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**MINUTES OF THE  
REGULAR BOARD MEETING OF THE  
BOARD OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE CITY OF FREEPORT  
APRIL 17, 2024**

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The regular meeting of the Board of Commissioners of the Housing Authority of the City of Freeport was held on Wednesday, April 17, 2024, at the Housing Authority of the City of Freeport Administrative Office located at 1052 W. Galena Avenue, Freeport, Illinois at 12:00 p.m. Chair Willimas Thomas called the meeting to order at 12:00 p.m.

**II. ROLL CALL**

The following members were present and responded to roll call:

**Commissioners Present**

Commissioner Sutter  
Commissioner Bukas  
Chair Williams Thomas  
Commissioner Harrell  
Commissioner Bukas

**Absent**

Commissioner Devine  
Vice Chair Carter  
Commissioner Pearson

**Staff Present**

James Palermo Jr., Director of Facilities & Maintenance  
Rachel Greenwood, Interim Executive Director  
Bernadette Mekalska, Administrative Director

**Consultants**

Mike Bainbridge, Chief Financial Officer  
Attorney Hannah Lamore

*Commissioner Pearson entered the meeting at 12:02 pm*

**III. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was conducted.

**IV. APPROVAL OF MINUTES**

- Special Meeting Minutes, March 27, 2024

Commissioner Harrell moved to approve Special Meeting Minutes for March 27, 2024, second by Commissioner Sutter. Roll call was as follows:

<b>Devine:</b>		<b>Sutter:</b>	Aye	<b>Pearson:</b>	Aye
<b>Harrell:</b>	Aye	<b>Bukas:</b>	Nay		

**Carter:** Williams Thomas: Aye

**V. PUBLIC COMMENT**

None

**VI. FINANCIAL REPORT, Mike Bainbridge**

Chief Financial Officer, Mike Bainbridge presented financial reports for February 2024.

**VII. HACF REPORTS**

HACF's Property, Maintenance and Administration Directors presented department reports.

**VIII. CLOSED SESSION:**

At 12:21 pm Commissioner Harrell moved, second by Commissioner Sutter to enter the Closed Session for the purpose of the following:

- a. 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 5ILCS 120/2(c)(11).
- b. The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired 5ILCS 120/2(c)(5).
- c. The setting of a price for sale or lease of property owned by the public body 5ILCS 120/2(c)(6).

On roll call, the following members voted:

<b>Devine:</b>		<b>Sutter:</b>	Aye	<b>Pearson:</b>	Aye
<b>Harrell:</b>	Aye	<b>Bukas:</b>	Aye		
<b>Carter:</b>		<b>Williams Thomas:</b>	Aye		

**IX. OPEN SESSION**

At 12:40 pm Commissioner Harrell moved, second by Commissioner Pearson to return to open session. On a roll call, following members voted:

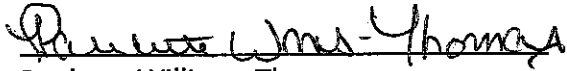
<b>Devine:</b>		<b>Sutter:</b>	Aye	<b>Pearson:</b>	Aye
<b>Harrell:</b>	Aye	<b>Bukas:</b>	Aye		
<b>Carter:</b>		<b>Williams Thomas:</b>	Aye		

**XII. AJOURNMENT**

There being no further business to be conducted at this regular meeting of the Board of Commissioners of the Housing Authority of the City of Freeport, Commissioner Harrell moved,

second by Commissioner Pearson. The motion was carried unanimously, and at 12:41 p.m., Chair Williams Thomas declared the meeting adjourned.

**ATTEST:**



Paulette Williams Thomas  
Chair of the Board of Commissioners  
Housing Authority of the City of Freeport



Bernadette Mekalska  
Administrative Director & Secretary  
Housing Authority of the City of Freeport