

**Minutes of the  
Regular Board Meeting of the  
Board of Commissioners of the  
Housing Authority of the City of Freeport July 17, 2024**

**I. Call To Order**

The Regular meeting of the Board of Commissioners of the Housing Authority of the City of Freeport was held on Wednesday, July 17, 2024, at the Housing Authority of the City of Freeport Administrative Office located at 1052 W. Galena Ave, Freeport, Illinois at 12:00 p.m. Vice Chair Carter called the meeting to order at 12:01 p.m.

**II. Roll Call**

The following members were present and responded to roll call:

**Attendance**

**Members**

**Present:** Greta Harrell, Rachel Greenwood, Quincy Carter, Shanell Pearson, James Palermo, Randy Bukas, Kevyn Sutter, Tasha Mazique, Clay Cunningham

**Remote:** Mike Bainbridge

**Absent:** Paulette Williams-Thomas

**III. Pledge of Allegiance**

The Pledge of Allegiance was conducted.

**IV. Approval of Agenda**

Commissioner Harrell moved to approve Agenda for July 17, 2024, second by Commissioner Pearson. Vice Chair Carter requested voice vote, approved by all, except Commissioner Bukas responded as Nay. Voting was as follows:

**Voting**

**Member Votes Yes (5)**

Greta Harrell, Quincy Carter, Shanell Pearson, Kevyn Sutter, Clay Cunningham

**Member Votes No (1)**

Randy Bukas

Vice Chair Carter declared motion passed.

**V. Approval of Minutes**

**a. Special Meeting Minutes, June 12, 2024 (originally scheduled for June 19, 2024)**

Commissioner Harrell moved for Approval of Minutes of Special Meeting of the Board of Commissioners of the Housing Authority of the City of Freeport June 12, 2024, second by Commissioner Pearson. Vice Chair Carter requested voice vote.

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Commissioners responded as Aye, Commissioner Bukas responded as Nay. Voting was as follows:

**Member Votes Yes (5)**

Greta Harrell, Quincy Carter, Shanell Pearson, Kevyn Sutter, Clay Cunningham

**Member Votes No (1)**

Randy Bukas

Vice Chair Carter declared motion passed.

**VI. Public Comment**

None.

**VII. Financial Report, Mike Bainbridge**

**a. Monthly Financial Report, April 2024**

Mike Bainbridge presented the April 2024 budget-to-actual financial reports. Commissioner Bukas asked questions to Administration and to Mike Bainbridge, each responded accordingly.

**VIII. HACF Reports**

**a. Departmental Reports**

HACF's Maintenance Director, Property Management and FSS Coordinator, presented department reports. Commissioner Bukas, Commissioner Cunningham, Commissioner Pearson and Commissioner Harrell asked questions to Administration, Rachel Greenwood and James Palermo responded accordingly.

**IX. Closed Session**

At 12:31 p.m. Commissioner Sutter moved, second by Commissioner Cunningham to enter into 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).**

Roll Call was as follows:

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**Member Votes Yes (6)**

Greta Harrell, Quincy Carter, Shanell Pearson, Randy Bukas, Kevyn Sutter, Clay Cunningham

**Open Session:**

At 12:36 p.m. Commissioner Bukas moved, second by Commissioner Harrell to return to open session. Roll call was as follows:

**Voting**

**Member Votes Yes (6)**

Greta Harrell, Quincy Carter, Shanell Pearson, Randy Bukas, Kevyn Sutter, Clay Cunningham

**X. Resolutions**

- a. Resolution 072024-01: Resolution for Authorizing Approval of Contract Fee Accounting Services

Rachel Greenwood explained Resolution, Commissioner Bukas asked questions. Rachel Greenwood responded accordingly.

**XI. Approvals**

- a. Resolution 072024-01: Resolution for Authorizing Approval of Contract Fee Accounting Services

Commissioner Harrell moved to approve Resolution 072024-01, second by Commissioner Pearson. Roll call was as follows:

**Voting**

**Member Votes Yes (6)**

Greta Harrell, Quincy Carter, Shanell Pearson, Randy Bukas, Kevyn Sutter, Clay Cunningham

Commissioner Bukas asked question to Administration, Rachel Greenwood responded accordingly.

**XII. Adjournment**

Commissioner Harrell moved to approve Adjournment, second by Commissioner Cunningham. Vice Chair Carter request voice vote, the motion was carried unanimously, and at 12:46 p.m. Vice Chair Carter declare the meeting adjourned.

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Attest:



Paulette Williams Thomas

Chair of the Board of Commissioners

Housing Authority of the City of Freeport



Rachel Greenwood

Interim Executive Director & Property Operations Manager

Housing Authority of the City of Freeport