

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 8, 2020, at the Housing Authority's Community Center at 201 Park Ridge Ln in Pekin, Illinois. The meeting was called to order at 4:30 P.M. by 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: 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 August 11, 2020 regular Meeting.

MOTION: By Commissioner Dave Volz, Second by Commissioner Ann Trumpy, to approve the minutes, of the August 11, 2020 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 \$83,548.00, as amended.

MOTION: By: Commissioner Mary Beth Roffman, Second by Commissioner Ann Trumpy to approve the bills for payment for the public housing program in the amount of \$83,548.00, 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 \$4,082.31.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to approve the bills for payment for the Green Valley Apartments in the amount of \$4,082.31.

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 \$7,428.25

MOTION: By Commissioner Dave Volz, Second by Commissioner Ann Trumpy to approve the bills for payment for the Meadowview Apartments in the amount of \$7,428.25.

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 \$4,063.73.

MOTION: By Commissioner Dave Volz, Second by Commissioner Mary Beth Roffman to approve the bills for payment for the Mackinaw Apartments in the amount of \$4,063.73.

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 \$2,742.84.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to approve the bills for payment for the Delavan Apartments in the amount of \$2,742.84.

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 Accounts Payable for the Business Activity Account in the amount of \$29.50.

MOTION: By Commissioner Sharron Church, Second by Commissioner Ann Trumpy to approve the Accounts Payable for the Business Activity Account in the amount of \$29.50.

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 July Financial Statements for the Delavan Apartments.

MOTION: By Commissioner Mary Beth Roffman, Second by Commissioner Ann Trumpy to review and file the June Financial Statements for the Delavan 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

Public Presentation:

There was no one present from the public.

Commissioners Training:

None

Old Business:

A. Amend Resolution No. 2528 – Authorization to Award a Contract to Rody Exteriors For Phase II of the Park Ridge Estates Apartments Renovation Project, in the Amount of \$275,899.95, Under CFP Grant IL06P044 501-19 1480 Dwelling Structures should read “Under CFP Grant IL06P044 501-20” Dwelling Structures

MOTION: By Commissioner Sharron Church, Second by Commissioner Dave Volz to Amend Resolution No. 2528 to Award a Contract to Rody Exteriors For Phase II of the Park Ridge Estates Apartments Renovation Project, in the Amount of \$275,899.95, Under CFP Grant IL06P044 501-19 1480 Dwelling Structures to read “Under CFP Grant IL06P044 501-20” Dwelling Structures

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. Second reading of proposed contract for the Executive Director

MOTION: By Commissioner Sharron Church, Second by Commissioner Dave Volz to approve Resolution No. 2549-Approval of the Executive Directors contract for the term of two years.

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. Discussion of Ameren Illinois incentive proposal for the Delavan Apartments.

Ameren has a pilot program to install ductless heat pumps in residential units to improve energy efficiency in properties with convection electric heat (baseboard heaters). They have asked us to consider installing the heat pumps in the Delavan Apartments. The company is offering an incentive of \$7,500.00 per unit. They sent their business partner, AAA Northgate to inspect the property and prepare a quote to perform the work. Their price is \$125,500.00 total so the out-of-pocket cost to the property would be \$5,500.00. The proposed heat pump units would replace both the electric baseboard heat and the through-the-wall air conditioners. We also have the same arrangement at the Meadow View Apartments.

MOTION: By Commissioner Mary Beth Roffman, Second by Commissioner Ann Trumpy to approve the installation of heat pumps at the Delavan Apartments as part of the Ameren Illinois incentive program for a cost of \$5,500.00

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

NAYS: None

ABSENT: None

Motion passed

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.1-13 of the Consent Agenda.

1. Resolution No.2536 – Request for Payment No. 7-Final, To Rody Exteriors LLC, In the Amount Of \$36,883.68 For the Work Completed on Phase I of The Exterior Remodeling Project at The Park Ridge Estates Apartments Under CFP Grant II06P044 501-19 1480 Dwelling Structure
2. Resolution No. 2537– Request for Payment No. 6, To Alliance Architecture in the Amount of \$576.40 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
3. Resolution No.2538 – Request for Payment to Assisted Housing Risk Management Association in The Amount Of \$200.00 for General and Public Official’s Liability Coverage for The Delavan Apartments from October Through December 2020.
4. Resolution No.2539 – Request for Payment to Assisted Housing Risk Management Association in The Amount Of \$891.83 For Property, Liability, And Workmen’s Compensation Coverage for The Green Valley Apartments from October Through December 2020.
5. Resolution No. 2540-Request for Payment to Assisted Housing Risk Management Association in The Amount Of \$609.57 For Property, Liability, And Workmen’s Compensation Coverage for The Mackinaw Apartments from October Through December 2020.
6. Resolution No.2541 – Request for Payment to Assisted Housing Risk Management Association in The Amount Of \$18,287.58 For Property, Liability, Auto, And Workmen’s Compensation Coverage for Public Housing for October Through December 2020.

7. Resolution No. 2542– Request for Payment to Assisted Housing Risk Management Association in The Amount Of \$932.27 For Property, Liability, And Workmen’s Compensation Coverage for The Meadow View Apartments from October Through December 2020.
8. Resolution No.2543 – Review and Approval of Utility Allowances for the Broadway Apartments effective January 1, 2021
9. Resolution No.2544-Review and Approval of Utility Allowances for Park Ridge Apartments effective January 1, 2021
- 10.Resolution No.2545-Review and Approval of Utility Allowances for Green Valley Apartments effective January 1, 2021
- 11.Resolution No.2546 – Review and Approval of Utility Allowances for Meadow View Apartments effective January 1, 2021
- 12.Resolution No.2547-Review and Approval of Utility Allowances for Mackinaw Apartments effective January 1, 2021
- 13.Resolution No.2548 – Review and Approval of Utility Allowances for The Delavan Apartments effective January 1, 2021

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to approve item(s) 1-13 of the Consent Agenda.

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

NAYS: None

ABSENT: None

Motion passed

General

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

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

A motion was made by Commissioner Mary Beth Roffman, seconded by Commissioner Dave Volz, to Receive and file the Executive Director’s August report and the August vacancy report for Public Housing, Green Valley, Meadow View, and the Mackinaw Apartments. Roll call vote was taken. The Motion carried unanimously.

Having completed all business for the evening, the Chairman called for a motion to adjourn. A motion was made by Commissioner Mary Beth Roffman, seconded by Commissioner Dave Volz, to adjourn the meeting. Roll call vote was taken. Motion carried unanimously. The meeting was adjourned at 5:35 PM.

Dennis D. Green, Secretary/Treasurer

Karl Jordan, Chairman