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 September 16, 2026

The regular meeting of the Board of Commissioners of the Housing Authority of the City of Freeport was held on Wednesday, September 16, 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 12:05 p.m.

I. Roll Call

The following members were present and responded to call:

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

Consultants: Mike Bainbridge, Chief Financial Officer (remote)

Absent Commissioners: Chair Carter

II. Pledge of Allegiance

III. Approval of Agenda

Commissioner Yount motioned, seconded by Commissioner Bush to approve the agenda for September 16, 2026, as presented.

Voice vote was as follows:

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

IV. Approval of Minutes

a. Regular Meeting, August 19, 2026

Commissioner Yount motioned, seconded by Commissioner Heimerdinger to approve the Regular Meeting Minutes of August 19, 2026. Voice vote as follows:

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

V. Approval of Special Meeting Minutes

a. Special Meeting, August 26, 2026

Commissioner Yount motioned, seconded by commissioner Heimerdinger to approve the Special Meeting minutes of August 26, 2026.

Bukas: Yes	
Shirely: No	

Yount: Yes	
Heimerdinger: Yes	Carter: Absent

VI. Public Comment

None.

VII. Approval of Financials

a. June 2026

Chief Financial Officer, Mike Bainbridge discussed June financials and being under budget, including a one-time payment from a previous claim. Commissioner Shirley motioned, seconded by Commissioner Bush. Voice vote as follows:

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

VIII. HACF Reports

New maintenance technician was hired. Unit turn and transfers were discussed. Evictions and move ins were reviewed, with nineteen new move ins now completed since May 2026. Occupancy rate is improving and above 85%. HACF will be working on making many updates including a new ACOP and new tenant lease.

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 12:40 pm meeting was adjourned.

Attest:

X

Quincy Carter, HACF
Chair of the Board of Commissioners

X

Danialla Schreiber, HACF
Executive Director