



Housing Authority of the City of Freeport

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF FREEPORT

January 21, 2026

The regular meeting of the Board of Commissioners of the Housing Authority of the City of Freeport was held on Wednesday, January 21, 2026 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 12:00 p.m.

II. ROLL CALL

The following members were present and responded to roll call:

Present

Vice Chair Cunningham
Commissioner Bush
Commissioner Bukas
Commissioner Shirley
Commissioner Yount
Chair Carter

Staff Present

Danialla Schreiber, Executive Office Administrator

Consultants

Remote: Mike Bainbridge, Chief Financial Officer

Remote: AB Khar, Audit Solutions

Absent Commissioners:

Commissioner Pearson

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was conducted.

IV. APPROVAL OF AGENDA

Commissioner Yount moved, seconded by Commissioner Shirley to approve the agenda for January 21, 2026, as presented. Chair Carter requested vote, unanimously approved.

V. APPROVAL OF MINUTES

a. Special Meeting, November 24, 2025

Commissioner Bukas moved, second by Commissioner Bush to approve the corrected Special Meeting Minutes of November 24, 2025. Chair Carter requested voice vote, unanimously approved.

b. Special Meeting, December 22, 2025

Commissioner Bush moved, second by Vice Chair Cunningham to approve corrected Special Meeting Minutes of December 22, 2025. Chair Carter requested voice vote, unanimously approved.

VI. Audit Solutions Report

Detailed review of fiscal year financial audit by AB Khar. Findings 2025-001, 2025-002, and 2025-003 and corrective actions discussed. Issues can be corrected before next audit with no significant negative impact to PHA.

VII. PUBLIC COMMENT

Commissioner Bukas noted residents' concerns at Brewster/Hosmer.

VIII. HACF REPORTS

HACF staff presented reports presented by Executive Office Administrator Danialla Schreiber. EIV access is still needed from HUD. Upcoming trainings discussed. Staff shortages.

IX. MONTHLY FINANCIAL REPORT, MIKE BAINBRIDGE

a. November 2025 Financials

Chief Accountant, Mike Bainbridge discussed and presented financial reports for November 2025. Chair Carter asked if the board needs to vote to approve the financials and advise from attorneys was suggested. Commissioner Bukas motioned to approve financials and was seconded by Commissioner Shirley

Roll Call as follows:

Bush: Yes	Bukas: Yes
Shirley: Yes	Yount: Yes
Carter: Yes	

X. ENTER INTO CLOSED SESSION FOR THE PURPOSE OF:

At 1:35 pm Chair Carter motioned, second by Commissioner Bush to enter into Closed Session for the purpose of the following:

- 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:

Bush:	Yes	Yount:	Yes
Bukas:	Yes	Carter:	Yes
Shirley:	Yes		

Executive Office Administrator Danialla Schreiber exited the room.

Commissioner Bukas motioned to come out of closed session, seconded by Commissioner Bush to return to Open Session. Roll Call was as follows:

Bukas:	Aye	Yount:	Aye
Carter	Aye	Shirley:	Aye
Bush:	Yes		

HACF staff returned.

XI. ADJOURNMENT

There being no further business to be conducted at the regular meeting of the Board of Commissioners of the Housing Authority of the City of Freeport, Chair Carter made motion to adjourn, seconded by Commissioner Yount. Chair Carter requested voice vote, unanimously carried, and Chair Carter declared the meeting adjourned at 2:33 p.m.

Bukas:	Aye	Yount:	Aye
Carter:	Aye	Pearson:	Aye
Bush:	Aye		

ATTEST:

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

 Vacant

Interim Chief Executive Officer
Housing Authority of the City of Freeport

