

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 9, 2025, in the boardroom of the Housing Authority's general office at 1901 Broadway in Pekin, Illinois. The meeting was called to order at 4:35 P.M. by Chairman Dave Volz with roll call taken and those present as follows:

PRESENT: Chairman Dave Volz, Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, and Commissioner Jill Davis

ABSENT: Commissioner Ann Trumpy

ALSO PRESENT: Dennis Green, Executive Director, Scott Kriegsman, PHA Attorney, Michelle Prater, Administrative Assistant

Chairman Dave Volz requested a motion to approve the minutes of the August 12, 2025, Regular Meeting.

MOTION: By Commissioner Jill Davis, Second by Commissioner Debra Graham, to approve the minutes of the August 12, 2025, Regular Meeting.

Roll call vote as follows:

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion approved

The Chairman next called for a motion to approve the bills for payment for the Public Housing program in the amount of \$130,951.27, as amended.

MOTION: By: Commissioner Jill Davis, Second by Vice Chairman Mary Beth Roffman to approve the bills for payment for the public housing program in the amount of \$130,951.37, as amended.

Roll call vote as follows:

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion approved

The Chairman next requested a motion to approve the bills for payment for the Green Valley Apartments in the amount of \$4,477.41, as amended.

MOTION: By Vice Chairman Mary Beth Roffman, Second by Commissioner Jill Davis to approve the bills for payment for the Green Valley Apartments in the amount of \$4,477.41, as amended.

Roll call vote as follows:

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion approved

The Chairman next requested a motion to approve the bills for payment for the Meadow View Apartments in the amount of \$3,256.03, as amended.

MOTION: By Commissioner Jill Davis, Second by Commissioner Debra Graham to approve the bills for payment for the Meadowview Apartments in the amount of \$3,256.03, as amended.

Roll call vote as follows:

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion approved

A motion was then requested to approve the Mackinaw Apartments bills for payment in the amount of \$4,449.27.

MOTION: By Commissioner Jill Davis, Second by Vice Chairman Mary Beth Roffman to approve the bills for payment for the Mackinaw Apartments in the amount of \$4,449.27.

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion approved

A motion was then requested to approve the Delavan Apartments bills for payment in the amount of \$12,895.35, as amended.

MOTION: By Commissioner Debra Graham, second by Vice Chairman Mary Beth Roffman to approve the bills for payment for the Delavan Apartments in the amount of \$12,985.34, as amended.

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion approved

A motion was then requested to approve the Business Activity bills for payment in the amount of \$1,002.95.

MOTION: By Commissioner Jill Davis, Second by Commissioner Debra Graham to approve the bills for payment for the Business Activity in the amount of \$1,002.95.

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion approved

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

MOTION: By Commissioner Debra Graham, Second by Commissioner Jill Davis to review and file the July financials for the Public Housing, Green Valley, Meadowview, Delavan, and Mackinaw Apartments.

Roll call vote as follows:

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion approved

Public Presentation:

No one from the Public was present

Commissioners Training: None

Old Business: None

New Business:

1. Resolution No. 3046-Review and Approval of the Public Housing Operating Budget for Fiscal Year 2026

MOTION: By Commissioner Jill Davis, Second by Vice Chairman Mary Beth Roffman to review and approve the Public Housing Operating Budget for Fiscal Year 2026.

Roll call vote as follows:

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion approved

2. Resolution No. 3047-Review and Approval of the Green Valley Operating Budget for Fiscal Year 2026

MOTION: By Vice Chairman Mary Beth Roffman, Second by Commissioner Debra Graham to review and approve the Green Valley Operating Budget for Fiscal Year 2026.

Roll call vote as follows:

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion approved

3. Resolution No. 3048-Review and Approval of the Meadowview Operating Budget for Fiscal Year 2026

MOTION: By Commissioner Debra Graham, Second by Commissioner Jill Davis to approve and review the Meadowview Operating Budget for Fiscal Year 2026.

Roll call vote as follows:

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion approved

4. Resolution No. 3049-Review and Approval of the Mackinaw Operating Budget for Fiscal Year 2026

MOTION: By Commissioner Jill Davis, Second by Vice Chairman Mary Beth Roffman to review and approve the Mackinaw Operating Budget for Fiscal Year 2026

Roll call vote as follows:

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion approved

5. Resolution No. 3050-Review and Approval of the Delavan Operating Budget for Fiscal Year 2026

MOTION: By Vice Chairman Mary Beth Roffman, Second by Commissioner Jill Davis to review and approve the Delavan Operating Budget for Fiscal Year 2026.

Roll call vote as follows:

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion approved

6. Resolution No. 3051-Review and Approval of the Utility Allowances for the Broadway Apartments effective January 1, 2026

MOTION: By Vice Chairman Mary Beth Roffman, Second by Commissioner Debra Graham to review and approve the 2026 Utility Allowances for the Broadway Apartments

Roll call vote as follows:

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion approved

7. Resolution No. 3052-Review and Approval of the Utility Allowances for the Park Ridge Apartments effective January 1, 2026

MOTION: By Commissioner Debra Graham, Second by Vice Chairman Mary Beth Roffman

to review and approve the 2026 Utility Allowances for the Park Ridge Apartments.

Roll call vote as follows:

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion approved

8. Resolution No. 3053-Review and Approval of the Utility Allowances for the Green Valley Apartments effective January 1, 2026

MOTION: By, Commissioner Debra Graham, Second by Commissioner Jill Davis to review and approve the 2026 Utility Allowances for the Green Valley Apartments

Roll call vote as follows:

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion approved

9. Resolution No. 3054-Review and Approval of the Utility Allowances for Meadow View Apartments effective January 1, 2026

MOTION: By, Commissioner Debra Graham, Second by Commissioner Jill Davis to review and approve the 2026 Utility Allowances for the Meadowview Apartments

Roll call vote as follows:

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion approved

10. Resolution No. 3055-Review and Approval of the Utility Allowances for Mackinaw Apartments effective January 1, 2026

MOTION: By Vice Chairman Mary Beth Roffman, Second by Commissioner Jill Davis to review and approve the 2026 Utility Allowances for the Mackinaw Apartments

Roll call vote as follows:

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion approved

11. Resolution No. 3056-Review and Approval of Utility Allowances for The Delavan Apartments effective January 1, 2026

MOTION: By Commissioner Jill Davis, Second by Vice Chairman Mary Beth Roffman to review and approve the 2026 Utility Allowances for the Delavan Apartments.

Roll call vote as follows:

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion approved

12. Resolution No. 3057- Request to Review and Approve the Annual Plan for 2026

MOTION: By, Vice Chairman Mary Beth Roffman, Second by Commissioner Jill Davis to review and approve the 2026 Annual Plan

Roll call vote as follows:

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion approved

13. Resolution No. 3058-Authorization to accept the transfer of the Country Lane Manor Apartments

MOTION: By Commissioner Jill Davis, Second by Vice Chairman Mary Beth Roffman accept the transfer of the Country Lane Manor Apartments in Minier IL

Roll call vote as follows:

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion approved

Consent Agenda

Pulled for Discussion

1. Resolution No. 3059-Review and File the FYE 2024 Audit

Comments:

The Audit was reviewed and all questions answered prior to approval

MOTION: By Commissioner Debra Graham, Second by Commissioner Jill Davis to file the FYE 2024 Audit

Roll call vote as follows:

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion approved

2. Resolution No. 3060- Request for Payment to Assisted Housing Risk Management Association in the Amount of \$22,890.42 for Property, Liability, Auto, and Workmen's Compensation Coverage for Public Housing for October through December 2025

3. Resolution No. 3061- Request for Payment to Assisted Housing Risk Management Association in the amount of \$1,221.51 for Property, Liability, and Workmen's Compensation Coverage for the Green Valley Apartments from October through December 2025

4. Resolution No. 3062- Request for Payment to Assisted Housing Risk Management Association in the amount of \$1,083.23 for Property, Liability, and Workmen's Compensation Coverage for the Meadow View Apartments from October through December 2025

5. Resolution No. 3063- Request for Payment to Assisted Housing Risk Management Association in the amount of \$878.59 for Property, Liability, and Workmen's Compensation Coverage for the Mackinaw Apartments from October through December 2025

MOTION: By, Commissioner Jill Davis, Second by Vice Chairman Mary Beth Roffman to approve the Consent Agenda

Roll call vote as follows:

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion approved

GENERAL

1. Receive and file the Executive Director's report for September 2025

2. Receive and file the vacancy report as of August 30, 2025, for Public Housing, Green Valley, Meadow View, Mackinaw, and Delavan Apartments.

MOTION: By, Commissioner Jill Davis, Second by Vice Chairman Mary Beth Roffman to receive and file the Executive Director's report and the Vacancy Report.

Roll call vote as follows:

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: Commissioner Ann Trumpy

Motion approved

Having completed all business for the evening, the Chairman called for a motion to adjourn. A motion was made by Vice Chairman Mary Beth Roffman, seconded by Commissioner Debbie Graham to adjourn the meeting. Roll call vote taken. Motion carried unanimously. The meeting adjourned at 6:24 PM.

Dave Volz, Chairman

Dennis D. Green, Secretary/Treasurer