

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 March 9, 2021, 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 Mary Beth Roffman, Commissioner Ann Trumpy and Chairman Karl Jordan

ABSENT: Commissioner Sharron Church, Commissioner Dave Volz

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 February 9, 2021 regular Meeting.

MOTION: By Commissioner Mary Beth Roffman, Second by Commissioner Ann Trumpy, to approve the minutes of the February 9, 2021 regular Meeting.

Roll call vote as follows:

AYES: Commissioner Mary Beth Roffman, Commissioner Ann Trumpy and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Sharron Church, Commissioner Dave Volz

Motion approved

The Chairman next called for a motion to approve the bills for payment for the Public Housing program in the amount of \$78,259.59, as amended.

MOTION: By: Commissioner Ann Trumpy, Second by Commissioner Mary Beth Roffman to approve the bills for payment for the public housing program in the amount of \$78,259.59, as amended.

AYES: Commissioner Mary Beth Roffman, Commissioner Ann Trumpy and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Sharron Church, Commissioner Dave Volz

Motion approved

The Chairman next requested a motion to approve the bills for payment for the Green Valley Apartments in the amount of \$3,231.61.

MOTION: By Commissioner Mary Beth Roffman, Second by Commissioner Ann Trumpy to approve the bills for payment for the Green Valley Apartments in the amount of \$3,231.61.

AYES: Commissioner Mary Beth Roffman, Commissioner Ann Trumpy and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Sharron Church, Commissioner Dave Volz

Motion approved

The Chairman next requested a motion to approve the bills for payment for the Meadow View Apartments in the amount of \$1,641.79

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Mary Beth Roffman to approve the bills for payment for the Meadowview Apartments in the amount of \$1,641.79.

AYES: Commissioner Mary Beth Roffman, Commissioner Ann Trumpy and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Sharron Church, Commissioner Dave Volz

Motion approved

A motion was then requested to approve the Mackinaw Apartments bills for payment in the

amount of \$1,439.57.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Mary Beth Roffman to approve the bills for payment for the Mackinaw Apartments in the amount of \$1,439.57.

AYES: Commissioner Mary Beth Roffman, Commissioner Ann Trumpy and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Sharron Church, Commissioner Dave Volz

Motion approved

A motion was then requested to approve the Delavan Apartments bills for payment in the amount of \$3,527.75.

MOTION: By Commissioner Mary Beth Roffman, Second by Commissioner Ann Trumpy to approve the bills for payment for the Delavan Apartments in the amount of **\$3,527.75**

AYES: Commissioner Mary Beth Roffman, Commissioner Ann Trumpy and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Sharron Church, Commissioner Dave Volz

Motion approved

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

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

AYES: Commissioner Mary Beth Roffman, Commissioner Ann Trumpy and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Sharron Church, Commissioner Dave Volz

Motion approved

Public Presentation:

There was no one present from the public.

Commissioners Training:

Proposed Rule for The National Standards for the Physical Inspection of Real Estate

The Executive Director reported that the proposed rule outlining a new physical inspection protocol for public housing has been published with public comments accepted until March 15, 2021. He reviewed the basics of the developing regulation.

Old Business:

None

New Business:

A. Resolution No.2601- Authorization to Award a Contract with AREA Disposal Services Inc. (PDC) for the Trash Removal at the Delavan Apartments, for a One-Year Term in the Amount Of \$90.00 Per Month.

MOTION: By Commissioner Mary Beth Roffman, Second by Commissioner Ann Trumpy to Award a Contract with AREA Disposal Services Inc. (PDC) for the Trash Removal at the Delavan Apartments, for a One-Year Term in the Amount Of \$90.00 Per Month

AYES: Commissioner Mary Beth Roffman, Commissioner Ann Trumpy and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Sharron Church, Commissioner Dave Volz

Motion approved

B. Resolution No.2602- Approval of Amendment to the Annual Contributions Contract to accept Capital Fund Grant IL01P044 501-21 in the amount of \$322,747.00

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Mary Beth Roffman to approve the Amendment to the Annual Contributions Contract to accept Capital Fund Grant IL01P044 501-21 in the amount of \$322,747.00

AYES: AYES: Commissioner Mary Beth Roffman, Commissioner Ann Trumpy and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Sharron Church, Commissioner Dave Volz Motion approved

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.1-7 of the Consent Agenda.

1. Resolution No.2603- Request for Payment No. 5, To Alliance Architecture in the Amount of \$600.45 ,for The Payment of Professional Services for the Exterior Remodel of The Park Ridge Estates Apartments Phase II Under CFP Grant I106P044 501-19, Account No. 1480 fees and costs
2. Resolution No.2604- Request for Payment No. 1, To Alliance Architecture in The Amount Of \$750.00 For the Payment of Professional Services for The Replacement of The Dumpster Enclosures, Pads, Sidewalks, And Enclosures at Park Ridge Estates Under CFP Grant I106p044 501-19, Account No. 1480 Fees and Costs
3. Resolution No.2605-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 April through June 2021
4. Resolution No.2606-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 April Through June 2021
5. Resolution No.2607-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 April through June 2021
6. Resolution No.2608-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 April Through June 2021
7. Resolution No.2609-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 April through June 2021

MOTION: By Commissioner Mary Beth Roffman, Second by Commissioner Ann Trumpy to approve item(s) 1-7 of the Consent Agenda.

AYES: Commissioner Mary Beth Roffman, Commissioner Ann Trumpy and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Sharron Church, Commissioner Dave Volz Motion approved

General

1. Receive and file the Executive Director's report for March

The Executive Director reported that the conversion to the new SACS public housing software has gone well with the basic modules now in use. He commented that staff is developing plans to slowly reopen operations as the pandemic subsides. He also reported on a recent Zoom call he participated in with 21 other Executive Directors from around the state. Comments from that conversation expressed concerns regarding the growing tenant accounts receivable impacted by the Illinois and CDC eviction moratoriums. The directors also expressed concern regarding the verbal abuse directed at their staff during the pandemic.

2. Receive and file the vacancy report as of February 28, 2021 for Public Housing, Green Valley, Meadow View, and Mackinaw Apartments.

A motion was made by Commissioner Mary Beth Roffman, seconded by Commissioner Ann Trumpy, to Receive and file the Executive Director's March Board Report and the February

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 Ann Trumpy, seconded by Commissioner Mary Beth Roffman to adjourn the meeting. Roll call vote was taken. Motion carried unanimously. The meeting was adjourned at 5:10 PM.

Karl Jordan, Chairman

Dennis D. Green, Secretary/Treasurer