

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 November 11, 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, Scott Kriegsman, PHA Attorney
Chairman Dave Volz requested a motion to approve the minutes of the October 14, 2025, Regular Meeting.

MOTION: By Commissioner Jill Davis, Second by Commissioner Ann Trumpy, to approve the minutes of the October 14, 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 \$103,463.60, 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 \$103,463.60, 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 \$3,843.23.

MOTION: By Commissioner Ann Trumpy, Second by Vice Chairman Mary Beth Roffman to approve the bills for payment for the Green Valley Apartments in the amount of \$3,843.23.

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 \$2,840.41, as amended.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Debra Graham to approve the bills for payment for the Meadowview Apartments in the amount of \$2,840.41, 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

A motion was then requested to approve the Mackinaw Apartments bills for payment in the amount of \$2,914.56.

MOTION: By Vice Chairman Mary Beth Roffman, Second by Commissioner Jill Davis to approve the bills for payment for the Mackinaw Apartments in the amount of \$2,914.56.

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 \$2,729.93, as amended.

MOTION: By Commissioner Ann Trumpy, second by Vice Chairman Mary Beth Roffman to approve the bills for payment for the Delavan Apartments in the amount of \$2,729.93, as amended.

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 \$992.40.

MOTION: By Commissioner Jill Davis, Second by Commissioner Ann Trumpy to approve the bills for payment for the Business Activity in the amount of \$992.40.

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 September Financial Reports for the Public Housing, Green Valley, Meadowview, and Mackinaw Apartments.

MOTION: By Commissioner Jill Davis, Second by Vice Chairman Mary Beth Roffman to review and file the September financial reports for the Public Housing, Green Valley, Meadowview, 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

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

MOTION: By Commissioner Debra Graham, Second by Commissioner Ann Trumpy to review and file the September financial reports for the Delavan 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:

Resolution No. 3070-Authorization to award a contract to GE Appliances in the amount of \$33,120.00 for the purchase of (50) refrigerators to be paid from capital fund grant

Il01P04450125, 1480 dwelling unit-interior-appliances

MOTION: By Commissioner Ann Trumpy, Second by Vice Chairman Mary Beth Roffman to award a contract to GE Appliances in the amount of \$33,120.00 for the purchase of (50) refrigerators to be paid from capital fund grant Il01P04450125, 1480 dwelling unit-interior-appliances.

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

1. NONE

GENERAL

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

He explained the significance of the government shutdown on the agency's operations.

2. Receive and file the vacancy report as of October 31, 2025, for Public Housing, Green Valley, Meadow View, Mackinaw, and Delavan Apartments.

MOTION: By Commissioner Ann Trumpy, 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, 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 Commissioner Jill Davis, seconded by Commissioner Debra Graham to adjourn the meeting. Roll call vote taken. Motion carried unanimously. The meeting adjourned at 5:15 PM.

Dave Volz, Chairman

Dennis D. Green, Secretary/Treasurer