
**MINUTES OF THE
REGULAR VIRTUAL BOARD MEETING OF THE
BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF FREEPORT
OCTOBER 20, 2021**

The regular virtual meeting of the Board of Commissioners of the Housing Authority of the City of Freeport was held on Wednesday, October 20, 2021, at the Housing Authority of the City of Freeport Administrative Office in the Empowerment Center located at 1052 W. Galena Avenue, Freeport, Illinois at 6:00 p.m. Chair Smith-Norman called the meeting to order at 6:04 p.m.

PURSUANT TO EXECUTIVE ORDER 2020-07 SIGNED BY GOVERNOR PRITZKER AND GUIDANCE PROVIDED BY LEGAL COUNSEL, THE HOUSING AUTHORITY OF THE CITY OF FREEPORT MAY CONDUCT ALL OR PORTIONS OF THIS MEETING BY USE OF TELEPHONIC OR ELECTRONIC MEANS WITHOUT A PHYSICAL QUORUM PRESENT IN THE BOARDROOM.

II. ROLL CALL

The following members were present via GoTo Meeting portal and responded to roll call:

<u>Present</u>	<u>Staff Present</u>
Chair Smith-Norman	Babette Jamison-Varner, CEO
Commissioner Richter	Bernadette Mekalska, Executive Coordinator
Commissioner Shirley	
Vice Chair Harrell	

Consultants

Mike Bainbridge, Chief Financial Officer

Visitors

Peter Levavi, Brinshore Development

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was conducted.

IV. APPROVAL OF AGENDA

Commissioner Shirley moved, second by Vice Chair Harrell to approve the agenda for October 20, 2021 regular meeting, as presented. On roll call, the following members voted:

Richter:	Aye	Smith-Norman:	Aye
Shirley:	Aye	Harrell:	Aye

V. APPROVAL OF PREVIOUS MINUTES

- **Regular Board Meeting Minutes for September 15, 2021.**

Vice Chair Harrell moved, second by Commissioner Shirley to approve the Regular Virtual Meeting Minutes of September 15, 2021. On roll call, the following members voted:

Shirley:	Aye	Harrell:	Aye
Richter:	Aye	Smith-Norman:	Aye

VI. PUBLIC COMMENT

None.

VII. BREWSTER-HOSMER APARTMENTS UPDATE, Peter Levavi, Brinshore Development

Peter Levavi from Brinshore Development gave an update on the Brewster & Hosmer Apartments.

VIII. FINANCIAL REPOER, Mike Bainbridge

Chief Accountant, Mike Bainbridge, discussed the FY 2022 Operating Budget and presented financial reports for the month of August of 2021 for the Operating Budget.

The auditors from Hawkins|Ash will present to the Board at the Board Meeting scheduled for November 17, 2021. The finalized audit deadline is on December 31, 2021.

IX. CEO REPORT, Babette Jamison-Varner

Director Jamison-Varner spoke about the Safety and Security Grant awarded to the Housing Authority. The grant will be used for safety and security enhancements which include items such as: security systems/cameras including digital video records, and secure Wi-Fi transmission of video signals as well as other related items. The Housing Authority will partner with current safety security provider and the Freeport Police Department to determine what is currently offered and how it can be expanded.

Director Jamison-Varner gave an update on eviction moratorium.

X. HACF PRESENTATION ON REPOSITIONING WESTVIEW, Babette Jamison-Varner

The presentation was tabled for the next Board Meeting.

XI. RESOLUTIONS

- a. Resolution 102021-01: Resolution Authorizing Approval of the Housing Authority of the City of Freeport's Declaration of Trust.
- b. Resolution 102021-02: Resolution Authorizing Approval to Amend By-Laws – Regular Meeting Schedule.
- c. Resolution 102021-03: Resolution Authorizing Approval for Submission of Repositioning Application for Westview Apartments (Formerly AMP II).

XII. APPROVALS

- a. Resolution 102021-01: Resolution Authorizing Approval of the Housing Authority of the City of Freeport's Declaration of Trust.

Resolution 102021-01 was tabled for the next Board Meeting.

- b. Resolution 102021-02: Resolution Authorizing Approval to Amend By-Laws – Regular Meeting Schedule.

Commissioner Shirley moved, second by Vice Chair Harrell to approve amendment of the By Laws to change current Regular Meeting Schedule. Roll call was as follows:

Richter:	Aye	Shirley:	Aye
Smith-Norman:	Aye	Harrell:	Aye

Chair Smith-Norman declared the motion passed

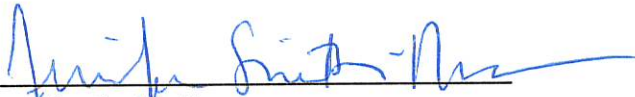
- c. Resolution 102021-03: Resolution Authorizing Approval for Submission of Repositioning Application for Westview Apartments (Formerly AMP II).

Resolution 102021-03 was tabled for the next Board Meeting.


XI. ADJOURNMENT

There being no further business to be conducted at this regular virtual meeting of the Board of Commissioners of the Housing Authority of the City of Freeport, Commissioner Shirley moved, second by Commissioner Richter to adjourn. The motion carried unanimously, and at 7:20 p.m., Chair Smith-Norman declared the meeting adjourned.

ATTEST:



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



Babette Jamison-Varner
Chief Executive Officer & Secretary
Housing Authority of the City of Freeport