

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 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 and Phil Kraft(member of the public)
Chairman Karl Jordan requested the approval of the minutes of the February 8, 2022, Regular Meeting.

MOTION: By Commissioner Dave Volz, Second by Commissioner Mary Beth Roffman, to approve the minutes of the February 8, 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 \$86,004.32, 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 \$86,004.32, 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 \$3,871.71.

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 \$3,871.71, 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 \$4,429.01

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 \$4,429.01, 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 \$2,194.44, 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 \$2,194.44, 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 \$3,141.19, 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 \$3,141.19, 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 \$1,989.76.

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

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:

Phil Kraft introduced himself and reported he was attending the meeting as a member of the Chamber of Commerce Leadership Academy.

Commissioners Training:

The Executive Director reviewed the Statement of Economic Interest form that is due to be submitted to the County Clerk by May 1, 2022. The form has changed this year so the instructions for answering the questions were discussed. Each Commissioner and officer of the Housing Authority is required to submit.

Old Business:

NONE

New Business:

A. Resolution No. 2689 - Request to award a contract for the replacement of the front and rear entry doors and hardware on 28 units at the Broadway Complex, in the amount of \$187,375.00, to N. Zobrist & Sons, Inc., to be paid from CFP IL06P044 501-19 and CFP IL06P044 501-21, 1480 General Capital Activity

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Mary Beth Roffman to award a contract for the replacement of the front and rear entry doors and hardware on 28 units at the Broadway Complex, in the amount of \$187,375.00, to N. Zobrist & Sons, Inc., to be paid from CFP IL06P044 501-19 and CFP IL06P044 501-21, 1480 General Capital Activity

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

NAYS: None

ABSENT: None

Motion approved

B. Resolution No. 2690 - Request for authorization to modify task order #2, replacement of 28

entry doors at the Broadway Complex, for an additional \$4,200.00, to be paid to Alliance Architecture for professional services, from CFP 501-21.

MOTION: By Commissioner Dave Volz, Second by Commissioner Ann Trumpy to approve the request for authorization to modify task order #2, replacement of 28 entry doors at the Broadway Complex, for an additional \$4,200.00, to be paid to Alliance Architecture for professional services, from CFP 501-21.

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

NAYS:

ABSENT: None

Motion approved

CONSENT AGENDA

None pulled for discussion

1. Resolution No. 2691 – Request for Payment No. 3, To Alliance Architecture in the amount of \$4,010.05 for the Payment of Professional Services for Replacement of 28 Exterior Doors at the Broadway Apartments Under CFP Grant II06p044 501-21, Account No. 1480 Fees and Costs
2. Resolution No. 2692 – Request for Payment No. 3, To Alliance Architecture in The Amount Of \$1,701.95 For the Payment of Professional Services for Replacement of A-Coils & Condensing Units at the Mackinaw Apartments to be paid from the Capital Reserve Account
3. Resolution No. 2693– 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 2022
4. Resolution No. 2694– Request for Payment to Assisted Housing Risk Management Association in the Amount Of \$19,195.58 For Property, Liability, Auto, And Workmen’s Compensation Coverage for Public Housing for January Through April 2022
5. Resolution No. 2695– Request for Payment to Assisted Housing Risk Management Association in the Amount Of \$935.52 For Property, Liability, And Workmen’s Compensation Coverage for The Green Valley Apartments from January through April 2022
6. Resolution No. 2696– Request for Payment to Assisted Housing Risk Management Association in the Amount Of \$985.66 For Property, Liability, And Workmen’s Compensation Coverage for The Meadow View Apartments from January Through April 2022
7. Resolution No. 2697– Request for Payment to Assisted Housing Risk Management Association in the Amount Of \$645.24 For Property, Liability, And Workmen’s Compensation Coverage for The Mackinaw Apartments from January through April 2022

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to approve Items 1-7 of the Consent Agenda

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

NAYS:

ABSENT: None

Motion approved

General

1. Receive and file the Executive Director’s report for March
The Executive Director reviewed his monthly report noting that the staff is beginning to make progress turning over vacant units now that additional personnel have been hired for the maintenance department.
2. Receive and file the vacancy report as of February 28, 2022, 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 February vacancy report for Public Housing, Green Valley, Meadow View, and the Mackinaw Apartments. Roll call vote was taken. Motion passed 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 Ann Trumpy, to adjourn the meeting. Roll call vote taken. Motion carried unanimously. The meeting adjourned at 5:14 PM.

Karl Jordan, Chairman

Dennis D. Green, Secretary/Treasurer