



April 7, 2017 Minutes

Housing Authority of the City of Freeport

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Minutes of the Rescheduled Board Meeting of the Board of Commissioners of the Housing Authority of the City of Freeport April 7, 2017

The Rescheduled Board Meeting of the Board of Commissioners of the Housing Authority of the City of Freeport was held on Friday, April 7, 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 12:06 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 Patrick McDermott, Commissioner Don Beckington, and Commissioner Tiffany Nieman. Others present were Chief Executive Officer Larry Williams and Executive Assistant Brenda Westfall and General Counsel Jim Pirages and Kelly Hintzsche. Commission Newton was absent at roll call and arrived prior to the election vote for Chair.

Mr. Williams noted to everyone present that Steve Carroll, who was in attendance, was video recording the meeting.

A motion was made by Commissioner Nieman to approve the agenda by amending in moving the Public Comment to be after Approval of Minutes and the motion was seconded by Commissioner Schulz. Interim Chair Smith-Norman declared the Motion carried by voice vote.

Commissioner McDermott made a motion to approve the March 10, 2017 Regular Board Meeting minutes with said correction by Interim Vice-Chair Harrell of striking the sentence in Communications “[Commissioner Harrell’s original statement made in the meeting was not provided.]”. Commissioner Nieman seconded the motion. Interim Chair Smith-Norman declared the Motion carried by voice vote.

Interim Chair Smith-Norman suggested the March 23, 2017 Special Board Minutes should note there was discussion on Odessa Walker’s resignation and Mr. Williams discussed re-hiring if she isn’t elected. Commissioner Nieman made a motion to approve the March 23, 2017 Special Board Meeting minutes as amended per Interim Chair Smith-Norman. Commissioner Schulz seconded the motion. Interim Chair Smith-Norman declared the Motion carried by voice vote.

Public Comment: None

Election of Officers:

Mr. Williams did not receive any nominations for Chair or Vice-Chair. Nominations were asked for Chair. Interim Vice-Chair Harrell nominated Smith-Norman for Chair. Commissioner Nieman nominated Commissioner Schulz for Chair. No other nominations were made for Chair. Interim Chair Smith-Norman closed the nominations. Discussion was held with concern that Commissioner Schulz is finishing a term and his term expires in October 2017 per City Council minutes and considered to table the election of officers to see clarification of term. Commissioners are on the Board until the Mayor makes a decision to change. Attorney Pirages referenced the Bylaws that Election of Officers is done at the annual board meeting.

The vote for Chair of the HACF Board of Commissioners for a one year term was held as follows:

| | | | |
|--------------|--------------|------------|--------|
| Smith-Norman | Smith-Norman | Schulz | Schulz |
| Harrell | Smith-Norman | Nieman | Schulz |
| Newton | Smith-Norman | Beckington | Schulz |
| McDermott | Smith-Norman | | |

The vote was Smith-Norman four (4) and Schulz three (3). Commissioner Smith-Norman was elected Chair.

Nominations for Vice-Chair were received. Chair Smith-Norman nominated Interim Vice-Chair Harrell. Commissioner Newton nominated Commissioner Schulz; Commissioner Schulz declined the nomination. Commissioner Beckington nominated Commissioner Newton. Interim Chair Smith-Norman closed the nominations.

The vote for Vice-Chair of the HACF Board of Commissioners for a one year term was held as follows:

| | | | |
|--------------|---------|------------|--------|
| Smith-Norman | Harrell | Schulz | Newton |
| Harrell | Newton | Nieman | Newton |
| Newton | Harrell | Beckington | Newton |
| McDermott | Newton | | |

The vote was Newton five (5) and Harrell two (2). Commissioner Newton was elected Vice-Chair.

Persons to be Recognized: This is the first meeting for Jim Pirages and Kelly Hintzsche from Hinshaw and Culbertson attending as General Counsel.

Communications: None

Financial Review:

There are no March financials due to the March 31 fiscal year end; year end adjustments and accrual adjustments need to be made. The March payables reports are included. Commissioner Nieman made a motion to approve the March payables reports. Commissioner McDermott seconded the motion. Roll call was as follows to approve the March payables and place them on file:

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

Chair Smith-Norman declared the motion passed.

Chief Executive Officer Report:

Mr. Larry Williams' provided a verbal report. He read a manager's letter regarding a resident asking about EID. Mr. Williams reported multiple, anonymous blogs that are referencing EID and the blogs encourage residents to seek an attorney, suggesting they have been overcharged for rent. Mr. Williams asked the Board how they want to respond because Mr. Williams has already answered these questions for the Board and then the same questions and discussions are showing up on the blogs. Those doing the blogs also have Mr. Williams' private information of social security number and driver's license number. Mr. Williams won't respond to the blogs but will spend resources to discover who has his private information. Commissioner Schulz investigated and believes the blogs are under a pseudo name. Staff are spending time meeting with residents due to these blogs. Suggestion made to provide education on EID.

Old Business:

Affordable Housing Discussion – RAD Update

Mr. Williams reported at the last Special Board Meeting that the Board agreed to proceed with RAD in the Westview properties and to consider the land across from Westview. There is a lot of due diligence work to be done in the next 60 days. An update on Hosmer is that 14th floor is completed and residents have moved into their new rehabbed units on that floor.

New Business: None

Other Business: None

Executive Session:

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

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

Chair Smith-Norman declared the motion passed.

At 1:35 pm, a motion was made by Commissioner Schulz to adjourn Executive Session and resume open session. Commissioner McDermott seconded the motion. Roll call to resume open session was held as follows:

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

Chair Smith-Norman declared the motion passed.

Open Session resumed. No further action was taken.

Public Comment:

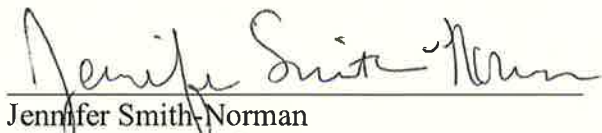
Chester Hollins hopes HACF can continue helping poor people; HACF is an important part of the city.

Andra Taylor asks the Commissioners to consider why they are serving on the HACF Board.
Pastor Frankie Ramos shared his thoughts on HACF's services empowering people.
Steve Carroll stated the city council meetings are recorded; he is recording meetings for democracy.

Commissioner McDermott made a motion to adjourn the meeting. Commissioner Harrell seconded the motion.

Prior to the meeting being adjourned, Felice Woitynek provided public comment that the blogs are having an impact on the staff; in response to the blogs, residents are questioning their rent.

Meeting was adjourned at 1:52 pm.



Jennifer Smith-Norman
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