



Housing Authority of the City of Freeport

1052 West Galena Avenue Suite A Freeport, Illinois 61032
815/232-4171 Fax 815/232-3362

Minutes of the Regular Board Meeting of the Board of Commissioners of the Housing Authority of the City of Freeport February 10, 2017

The Regular Board Meeting of the Board of Commissioners of the Housing Authority of the City of Freeport was held on Friday, February 10, 2017 at the HACF Administrative Office in the Empowerment Center located at 1052 W. Galena Avenue, Freeport, Illinois at 12:00 p.m. Interim Chair Smith-Norman called the meeting to order at 12:10 pm. The following members were present in person at roll call: Interim Chair Jennifer Smith-Norman, Interim Vice-Chair Greta Harrell, Commissioner Roger Schulz, Commissioner Samuel Newton, Commissioner Don Beckington, and Commissioner Tiffany Nieman. Others present were Chief Executive Officer Larry Williams and Executive Assistant Brenda Westfall.

A motion was made by Commissioner Nieman to approve the agenda and the motion was seconded by Commissioner Schulz. Interim Chair Smith-Norman declared the Motion carried by voice vote.

Interim Chair Smith-Norman said on page six under New Business of the 12/16/16 rescheduled board minutes to clarify, she doesn't have any clients in any HACF programs. Interim Vice-Chair Harrell stated in reviewing the 1/30/17 special board minutes under New Business a correction she stated "several commissioners had other commitments and did not have time to review the 5-year plan at this meeting. She also asked for clarification on the language in the plan about residents not being rescreened upon conversion and the current rescreening of residents." Future minutes will be a summary of instead of script of discussion. Commissioner Nieman made a motion to approve the December 16, 2016 Rescheduled Board Meeting Minutes and the January 30, 2017 Special Board Meeting minutes as amended. Commissioner Schulz seconded the motion. Interim Chair Smith-Norman declared the Motion carried by voice vote.

Persons to be Recognized: None

Public Comment: Discussion held as to placement of Public Comment on the agenda. Chester Hollins suggested the board use technology for minutes instead of the he said/she said that occurs with the written minutes.

Communications: None

Financial Review:

December financials were reviewed. The January financials will be provided at a later date due to the RAD conversion. The Greater Illinois Title Company (GIT) received payment of \$351,000, which was HACF capital funds attributed to the Brewster and Hosmer that became part of the RAD closing for Brewster and Hosmer. The funds were sent to and maintained by IHDA in an escrow account for capital needs at Brewster and Hosmer. Commissioner Schulz made a motion to approve the December

financials. Commissioner Newton seconded the motion. Roll call was as follows to approve the December financials:

Smith-Norman	Aye	Newton	Aye	Beckington	Aye
Harrell	Aye	Schulz	Aye	Nieman	Aye

Interim Chair Smith-Norman declared the motion passed.

Chief Executive Officer Report:

Mr. Larry Williams provided a sample RAD lease and application to the Commissioners. Discussion held on the difference of tax credits, HAP Contract, and public housing.

Old Business:

Affordable Housing Discussion – RAD Update

Mr. Williams provided the RAD update in his CEO report.

New Business:

Resolution#17-01 Approval of Proposed Five-Year Capital Plan and 2017 Annual Capital Plan

Mr. Williams described the Five-Year Capital Plan process. HUD changed all the forms. The RAD Significant Amendment causes HACF to amend its five year plan. HUD expects the information to be transferred to the new forms and for the necessary approval to be in the March HACF board meeting. Discussion held on the PHA Plan. Motion made by Commissioner Nieman to table Resolution #17-01 to the March board meeting. Commissioner Newton seconded the motion. Roll call to table Resolution #17-01 was held as follows:

Smith-Norman	Aye	Newton	Aye	Beckington	Aye
Harrell	Aye	Schulz	Aye	Nieman	Aye

Interim Chair Smith-Norman declared the motion passed.

Other Business:

The General Counsel Legal Services RFQ was published.

Public Comment:

Going forward in future meetings, Commissioner Schulz suggested to move Public Comment prior to Executive Session for convenience of those who may want to comment but not wait open session to resume.

Mr. Andra Taylor, HACF Regional Property Manager, spoke of his experiences as an employee at the Housing Authority.

Ms. Felice Woitynek, HACF Property Manager, spoke about comments made at the recent city council meeting.

Executive Session:

Commissioner Harrell made a motion to enter into Executive Session for the purposes noted on the agenda.

Discussing “The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity” as authorized by Section 2(c)(1) of the Illinois Open Meeting Act, as amended [codified at 5 ILCS 120/2(c)(1)]; And

Discussing "Minutes of meetings lawfully closed under this ACT, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06, as authorized by Section 2(c)(21) of the Illinois Open Meeting Act, as amended [codified at 5 ILCS 120/2(c)(21)]; And

Discussing "Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting" as authorized by Section 2(c)(11) of the Illinois Open Meeting Act, as amended [codified at 5 ILCS 120/2(c)(11)].

Commissioner Beckington seconded the motion. Roll call vote to enter into Executive Session for the reason stated on the agenda was held as follows:

Smith-Norman	Aye	Newton	Aye	Beckington	Aye
Harrell	Aye	Schulz	Aye	Nieman	Aye

Interim Chair Smith-Norman declared the motion passed. Executive Session started at 1:16 pm. Mrs. Westfall left the meeting room.

At 2:52 pm, a motion was made by Commissioner Schulz to adjourn Executive Session and resume open session. Interim Vice-Chair Harrell seconded the motion. Roll call to resume open session was held as follows:


Smith-Norman	Aye	Newton	Aye	Beckington	Aye
Harrell	Aye	Schulz	Aye	Nieman	Aye

Interim Chair Smith-Norman declared the motion passed.

Open Session resumed. No further action was taken.

Other Business: None

Motion made by Commissioner Schulz and seconded by Commissioner Newton to adjourn the meeting. Interim Chair Smith-Norman declared the motion passed. Meeting was adjourned at 2:53 pm.



Jennifer Smith-Norman
Interim Chair of the Board of Commissioners
of the Housing Authority of the City of Freeport

ATTEST:



Larry Williams, Chief Executive Officer
Ex Officio Secretary of Board of Commissioners
of the Housing Authority of the City of Freeport