

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 February 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 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 January 12, 2021 regular Meeting.

MOTION: By Commissioner Dave Volz, Second by Commissioner Ann Trumpy, to approve the minutes of the January 12, 2021 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 \$85,264.36, 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 \$85,264.36, 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 \$1,896.00.

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 \$1,896.00.

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 \$1,805.61

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 \$1,805.61.

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 \$2,805.78.

MOTION: By Commissioner Sharron Church, Second by Commissioner Dave Volz to approve the bills for payment for the Mackinaw Apartments in the amount of \$2,805.78.

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 \$4,607.38.

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 \$4,607.38

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:

A. Resolution No.2593- Request to increase the Housing Authority's Small Purchase Threshold From \$80,000.00 To \$100,000.00 to Align with the State of Illinois' current Small Purchase Threshold Per [30 ILCS 500/20-20]

MOTION: By Commissioner Dave Volz, Second by Commissioner Ann Trumpy to increase the Housing Authority's Small Purchase Threshold From \$80,000.00 To \$100,000.00 to Align with the State of Illinois' current Small Purchase Threshold Per [30 ILCS 500/20-20]

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

NAYS: None

ABSENT: None

Motion passed

B. Resolution No.2594- Request to Review and Approve the 2019 Annual Audit

MOTION: By Commissioner Mary Beth Roffman, Second by Commissioner Dave Volz to Review and Approve the 2019 Annual Audit

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

NAYS: None

ABSENT: None

Motion passed

C. Resolution No.2595 – Authorization to write off nineteen through the wall air conditioning units for the Meadowview Apartments in the amount of \$9,850.05

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to write off nineteen through the wall air conditioning units for the Meadowview Apartments in the amount of \$9,850.05

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

NAYS: None

ABSENT: None

Motion passed

D. Resolution No.2596- Authorization to Request Funds from the Delavan Reserve Account for Kitchen and Bathroom Renovations of Three Vacant Units in the amount of \$11,670.35

MOTION: By Commissioner Mary Beth Roffman, Second by Commissioner Ann Trumpy to Request Funds from the Delavan Reserve Account for Kitchen and Bathroom Renovations of Three Vacant Units in the amount of \$11,670.35

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

NAYS: None

ABSENT: None

Motion passed

E. Resolution No.2597-Authorization to sign an agreement with Alliance Architecture for the execution of Task Order Number Two, Dumpster Enclosure upgrade at the Park Ridge Estates Apartments, which will include replacement of seven Dumpster Pads, Curbs, Sidewalks and Dumpster Enclosures Under CFPILO6P044-501-19 & 20, 1480 Fees and Costs

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Mary Beth Roffman to sign an agreement with Alliance Architecture for the execution of Task Order Number Two, Dumpster Enclosure upgrade at the Park Ridge Estates Apartments, which will include replacement of seven Dumpster Pads, Curbs, Sidewalks and Dumpster Enclosures Under CFPILO6P044-501-19 & 20, 1480 Fees and Costs

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

NAYS: None

ABSENT: None

Motion passed

F. Resolution No.2598- Request from The City of Pekin For the Issuance of a Temporary Easement at the Park Ridge Estates to complete work on the Drainage Project

MOTION: By Commissioner Mary Beth Roffman, Second by Commissioner Sharron Church to issue a Temporary Easement at the Park Ridge Estates to complete work on the Drainage Project

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 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 and 2 of the Consent Agenda.

1. Resolution No.2599 -Request for Payment No. 5, Final to Roady Exteriors LLC, in the amount of \$27,590.00 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

2. Resolution No.2600 -Request for Payment No. 4, to Alliance Architecture in the Amount of \$3,561.30,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

MOTION: By Commissioner Dave Volz, Second by Commissioner Sharron Church to approve item(s) 1 and 2 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 February report for the Board. He reported on the status of the software conversion to SACS Software and discussed future capital projects that were included on the agenda.

2. Receive and file the vacancy report as of January 30, 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 February Board Report and the January 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 5:30 PM.

Karl Jordan, Chairman

Dennis D. Green, Secretary/Treasurer