

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 8, 2022, in the boardroom of the Housing Authority's general office at 1901 Broadway 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

Chairman Karl Jordan requested the approval of the minutes of the January 18, 2022, Regular Meeting.

MOTION: By Commissioner Sharron Church, Second by Commissioner Ann Trumpy, to approve the minutes of the January 18, 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 \$73,254.99, 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 \$73,254.99, 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

The Chairman next requested a motion to approve the bills for payment for the Green Valley Apartments in the amount of \$2,752.08.

MOTION: By Commissioner Dave Volz, Second by Commissioner Ann Trumpy to approve the bills for payment for the Green Valley Apartments in the amount of \$2,752.08, 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 Meadow View Apartments in the amount of \$2,573.02, as amended

MOTION: By Commissioner Sharron Church, Second by Commissioner Mary Beth Roffman to approve the bills for payment for the Meadowview Apartments in the amount of \$2,573.02, 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 \$3,789.22, as amended

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to

approve the bills for payment for the Mackinaw Apartments in the amount of \$3,789.22, as amended.

AYES: Commissioner Sharron Church, Commissioner, 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 \$2,031.91, as amended.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to approve the bills for payment for the Delavan Apartments in the amount of \$2,031.91, 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 Business Activity bills for payment in the amount of \$1,874.94.

MOTION: By Commissioner Dave Volz, Second by Commissioner Ann Trumpy to approve the bills for payment for the Business Activity in the amount of \$1,874.94

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:**

NONE

**Old Business:**

NONE

**New Business:**

- A. Swear in Commissioner Mary Beth Roffman for a 5-year term until January 14, 2027
- B. No. 2688 – 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 Mary Beth Roffman, Second by Commissioner Ann Trumpy to approve the 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]

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

NAYS:

ABSENT: None

Motion approved

- B. Review COVID 19 practices

The Executive Director reviewed the policies and procedures along with expenditures of the CARES ACT Funds that were made to address the Covid 19 Pandemic. The Board of Commissioners agreed by consensus to continue to allow those practices to remain in place due to the level of Covid cases in the area yet at this time.

**CONSENT AGENDA**

None

## General

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

The Executive Director reviewed his report with the Board noting a pandemic-related issues that are being addressed. Regarding rent collections, vacancies and staffing levels. He also reported that the Phase II Door Replacement Project was in the process of being re-bid due to the high cost of quotes that were received. The initial bids exceed the Housing Authority's small purchase limit triggering the need to solicit sealed bids for this project. Bids are now due on March 1<sup>st</sup>.

2. Receive and file the vacancy report as of January 31, 2022, for Public Housing, Green Valley, Meadow View, and Mackinaw Apartments.

A motion was made by Commissioner Ann Trumpy, seconded by Commissioner Dave Volz, 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.

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 Ann Trumpy, to adjourn the meeting. Roll call vote taken. Motion carried unanimously. The meeting adjourned at 5:15 PM.

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Karl Jordan, Chairman

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Dennis D. Green, Secretary/Treasurer