

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 December 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 Mary Beth Roffman, Commissioner Ann Trumpy and Chairman Karl Jordan

ABSENT: None

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

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 November 10, 2020 regular Meeting.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Mary Beth Roffman, to approve the minutes, of the November 10, 2020 regular Meeting.

Roll call vote as follows:

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Mary Beth Roffman, Commissioner Ann Trumpy 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 \$86,031.00, 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 \$86,031.00, as amended.

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Mary Beth Roffman, Commissioner Ann Trumpy 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 \$2,386.46.

MOTION: By Commissioner Sharron Church, Second by Commissioner Ann Trumpy to approve the bills for payment for the Green Valley Apartments in the amount of \$2,386.46.

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Mary Beth Roffman, Commissioner Ann Trumpy 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 \$3,488.60

MOTION: By Commissioner Mary Beth Roffman, Second by Commissioner Dave volz to approve the bills for payment for the Meadowview Apartments in the amount of \$3,488.60.

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Mary Beth Roffman, Commissioner Ann Trumpy 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 \$2,031.49.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to approve the bills for payment for the Mackinaw Apartments in the amount of \$2,031.49.

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Mary Beth Roffman, Commissioner Ann Trumpy 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 \$4,070.08.

MOTION: By Commissioner Mary Beth Roffman, Second by Commissioner Dave Volz to approve the bills for payment for the Delavan Apartments in the amount of **\$4,070.08.**

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

NAYS: None

ABSENT: None

Motion passed

Chairman Karl Jordan then requested a motion to review and file the October Financial Statements for the Delavan Apartments.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Dave Volz to review and file the October Financial Statements for the Delavan Apartments

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Mary Beth Roffman, Commissioner Ann Trumpy 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:

None

New Business:

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.1-14 of the Consent Agenda.

1. Resolution No. 2574-Authorization to Write Off Items In The Fixed Asset Inventory For Public Housing In The Amount Of \$31,734.51Resolution
2. Resolution No. 2575 – Authorization to Write Off Items in the Consumable Inventory for Public Housing in the amount of \$972.47
3. Resolution No. 2576 – Authorization to Write Off Past Due Accounts for the Delavan Apartments in the amount of \$50.62
4. Resolution No. 2577 – Authorization to Charge Off Past Due Tenant Accounts for Public Housing in the amount of \$9,439.40
5. Resolution No. 2578 – Authorization to Write Off Past Due Accounts for Green Valley Apartments in the amount of \$136.00
6. Resolution No. 2579 – Authorization to Write Off Past Due Accounts for Green Valley Apartments in the amount of \$489.00
7. Resolution No. 2580 – Request For Payment No. 3, To Rody Exteriors LLC, In The Amount Of \$44,593.20 For The Work Completed On Phase II of the Exterior Remodeling Project At The Park Ridge Estates Apartments Under CFP Grant II06P044

501-20 1480 Dwelling Structures

8. Resolution No. 2581 – Request For Payment No. 3, To Alliance Architecture in the Amount of \$5,326.75, for The Payment Of Professional Services For the Exterior Remodel of The Park Ridge Estates Apartments Phase II Under CFP Grant II06P044 501-19, Account No. 1480 fees and costs
9. Resolution No. 2582 – 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 January through April 2021
10. Resolution No. 2583 – Request For Payment To Assisted Housing Risk Management Association In The Amount Of \$18,672.27 For Property, Liability, Auto, And Workmen’s Compensation Coverage For Public Housing For January Through April 2021
11. Resolution No. 2584 – Request For Payment To Assisted Housing Risk Management Association In The Amount Of \$912.32 For Property, Liability, And Workmen’s Compensation Coverage For The Green Valley Apartments From January through April 2021
12. Resolution No. 2585 – Request For Payment To Assisted Housing Risk Management Association In The Amount Of \$949.74 For Property, Liability, And Workmen’s Compensation Coverage For The Meadow View Apartments From January Through April 2021
13. Resolution No. 2586 – Request For Payment To Assisted Housing Risk Management Association In The Amount Of \$628.67 For Property, Liability, And Workmen’s Compensation Coverage For The Mackinaw Apartments From January through April 2021
14. Resolution No. 2587 – Authorization To Write Off The Dual Heating Air Condition Units Removed From 27 (Unnumbered And Value Undetermined) Units At The Delavan Apartment Complex As Part Of The Agreement With Ameren In Order For Them To Provide Heat Pumps As Replacement Heating And Air Conditioning Sources

MOTION: By Commissioner Mary Beth Roffman, Second by Commissioner Ann Trumpy to approve item(s) 1-14 of the Consent Agenda.

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

NAYS: None

ABSENT: None

Motion passed

General

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

2. Receive and file the vacancy report as of November 30, 2020 for Public Housing, Green Valley, Meadow View, and Mackinaw Apartments.

A motion was made by Commissioner Dave Volz, seconded by Commissioner Sharron Church, to Receive and file the Executive Director’s December Board Report and the November vacancy report for Public Housing, Green Valley, Meadow View, and the Mackinaw Apartments. Roll call vote was taken. The Motion carried unanimously. The Chairman then requested to move into Closed Session for the “Semi Annual Review of the minutes as mandated by Section 2.06” per 5ILCS 12/02, section 2)(c)(21). The motion was made by Commissioner Mary Beth Roffman and second Commissioner Ann Trumpy to move into closed session at 5:05 pm. The motion carried unanimously. The Board returned from Closed Session at 5:33pm. Attorney Scott Kreigsman recommended that none of the Closed Session minutes be released, as a result no further action was taken at this meeting.

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 5:07 PM.

Dennis D. Green, Secretary/Treasurer

Karl Jordan, Chairman