



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 JUNE 25, 2025

The special meeting of the Board of Commissioners of the Housing Authority of the City of Freeport was held on Wednesday, June 25, 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 12:04 p.m.

II. ROLL CALL

The following members were present and responded to roll call:

Present

Commissioner Bukas
Commissioner Pearson
Commissioner Yount
Commissioner Cunningham
Commissioner Harrell

Staff Present

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

Consultants

Remote: Mike Bainbridge, Chief Financial Officer

Guest:

Remote: Matthew Payne, Legal Counsel, Fox Rothschild, LLC

Absent Commissioners:

Commissioner Bush
Vice Chair Carter

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was conducted.

IV. SEATING OF NEWLY APPOINTED COMMISSIONER BY VICE CHAIR, QUINCY CARTER

Due to Vice Chair was not present at meeting, Commissioner Cunningham announced newly appointed Commissioners, Commissioner Bush and Commissioner Yount.

V. APPOINTMENT OF CHAIR AND VICE CHAIR OF HACF BOARD OF COMMISSIONERS

Commissioner Cunningham and Commissioner Bukas discussed pause on this agenda item due to Vice Chair was not present at the meeting. Commissioner Bukas suggested moving to close session due to the attorney was in attendance of the meeting. Commissioner Cunningham further discussed concerns of nominations regarding Chair

and Vice Chair. Commissioner Bukas stated due to suspension of funds would be important to determine at this meeting. Commissioner Bukas moved to appoint Quincy Carter as Chair and Vice Chair Cunningham, seconded by Commissioner Harrell. Roll call was as follows:

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

Commissioner Bush entered meeting room at 12:09 p.m.

VI. APPROVAL OF AGENDA

Commissioner Harrell moved, seconded by Commissioner Pearson to approve the agenda for June 25, 2025. On Roll Call, the following members voted:

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

VII. APPROVAL OF MINUTES

a. Regular Board Meeting Minutes May 21, 2025

B. Special Meeting Minutes May 28, 2025

Commissioner Cunningham noted to the Board Minutes to provide more details for discussions in the meeting. Commissioner Harrell stated examples for meeting Minutes. Greenwood responded to providing more details.

Commissioner Harrell moved, seconded by Commissioner Pearson.

Commissioner Cunningham requested voice vote for approval of Minutes from May 21, 2025 and May 28, 2025, unanimously carried by all.

VIII. PUBLIC COMMENT

None.

IX. HACF REPORT

HACF reported on current duties and projects, James Palermo reported on maintenance department. Rachel Greenwood reported on administrative and property management current duties and projects. Commissioner Bukas asked question regarding Demolition project. Greenwood responded advertised for 2 weeks for bid project. Commissioner Yount asked question regarding who Chair of Board is. Greenwood responded, regarding Chair and also eLoccs suspension. Commissioner Yount stated a Chair should be appointed due to not having access to funds. Commissioner Cunningham stated to have this matter further discussed after staff completed reports. Commissioner Bukas asked question regarding purging of applications, Greenwood stated that HACF does purge applications.

X. MONTHLY FINANCIAL REPORT, MIKE BAINBRIDGE

a. March Financials 2025

Chief Accountant, Mike Bainbridge, discussed and presented financial reports for March 2025. Bainbridge stated that unaudited FDS report was submitted to HUD

and approved by HUD. Bainbridge contacted auditing firm to begin scheduling upcoming audit for fiscal year end 2025.

XI. APPROVAL OF FINANCIALS

Commissioner Bukas moved, seconded by Commissioner Harrell for approved of the report present. Commissioner Cunningham requested Roll Call. Roll Call was as follows:

Pearson:	Aye	Cunningham:	Aye
Harrell:	Aye	Bush:	Aye
Bukas:	Aye	Yount:	No

Commissioner Harrell left meeting at 1:20 p.m.

XII. APPROVAL OF REQUEST FOR PROPOSAL SEALED BIDS: DEMOLITION OF THREE BUILDINGS AT WESTVIEW.

James Palermo explained request for sealed bids. Commissioner Bukas and Palermo discussed about previous bidders. Vice Chair Cunningham requested roll call for approval, roll call was as follows:

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

XIII. ENTER INTO CLOSED SESSION FOR THE PURPOSE OF:

At 12:10 p.m. Commissioner Harrell moved, second by Commissioner Bukas to enter into Closed Session for the purpose of the following:

a. 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. 5 ILC 120/2(c)(11)

b. 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	Bush:	Aye

Bukas: Aye **Yount:** Aye

At 12:30 p.m. Commissioner Yount moved, seconded by Commissioner Harrell to return to Open Session.

Roll Call was as follows:

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

XIV. RESOLUTIONS

- a. Resolution 062025-01: Resolution Approving Vendor for Playground Surfacing Installation
James Palermo explained resolution regarding receiving quotes for the playground.
- b. Resolution 062025-02: Resolution Authorizing the Settlement of Litigation

XV. APPROVALS

- a. Resolution 062025-01: Resolution Approving Vendor for Playground Surfacing Installation
Commissioner Bukas moved, seconded by Commissioner Bush to approve Resolution 062025-01.

Roll Call was as follows:

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

- b. Resolution 062025-02: Resolution Authorizing the Settlement of Litigation
Commissioner Bukas moved, seconded by Commissioner Yount to approve Resolution 062025-02.

Roll Call was as follows:

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

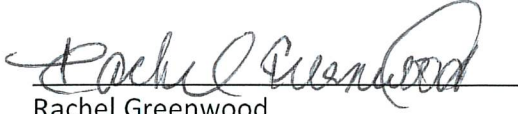
XVI. ADJOURNMENT

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. Commissioner Cunningham requested voice vote, unanimously carried, and Cunningham Carter declared the meeting adjourned at 1:29 p.m.

ATTEST:



Clayton Cunningham
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