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**MINUTES OF THE  
REGULAR BOARD MEETING OF THE  
BOARD OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE CITY OF FREEPORT  
JANUARY 17, 2024**

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The regular meeting of the Board of Commissioners of the Housing Authority of the City of Freeport was held on Wednesday, January 17, 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 Williams Thomas called the meeting to order at 12:02 p.m.

**II. ROLL CALL**

The following members were present and responded to roll call:

**Commissioners Present**

Commissioner Bukas  
Commissioner Pearson  
Chair Williams Thomas  
Commissioner Harrell

**Absent**

Commissioner Devine  
Vice Chair Carter  
Commissioner Sutter

**Staff Present**

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

**Consultants**

Mike Bainbridge, Chief Financial Officer  
Attorney Michael Syme, Fox, Rotschild LLP

**III. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was conducted.

**IV. APPROVAL OF AGENDA**

Commissioner Harrell moved, second by Commissioner Pearson to approve the agenda for January 17, 2024, regular meeting, as presented. On roll call, the following members voted:

<b>Devine:</b>		<b>Sutter:</b>		<b>Pearson:</b>	<b>Aye</b>
<b>Harrell:</b>	<b>Aye</b>	<b>Bukas:</b>	<b>Nay</b>		
<b>Carter:</b>		<b>Williams Thomas:</b>	<b>Aye</b>		

**V. APPROVAL OF MINUTES**

- Regular Board Meeting Minutes, ~~November 20, 2023~~ December 20, 2023.

Commissioner Harrell moved, second by Commissioner Pearson to approve the Regular Board Meeting Minutes for December 20, 2023. Commissioner Bukas voted nay for the approval of the agenda due to correction of wording in article IV. Approved by all on voice vote.

**VI. PUBLIC COMMENT**

None

**VII. CLOSED SESSION**

At 12:09 pm Commissioner Harrell moved, second by Commissioner Pearson to enter the Closed Session for the purpose of the following:

- a. Enter closed session for the purpose of litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting 5ILCS 120/2(c)(11).

On roll call, the following members voted:

<b>Devine:</b>		<b>Sutter:</b>		<b>Pearson:</b>	Aye
<b>Harrell:</b>	Aye	<b>Bukas:</b>	Aye		
<b>Carter:</b>		<b>Williams Thomas:</b>	Aye		

**VIII. OPEN SESSION**

At 12:17 pm Commissioner Harrell moved, second by Commissioner Pearson to return to open session. On a roll call, following members voted:

<b>Devine:</b>		<b>Sutter:</b>		<b>Pearson:</b>	Aye
<b>Harrell:</b>	Aye	<b>Bukas:</b>	Aye		
<b>Carter:</b>		<b>Williams Thomas:</b>	Aye		

**IX. FINANCIAL REPORT, Mike Bainbridge**

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

**X. HACF REPORTS**

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

**XI. APPROVALS:**

- a. Approval of the Housing Authority of the City of Freeport proposed 2024 Board of Commissioners Meeting Calendar.

Commissioner Harrell moved to approve the proposed 2024 Board of Commissioners Meeting Calendar, second by Commissioner Pearson. Roll call was as follows:

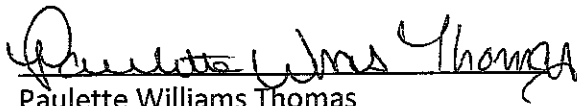
<b>Devine:</b>		<b>Sutter:</b>		<b>Pearson:</b>	Aye
<b>Harrell:</b>	Aye	<b>Bukas:</b>	Aye		

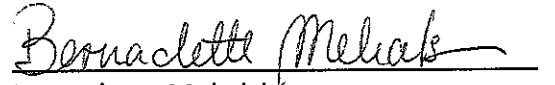
**Carter:** Aye      **Williams Thomas:** Aye  
Chair Williams Thomas declared the motion passed.

**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 Commissioner Pearson. The motion was carried unanimously, and at 12:40 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