforts to fill vacant units. He reported that annual physical inspections of the properties would be conducted by U.S. Inspections Group November 18th – 21st. An update of modernization projects was provided, and he commented on the Halloween Trunk or Treat event held for the residents.

2. Receive and file the vacancy report as of October 31, 2024, for Public Housing, Green Valley, Meadow View, Mackinaw, and Delavan Apartments.

MOTION: By Vice Chairman Mary Beth Roffman, Second by Commissioner Ann Trumpy to receive and file the Executive Director's and Vacancy Report.

Roll call vote as follows:

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

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 6:05 PM.

Dave Volz, Chairman

Dennis D. Green, Secretary/Treasurer