

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 June 11, 2019, 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 the Chairman Karl Jordan with roll call taken and those present as follows:

PRESENT: Commissioner Ann Trumpy Commissioner Sharron Church, Commissioner Dave Volz, and Chairman Karl Jordan

ABSENT: Commissioner Mary Beth Roffman

ALSO PRESENT: Executive Director, Dennis Green

Chairman Karl Jordan requested the approval of the minutes of the May 14, 2019 regular Meeting.

MOTION: By Commissioner Dave Volz, Second by Commissioner Sharron Church, to approve the minutes, of the May 14, 2019 regular Meeting, Roll call vote as follows:

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

NAYS: None

ABSENT: Commissioner Mary Beth Roffman

Motion passed

The Chairman next called for a motion to approve the bills for payment for the Public Housing program in the amount of \$78,331.86, as amended.

MOTION: By: Commissioner Ann Trumpy, Second by Commissioner Dave Volz to approve the bills for payment for the public housing program in the amount of \$78,331.86, as amended.

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

NAYS: None

ABSENT: Commissioner Mary Beth Roffman

Motion passed

The Chairman next requested a motion to approve the bills for payment for the Green Valley Apartments in the amount of \$2,130.11.

MOTION: By Commissioner Dave Volz, Second by Commissioner Ann Trumpy to approve the bills for payment for the Green Valley Apartments in the amount of \$2,130.11, as amended.

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

NAYS: None

ABSENT: Commissioner Mary Beth Roffman

Motion passed

The Chairman next requested a motion to approve the bills for payment for the Meadow View Apartments in the amount of \$2,742.05 as amended.

MOTION: By Commissioner Sharron Church, Second by Commissioner Dave Volz to approve the bills for payment for the Meadowview Apartments in the amount of \$2,742.05, as amended.

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

NAYS: None

ABSENT: Commissioner Mary Beth Roffman

Motion passed

A motion was then requested to approve the Mackinaw Apartments bills for payment in the amount of \$3,066.47, as amended.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Dave Volz to approve the bills for payment for the Mackinaw Apartments in the amount of \$3,066.47, as

amended.

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

NAYS: None

ABSENT: Commissioner Mary Beth Roffman

Motion passed

A motion was then requested to approve the Delavan Apartments bills for payment in the amount of \$4,097.64, as amended.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to approve the bills for payment for the Delavan Apartments in the amount of \$4,097.64, as amended

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

NAYS: None

ABSENT: Commissioner Mary Beth Roffman

Motion passed

Chairman Karl Jordan then requested a motion to review and file the March 2019 Financial Statements for the Public Housing, Green Valley, Meadowview, Mackinaw and Delavan Apartments.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to review and file the March 2019 Financial Statements for the Public Housing, Green Valley, Meadowview, Mackinaw and Delavan Apartments.

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

NAYS: None

ABSENT: Commissioner Mary Beth Roffman

Motion passed

Public Presentation:

No one present

Commissioners Training:

Voluntary Repositioning-Process for small PHA's to Convert Public Housing to Vouchers
The Executive Director discussed the federal government's latest effort to encourage Housing Authorities to remove their properties from the Low Rent (Public Housing) program by relaxing some of the requirements to convert properties to vouchers. HUD staff has been directed to discuss what they are calling "Voluntary Repositioning" with their smaller housing authorities. He provided HUD Notice 2019-05 (HA) along with information from the National Low Income Housing Coalition that explains the latest initiative to reduce the public housing stock. He noted that some housing authorities have begun converting their properties while others are taking a "Wait and See" approach. The opportunity may be particularly appealing to those agencies that have properties they would like to dispose of due to condition or vacancy issues.

Old Business:

Discussion on current CD Rates

The Executive Director explained that the CD purchase that was approved at the April 9th meeting was not completed because the special rate offered by Heartland Bank had expired by the time the Commerce CD was cashed in and the funds were available to purchase the authorized CD from Heartland Bank at a special rate of 2.17%. In reviewing investment alternatives for the funds, it was determined that no other financial institution was offering a rate even close. Some suggested that we check with them after July 1st as they may be offering a special rate at that time. In light of the current situation, the Executive Director recommended opening a Treasury Direct account to purchase Treasury Bills which are currently paying around 2% interest. The Commissioners supported the recommendation.

New Business

A. Resolution No. 2418-Request to authorize the purchase of a used truck and snow

plow not to exceed \$10,000.00 in cost

MOTION: No motion called for: All agreed to a consensus

The Executive Director requested approval to purchase a used truck with a snowblade in order to service snowplowing needs at the properties for an amount not to exceed \$10,000. Discussion followed and the Resolution was not acted upon at this time, however the Commissioners agreed to a purchase by consensus. The staff will begin a search for an appropriate piece of equipment to purchase.

B. Resolution No. 2419-Request for payment No. 1 to Alliance Architect for the Schematic Design phase of the Park Ridge Estates Exterior Remodeling Project, pay from CFP IL-044501-17, 1430 Fees and Costs, in the amount of \$1,518.30

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Dave Volz to approve payment No.1 to Alliance Architect for the Schematic Design phase of the Park Ridge Estates Exterior Remodeling Project, paid from CFP IL-044501-17, 1430 Fees and Costs, in the amount of \$1,518.30

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

NAYS: None

ABSENT: Commissioner Mary Beth Roffman
Motion passed

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.1-8 of the Consent Agenda.

1. Resolution No. 2411- Authorization to Charge Off Past Due Accounts for Public Housing in the amount of \$6,463.00
2. Resolution No. 2412- Authorization to Write Off Items in the Fixed Asset Inventory for Public Housing in the amount of \$77,951.82
3. Resolution No. 2413- Authorization to Write Off Items in the Fixed Asset Inventory for the Delavan Apartments in the amount of \$500.00
4. Resolution No. 2414- Request For Payment To Assisted Housing Risk Management Association In The Amount Of \$17,276.38 For Property, Liability, Auto, And Workmen's Compensation Coverage For Public Housing For July Through September 2019
5. Resolution No. 2415- Request For Payment To Assisted Housing Risk Management Association In The Amount Of \$867.30 For Property, Liability, And Workmen's Compensation Coverage For The Green Valley Apartments From July through September 2019
6. Resolution No. 2416-Request For Payment To Assisted Housing Risk Management Association In The Amount Of \$886.34 For Property, Liability, And Workmen's Compensation Coverage For The Meadow View Apartments From July Through September 2019
7. Resolution No. 2417-Request For Payment To Assisted Housing Risk Management Association In The Amount Of \$587.48 For Property, Liability, And Workmen's Compensation Coverage For The Mackinaw Apartments From July Through September 2019
8. Receive and file the vacancy report as of May 31, 2019 for Public Housing, Green Valley, Meadow View, and Mackinaw Apartments.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Dave Volz to approve items 1-8 of the Consent Agenda

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

NAYS: None

ABSENT: Commissioner Mary Beth Roffman

Motion passed

The Executive Director reviewed his June report for the Board

A motion was made by Commissioner Dave Volz, seconded by Commissioner Ann Trumpy, to receive and file the Executive Director's June report. Roll call vote was taken. Motion carried unanimously. The closed session scheduled to review closed session minutes was not held due to the absence of the Board Attorney.

Having completed all business for the evening, the Chairman called for a motion to adjourn. A motion was made by Commissioner Ann Trumpy, seconded by Commissioner Dave Volz, to adjourn the meeting. Roll call vote was taken. Motion carried unanimously. The meeting was adjourned at 5:33 PM.

Dennis D. Green, Secretary/Treasurer

Karl Jordan, Chairman