

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 August 12, 2025, in the boardroom of the Housing Authority's general office at 1901 Broadway in Pekin, Illinois. The meeting was called to order at 4:31 P.M. by Chairman Dave Volz with roll call taken and those present as follows:

PRESENT: Chairman Dave Volz, Commissioner Deb Graham, Commissioner Ann Trumpy, and Commissioner Jill Davis

ABSENT: Vice Chairman Mary Beth Roffman

ALSO PRESENT: Dennis Green, Executive Director, Scott Kriegsman, PHA Attorney

Chairman Dave Volz requested a motion to approve the minutes of the July 8, 2025, Regular Meeting.

MOTION: By, Commissioner Jill Davis, Second by Commissioner Ann Trumpy, to approve the minutes of the July 8, 2025, Regular Meeting.

Roll call vote as follows:

AYES: Commissioner Deb Graham, Commissioner Ann Trumpy, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Vice Chairman 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 \$120,015.42, as amended.

MOTION: By: Commissioner Jill Davis, Second by Commissioner Ann Trumpy to approve the bills for payment for the public housing program in the amount of \$120,015.42, as amended.

Roll call vote as follows:

AYES: Commissioner Deb Graham, Commissioner Ann Trumpy, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Vice Chairman 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 \$5,201.02.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Jill Davis to approve the bills for payment for the Green Valley Apartments in the amount of \$5,201.02.

Roll call vote as follows:

AYES: Commissioner Deb Graham, Commissioner Ann Trumpy, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Vice Chairman 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 \$6,187.91.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Jill Davis to approve the bills for payment for the Meadowview Apartments in the amount of \$6,187.81.

Roll call vote as follows:

AYES: Commissioner Deb Graham, Commissioner Ann Trumpy, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Vice Chairman Mary Beth Roffman

Motion approved

A motion was then requested to approve the Mackinaw Apartments bills for payment in the amount of \$4,429.67.

MOTION: By Commissioner Jill Davis, Second by Commissioner Ann Trumpy to approve the bills for payment for the Mackinaw Apartments in the amount of \$4,429.61.

AYES: Commissioner Deb Graham, Commissioner Ann Trumpy, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Vice Chairman Mary Beth Roffman Motion approved

A motion was then requested to approve the Delavan Apartments bills for payment in the amount of \$12,971.30.

MOTION: By Commissioner Ann Trumpy, second by Commissioner Jill Davis to approve the bills for payment for the Delavan Apartments in the amount of \$12,971.30.

AYES: Commissioner Deb Graham, Commissioner Ann Trumpy, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Vice Chairman Mary Beth Roffman

Motion approved

A motion was then requested to approve the Business Activity bills for payment in the amount of \$1,189.94.

MOTION: By Commissioner Jill Davis, Second by Commissioner Ann Trumpy to approve the bills for payment for the Business Activity in the amount of \$1,189.94.

AYES: Commissioner Deb Graham, Commissioner Ann Trumpy, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Vice Chairman Mary Beth Roffman

Motion approved

Chairman Dave Volz then requested a motion to review and file the June Financial Reports for the Public Housing, Green Valley, Meadowview, and Mackinaw Apartments.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Jill Davis to review and file the June financials for the Public Housing, Green Valley, Meadowview, and Mackinaw Apartments.

Roll call vote as follows:

AYES: Commissioner Deb Graham, Commissioner Ann Trumpy, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Vice Chairman Mary Beth Roffman

Motion approved

Chairman Dave Volz then requested a motion to review and file the June Financial Reports for the Delavan Apartments.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Jill Davis to review and file the June financials for the Delavan Apartments.

Roll call vote as follows:

AYES: Commissioner Deb Graham, Commissioner Ann Trumpy, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Vice Chairman Mary Beth Roffman

Motion approved

Public Presentation:

No one from the Public was present

Commissioners Training: None

Old Business: None

New Business:

Discussion on Personnel Policy Revisions

The Executive Director reviewed progress being made with the personnel policy revision and requested comments on questions that remain open.

Consent Agenda

Pulled for Discussion

None.

1. Resolution No. 3040 - Request to Roll over and Retain the Certificate of Deposit #XXXXXXXX3245 in the Amount of \$100,000 From Morton Community Bank for 12 Months at a 3.58% APY
2. Resolution No. 3041- Request to Roll over and Retain the Certificate of Deposit Request to Roll over and Retain the Certificate of Deposit #XXXXXXXX2949 in the Amount of \$100,000 From Morton Community Bank for 12 Months at a 3.58% APY
3. Resolution No. 3042 - Request to roll over and retain the Certificate of Deposit #xxxxxx1488 at First Pekin Savings Bank, in the amount of \$100,000 for a term of 12 months and a rate of 4.05%,
4. Resolution No. 3043- Request to roll over and retain the Certificate of Deposit #xxxxxx6988 at First Pekin Savings Bank, in the amount of \$100,000 for a term of 12 months and a rate of 4.05%.
5. Resolution No. 3044 – Request for payment No.4 to Schemel Companies, Inc., for contract modification No. 1, in the amount of \$576 for the Broadway Apartments Bathtub Replacement project to be paid from IL-044 CFP 2023, 1480 dwelling units-interior showers and tubs
6. Resolution No. 3045 – Request for payment No.5 (Final) to Schemel Companies, Inc., in the amount of \$109,327.00 for the Broadway Apartments Bathtub Replacement project to be paid from IL-044 CFP 2023, 1480 dwelling units-interior showers and tubs

MOTION: By, Commissioner Ann Trumpy, Second by Commissioner Jill Davis to approve the Consent Agenda

Roll call vote as follows:

AYES: Commissioner Deb Graham, Commissioner Ann Trumpy, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Vice Chairman Mary Beth Roffman

Motion approved

GENERAL

1. Receive and file the Executive Director’s report for August 2025
2. Receive and file the vacancy report as of July 31, 2025, for Public Housing, Green Valley, Meadow View, Mackinaw, and Delavan Apartments.

MOTION: By, Commissioner Ann Trumpy, Second by Commissioner Debbie Graham to receive and file the Executive Director’s report and the Vacancy Report.

Roll call vote as follows:

AYES: Commissioner Deb Graham, Commissioner Ann Trumpy, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Vice Chairman Mary Beth Roffman

Motion approved

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 Debbie Graham to adjourn the meeting. Roll call vote taken. Motion carried unanimously. The meeting adjourned at 6:08 PM.

Dave Volz, Chairman

Dennis D. Green, Secretary/Treasurer