

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 14, 2026, in the boardroom of the Housing Authority's general office at 1901 Broadway in Pekin, Illinois. The meeting was called to order at 4:49 P.M. by Chairman Dave Volz with roll call taken and those present as follows:

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

ABSENT: Vice Chairman Mary Beth Roffman, Commissioner Ann Trumpy,

ALSO PRESENT: Dennis Green, Executive Director, Scott Kriegsmann Board Attorney
Chairman Dave Volz requested a motion to approve the minutes of the March 10, 2026, Regular Meeting.

MOTION: By Commissioner Jill Davis, Second by Commissioner Debra Graham, to approve the minutes of the March 10 10, 2026, Regular Meeting.

Roll call vote as follows:

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

NAYS: None

ABSENT: Vice Chairman Mary Beth Roffman, 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 \$108,453.70, as amended.

MOTION: By: Commissioner Jill Davis, Second by Commissioner Debra Graham to approve the bills for payment for the public housing program in the amount of \$108,453.70, as amended.

Roll call vote as follows:

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

NAYS: None

ABSENT: Vice Chairman Mary Beth Roffman, 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 \$5,296.24, as amended.

MOTION: By Commissioner Jill Davis, Second Commissioner Debra Graham to approve the bills for payment for the Green Valley Apartments in the amount of \$5,296.24, as amended.

Roll call vote as follows:

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

NAYS: None

ABSENT: Vice Chairman Mary Beth Roffman, 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 \$4,506.65, 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 \$4,506.65, as amended.

Roll call vote as follows:

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

NAYS: None

ABSENT: Vice Chairman Mary Beth Roffman, Commissioner Ann Trumpy

Motion approved

A motion was then requested to approve the Mackinaw Apartments bills for payment in the amount of \$3,573.71.

MOTION: By Commissioner Jill Davis, Second by Commissioner Debra Graham to approve the bills for payment for the Mackinaw Apartments in the amount of \$3,573.71.

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

NAYS: None

ABSENT: Vice Chairman Mary Beth Roffman, Commissioner Ann Trumpy

Motion approved

A motion was then requested to approve the Delavan Apartments bills for payment in the amount of \$4,819.13, as amended.

MOTION: By Commissioner Jill Davis, second by Commissioner Debra Graham to approve the bills for payment for the Delavan Apartments in the amount of \$4,819.13, as amended.

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

NAYS: None

ABSENT: Vice Chairman Mary Beth Roffman, Commissioner Ann Trumpy

Motion approved

A motion was then requested to approve the Business Activity bills for payment in the amount of \$1,225.14.

MOTION: By Commissioner Jill Davis, Second by Commissioner Debra Graham to approve the bills for payment for the Business Activity in the amount of \$1,225.14.

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

NAYS: None

ABSENT: Vice Chairman Mary Beth Roffman, Commissioner Ann Trumpy

Motion approved

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

MOTION: By Commissioner Jill Davis, Second by Commissioner Debra Graham to review and file the January 2026 financial reports for the Public Housing, Green Valley, Meadowview, and Mackinaw Apartments.

Roll call vote as follows:

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

NAYS: None

ABSENT: Vice Chairman Mary Beth Roffman, Commissioner Ann Trumpy

Motion approved

Chairman Dave Volz then requested a motion to review and file the December 2025, January, and February 2026 Financial Reports for the Delavan Apartments.

MOTION: By Commissioner Jill Davis, Second by Commissioner Debra Graham to review and file the December 2025, January and February 2026 financial reports for the Delavan Apartments.

Roll call vote as follows:

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

NAYS: None

ABSENT: Vice Chairman Mary Beth Roffman, 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. 3120- The Request for authorization to award a contract to Global Technologies for the water treatment program at the Golden Arms Apartments. Payment in the amount of \$1,200.00 to be paid annually

MOTION: By Commissioner Jill Davis, Second by Commissioner Debra Graham to award a contract to Global Technologies for the water treatment program at the Golden Arms Apartments. Payment in the amount of \$1,200.00 to be paid annually

Roll call vote as follows:

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

NAYS: None

ABSENT: Vice Chairman Mary Beth Roffman, Commissioner Ann Trumpy

Motion approved

2. Resolution No. 3121-Request for authorization to enter into a contract with McD (McDaniels Marketing) for the purpose of updating and monitoring the accessibility features

of the Housing Authority website to meet federal regulations

MOTION: By Commissioner Jill Davis, Second by Commissioner Debra Graham to enter into a contract with McD (McDaniels Marketing) for the purpose of updating and monitoring the accessibility features of the Housing Authority website to meet federal regulations

Roll call vote as follows:

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

NAYS: None

ABSENT: Vice Chairman Mary Beth Roffman, Commissioner Ann Trumpy

Motion approved

Consent Agenda

1. Resolution No. 3122 – Request for approval of payment #7- to Ruyle Mechanical Services Inc. In the amount of \$43,985.15, to be paid from the PHA Operating Account
3. Resolution No. 3123– Approval of the 2026 Payment in Lieu of Taxes for Public Housing in the amount of \$31,128.48
4. Resolution No. 3124– Approval of the 2026 Payment in Lieu of Taxes for the Green Valley Apartments in the amount of \$7,891.98
5. Resolution No. 3125– Approval of Payment in Lieu of Taxes for the Meadow View Apartments in the amount of \$8,824.95
6. Resolution No. 3126– Approval of the 2026 Payment in Lieu of Taxes for the Mackinaw Apartments in the amount of \$5,758.44
7. Resolution No. 3127– Request for approval of Payment No. 1, Final, to Culligan of Central Illinois, in the amount of \$26,628.00 for the installation of the water softener at the golden arms apartments to be paid from CFP 2024 1480 non-dwelling-interior-mechanical
8. Resolution No. 3128–Request for approval of Payment No. 2, to GE appliances, in the amount of \$5,436.00 for eleven 16 ft refrigerators for the Golden Arms Apartments to be paid from CFP 2025, 1480 dwelling unit interior appliances
9. Resolution No. 3129–Payment to JC Dillon inc.

MOTION: By Commissioner Debra Graham, Second by Commissioner Jill Davis to approve the Consent Agenda

Roll call vote as follows:

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

NAYS: None

ABSENT: Vice Chairman Mary Beth Roffman, Commissioner Ann Trumpy

Motion approved

GENERAL

1. Receive and file the Executive Director's report for April 2026
2. Receive and file the vacancy report as of March 30, 2026, for Public Housing, Green Valley, Meadow View, Mackinaw, and Delavan Apartments.

MOTION: By Commissioner Debra Graham, Second by Commissioner Jill Davis to receive and file the Executive Director's report and the Vacancy Report.

Roll call vote as follows:

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

NAYS: None

ABSENT: Vice Chairman Mary Beth Roffman, 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 Commissioner Jill Davis, seconded by Commissioner Debra Graham to adjourn the meeting. Roll call vote taken. Motion carried unanimously. The meeting adjourned at 6:49 PM.

Dave Volz, Chairman

Dennis D. Green, Secretary/Treasurer