
**MINUTES OF THE
REGULAR BOARD MEETING OF THE
BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF FREEPORT
MAY 15, 2024**

The regular meeting of the Board of Commissioners of the Housing Authority of the City of Freeport was held on Wednesday, May 15, 2024, at the Housing Authority of the City of Freeport Administrative Office located at 1052 W. Galena Avenue, Freeport, Illinois at 12:00 p.m. Chair Willimas Thomas called the meeting to order at 12:01 p.m.

II. ROLL CALL

The following members were present and responded to roll call:

Commissioners Present

Commissioner Sutter
Commissioner Pearson
Chair Williams Thomas
Commissioner Harrell
Commissioner Bukas

Absent

Commissioner Devine
Vice Chair Carter
Commissioner Sutter

Staff Present

James Palermo Jr., Director of Facilities & Maintenance
Rachel Greenwood, Interim Executive Director
Bernadette Mekalska, Administrative Director

Consultants

Mike Bainbridge, Chief Financial Officer
Sheila Jones, Selenium Consulting

I. Roll Call

II. Pledge of Allegiance

Commissioner Carter entered the meeting at 12:07

III. Approval of Agenda

Commissioner Harrell moved to approve the meeting agenda, second by Commissioner Pearson. Roll call was as follows:

Devine:		Sutter:		Pearson:	Aye
Harrell:	Aye	Bukas:			Nay
Carter:	Aye	Williams Thomas:			Aye

Chair Williams Thomas declared the motion passed.

IV. Approval of Minutes

a. Regular Board Meeting Minutes, February 21, 2024

Commissioner Harrell moved to approve Regular Board Meeting Minutes for February 21, 2024, with pending corrections, second by Commissioner Carter. Roll call was as follows:

Devine:		Sutter:		Pearson:	Aye
Harrell:	Aye	Bukas:			Nay
Carter:	Aye	Williams Thomas:			Aye

b. Regular Board Meeting Minutes, April 17, 2024

Commissioner Harrell moved to approve Regular Board Meeting Minutes for April 17, 2024, second by Commissioner Pearson. Roll call was as follows:

Devine:		Sutter:		Pearson:	Aye
Harrell:	Aye	Bukas:			Nay
Carter:	Aye	Williams Thomas:			Aye

c. Closed Session Meeting Minutes, March 27, 2024

Commissioner Harrell moved to approve Special Meeting Minutes for March 27, 2024, second by Commissioner Pearson. Roll call was as follows:

Devine:		Sutter:		Pearson:	Aye
Harrell:	Aye	Bukas:			Nay
Carter:	Aye	Williams Thomas:			Aye

d. Closed Session Meeting Minutes, April 17, 2024

Commissioner Harrell moved to approve Closed Session Meeting Minutes for April 17, 2024, second by Commissioner Pearson. Roll call was as follows:

Devine:		Sutter:		Pearson:	Aye
Harrell:	Aye	Bukas:			Nay
Carter:	Aye	Williams Thomas:			Aye

V. Public Comment

None

VI. Financial Report, Mike Bainbridge

Chief Financial Officer, Mike Bainbridge presented Tenant Receivable charge off information. No financial reports were presented due to preparation of the FDS.

VII. RAD Conversion Update ~ Selenium Consulting, Sheila Jones

Sheila Jones gave an update on RAD conversion.

VIII. HACF Departmental Reports

HACF’s Property, Maintenance and Administration Directors presented department reports. Chair Williams Thomas presented summary of the meeting with City officials.

IX. Approvals

- a. Resolution 052024-01: Resolution Authorizing Approval of Annual A/R Charge-offs.

Commissioner Harrell moved to approve the annual A/R Charge Offs, second by Vice Chair Carter. Roll call was as follows:

Devine:		Sutter:		Pearson:	Aye
Harrell:	Aye	Bukas:			Aye
Carter:	Aye	Williams Thomas:			Aye

Chair Williams Thomas declared the motion passed.

- b. Resolution 052024-02: Resolution Authorizing Approval of Sager Fencing Inc to remove and install garbage fencing removal & installation.

Vice Chair Carter moved to approve the Sager Fencing Inc to remove and install garbage fencing removal & installation, second by Commissioner Harrell. Roll call was as follows:

Devine:		Sutter:		Pearson:	Aye
Harrell:	Aye	Bukas:			Aye
Carter:	Aye	Williams Thomas:			Aye

Chair Williams Thomas declared the motion passed.

- c. Resolution 052024-03: Resolution Authorizing Approval of Plum Creek Landscape Contractors, Inc to repair retaining wall, steps & sidewalk.

Commissioner Bukas moved to approve the Plum Creek Landscape Contractors, Inc to repair retaining wall, steps & sidewalk, second by Vice Chair Carter. Roll call was as follows:

Devine:		Sutter:		Pearson:	Aye
Harrell:	Aye	Bukas:			Aye
Carter:	Aye	Williams Thomas:			Aye

Chair Williams Thomas declared the motion passed.

- d. Resolution 052024-04: Resolution Authorizing Approval of Faulkner’s Construction to repair retaining wall, steps & sidewalk.

Commissioner Bukas moved to approve Faulkner’s Construction to repair the retaining wall, steps & sidewalk, second by Commissioner Pearson. Roll call was as follows:

Devine: **Sutter:** **Pearson:** Aye
Harrell: Aye **Bukas:** Aye
Carter: Aye **Williams Thomas:** Aye

Chair Williams Thomas declared the motion passed.

- e. Resolution 052024-05: Resolution Authorizing Approval of Settlement with Cox

Vice Chair Carter moved to approve the settlement with Cox, second by Commissioner Bukas. Roll call was as follows:

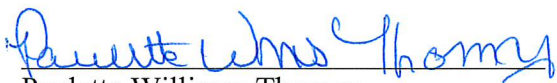
Devine: **Sutter:** **Pearson:** Aye
Harrell: Aye **Bukas:** Aye
Carter: Aye **Williams Thomas:** Aye

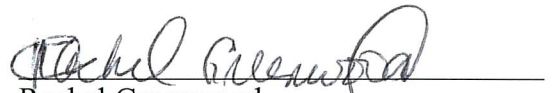
Chair Williams Thomas declared the motion passed.

XII. Adjournment

There being no further business to be conducted at this regular meeting of the Board of Commissioners of the Housing Authority of the City of Freeport, Vice Chair Carter moved, second by Commissioner Pearson. The motion was carried unanimously, and at 1:44 p.m., Chair Williams Thomas declared the 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