



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 Feb 19, 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, February 19, 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 12:03 p.m.

II. Roll Call

The following members were present and responded to Roll Call:

Attendance

Members

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

Absent: Quincy Carter, Kevyn Sutter

Guests Remote: AB Khar, President of Audit Solutions, LLC., CPA

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

Commissioner Harrell moved to approve the Agenda for February 19, 2025, second by Commissioner Pearson. Chair Williams-Thomas noted that Approval of Financials will not be voted on at Board Meeting.

👉 Chair Williams Thomas declared motion passed.

V. Approval of Minutes


Commissioner Harrell moved to approve, second by Commissioner Pearson. Chair Williams Thomas requested Roll Call for all Minutes as stated below:

- a. Special Meeting Board Minutes, February 12, 2025
- b. Special Meeting Board Minutes, January 29, 2025
- c. Regular Meeting Board Minutes, January 15, 2025

Voting

Member Votes Yes (5)

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

 Chair Williams Thomas declared motion passed.

VI. Public Comment

None.

VII. FYE 2024 Financial Audit, Audit Solutions, LLC, CPA

Presenter: AB Kahr, President

AB Kahr presented and discussed sections of FYE 2024 Financial Audit, via remote.

VIII. HACF Reports

HACF staff members presented reports for February 19, 2025.

IX. Financial Report, Mike Bainbridge

a. Monthly Financials January 2025

Mike Bainbridge presented financial reports for December 2024. Chair Williams Thomas noted at beginning of meeting that Financials January 2025 was an error on agenda, should have stated for December 2024. Financials will not be voted on at this Board meeting.

b. FY 2025 Draft Budget Review

Mike Bainbridge presented draft budget review for FYE 2026.

X. Approvals of Financials January 2025

No approval performed during Board meeting.

At 1:04 p.m. Commissioner Cunningham left meeting.

XI. Enter into Closed Session for the purpose of:

At 1:10p.m. 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 lodge 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 ILC 120/2)

Roll Call was as follows:

Voting

Member Votes Yes (4)

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

 Chair Williams Thomas declared motion passed.


HACF staff exited room at 1:12 p.m.

At 1:30 p.m. HACF staff entered room. Commissioner Harrell moved, second by Commissioner Pearson to return to Open Session. Roll Call was as follows:

Voting

Member Votes Yes (4)

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

 Chair Williams Thomas declared motion passed.

XII. Resolutions

- a. Resolution 022025-01: Resolution authorizing approval of the Housing Authority of the City of Freeport FYE 2024 Financial Audit

XIII. Approvals

- a. Resolution 022025-01: Resolution authorizing approval of the Housing Authority of the City of Freeport FYE 2024 Financial Audit
Commissioner Cunningham moved to approve Resolution 022025-01, second by Commissioner Harrell. 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.

XIV. 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 1:31 p.m. meeting was declared adjourned.

Attest:



~~Paulette Williams Thomas~~

Quincy Carter

Vice 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