

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 January 14, 2025, 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 Vice Chairman Mary Beth Roffman with roll call taken and those present as follows:

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

ABSENT: None

ALSO PRESENT: Dennis Green, Executive Director, Scott Kriegsman, PHA Attorney
Vice Chairman Mary Beth Roffman requested a motion to approve the minutes of the December 10, 2024, Regular Meeting.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Jill Davis, to approve the minutes of the December 10, 2024, Regular Meeting.

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

The Vice-Chairman next called for a motion to approve the bills for payment for the Public Housing program in the amount of \$116,835.80, as amended.

MOTION: By: Commissioner Sharron Church, Second by Commissioner Ann Trumpy to approve the bills for payment for the public housing program in the amount of \$116,835.80, as amended.

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

The Vice-Chairman next requested a motion to approve the bills for payment for the Green Valley Apartments in the amount of \$3,486.80.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Jill Davis to approve the bills for payment for the Green Valley Apartments in the amount of \$3,486.80.

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

The Vice-Chairman next requested a motion to approve the bills for payment for the Meadow View Apartments in the amount of \$2,809.89.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Jill Davis to approve the bills for payment for the Meadowview Apartments in the amount of \$2,809.89.

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

A motion was then requested to approve the Mackinaw Apartments bills for payment in the amount of \$3,212.27

MOTION: By Commissioner Jill Davis, Second by Commissioner Sharron Church to approve the bills for payment for the Mackinaw Apartments in the amount of \$3,212.27.

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

NAYS: None

ABSENT: None

Motion approved

A motion was then requested to approve the Delavan Apartments bills for payment in the amount of \$3,088.92.

MOTION: By Commissioner Ann Trumpy, second by Commissioner Sharron Church to approve the bills for payment for the Delavan Apartments in the amount of \$3,088.92.

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

NAYS: None

ABSENT: None

Motion approved

A motion was then requested to approve the Business Activity bills for payment in the amount of \$979.53.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Jill Davis to approve the bills for payment for the Business Activity in the amount of \$979.53.

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

NAYS: None

ABSENT: None

Motion approved

Vice Chairman Mary Beth Roffman then requested a motion to review and file the November Financial Reports for the Public Housing, Green Valley, Meadowview, and Mackinaw Apartments.

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

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

Vice Chairman Mary Beth Roffman then requested a motion to review and file the November financials for the Delavan Apartments.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Jill Davis to review and file the November financials for the Delavan Apartments.

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

Public Presentation:

No one from the Public was present

Commissioners Training:

None

Old Business:

A. NONE

New Business:

Resolution No. 2989– Authorization to enter into a contract with TSR Concrete Coatings to prepare floors and apply Polyurea basecoat with acrylic chips and topcoat to two entryways in the 801 and 805 buildings at the Meadowview Apartments, in the amount of \$4,500.00 per the proposed contract.

MOTION: By Commissioner Jill Davis, Second by Commissioner Ann Trumpy to enter into a contract with TSR Concrete Coatings to prepare floors and apply Polyurea basecoat with acrylic chips and topcoat to two entryways in the 801 and 805 buildings at the Meadowview Apartments, in the amount of \$4,500.00 per the proposed contract.

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

Resolution No. 2990- Authorization to enter into a contract with Top Notch Auto for the replacement of the head gasket in the Housing Authority F-350 maintenance truck, in the amount of \$3,000.00 to be paid from the Housing Authority Operations Account.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Jill Davis to enter into a contract with Top Notch Auto for the replacement of the head gasket in the Housing Authority F-350 maintenance truck, in the amount of \$3,000.00 to be paid from the Housing Authority Operations Account.

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

Resolution No. 2991- Authorization to purchase a walk behind floor scrubber from Atlas Supply Company, in the amount of \$ 7,660.80 plus freight charges, to be paid from the Business Activity Account

MOTION: By Commissioner Jill Davis, Second by Commissioner Sharron Church to Authorize the purchase of a walk behind floor scrubber from Atlas Supply Company, in the amount of \$ 7,660.80 plus freight charges, to be paid from the Business Activity Account

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

Resolution No. 2992- Authorization to purchase cluster mailboxes for the Golden Arms Apartments from Salsbury Industries in the amount of \$5,202.00, to be paid from the Business Activity Account

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to purchase cluster mailboxes for the Golden Arms Apartments from Salsbury Industries in the amount of \$5,202.00, to be paid from the Business Activity Account

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

Consent Agenda

Pulled for Discussion

None

1. Resolution No. 2993- Approval to increase the standard mileage rate reimbursement, according to the IRS publication dated December 19, 2024, from 67 cents to 70 cents per mile effective January 1, 2025, through December 31, 2025

MOTION: By, Commissioner Sharron Church, Second by Commissioner Ann Trumpy to approve the Consent Agenda

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion: approved

General

1. Receive and file the Executive Director's report for January 2025
The Executive Director reported the Green Valley Apartments were inspected by a USDA contractor on December 3rd.
2. Receive and file the vacancy report as of December 31, 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 Report and Vacancy Report.

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion: approved

Having completed all business for the evening, the Vice-Chairman called for a motion to adjourn. A motion was made by Commissioner Ann Trumpy, seconded by, Commissioner Sharron Church to adjourn the meeting. Roll call vote taken. Motion carried unanimously. The meeting adjourned at 5:44 PM.

Mary Beth Roffman, Vice-Chairman

Dennis D. Green, Secretary/Treasurer