

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 September 10, 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 Vice Chairman Dave Volz with roll call taken and those present as follows:

PRESENT: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Mary Beth Roffman and Chairman Karl Jordan

ABSENT: Commissioner Ann Trumpy

ALSO PRESENT: Executive Director, Dennis Green, PHA Attorney Scott Kriegsman

Vice Chairman Dave Volz requested the approval of the minutes of the August 13, 2019 regular Meeting.

MOTION: By Commissioner Sharron Church, Second by Commissioner Mary Beth Roffman, to approve the minutes, of the August 13, 2019 regular Meeting.

Roll call vote as follows:

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

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion passed

The Vice Chairman next called for a motion to approve the bills for payment for the Public Housing program in the amount of \$71,565.54, as amended.

MOTION: By: Commissioner Sharron Church, Second by Commissioner Mary Beth Roffman to approve the bills for payment for the public housing program in the amount of \$71,565.54, as amended.

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

NAYS: None

ABSENT: Commissioner Ann Trumpy,

Motion passed

The Vice Chairman next requested a motion to approve the bills for payment for the Green Valley Apartments in the amount of \$4,380.81.

MOTION: By Commissioner Mary Beth Roffman, Second by Commissioner Sharron Church to approve the bills for payment for the Green Valley Apartments in the amount of \$4,380.81, as amended.

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

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion passed

The Vice Chairman next requested a motion to approve the bills for payment for the Meadow View Apartments in the amount of \$2,378.43.

MOTION: By Commissioner Sharron Church, Second by Commissioner Mary Beth Roffman to approve the bills for payment for the Meadowview Apartments in the amount of \$2,378.4, as amended.

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

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion passed

A motion was then requested to approve the Mackinaw Apartments bills for payment in the amount of \$2,137.12.

MOTION: By Commissioner Mary Beth Roffman, Second by Commissioner Sharron Church

to approve the bills for payment for the Mackinaw Apartments in the amount of \$2,137.12, as amended.

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

NAYS: None

ABSENT: Commissioner Ann Trumpy,

Motion passed

A motion was then requested to approve the Delavan Apartments bills for payment in the amount of \$3,384.28, as amended.

MOTION: By Commissioner Sharron Church, Second by Commissioner Mary Beth Roffman to approve the bills for payment for the Delavan Apartments in the amount of \$3,384.28, as amended

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

NAYS: None

ABSENT: Commissioner Ann Trumpy,

Motion passed

A motion was then requested to approve the PHA Business Activity bills for payment in the amount of \$56.00.

MOTION: By Commissioner Sharron Church, Second by Commissioner Mary Beth Roffman to approve the bills for payment for the PHA Business Activity in the amount of \$56.00

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

NAYS: None

ABSENT: Commissioner Ann Trumpy,

Motion passed

Vice Chairman Dave Volz then requested a motion to review and file the July 2019 Financial Statements for the Delavan Apartments.

MOTION: By Commissioner Mary Beth Roffman, Second by Commissioner Sharron Church to review and file the July 2019 Financial Statements for the Delavan Apartments.

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

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion passed

**Public Presentation:**

No one present

**Commissioners Training:**

Discussion on the Delavan Apartment transfer

The Executive Director reported that he had spoken with the representative of the trust that owns the Delavan Apartments. He reported that he had spoken with local banks regarding potential terms of a mortgage. He received a favorable response regarding the ability to obtain a loan from a private source. Discussion ensued. The executive Director will continue to work on the sale.

**Old Business:**

A. Resolution No.2430- Resolution to reject all bids received for the Exterior Remodeling Project under CFP IL 501-18

MOTION: By Commissioner Sharron Church, Second by Commissioner Mary Beth Roffman to approve the rejection of all bids received for the Exterior Remodeling Project under CFP IL 501-18;since all bids exceeded the Housing Authority's budget for the project and the architect's estimate.

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Mary Beth

Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion passed

**New Business**

- A. Resolution No.2431 –Request For Payment No.3(Final), To GE Appliances In The Amount Of \$22,695.00 For The Payment Of 1 Range and 40 15 CU Ft Refrigerators For The Broadway Apartments Under CFP Grant II06P044 501-17, Account No. 1465.1 Dwelling Equipment

MOTION: By Commissioner Mary Beth Roffman, Second by Commissioner Sharron Church to approve the Payment No.3(Final), To GE Appliances In The Amount Of \$22,695.00 For The Payment Of 1 Range and 40 15 CU Ft Refrigerators For The Broadway Apartments Under CFP Grant II06P044 501-17, Account No. 1465.1 Dwelling Equipment.

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

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion passed

Vice Chairman Dave Volz then addressed the Consent Agenda asking if there were any items to be pulled for discussion. None were pulled for discussion

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

1. Resolution No.2432- 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 October Through December 2019, be accepted and approved.
2. Resolution No.2433- 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 October through December 2019
3. Resolution No.2434- 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 October Through December 2019
4. Resolution No.2435- 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 October through December 2019
5. Receive and file the vacancy report as of August 30, 2019 for Public Housing, Green Valley, Meadow View, and Mackinaw Apartments.

MOTION: By Commissioner Sharron Church, Second by Commissioner Mary Beth Roffman to approve item(s) 1-5 of the Consent Agenda

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

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion passed

The Executive Director reviewed his September report for the Board.  
A motion was made by Commissioner Mary Beth Roffman, seconded by Commissioner Sharron Church, to receive and file the Executive Director's September report. Roll call vote was taken. Motion carried unanimously. Having completed all business for the evening, the Vice Chairman called for a motion to adjourn. A motion was made by Commissioner Sharron Church, seconded by Commissioner Mary Beth Roffman, to adjourn the meeting. Roll call vote was taken. Motion carried unanimously. The meeting was adjourned at 5:41 PM.

---

Dennis D. Green, Secretary/Treasurer

---

Dave Volz, Vice Chairman