



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 JULY 16, 2025

The regular meeting of the Board of Commissioners of the Housing Authority of the City of Freeport was held on Wednesday, July 16, 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. Vice Chair Cunningham called the meeting to order at 12:01 p.m.

II. ROLL CALL

The following members were present and responded to roll call:

Present

Commissioner Bukas
Commissioner Pearson
Commissioner Yount
Vice Chair Cunningham
Commissioner Bush

Staff Present

Rachel Greenwood, Interim Executive Director & Property
Operations, Board Secretary
James Palermo, Director of Facilities & Maintenance

Consultants

Remote: Mike Bainbridge, Chief Financial Officer

Absent Commissioners:

Commissioner Bush
Vice Chair Carter

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was conducted.

Commissioner Harrell entered the meeting at 12:07 p.m.

IV. APPROVAL OF AGENDA

Commissioner Yount moved, seconded by Commissioner Bush to approve the agenda for July 16, 2025, as presented. Vice Chair Cunningham requested vote, unanimously approved.

V. APPROVAL OF MINUTES

a. Special Meeting Minutes, June 25, 2025

Commissioner Young moved, second by Commissioner Bush to approve the Special Meeting Minutes of June 25, 2025. Vice Chair Cunningham requested voice vote, all

commissioners voice vote approved, except Commissioner Bukas stated Nay.

VI. PUBLIC COMMENT

None.

VII. HACF REPORTS

HACF staff presented reports. Vice Chair Cunningham asked questions regarding vacant unit utility costs, Greenwood responded.

VIII. MONTHLY FINANCIAL REPORT, MIKE BAINBRIDGE

a. April Financials 2025

Chief Accountant, Mike Bainbridge discussed and presented financial reports for April 2025.

IX. APPROVAL OF FINANCIALS

Commissioner Harrell moved, seconded by Commissioner Pearson for approval of the report presented. Vice Chair Cunningham requested roll call, roll call was as follows:

Pearson:	Aye	Cunningham:	Aye
Harrell:	Aye	Bush:	Aye
Bukas:	Nay	Yount:	Nay

X. ENTER INTO CLOSED SESSION FOR THE PURPOSE OF:

At 12:32 p.m. Commissioner Harrell 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 posted and held in accordance with this Act. 5 ILCS 120/2 (c)(1)

Roll Call was as follows:

Pearson:	Aye	Cunningham:	Aye
Harrell:	Aye	Yount:	Aye
Bukas:	Aye	Bush:	Aye

Palermo and Greenwood exited room at 12:33 p.m. Bainbridge exited remote session.

At 12:55 pm. HACF staff entered room. Commissioner Harrell moved, seconded by Commissioner Pearson to return to Open Session. Roll Call was as follows:

Pearson: Aye
Harrell: Aye
Bukas: Aye

Cunningham: Aye
Yount: Aye
Bush: Aye

XI. RESOLUTIONS

- a. Resolution 072025-01: Resolution Authorizing Approval of Audit Solutions, LLC for Annual Audit Services. Greenwood explained purpose of entering into contract with Audit Solutions, LLC for Fiscal Year End March 31, 2025.

XII. APPROVALS

- a. Resolution 072025-01: Resolution Authorizing Approval of Audit Solutions, LLC for Annual Audit Services. Commissioner Harrell moved, seconded by Commissioner Pearson. Vice Chair Cunningham requested roll call.
Roll Call was as follows:


Pearson: Aye
Harrell: Aye
Bukas: Aye

Cunningham: Aye
Bush: Aye
Yount: Aye

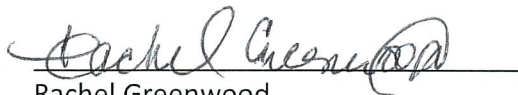
XIII. ADJOURNMENT

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 Bush to adjourn. Vice Chair Cunningham requested voice vote, unanimously carried, and Cunningham Carter declared the meeting adjourned at 1:01 p.m.

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