

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 April 9, 2019, 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 Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

ABSENT: None

ALSO PRESENT: Executive Director, Dennis Green and Attorney Scott Kriegsman  
Chairman Karl Jordan requested the approval of the minutes, of the March 12, 2019 regular Meeting.

MOTION: By Commissioner Dave Volz, Second by Commissioner Ann Trumpy, to approve the minutes, of the March 12, 2019 regular Meeting, Roll call vote as follows:

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

The Chairman next called for a motion to approve the bills for payment for the Public Housing program in the amount of \$85,930.59, as amended.

MOTION: By: Commissioner Dave Volz, Second by Commissioner Ann Trumpy to approve the bills for payment for the public housing program in the amount of \$85,930.59, as amended.

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

The Chairman next requested a motion to approve the bills for payment for the Green Valley Apartments in the amount of \$7,045.26.

MOTION: By Commissioner Dave Volz, Second by Commissioner Sharron Church to approve the bills for payment for the Green Valley Apartments in the amount of \$7,045.26, as amended.

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

The Chairman next requested a motion to approve the bills for payment for the Meadow View Apartments in the amount of \$3,318.06.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Dave Volz to approve the bills for payment for the Meadowview Apartments in the amount of \$3,318.06.

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

A motion was then requested to approve the Mackinaw Apartments bills for payment in the amount of \$3,037.97, as amended.

MOTION: By Commissioner Mary Beth Roffman, Second by Commissioner Ann Trumpy to approve the bills for payment for the Mackinaw Apartments in the amount of \$3,037.97, as amended.

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

A motion was then requested to approve the Delavan Apartments bills for payment in the amount of \$3,808.57, as amended.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Mary Beth Roffman to approve the bills for payment for the Delavan Apartments in the amount of \$3,808.57, as amended

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

Chairman Karl Jordan then requested a motion to review and file the December 2018 Financial Statements for the Public Housing, Green Valley, Meadowview and Mackinaw.

MOTION: By Commissioner Dave Volz, Second by Commissioner Ann Trumpy to review and file the December 2018 Financial Statements for the Public Housing, Green Valley, Meadowview and Mackinaw.

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

**Public Presentation:**

No one present

**Commissioners Training:**

Notice of Changes reported by PHA Pension Administrator

The Executive Director explained that the Housing Authority's Third Party Pension Administrator, Billings and Co, sold their firm to Group RHI. Group RHI, an investment company has recently purchased several firms in the pension service industry. The Board viewed the Group RHI website to gain a better understanding of the firm.

**Old Business:**

- A. Resolution No. 2397-Request Authorization To Amend The Contract With Keith Engineering For Additional Design Work, Site Visits, Contractor Coordination, Submittal Reviews And Approvals Related The Asbestos Abatement For The Golden Arms Apartment Remodel Project In The Amount Of \$1,312.50 Under CFP Grants I106p044 501-16, And 501-17, Account No. 1430 Fees And Costs

MOTION: By Commissioner Dave Volz, Second by Commissioner Ann Trumpy to Amend The Contract With Keith Engineering For Additional Design Work, Site Visits, Contractor Coordination, Submittal Reviews And Approvals Related The Asbestos Abatement For The Golden Arms Apartment Remodel Project In The Amount Of \$1,312.50 Under CFP Grants I106p044 501-16, And 501-17, Account No. 1430 Fees And Costs

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

- B. Resolution No. 2398-Request For Payment No. 3 Final, To Keith Engineering Design, In The Amount Of \$1,312.50 For The Engineering And Design Work On

The Golden Arms Plumbing Renovation Under CFP Grant II06p044 501-16 And 501-17, 1430-Fees And Costs

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Mary Beth Roffman to Make Payment No. 3 Final, To Keith Engineering Design, In The Amount Of \$1,312.50 For The Engineering And Design Work On The Golden Arms Plumbing Renovation Under CFP Grant II06p044 501-16 And 501-17, 1430-Fees And Costs

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

**New Business**

A. Resolution No. 2399- Request Authorization to Negotiate a Contract with Alliance Architecture to perform professional services under CFP Grants IL06P044 501-18, 501-19, and 501-20, Account No. 1430 Fees and Costs

MOTION: By Commissioner Mary Beth Roffman, Second by Commissioner Ann Trumpy to Negotiate a Contract with Alliance Architecture to perform professional services under CFP Grants IL06P044 501-18, 501-19, and 501-20, Account No. 1430 Fees and Costs

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

B. Resolution No. 2400- Request To Withdraw Funds From Certificate Of Deposit #6220626727 At Commerce Bank In The Amount Of \$100,000.00

MOTION: By Commissioner Mary Beth Roffman, Second by Commissioner Ann Trumpy to Withdraw Funds From Certificate Of Deposit #6220626727 At Commerce Bank In The Amount Of \$100,000.00

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

C. Resolution No. 2401- Request to Purchase Certificate Of Deposit in The Amount Of \$100,000 From Heartland Bank For 15 Months At 2.17% Apy

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Mary Beth Roffman to Purchase Certificate Of Deposit in The Amount Of \$100,000 From Heartland Bank For 15 Months At 2.17% Apy

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

D. Resolution No. 2402- Authorization To Retain And Change The Term Of The Certificate Of Deposit # 1200001428 At First Pekin Savings Bank, In The Amount Of \$100,000, From 18 Months To 16 Months Increasing The Rate From .99% To 2.13%

MOTION: By Commissioner Dave Volz, Second by Commissioner Sharron Church to Retain and Change the Term of the Certificate Of Deposit # 1200001428 at First Pekin Savings Bank, In The Amount Of \$100,000, From 18 Months to 16 Months Increasing the Rate From .99% To 2.13%

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

E. Review of bids for tree removal and pruning at Delavan Apartments

The bid from B&W was approved, contingent upon the owner's approval, in the amount \$5,500

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

The Chairman requested a motion to approve Item(s) No.1-2 of the Consent Agenda.

1. Resolution No. 2403- Request To Renew The Contract With Kone, Inc. For The Maintenance On The Elevator At The Golden Arms Apartments, In The Amount Of \$419.10 Per Quarter
2. Receive and file the vacancy report as of March 30, 2019 for Public Housing, Green Valley, Meadow View, and Mackinaw Apartments.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Dave Volz to Receive and file the vacancy report as of March 30, 2019 for Public Housing, Green Valley, Meadow View, and Mackinaw Apartments.

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

The Executive Director reviewed his April report for the Board, reporting that Daniel Sherrod, Chicago Field office Director for HUD has been reassigned and Shirley Wong is serving as the Interim Director.

A motion was made by Commissioner Dave Volz, seconded by Commissioner Mary Beth Roffman, to receive and file the Executive Director's report. Roll call vote was taken. Motion carried unanimously.

Having completed all business for the evening, the Chairman called for a motion to adjourn. A motion was made by Commissioner Dave Volz, seconded by Commissioner Mary Beth Roffman, to adjourn the meeting. Roll call vote was taken. Motion carried unanimously. The meeting was adjourned at 6:31 PM.

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Dennis D. Green, Secretary/Treasurer

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Karl Jordan, Chairman