

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 April 12, 2022, in the boardroom of the Housing Authority's general office at 1901 Broadway in Pekin, Illinois. The meeting was called to order at 4:38 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, and Chairman Karl Jordan

ABSENT: Commissioner Mary Beth Roffman

ALSO, PRESENT: Dennis Green, Executive Director, and Attorney Scott Kriegsman  
Chairman Karl Jordan requested the approval of the minutes of the March 8, 2022, Regular Meeting.

MOTION: By Commissioner Dave Volz, Second by Commissioner Ann Trumpy, to approve the minutes of the March 8, 2022, Regular Meeting.

Roll call vote as follows:

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

NAYS: None

ABSENT: Mary Beth Roffman

Motion approved

The Chairman next called for a motion to approve the bills for payment for the Public Housing program in the amount of \$103,269.13, as amended.

MOTION: By: Commissioner Dave Volz, Second by Commissioner Sharron Church to approve the bills for payment for the public housing program in the amount of \$103,269.13, as amended.

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

NAYS: None

ABSENT: Mary Beth Roffman

Motion approved

The Chairman next requested a motion to approve the bills for payment for the Green Valley Apartments in the amount of \$4,021.48.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to approve the bills for payment for the Green Valley Apartments in the amount of \$4,021.48, as amended.

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

NAYS: None

ABSENT: Mary Beth Roffman

Motion approved

The Chairman next requested a motion to approve the bills for payment for the Meadow View Apartments in the amount of \$3,649.39, as amended

MOTION: By Commissioner Dave Volz, Second by Commissioner Ann Trumpy to approve the bills for payment for the Meadowview Apartments in the amount of \$3,649.39, as amended.

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

NAYS: None

ABSENT: Mary Beth Roffman

Motion approved

A motion was then requested to approve the Mackinaw Apartments bills for payment in the amount of \$2,977.36

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

approve the bills for payment for the Mackinaw Apartments in the amount of \$2,977.36

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

NAYS: None

ABSENT: Mary Beth Roffman

Motion approved

A motion was then requested to approve the Delavan Apartments bills for payment in the amount of \$5,383.26, as amended.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Dave Volz to approve the bills for payment for the Delavan Apartments in the amount of \$5,383.26, as amended

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

NAYS: None

ABSENT: Mary Beth Roffman

Motion approved

A motion was then requested to approve the Business Activity bills for payment in the amount of \$2,179.54.

MOTION: By Commissioner Sharron Church, Second by Commissioner Dave Volz to approve the bills for payment for the Business Activity in the amount of \$ 2,179.54

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

NAYS: None

ABSENT: Mary Beth Roffman

Motion approved

**Public Presentation:**

No one from the Public was present

**Commissioners Training:**

The Executive Director reviewed two articles from the March 30<sup>th</sup> Advocate published by the Public Housing Authorities Directors Association (PHADA). The first article written by President, David Northern, addressed the Association's concern about lost rental income resulting from the effects of the pandemic. The article stated that nationally, tenant accounts receivable rose about 42% from 2020 to 2021 due to tenants' loss of jobs and income initially. In addition, some tenants have taken the position that they did not have to pay rent. To make matters worse, HUD used a relatively low inflation factor compared to the actual rate of inflation when calculating the Operating Fund formula.

The second article announced the return of the Public Housing Assessment Systems (PHAS) as published in PIH Notice 2022-02.

**Old Business:**

NONE

**New Business:**

A. Resolution No.2698- Request Approval for the Adoption of the Pet Policy for the Green Valley, Meadowview, Mackinaw, and Delavan Properties

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Dave Volz to Approve the Adoption of the Pet Policy for the Green Valley, Meadowview, Mackinaw, and Delavan Properties

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

NAYS: None

ABSENT: Mary Beth Roffman

Motion approved

**CONSENT AGENDA**

None pulled for discussion

1. Resolution No. 2699 – Request for Payment No. 4, To Alliance Architecture in the amount of \$2,245.30 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.2700 Request To Renew The Contract With Green Fox Lawn Maintenance For Lawn Maintenance For An Additional 1-Year Term, At The Broadway Apartments In The Amount Of \$137.50 Per Occurrence For Mowing office and \$75.00 per occurrence to mow the ballfield, \$18.25 Per Vacant Apartment and \$220.50 Per Month for Trimming, Golden Arms Apartments in the Amount of \$44.00 Per Occurrence for Mowing and \$26.25 Per Month for Trimming, Park Ridge Estates in the Amount of \$385.25 Per Occurrence for Mowing and \$220.50 Per Month for Trimming, Green Valley Apartments in the Amount of \$59.75 Per Occurrence for Mowing and \$26.25 Per Month for Trimming, and Meadow View Apartments In The Amount Of \$59.75 Per Occurrence For Mowing And \$26.25 Per Month For Trimming. Shrub Trimming Will Be Completed 2 X's Per Season and Billed At \$824.25 Per Occurrence for Park Ridge And \$136.50 Per occurrence For Golden Arms and \$220.75 per occurrence for Broadway
3. Resolution No.2701 Request to Renew the Contract with Green Fox Lawn Care for Lawn Maintenance for One Additional Year, at The Delavan Apartment, for the 2022 Mowing Season in the Amount of \$ 59.75 per occurrence.
4. Resolution No.2702 Request for Payment No. 1(Final), To Localiq JournalStar in the amount of \$396.00 for the Advertisement of Bid Proposals for the Replacement of 28 Exterior Doors at the Broadway Apartments Under CFP Grant II06P044 501-21, Account No. 1480 Fees and Costs

MOTION: By Commissioner Dave Volz, Second by Commissioner Sharron Church to approve Items 1-4 of the Consent Agenda

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

NAYS: None

ABSENT: Mary Beth Roffman

Motion approved

**General**

1. Receive and file the Executive Director's report for April  
The Executive Director reviewed his report, discussing efforts to fill vacant units and collect past due rents.
2. Receive and file the vacancy report as of March 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 April Board Report and the March 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 Dave Volz, seconded by Commissioner Sharron Church, to adjourn the meeting. Roll call vote taken. Motion carried unanimously. The meeting adjourned at 5:33 PM.

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Karl Jordan, Chairman

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Dennis D. Green, Secretary/Treasurer