



Housing Authority of the City of Freeport

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF FREEPORT AUGUST 20, 2025

The regular meeting of the Board of Commissioners of the Housing Authority of the City of Freeport was held on Wednesday, August 20, 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 Carter called the meeting to order at 12:06 p.m.

II. ROLL CALL

The following members were present and responded to roll call:

Present

Chair Carter

Commissioner Pearson

Commissioner Yount

Commissioner Bush

Commissioner Bukas

Staff Present

Rachel Greenwood, Interim Executive Director & Property
Operations, Board Secretary

James Palermo, Director of Facilities & Maintenance

Tasha Mazique, Coordinator & Tenant Services

Consultants

Remote: Mike Bainbridge, Chief Financial Officer

Absent Commissioners:

Commissioner Harrell

Vice Chair Cunningham

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was conducted.

IV. APPROVAL OF AGENDA

Commissioner Yount moved, seconded by Commissioner Bukas to approve the agenda for August 20, 2025, as presented. Chair Carter requested vote, unanimously approved.

V. APPROVAL OF MINUTES

a. Regular Meeting, July 16, 2025

Commissioner Bukas moved, second by Commissioner Pearson to approve the Regular Meeting Minutes of July 6, 2025. Chair Carter requested voice vote, unanimously approved.

b. Special Meeting, July 31, 2025

Chair Carter an objection on the meeting minutes for July 31, 2025, in the Roll Call, with this correction Commissioner Bukas moved, second by Commissioner Pearson to approve Regular Meeting Minutes of July 31, 2025. Chair Carter requested voice vote, unanimously approved.

c. Special Meeting August 7, 2025
Commissioner Bukas moved, second by Commissioner Bush to approve the Special Meeting Minutes of August 7, 2025. Chair Carter requested voice vote, unanimously approved.

VI. PUBLIC COMMENT

None.

VII. HACF REPORTS

HACF staff presented reports, presented by Director of Facilities & Maintenance, James Palermo, Interim Executive Director, Rachel Greenwood, and Tenant Services Coordinator, Tasha Mazique. Chair Carter asked Mrs. Greenwood regarding FOIA request that had been submitted to HACF, about a background check for Mr. Williams and Mr. Taylor. Greenwood responded that the FOIA request was specific only to salary, disciplinary actions, and termination and contracts. Commissioner Bush asked Greenwood regarding degrees in lease violations. Greenwood responded that HACF policy is a zero tolerance. Commissioner Bush inquired what the result was from the tenant incident at Willow. Greenwood responded that the tenant(s) were sent a Lease Termination. During Ms. Mazique's presentation, Commissioner Bush inquired about an event at Hosmer. Mazique and Greenwood responded that the event came as a last-minute event and the issue of having restrooms available will need to be addressed for future events with provider of the event. Correction: *Bukas

Tasha Mazique left the room at 12:22 p.m.

VIII. MONTHLY FINANCIAL REPORT, MIKE BAINBRIDGE

a. May Financials 2025

Chief Accountant, Mike Bainbridge discussed and presented financial reports for May 2025. Commissioner Bukas inquired Bainbridge regarding bills being paid by HACF to Freeport RAD I, LLC. Bainbridge's response was no, HACF is not paying bills and has not transferred funds to Freeport RAD I, LLC. Commissioner Bukas asked Bainbridge if Ansonia Property Management was receiving their management fees. Bainbridge responded that yes, they were getting paid from Freeport RAD I, LLC. After Bainbridge's presentation, Commissioner Yount requested a list of Hud and financial acronyms. Bainbridge and Greenwood responded that they would compile a list and distribute it prior to the next meeting.

IX. ENTER INTO CLOSED SESSION FOR THE PURPOSE OF:

At 12:36 p.m. Commissioner Bukas moved, second by Commissioner Pearson 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 held in accordance with this Act. 5 ILCS 120/2 (c)(1)

Roll Call was as follows:

Pearson: Aye
Carter: Aye
Bukas: Aye

Bush: Aye
Yount: Nay

Palermo and Greenwood exited room at 12:37 p.m. Bainbridge exited remote session.

The Board discussed position for Executive Director and CEO agreement for Rachel Greenwood.

At 12:58 pm. HACF staff entered room. Commissioner Carter moved, seconded by Commissioner Bukas to return to Open Session. Roll Call was as follows:

Pearson: Aye
Carter: Aye
Bukas: Aye

Yount: Aye
Bush: Aye

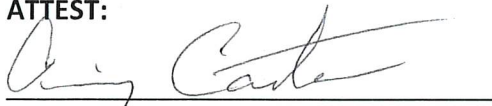
X. ADJOURNMENT

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 Yount moved, second by Commissioner Pearson to adjourn. Vice Chair Cunningham requested voice vote, unanimously carried, and Chair Carter declared the meeting adjourned at 1:00 p.m.

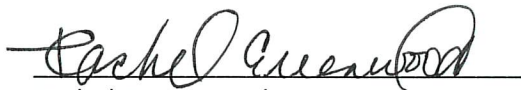
Bukas: Aye
Carter: Aye
Bush: Aye

Yount: Aye
Pearson: Aye

ATTEST:



Quincy Carter
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

