

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 August 11, 2020, at the Housing Authority's Community Center at 201 Park Ridge Ln in Pekin, Illinois. The meeting was called to order at 4:32 P.M. by Chairman Karl Jordan with roll call taken and those present as follows:

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

ABSENT: Commissioner Ann Trumpy, Commissioner Mary Beth Roffman

ALSO PRESENT: Dennis Green Executive Director, Attorney Scott Kriegsman

The Board meeting was held at the Park Ridge Estates Community Center to allow for social distancing due to the COVID-19 Pandemic.

Chairman Karl Jordan requested the approval of the minutes of the July 14, 2020 regular Meeting.

MOTION: By Commissioner Dave Volz, Second by Commissioner Sharron Church, to approve the minutes, of the July 14, 2020 regular Meeting.

Roll call vote as follows:

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

NAYS: None

ABSENT: Commissioner Ann Trumpy, Commissioner Mary Beth Roffman

Motion passed

Chairman Karl Jordan then requested the approval of the minutes of the July 14, 2020 closed session minutes.

MOTION: By Commissioner Dave Volz, Second by Commissioner Sharron Church, to approve the minutes, of the July 14, 2020 closed session minutes.

Roll call vote as follows:

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

NAYS: None

ABSENT: Commissioner Ann Trumpy, 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 \$95,333.74, as amended.

MOTION: By: Commissioner Sharron Church, Second by Commissioner Dave Volz to approve the bills for payment for the public housing program in the amount of \$95,333.74, as amended.

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

NAYS: None

ABSENT: Non Commissioner Ann Trumpy, 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 \$3,170.58.

MOTION: By Commissioner Sharron Church, Second by Commissioner Dave Volz to approve the bills for payment for the Green Valley Apartments in the amount of \$3,170.58.

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

NAYS: None

ABSENT: Commissioner Ann Trumpy, 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 \$5,541.68

MOTION: By Commissioner Dave Volz, Second by Commissioner Sharron Church to approve the bills for payment for the Meadowview Apartments in the amount of \$5,541.68.

AYES: Commissioner Sharron Church, Commissioner Dave Volz, and Chairman Karl Jordan
NAYS: None

ABSENT: Commissioner Ann Trumpy, Commissioner Mary Beth Roffman

Motion passed

A motion was then requested to approve the Mackinaw Apartments bills for payment in the amount of \$2,714.09.

MOTION: By Commissioner Dave Volz, Second by Commissioner Sharron Church to approve the bills for payment for the Mackinaw Apartments in the amount of \$2,714.09.

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

NAYS: None

ABSENT: Commissioner Ann Trumpy, Commissioner Mary Beth Roffman

Motion passed

A motion was then requested to approve the Delavan Apartments bills for payment in the amount of \$10,955.69.

MOTION: By Commissioner Sharron Church, Second by Commissioner Dave Volz to approve the bills for payment for the Delavan Apartments in the amount of \$10,955.69.

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

NAYS: None

ABSENT: Commissioner Ann Trumpy, Commissioner Mary Beth Roffman

Motion passed

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

MOTION: By Commissioner Sharron Church, Second by Commissioner Dave Volz to review and file the June Financial Statements for the Public Housing, Green Valley, Meadowview, Mackinaw and Delavan Apartments

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

NAYS: None

ABSENT: Commissioner Ann Trumpy, Commissioner Mary Beth Roffman

Motion passed

Public Presentation:

There was no one present from the public.

Commissioners Training:

COVID-19 Update relative to Public Housing

The Executive Director provided the Board with a status report regarding the outcomes of policies and procedures to address the COVID-19 pandemic. He talked about how the ever-changing conditions impact the operations of the Housing Authority.

Old Business:

New Business:

A. Discussion on the Executive Director's Contract

Board Attorney, Scott Kriegsman distributed a proposed two year contract between Executive Director, Dennis Green and the Housing Authority. This was the "First Reading" of the contract proposal for fiscal years 2021 and 2022.

B. Resolution No.2533-Request to purchase Nan-McKay Digital Model Admission and Continued Occupancy Policy and revision service in the amount of \$1,318.00 to be paid from the CARES Act Funding.

MOTION: By Commissioner Sharron Church, Second by Commissioner Dave Volz to purchase the Nan-McKay Digital Model Admission and Continued Occupancy Policy and revision service in the amount of \$1,318.00 to be paid from the CARES Act Funding.

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

NAYS: None

ABSENT: Commissioner Ann Trumpy, 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.1-3 of the Consent Agenda.

1. Resolution No.2534 -Request For Payment No. 6, To Roady Exteriors LLC, In The Amount Of \$45,109.35 For The Work Completed On The Exterior Remodeling Project At The Park Ridge Estates Apartments Under CFP Grant II06P044 501-19 1480 Dwelling Structures
 2. Resolution No.2535 – Request For Payment No. 7, To Alliance Architecture In the Amount of \$1,675.75 for The Payment Of Professional Services For the Exterior Remodel of The Park Ridge Estates Apartments Under CFP Grant II06P044 501-19, Account No. 1480 fees and costs
- MOTION: By Commissioner Dave Volz, Second by Commissioner Sharron Church to approve item(s) 1-3 of the Consent Agenda.

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

NAYS: None

ABSENT: Commissioner Ann Trumpy, Commissioner Mary Beth Roffman

Motion passed

3. Receive and file the vacancy report as of July 31, 2020 for Public Housing, Green Valley, Meadow View, and Mackinaw Apartments.

1. The Executive Director reviewed his August report for the Board.

He provided an update on operations, personnel and modernization efforts as well as resident activities.

A motion was made by Commissioner Dave Volz, seconded by Commissioner Sharron Church, to Receive and file the vacancy report as of July 31, 2020 for Public Housing, Green Valley, Meadow View, and Mackinaw Apartments and the Executive Director's August 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 Sharron Church, seconded by Commissioner Dave Volz, to adjourn the meeting. Roll call vote was taken. Motion carried unanimously. The meeting was adjourned at 6:02 PM.

Dennis D. Green, Secretary/Treasurer

Karl Jordan, Chairman