

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 October 14, 2025, in the boardroom of the Housing Authority's general office at 1901 Broadway in Pekin, Illinois. The meeting was called to order at 4:30 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, Commissioner Ann Trumpy, and Commissioner Jill Davis

ABSENT: None

ALSO PRESENT: Dennis Green, Executive Director

Chairman Dave Volz requested a motion to approve the minutes of the September 9, 2025, Regular Meeting.

MOTION: By Commissioner Jill Davis, Second by Vice Chairman Mary Beth Roffman, to approve the minutes of the September 9, 2025, Regular Meeting.

Roll call vote as follows:

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

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 \$133,448.73, as amended.

MOTION: By: Commissioner Ann Trumpy, Second by Commissioner Jill Davis to approve the bills for payment for the public housing program in the amount of \$133,448.73, as amended.

Roll call vote as follows:

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

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 \$5,012.03.

MOTION: By Vice Chairman Mary Beth Roffman, Second by Commissioner Ann Trumpy to approve the bills for payment for the Green Valley Apartments in the amount of \$5,012.03.

Roll call vote as follows:

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

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 \$3,892.93.

MOTION: By Commissioner Jill Davis, Second by Commissioner Ann Trumpy to approve the bills for payment for the Meadowview Apartments in the amount of \$3,892.93.

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

A motion was then requested to approve the Mackinaw Apartments bills for payment in the amount of \$5,504.09.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Derba Graham to approve the bills for payment for the Mackinaw Apartments in the amount of \$5,504.09.

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

NAYS: None

ABSENT: None

Motion approved

A motion was then requested to approve the Delavan Apartments bills for payment in the amount of \$2,978.87.

MOTION: By Vice Chairman Mary Beth Roffman, second by Commissioner Jill Davis to approve the bills for payment for the Delavan Apartments in the amount of \$2,978.87.

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

NAYS: None

ABSENT: None

Motion approved

A motion was then requested to approve the Business Activity bills for payment in the amount of \$1,035.47.

MOTION: By Commissioner Jill Davis, Second by Commissioner Ann Trumpy to approve the bills for payment for the Business Activity in the amount of \$1,035.47.

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

NAYS: None

ABSENT: None

Motion approved

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

MOTION: By Commissioner Ann Trumpy, Second by Vice Chairman Mary Beth Roffman to review and file the August financial reports 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, Commissioner Ann Trumpy, and Chairman Dave Volz

NAYS: None

ABSENT: None

Motion approved

Public Presentation:

No one from the Public was present

Commissioners Training: None

Old Business: None

New Business:

1. Resolution No. 3064- Request Approval of the 2026 Public Housing Flat Rents, effective January 1, 2026

MOTION: By Vice Chairman Mary Beth Roffman, Second by Commissioner Ann Trumpy to approve the 2026 Public Housing Flat Rents, effective January 1, 2026.

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

2. Resolution No. 3065- Request to Accept the Proposal from Blue Cross/Blue Shield to Provide Employee Health Insurance in the amount of \$9,588.88 per month for six employees, and Dental Insurance in the amount of \$313.38 per month for six employees, for the period of December 1, 2025, through November 30, 2026

MOTION: By Commissioner Ann Trumpy, Second by Vice Chairman Mary Beth Roffman to

Accept the Proposal from Blue Cross/Blue Shield to Provide Employee Health Insurance in the amount of \$9,588.88 per month for 6 employees, and Dental Insurance in the amount of \$313.38 per month for 6 employees, for the period of December 1, 2025, through November 30, 2026 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, Commissioner Ann Trumpy, and Chairman Dave Volz

NAYS: None

ABSENT: None

Motion approved

3. Resolution No. 3066- Authorization to Approve and Renew the Executive Directors Contract for a Period of one year from January 1, 2026, to December 31, 2026

MOTION: By Vice Chairman Mary Beth Roffman, Second by Commissioner Jill Davis to Approve and Renew the Executive Directors Contract for a Period of one year from January 1, 2026, to December 31, 2026.

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

4. Resolution No. 3069- Request to enter into a contract with US Inspection Group to complete the 2025 HUD NSPIRE unit inspections at a cost of \$13.40 per unit for a total of \$3,269.60, to be paid from the PHA Operating Account

MOTION: By Commissioner Ann Trumpy, Second by Vice Chairman Mary Beth Roffman to enter into a contract with US Inspection Group to complete the 2025 HUD NSPIRE unit inspections at a cost of \$13.40 per unit for a total of \$3,269.60, to be paid from the PHA Operating Account

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

Consent Agenda

Pulled for Discussion

1. None

Comments:

1 .Resolution No. 3067- Authorization to renew the certificate of deposit # 588967 at Morton Community Bank, in the amount of \$51,480.10, for a term of 6 months with an APR of 3.74%

2. Resolution No. 3068- Approval of Payment #2-Final, for the Broadway Apartments Bathtub Remodel Project, to 1919 Architects in the amount of \$5,163.00, to be paid from IL-044 CFP 2023, 1480 fees and costs

3. Final Approval of the Annual and 5-yr Plan

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

Roll call vote as follows:

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

NAYS: None

ABSENT: None

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 Commissioner Ann Trumpy 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, Commissioner Ann Trumpy, and Chairman Dave Volz

NAYS: None

ABSENT: None

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 Jill Davis to adjourn the meeting. Roll call vote taken. Motion carried unanimously. The meeting adjourned at 5:45 PM.

Dave Volz, Chairman

Dennis D. Green, Secretary/Treasurer