

**Minutes of the Regular Meeting of the
Board of Commissioners of the
Housing Authority of the City of Freeport**

Wed Nov 20, 2024 12:00 PM - 1:00 PM CST

1052 West Galena Avenue Freeport, IL 61032 - Main Office - Lower, Level

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, November 20, 2024 at the Housing Authority of the City of Freeport Administrative Office located at 1052 W. Galena Ave, Freeport, IL at 12:00 p.m. Board Chair Williams-Thomas 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, Paulette Williams-Thomas, Randy Bukas, Clay Cunningham

Absent: Quincy Carter, Shanell Pearson, Kevyn Sutter

HACF Staff Present: Rachel Greenwood, James Palermo, Tasha Mazique, Stacy Kirchner

Remote: Mike Bainbridge, Chief Financial Officer

III. Pledge of the Allegiance

The Pledge of Allegiance was conducted.

IV. Approval of Agenda

Chair Williams-Thomas amended Agenda to move agenda item "HACF Reports" to be placed before agenda item "Public Comment". Commissioner Harrell moved to approve this change, Commissioner Cunningham second motion. Chair Williams-Thomas requested for Roll Call.

Voting

Member Votes Yes (4)

Greta Harrell, Paulette Williams-Thomas, Randy Bukas, Clay Cunningham

 Chair Williams-Thomas declared motion passed.

V. Approval of Minutes

Commissioner Bukas inquired about Executive Director position status. Chair Williams-Thomas responded.

- a. Regular Board Minutes, October 16, 2024
- b. Special Meeting Board Minutes, October 23, 2024

Commissioner Cunningham moved, second by Commissioner Harrell. Roll Call was as follows:

Voting

Member Votes Yes (3)

Greta Harrell, Paulette Williams-Thomas, Clay Cunningham

Member Votes No (1)

Randy Bukas

☞ Chair Williams-Thomas declared motion passed.

VI. HACF Reports

HACF Staff members presented reports for November 2024.

Commissioner Quincy Carter entered room at 12:07 p.m.

VII. Public Comment

Two members of the public attended Board meeting names as follows:

Andrew Waeyaert from Indiana-Illinois-Iowa Foundation for Fair Contracting

Eric Paulsen from Indiana-Illinois-Iowa Foundation for Fair Contracting

Presented information regarding the RFP for Demolition of 3 Buildings at Westview.

VIII. Financial Report, Mike Bainbridge

a. Monthly Financials September 2024

Mike Bainbridge presented reports for September 2024.

IX. Approvals of Financials September 2024

Commissioner Harrell moved to approve for Approval of Financials November 2024, second by Commissioner Carter. Roll Call was as follows:

Voting

Member Votes Yes (4)

Greta Harrell, Paulette Williams-Thomas, Quincy Carter, Clay Cunningham

Member Votes No (1)

Randy Bukas

☞ Chair Williams-Thomas declared motion passed.

X. Enter into Closed Session for the purpose of:

At 12:25 p.m. Commissioner Carter moved, second by Commissioner Harrell to enter into Closed Session for the purpose of the following:


- a. The appointment, employment, compensation, discipline, performance, or dismissal of specific employees, specific individuals who serve as independent contractors in a park, recreational, or educational setting, or specific volunteers of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee, a specific individual who serves as an independent contractor in a park, recreational, or educational setting, or a volunteer of the public body or against legal counsel for the public body to determine its validity. However, a meeting to consider an increase in compensation to a specific employee of a public body that is subject to the Local Government Wage Increase Transparency Act may not be closed and shall be open to the public and posted and held in accordance with this Act. (5 ILCS 120/2)

Roll Call was as follows:

Voting

Member Votes Yes (5)

Greta Harrell, Paulette Williams-Thomas, Quincy Carter, Randy Bukas, Clay Cunningham

 Chair Williams-Thomas declared motion passed.

At 12:26 p.m. HACF Staff members, Rachel Greenwood, James Palermo, Tasha Mazique, Stacy Kirchner exited room. Milke Bainbridge exited remote at 12:26 p.m.

At 12: 28 p.m. HACF Staff members, Rachel Greenwood, James Palermo, Tasha Mazique, Stacy Kirchner entered room.

At 12:28 p.m. Commissioner Harrell moved, second by Commissioner Carter to return to Open Session. Roll Call was as follows:


Voting

Member Votes Yes (4)

Greta Harrell, Paulette Williams-Thomas, Quincy Carter, Clay Cunningham

Member Votes No (1)

Randy Bukas

 Chair Williams-Thomas declared motion passed.

XI. Resolutions

a. Resolution 112024-01: Resolution Authorizing approval of the Housing Authority of the City of Freeport 2025 Flat Rent Schedule

Rachel Greenwood discussed and explained Resolution. Commissioners asked questions, Rachel Greenwood responded.

XII. Approvals

a. Resolution 112024-01: Resolution Authorizing approval of the Housing Authority of the City of Freeport 2025 Flat Rent Schedule

Commissioner Cunningham moved to approve Resolution 112024-01, second by Commissioner Harrell. Roll Call was as follows:

Voting

Member Votes Yes (4)

Greta Harrell, Quincy Carter, Randy Bukas, Clay Cunningham

Chair Williams-Thomas declared motion passed.

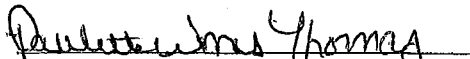
XIII. Adjournment

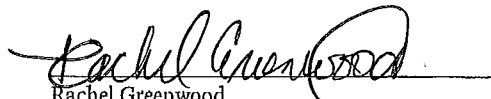
Commissioner Carter moved to approve Adjournment, second by Commissioner Harrell.

Chair Williams-Thomas requested for voice vote, all voted unanimously in favor.

Chair Williams-Thomas declared motion passed and at 12:34 p.m. meeting was declared adjourned.

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