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 August 19, 2026

The regular meeting of the Board of Commissioners of the Housing Authority of the City of Freeport was held on Wednesday, August 19, 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. Commissioner Bukas called the meeting to order at 12:00 p.m.

I. Roll Call

The following members were present and responded to call:

Commissioners Present	**Staff Present**
Commissioner Bukas	Danialla Schreiber, Interim Executive Director
Commissioner Shirley	
Commissioner Yount	
Commissioner Heimerdinger	

Consultants: Mike Bainbridge, Chief Financial Officer (remote)

Absent Commissioners: Commissioner Bush, Chair Carter

II. Pledge of Allegiance

III. Approval of Agenda

Commissioner Bukas motioned, seconded by Commissioner Heimerdinger to approve the agenda for August 19, 2026, as presented.

Voice vote was as follows:

Bukas: Yes	
Shirley: Yes	
Yount: Yes	Bush: Absent
Heimerdinger: Yes	Carter: Absent

IV. Approval of Minutes

a. Regular Meeting, July 15, 2026

Commissioner Heimerdinger motioned, seconded by Commissioner Yount to approve the Regular Meeting Minutes of July 15, 2026. Voice vote as follows:

Bukas: Yes	
Shirely: No	
Yount: Yes	Bush: Absent
Heimerdinger: Yes	Carter: Absent

V. Public Comment

None.

VI. Approval of Financials

a. April 2026 and May 2026

Chief Financial Officer, Mike Bainbridge discussed April and May financials. Including the special OCAF increase needed for Brewster/Hosmer and May budget to actual was below budget. Commissioner Heimerdinger motioned, seconded by Commissioner Bukas. Roll call as follows:

Bukas: Yes	
Shirely: Yes	
Yount: Yes	Bush: Absent
Heimerdinger: Yes	Carter: Absent

VII. HACF Reports

Dismissal of temporary lawn care staff and the departure of the maintenance director were discussed. Ongoing recruitment for part-time maintenance technicians, and significant maintenance issues regarding plumbing, electrical, and unit damages, as well as IT connection issues were mentioned. Training on EIV and meetings with HUD Chicago Field Office showed unreported tenant income discrepancies since 2023. Evictions and move ins were discussed, with thirteen new move ins' completed since June 2026.

VIII. Enter into Closed Session for the Purpose Of:

At 1:23 pm Commissioner Heimerdinger motioned, seconded by Commissioner Shirley 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)(l)

Roll call was as follows:

Bukas: Yes	
Shirley: Yes	
Yount: Yes	Bush: Absent
Heimerdinger: Yes	Carter: Absent

Commissioner Heimerdinger motioned to come out of closed session, seconded by Commissioner Shirley, before a vote could be taken a quorum was lost.

IX. 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, at approximately 1:59 pm meeting was adjourned.

Attest:

X _____

Quincy Carter, HACF
Chair of the Board of Commissioners

X _____

Danialla Schreiber, HACF
Executive Director