



# Housing Authority of the City of Freeport

**Minutes of the Regular Meeting of the  
Board of Commissioners of the  
Housing Authority of the City of Freeport**  
Wed Jan 15, 2025 12:00 PM - 1:00 PM CST

## 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, January 15, 2025, 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 12:02 p.m.

## II. Roll Call

The following members were present and responded to Roll Call:

### Attendance

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#### Members

**Present:** Greta Harrell, Paulette Williams-Thomas, Shanell Pearson, Randy Bukas, Clay Cunningham

**Absent:** Quincy Carter, Kevyn Sutter

**HACF Staff Present:** Rachel Greenwood, James Palermo, Stacy Kirchner

**Remote:** Mike Bainbridge, Chief Financial Officer

## III. Pledge of the Allegiance

The Pledge of Allegiance was conducted.

## IV. Approval of Agenda

Commissioner Harrell moved to approve the Agenda for January 15, 2025, second by Commissioner Cunningham. Roll Call was as follows:

### Voting

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#### Member Votes Yes (5)

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

 Chair Williams Thomas declared motion passed.

## V. Approval of Minutes

a. Regular Board Minutes, December 18, 2024


Commissioner Cunningham moved to approve, second by Commissioner Harrell. Chair Williams Thomas requested Roll Call:

## Voting

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### Member Votes Yes (5)

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

 Chair Williams Thomas declared motion passed.

### VI. HACF Reports

HACF Staff members presented reports for January 15, 2025.

### VII. Public Comment

None.

### VIII. Financial Report, Mike Bainbridge, CFO

#### a. Annual Audit FYE 2024 Summary Report

Audit Solutions, LLC performed annual audit

Mike Bainbridge presented summary report for Annual Audit FYE 2024.

#### b. November 2024 Financials

Mike Bainbridge presented financial reports for November 2024.

### IX. Approvals of Financials November 2024

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

## Voting


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### Member Votes Yes (4)

Greta Harrell, Paulette Williams-Thomas, Shanell Pearson, Clay Cunningham

### Member Votes No (1)

Randy Bukas

 Chair Williams Thomas declared motion passed.

### X. Enter into Closed Session for the purpose of:

At 12:23 p.m. Commissioner Commissioner Harrell moved, second by Commissioner Pearson 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(c)(1)

b. 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. 5 ILC 120/2(c)(11)

Roll Call was as follows:

## Voting

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### Member Votes Yes (5)

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

HACF Staff exited room at 12: 24 p.m. Mike Bainbridge remained in the Closed Session.


At 12:32 p.m. Commissioner Cunningham moved, second by Commissioner Harrell to return to Open Session. Roll Call was as follows:

## Voting

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### Member Votes Yes (4)

Greta Harrell, Shanell Pearson, Randy Bukas, Clay Cunningham

 Chair Williams Thomas declared motion passed.

HACF staff entered room at 12:32 p.m.

## XI. New Business

- a. Resolution 012025-01: A Resolution Authorizing the Execution of an Intergovernmental Cooperation Agreement by and Between the Housing Authority of the City of Freeport, IL and the Housing Authority of Joliet, IL

Rachel Greenwood explained the Intergovernmental Cooperation Agreement to the Board of Commissioners. Commissioner Bukas and Chair Williams Thomas asked questions and Rachel Greenwood responded.

## XII. Approvals

- a. Resolution 012025-01: A Resolution Authorizing the Execution of an Intergovernmental Cooperation Agreement By and Between the Housing Authority of the City of Freeport, IL and the Housing Authority of Joliet, IL  
Commissioner Harrell moved to approve Resolution 012025-01, second by Commissioner Pearson. Roll Call was as follows:

### Voting

#### Member Votes Yes (5)

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

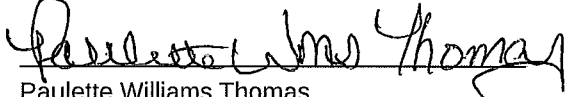
☞ Chair Williams Thomas declared motion passed.

#### XIII. Adjournment

Commissioner Harrell moved to approve Adjournment, second by Commissioner Pearson.  
Chair Williams Thomas requested voice vote for all, voted unanimously in favor.

☞ Chair Williams Thomas declared motion passed and at 12:39 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 & Board Secretary

Housing Authority of the City of Freeport