

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 14, 2021, in the boardroom of the Housing Authority's general office at 1901 Broadway in Pekin, Illinois. The meeting was called to order at 4:35 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 and Scott Kriegsman, PHA Attorney  
Chairman Karl Jordan requested the approval of the minutes of the August 10, 2021, Regular Meeting.

MOTION: By Commissioner Dave Volz, Second by Commissioner Mary Beth Roffman, to approve the minutes of the August 10, 2021, 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 approved

The Chairman next called for a motion to approve the bills for payment for the Public Housing program in the amount of \$86,675.54, as amended.

MOTION: By: Commissioner Ann Trumpy, Second by Commissioner Dave Volz to approve the bills for payment for the public housing program in the amount of \$86,675.54, 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 approved

The Chairman next requested a motion to approve the bills for payment for the Green Valley Apartments in the amount of \$4,433.49.

MOTION: By Commissioner Dave Volz, Second by Commissioner Sharron Church to approve the bills for payment for the Green Valley Apartments in the amount of \$4,433.49.

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

NAYS: None

ABSENT: None

Motion approved

The Chairman next requested a motion to approve the bills for payment for the Meadow View Apartments in the amount of \$3,484.43.

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 \$3,484.43, 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 approved

A motion was then requested to approve the Mackinaw Apartments bills for payment in the amount of \$2,640.19.

MOTION: By Commissioner Mary Beth Roffman, Second by Commissioner Ann Trumpy to

approve the bills for payment for the Mackinaw Apartments in the amount of \$2,640.19.

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

NAYS: None

ABSENT: None

Motion approved

A motion was then requested to approve the Delavan Apartments bills for payment in the amount of \$10,084.99, as amended.

MOTION: By Commissioner Dave Volz, Second by Commissioner Ann Trumpy to approve the bills for payment for the Delavan Apartments in the amount of \$10,084.99, 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 approved

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

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to review and file the May Financial Statements for the Public Housing, Green Valley, Meadowview, and Mackinaw Apartments.

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

NAYS: None

ABSENT: None

Motion approved

**Public Presentation:**

There was no one present from the public.

**Commissioners Training:**

Affirmation and Acknowledgement of the City of Pekin's new Code of Ethics & Conduct. The Code of Ethics and Conduct Policy recently passed by the Pekin City Council was reviewed. The Commissioners signed the affirmation document for submission to the City Clerk.

**Old Business:**

None

**New Business:**

None

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.1-11 of the Consent Agenda.

1. Resolution No. 2640– Review and Approval of Utility Allowances for the Broadway Apartments effective January 1, 2022
2. Resolution No.2641 -Review and Approval of Utility Allowances for Park Ridge Apartments effective January 1, 2022
3. Resolution No. 2642-Review and Approval of Utility Allowances for Green Valley Apartments effective January 1, 2022
4. Resolution No.2643 – Review and Approval of Utility Allowances for Meadow View Apartments effective January 1, 2022
5. Resolution No.2644– Review and Approval of Utility Allowances for The Delavan Apartments effective January 1, 2022
6. Resolution No. 2645- Review and Approval of the 2022 Public Housing Flat Rent.
7. Resolution No.2646 -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 2021
8. Resolution No. 2647-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 October Through December 2021
  9. Resolution No. 2648-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 October through December 2021
  10. Resolution No. 2649-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 October Through December 2021
  11. Resolution No. 2650-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 October through December 2021

MOTION: By Commissioner Mary Beth Roffman, Second by Commissioner Dave Volz to approve 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 approved

### **General**

1. Receive and file the Executive Director's report for September  
Executive Director reported that the agency is still seeking to fill maintenance positions. He also reported that after months of maintaining a high occupancy rate throughout the pandemic, the agency slipped just below 96% at the end of August due to a number of move-outs. He reported that steps are being taken to achieve an occupancy rate above the 96% level.
2. Receive and file the vacancy report as of August 31, 2021, for Public Housing, Green Valley, Meadow View, and Mackinaw Apartments.  
A motion was made by Commissioner Dave Volz, seconded by Commissioner Ann Trumpy, to Receive and file the Executive Director's September Board 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 Ann Trumpy, seconded by Commissioner Sharron Church, to adjourn the meeting. Roll call vote was taken. Motion carried unanimously. The meeting was adjourned at 5:12 PM.

---

Karl Jordan, Chairman

---

Dennis D. Green, Secretary/Treasurer