

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, May 8, 2018 in the boardroom of the Housing Authority's general office at 1901 Broadway in Pekin, Illinois. The meeting was called to order at 5:00 P.M. by the Chairman Karl Jordan with roll call taken and those present as follows:

PRESENT: Commissioner Ann Trumpy, Commissioner Robert Small and Chairman Karl Jordan

ABSENT: Commissioner Shirley Moore and Commissioner Dave Volz

ALSO PRESENT: Executive Director, Dennis Green and Attorney Scott Kriegsman
Chairman Karl Jordan requested the approval of the minutes, of the April 10, 2018 regular Meeting.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Robert Small, to approve the minutes, of the April 10, 2018 regular Meeting. Roll call vote as follows:

AYES: Commissioner Ann Trumpy, Commissioner Robert Small, and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Dave Volz, Commissioner Shirley Moore

Motion passed

Chairman Karl Jordan requested the approval of the minutes, of the April 10, 2018 Annual Meeting.

MOTION: By Commissioner Robert Small, Second by Commissioner Ann Trumpy, to approve the minutes, of the April 10, 2018 Annual Meeting. Roll call vote as follows:

AYES: Commissioner Ann Trumpy, Commissioner Robert Small, and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Dave Volz, Commissioner Shirley Moore

Motion passed

The Chairman next called for a motion to approve the bills for payment for the Public Housing program in the amount of \$74,505.66, as amended.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Robert Small to approve the bills for payment for the public housing program in the amount of \$74,505.66, as amended.

AYES: Commissioner Ann Trumpy, Commissioner Robert Small, and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Dave Volz, Commissioner Shirley Moore

Motion passed

The Chairman next requested a motion to approve the bills for payment for the Green Valley Apartments in the amount of \$3,779.87.

MOTION: By Commissioner Robert Small, Second by Commissioner Ann Trumpy, to approve the bills for payment for the Green Valley Apartments in the amount of \$3,779.87.

AYES: Commissioner Ann Trumpy, Commissioner Robert Small, and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Dave Volz, Commissioner Shirley Moore

Motion passed

The Chairman next requested a motion to approve the bills for payment for the Meadow View Apartments in the amount of \$3,436.59.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Robert Small, to approve the bills for payment for the Meadow View Apartments in the amount of \$3,436.59, as amended.

AYES: Commissioner Ann Trumpy, Commissioner Robert Small, and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Dave Volz, Commissioner Shirley Moore

Motion passed

A motion was then requested to approve the Mackinaw Apartments bills for payment in the amount of \$2,460.30.

MOTION: By Commissioner Robert Small, Second by Commissioner Ann Trumpy, to approve Mackinaw Apartments bills for payment in the amount of \$2,460.30

AYES: Commissioner Ann Trumpy, Commissioner Robert Small, and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Dave Volz, Commissioner Shirley Moore

Motion passed

Public Presentation:

No one was present from the public

Commissioners Training:

Review of PHA Newsletter-Spring 2018 as received from U.S. Department of Housing Development that discussed the Department's future plans for Public Housing. Included was the FY 2018 budget passed by Congress along with discussion of the FY 2019 budget proceedings.

Old Business:

- A. Update on the Management Plan for the Delavan Apartments
- B. Resolution No.2322 –Request to award a contract for the asbestos abatement at the Golden Arms apartments for the plumbing renovations under CFP IL06P044-501-16

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Robert Small, to table the Request to award a contract for the asbestos abatement at the Golden Arms apartments for the plumbing renovations under CFP IL06P044-501-16, for lack of appropriate responses.

AYES: Commissioner Ann Trumpy, Commissioner Robert Small, and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Dave Volz, Commissioner Shirley Moore

Motion: tabled

- C. Board Action Request to re-instate the vacation carry over policy as it exists in the Employee Handbook.

MOTION: By Commissioner Robert Small, Second by Commissioner Ann Trumpy, to re-instate the vacation carry over policy as it exists in the Employee Handbook.

AYES: Commissioner Ann Trumpy, Commissioner Robert Small, and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Dave Volz, Commissioner Shirley Moore

Motion: passed

New Business

- A. Resolution No. 2323- Request to award a contract for the Website Redesign to McD Digital in the amount of \$14,750.00.

MOTION: By Commissioner Robert Small, Second by Commissioner Ann Trumpy, to award a contract for the Website Redesign

AYES: Commissioner Ann Trumpy, Commissioner Robert Small, and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Dave Volz, Commissioner Shirley Moore

Motion: passed

B. Discussion on the new Smoke-Free Housing Policy

MOTION: No Action to be taken at this time. General consensus was that 1st draft looked good.

Chairman Karl Jordan then addressed the Consent Agenda asking if there were any items to be pulled for discussion. None were pulled.

The Chairman requested a motion to approve Item(s) No.1-5of the Consent Agenda.

1. Resolution No.2324- Approval of Payment in Lieu of Taxes for Public Housing in the amount of \$21,005.38
2. Resolution No.2325 – Approval of Payment in Lieu of Taxes for the Meadow View Apartments in the amount of \$6,427.01
3. Resolution No.2326 – Approval of Payment in Lieu of Taxes for the Green Valley Apartments in the amount of \$6,243.89
4. Resolution No.2327 – Approval of Payment in Lieu of Taxes for the Mackinaw Apartments in the amount of \$4,275.28
5. Receive and file the vacancy report as of April 30, 2018, for Public Housing, Green Valley, Meadow View, and Mackinaw.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Robert Small to approve items 1-5 on the Consent Agenda

AYES: Commissioner Ann Trumpy, Commissioner Robert Small, and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Dave Volz, Commissioner Shirley Moore

Motion: passed

The Executive Director reviewed his May report for the Board. He commented on the progress that has been made in order to reach 96% occupancy at the end of April. He also reported on the status of the plumbing upgrade project at Golden Arms Apartments.

A motion was made by Commissioner Ann Trumpy, seconded by Commissioner Robert Small, to receive and file the Executive Director's report. Roll call vote was taken. Motion carried unanimously. The Executive Director read the letter of resignation from Commissioner Shirley Moore. Commissioner Moore is resigning her commission due to health reasons, effective May 8, 2018. There is approximately 1 ½ years left on her commission. Chairman Karl Jordan then asked for a motion to accept the resignation of Commissioner Shirley Moore. Motion was made by Commissioner Robert Small and seconded by Commissioner Ann Trumpy. The motion carried unanimously. Chairman Jordan commended Commissioner Moore for her 16 years of loyal service to the Housing Authority.

Having completed all business for the evening, the Chairman called for a motion to adjourn. A motion was made by Commissioner Robert Small, seconded by Commissioner Ann Trumpy, to adjourn the meeting. Roll call vote was taken. Motion carried unanimously. The meeting was adjourned at 6:13 PM.

Dennis D. Green, Secretary/Treasurer

Karl Jordan, Chairman