
**MINUTES OF THE
REGULAR VIRTUAL BOARD MEETING OF THE
BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF FREEPORT
MARCH 15, 2023**

The regular meeting of the Board of Commissioners of the Housing Authority of the City of Freeport was held on Wednesday, March 15, 2023, virtually at the Housing Authority of the City of Freeport Administrative Office located at 1052 W. Galena Avenue, Freeport, Illinois at 12:00 p.m. Vice Chair Harrell called the meeting to order at 12:06 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 Boardable Meeting portal and responded to roll call:

Present

Chair Smith-Norman
Commissioner Richter
Vice Chair Harrell
Commissioner Williams Thomas
Commissioner Pearson
Commissioner Carter

Staff Present

Babette Jamison-Varner, CEO
Bernadette Mekalska, Executive Coordinator
Tom Cassidy, Director Facilities & Maintenance

Consultants

Mike Bainbridge, Chief Financial Officer

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was conducted.

IV. APPROVAL OF AGENDA

Commissioner Williams Thomas moved, second by Chair Smith-Norman to approve the agenda for March 15, 2023, regular meeting, as presented. On roll call, the following members voted:

Devine:		Smith-Norman:	Aye	Pearson:	Aye
Harrell:	Aye	Richter:	Aye		
Carter:		Williams Thomas:	Aye		

V. APPROVAL OF MINUTES

- Regular Board Meeting Minutes, February 15, 2023

Chair Smith-Norman moved, second by Commissioner Williams Thomas to approve the Regular Board Meeting Minutes for February 15, 2023. On roll call, the following members voted:

Devine:		Smith-Norman:	Aye	Pearson:	Aye
Harrell:	Aye	Richter:	Aye		
Carter:		Williams Thomas:	Aye		

VI. PUBLIC COMMENT

None

VII. CLOSED SESSION

At 12:19 pm Commissioner Williams Thomas moved, second by Chair Smith-Norman to enter the Closed Session for the purpose of the following:

- Enter closed session for the purpose of the purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired. 5ILCS120/2(c)(5.)
- Enter closed session for the purpose of setting of a price for sale or lease of property owned by the public body, 5ILCS120/2(c)(6).

On roll call, the following members voted:

Devine:		Smith-Norman:	Aye	Pearson:	Aye
Harrell:	Aye	Richter:	Aye		
Carter:		Williams Thomas:	Aye		

Commissioner Carter entered meeting at 12:21 p.m.

VIII. OPEN SESSION

At 12:46 pm Commissioner Williams Thomas moved, second by Chair Smith-Norman to return to open session. On a roll call, following members voted:

Devine:		Smith-Norman:	Aye	Pearson:	Aye
Harrell:	Aye	Richter:	Aye		
Carter:	Aye	Williams Thomas:	Aye		

IX. FINANCIAL REPORT, Mike Bainbridge

Chief Accountant, Mike Bainbridge presented financial reports for January 2023.

X. CEO REPORT, Babette Jamison-Varner

Director Jamison-Varner’s presentation was tabled for the next Board meeting.

XI. APPROVALS:

- a. Approval of Resolution 032023-01: Resolution Authorizing Approval of FY 2024 Operating Budget.

Commissioner Richter moved to approve Resolution 032023-01, second by Commissioner Williams Thomas. Roll call was as follows:

Devine:		Smith-Norman:	Aye	Pearson:	Aye
Harrell:	Aye	Richter:	Aye		
Carter:	Aye	Williams Thomas:	Aye		

- b. Approval of Resolution 032023-02: Resolution Authorizing Approval of RAD Capital Needs Assessment (CNA) E-Tool and Energy Audit.

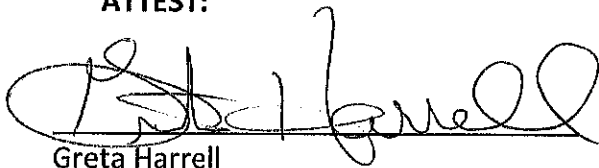
Commissioner Williams Thomas moved to approve Resolution 032023-02, second by Chair Smith-Norman. Roll call was as follows:

Devine:		Smith-Norman:	Aye	Pearson:	Aye
Harrell:	Aye	Richter:	Aye		
Carter:	Aye	Williams Thomas:	Aye		

XII. AJOURNMENT

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 Williams Thomas moved, second by Chair Smith-Norman. The motion carried unanimously, and at 12:50 p.m., Vice Chair Harrell declared the meeting adjourned.

ATTEST:



Greta Harrell
Vice 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