
**MINUTES OF THE
REGULAR BOARD MEETING OF THE
BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF FREEPORT
DECEMBER 20, 2023**

The regular meeting of the Board of Commissioners of the Housing Authority of the City of Freeport was held on Wednesday, December 20, 2023, 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 12:01 p.m.

II. ROLL CALL

The following members were present and responded to roll call:

Commissioners Present

Commissioner Carter
Commissioner Pearson
Commissioner Williams Thomas
Vice Chair Harrell
Commissioner Bukas
Commissioner Sutter

Absent

Commissioner Devine

Staff Present

James Palermo Jr., Director of Facilities & Maintenance
Rachel Greenwood, Interim Executive Director & Property Operations Manager
Bernadette Mekalska, Director of Administration

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 Commissioner Pearson to approve the agenda for December 20, 2023, regular meeting, as presented. Approved by all on voice vote.

V. APPROVAL OF MINUTES

- Regular Board Meeting Minutes, October 18, 2023
- Closed Session Minutes, September 20, 2023

Commissioner Willams Thomas moved, second by Commissioner Carter to approve the Regular Board Meeting Minutes for October 18, 2023, and Closed Session Minutes for September 20, 2023. Approved by all on voice vote.

VI. PUBLIC COMMENT

None

VII. ELECTION OF OFFICERS OF THE BOARD OF COMMISSIONERS

Vice Chair Harrell nominated Commissioner Willaims Thomas for the Chair of the Board. Commissioner Carter moved, second by Commissioner Pearson to approve nomination of Commissioner Willaims Thomas for the Chair of the Board. Roll call was as follows:

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

Chair Williams Thomas nominated Commissioner Carter for Vice Chair of the Board. Commissioner Harrell moved, second by Commissioner Pearson to approve nomination of Commissioner Carter for the Vice Chair of the Board. Roll call was as follows:

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

VIII. FINANCIAL REPORT, Mike Bainbridge

Chief Financial Officer, Mike Bainbridge presented financial reports for November 2023.

IX. HACF REPORTS

HACF's Property, Maintenance and Administration Directors presented department reports.

X. RESOLUTIONS:

- a. **112023-01** Resolution authorizing approval of the Housing Authority of the City of Freeport 2024 Monthly Utility Allowance.
- b. **112023-02** Resolution authorizing approval of the Housing Authority of the City of Freeport 2024 Flat Rent Schedule.
- c. **122023-01** Resolution authorizing approval of the sale of property.
- d. **122023-02** Resolution authorizing approval of the Housing Authority of the City of Freeport of Adult & Children Physical Image Policy on HACF social media and with Community Partners.
- e. The Housing Authority of the City of Freeport Proposed 2024 Board of Commissioners Meeting Calendar

XI. APPROVALS:

- a. **Approval of Resolution 112023-01** Resolution authorizing approval of the Housing Authority of the City of Freeport 2024 Monthly Utility Allowance.

Commissioner Bukas moved to approve Resolution 112023-01, second by Commissioner Harrell. Roll call was as follows:

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

- b. **Approval of Resolution 112023-02** Resolution authorizing approval of the Housing Authority of the City of Freeport 2024 Flat Rent Schedule.

Commissioner Bukas moved to approve Resolution 112023-02, second by Commissioner Carter. Roll call was as follows:

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

- c. **Approval of Resolution 122023-01** Resolution authorizing approval of sale of property. The resolution 122023-01 was tabled until further notice.

- d. **Approval of Resolution 122023-02** Resolution authorizing approval of the Housing Authority of the City of Freeport of Adult & Children Physical Image Policy on HACF social media and with Community Partners.

Commissioner Sutter moved to approve Resolution 122023-02, second by Commissioner Bukas. Roll call was as follows:

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

- e. The Housing Authority of the City of Freeport proposed 2024 Board of Commissioners Meeting Calendar.

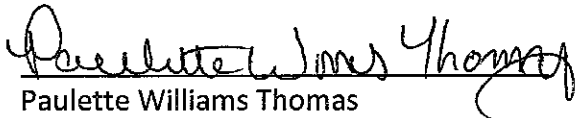
2024 Proposed Board meeting calendar will be tabled until next Board meeting. HACF's Bylaws will be corrected to reflect changes adopted by Resolution 102021-02. Commissioner Harrell made a motion to approve the January 17, 2024, Board meeting, second by Vice Chair Carter. Roll call was as follows:

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

XII. AJOURNMENT

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, Commissioner Harrell moved, second by Vice Chair Carter. The motion was carried unanimously, and at 12:43 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



Bernadette Mekalska
Administrative Director & Secretary
Housing Authority of the City of Freeport