

**Minutes of the Regular Board Meeting of the
Board of Commissioners of the
Housing Authority of the City of Freeport September 18, 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, September 18, 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. 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, Quincy Carter, Shanell Pearson, Randy Bukas, Clay Cunningham

Also Present: Rachel Greenwood, James Palermo

Remote: Mike Bainbridge, Chief Financial Officer

Absent: Kevyn Sutter, Tasha Mazique

III. Pledge of Allegiance

The Pledge of Allegiance was conducted.

IV. Approval of Agenda

Commissioner Cunningham moved to approve Agenda for September 18, 2024, second by Commissioner Harrell.

Roll call was as follows:

Voting

Member Votes Yes (5)

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

Member Votes No (1)

Randy Bukas

Chair Williams-Thomas declared motion passed.

V. Approval of Minutes

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a. Regular Meeting Minutes August 21, 2024

Commissioner Harrell moved to approve for Approval of Minutes of the Regular Meeting of the Board of Commissioners of the Housing Authority of the City of Freeport August 21, 2024, second by Commissioner Pearson.

Roll call was as follows:

Voting

Member Votes Yes (4)

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

Member Votes No (1)

Randy Bukas

Chair Williams-Thomas declared motion passed.

VI. Public Comment

None.

VII. Financial Reports, Mike Bainbridge

a. Monthly Financials July 2024

Mike Bainbridge presented reports. Commissioner Bukas asked questions to HACF Staff. Rachel Greenwood responded, Mike Bainbridge responded in discussion.

Commissioner Bukas left meeting at 12: 21 p.m.

VIII. Approvals of Financials July 2024

Commissioner Harrell moved to approve for Approval of Financials July 2024, second by Vice Chair Carter.

Roll call was as follows:

Voting

Member Votes Yes (5)

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

Chair Williams-Thomas declared motion passed.

IX. HACF Reports

HACF Staff members presented reports.

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X. Closed Session

At 12:41 p.m. Commissioner Carter moved, second by Commissioner Harrell to enter into Closed Session for the purpose of the following:

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.

Roll Call was as follows:

Voting

Member Votes Yes (5)

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

Jim Palermo and Rachel Greenwood left room at 12:41 p.m. Mike Bainbridge exited remote session.

Members of the public were invited back to the room.

Jim Palermo and Rachel Greenwood returned to room at 12:44 p.m.

A conversation took place among the Commissioners regarding the expected standards of conduct and civility for board members.

XI. Resolutions

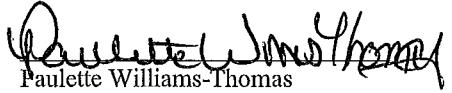
No resolution was presented. Rachel Greenwood discussed status update regarding full-time position.

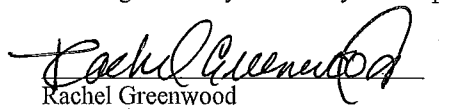
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XII. Adjournment

Commissioner Harrell moved, second by Commissioner Carter, Chair Williams-Thomas requested voice vote, the motion carried unanimously, and at 12:48 p.m. Chair Williams-Thomas declared meeting adjourned.

Attest:


Paulette Williams-Thomas
Chair of the Board of Commissioners
Housing Authority of the City of Freeport


Rachel Greenwood
Interim Executive Director
Housing Authority of the City of Freeport