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

The regular meeting of the Board of Commissioners of the Housing Authority of the City of Freeport was held on Wednesday, September 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. Chair Smith-Norman called the meeting to order at 12:04 p.m.

II. ROLL CALL

The following members were present and responded to roll call:

Commissioners Present

Commissioner Carter Commissioner Pearson Chair Smith-Norman Vice Chair Harrell Commissioner Bukas

Staff Present

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

Consultants

Mike Bainbridge, Chief Financial Officer

III.PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was conducted.

IV. APPROVAL OF AGENDA

Vice Chair Harrell moved, second by Commissioner Carter to approve the agenda for September 20, 2023, regular meeting, as presented. Approved by all on voice vote.

V. APPROVAL OF MINUTES

Regular Board Meeting Minutes, August 16, 2023.

Commissioner Harrell moved, second by Commissioner Carter to approve the Regular Board Meeting Minutes for August 10, 2023. On voice vote, Commissioners voted as follows:

Devine:

Smith-Norman:

Ave

Pearson:

Aye

Harrell:

Aye

Bukas:

Nay

Carter:

Aye

Williams Thomas:

VI. PUBLIC COMMENT

None

VII. CLOSED SESSION

At 12:25 pm Vice Chair Harrell moved, second by Commissioner Carter to enter Closed Session for the purpose of the following:

- a. Enter closed session for the purpose of the purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired. 5ILCS120/2(c)(5.)
- b. Enter closed session for the purpose of setting of a price for sale or lease of property owned by the public body, 5ILCS120/2(c)(6).

On roll call, the following members voted:

Devine:

Smith-Norman:

Aye

Aye

Pearson:

Pearson:

Harreli:

Aye

Bukas:

Aye

Carter:

Aye

Williams Thomas:

VIII. OPEN SESSION

At 12:52 pm Commissioner Carter moved, second by Commissioner Pearson to return to open session. On a roll call, following members voted:

Devine:

Smith-Norman:

Aye

Aye

Harrell:

Aye

Bukas:

Aye

Carter:

Aye

Williams Thomas:

IX. FINANCIAL REPORT, Mike Bainbridge

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

X. HACF REPORTS

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

XI. RESOLUTIONS:

- a. **092023-01** Resolution to Approve Transfer of Public Housing Reserves to Freeport RAD I, LLC (Brewster and Hosmer Apartments).
- b. **092023-02** Resolution Authorizing Approval of Pearson Company as the Pest Control Services Provider for the Housing Authority of the City of Freeport.

XII. APPROVALS:

a. Approval of Resolution 092023-01: Resolution Authorizing Approval of Transfer of Public Housing Reserves to Freeport RAD I, LLC (Brewster and Hosmer Apartments).

Commissioner Harrell moved to approve Resolution 092023-01, second by Commissioner Pearson, Roll call was as follows:

Devine:

Smith-Norman:

Aye

Pearson:

Aye

Harrell:

Aye

Bukas:

Aye

Carter:

Aye

Williams Thomas:

b. Approval of Resolution 092023-02: Resolution Authorizing Approval of Pearson Company as the Pest Control Services Provider for the Housing Authority of the City of Freeport.

Commissioner Pearson moved to approve Resolution 092023-02, second by Vice Chair Harrell. Roll call was as follows:

Devine:

Smith-Norman:

Aye

Pearson:

Aye

Harrell:

Aye

Bukas:

Aye

Carter:

Aye

Williams Thomas:

XII. AJOURNMENT

There being no further business to be conducted at this regular virtual meeting of the Board of Commissioners of the Housing Authority of the City of Freeport, Vice Chair Harrell moved, second by Commissioner Carter. The motion carried unanimously, and at 1:08 p.m., Chair Smith-Norman declared the meeting adjourned.

ATTEST:

Jennifer Smith-Norman

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