



# Housing Authority of the City of Freeport

## MINUTES OF THE ANNUAL MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF FREEPORT APRIL 23, 2025

The annual meeting of the Board of Commissioners of the Housing Authority of the City of Freeport was held on Wednesday, April 23, 2025, 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 Paulette 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:

#### Present

Chair Williams Thomas  
Commissioner Harrell  
Commissioner Pearson  
Commissioner Cunningham

#### Staff Present

Rachel Greenwood, Interim Executive Director & Property  
Operations, Board Secretary  
James Palermo Jr., Director of Facilities &  
Maintenance  
Tasha Mazique, FSS Coordinator

#### Consultants

Mike Bainbridge, Chief Financial Officer

### 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 April 23, 2025, annual meeting, as presented. On roll call, the following members voted:

Harrell: Aye  
Pearson: Aye

Cunningham: Aye  
Williams Thomas: Aye

Chair Williams Thomas declared the motion passed.

### V. APPROVAL OF MINUTES

a. Regular Board Meeting Minutes for March 19, 2025.

Commissioner Cunningham moved, second by Commissioner Harrell to approve the Regular Meeting Minutes of March 19, 2025. On roll call, the following members voted:

<b>Harrell:</b>	Aye	<b>Pearson:</b>	Aye
<b>Williams Thomas:</b>	Aye		
<b>Cunningham:</b>	Aye		

Chair Williams Thomas declared motion passed.

**VI. PUBLIC COMMENT**

None.

*Vice Chair Carter joined the meeting at 12:16 p.m.*

**VII. HACF REPORTS**

HACF staff presented reports.

Commissioner Cunningham asked questions, Greenwood responded.

Commissioner Harrell asked questions, Greenwood responded.

*Vice Chair Carter exited the meeting at 12:30 p.m.*

**VIII. FINANCIAL REPORT, MIKE BAINBRIDGE**

Chief Accountant, Mike Bainbridge, discussed and presented financial reports for the month of February 2025 for the Operating Budget.

Commissioner Cunningham asked questions to Bainbridge, Bainbridge responded.

Commissioner Cunningham asked questions for financial drawdowns, Greenwood and Palermo responded.

**IX. APPROVAL OF FINANCIALS**

Commissioner Harrell moved, seconded by Commissioner Pearson for approval of the February 2025 financials. Chair Williams Thomas requested roll call, the following members voted:

<b>Harrell:</b>	Aye	<b>Pearson:</b>	Aye
<b>Williams Thomas:</b>	Aye		
<b>Cunningham:</b>	Aye		

Chair Williams Thomas declared motion passed.

**X. ENTER INTO CLOSED SESSION FOR THE PURPOSE OF:**

At 12:39 p.m. Commissioner Cunningham moved, second by Commissioner Harrell to enter into Closed Session for the purpose of the following:

a. 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. (5 ILCS 120/2)

Roll Call was as follows:

<b>Harrell:</b>	Aye	<b>Pearson:</b>	Aye
<b>Williams Thomas:</b>	Aye		
<b>Cunningham:</b>	Aye		

Chair Williams Thomas declared motion passed.

Palermo, Mazique exited room at 12:39 p.m. Bainbridge exited remote session.

Greenwood exited Closed Session at 12:45 p.m.

At 12:59 p.m. HACF staff entered room. Commissioner Harrell moved, seconded by Commissioner Pearson to return to Open Session. Roll Call was as follows:

<b>Harrell:</b>	Aye	<b>Pearson:</b>	Aye
<b>Williams Thomas:</b>	Aye		
<b>Cunningham:</b>	Aye		

**XI. RESOLUTION**

a. Resolution 042025-01: Resolution Approving the Operating Budgets of Freeport RAD I, LLC

**XII. APPROVALS**

a. Resolution 042025-01: Resolution Approving the Operating Budgets of Freeport RAD I, LLC  
Commissioner Harrell moved, second by Commissioner Pearson to approve Operating Budgets of Freeport RAD I, LLC. Roll call was as follows:

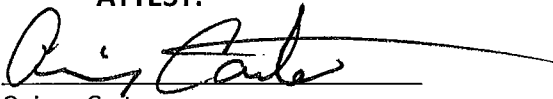
<b>Harrell:</b>	Aye	<b>Pearson:</b>	Aye
<b>Williams Thomas:</b>	Aye		
<b>Cunningham:</b>	Aye		

Chair Williams Thomas declared motion passed.

**XIII. ADJOURNMENT**

There being no further business to be conducted at the annual meeting of the Board of Commissioners of the Housing Authority of the City of Freeport, Commissioner Harrell moved, second by Commissioner Pearson to adjourn. The motion carried unanimously, and at 1:00 p.m., Chair Williams Thomas declared the meeting adjourned.

**ATTEST:**



Quincy Carter  
Vice Chair of the Board of Commissioners  
Housing Authority of the City of Freeport



Rachel Greenwood  
Interim Executive Director & Property Operations Manager, Board Secretary  
Housing Authority of the City of Freeport