



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 July 19, 2026

The regular meeting of the Board of Commissioners of the Housing Authority of the City of Freeport was held on Wednesday, July 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 12:02 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 Bush	
Chair Carter	
Commissioner Shirley	
Commissioner Heimerdinger	

Consultants: Mike Bainbridge, Chief Financial Officer (remote)

Absent Commissioners: Commissioner Yount

II. Pledge of Allegiance

III. Approval of Agenda

Commissioner Bukas motioned, seconded by Commissioner Bush to approve the agenda for July 15, 2026, as presented.

Voice vote was as follows:

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

IV. Approval of Minutes

a. Regular Meeting, June 17, 2026

Commissioner Yount motioned, seconded by Commissioner Heimerdinger to approve the corrected Regular Meeting Minutes of May 27, 2026. Commissioner Bukas requested vote, approved. Voice vote as follows:

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

V. Public Comment

Inquiry regarding 40 Days of Peace at Hosmer Parking lot to contact Ansonia Property Management.

VI. HACF Reports

The new part-time administrative leasing specialist started June 09 at the Westview office has learned recertification process and is assisting with move ins. An increase in Freeport Police presence has been



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noticed. HACF administration is following up on internet and security updates. Multiple projects including Westview and Gilmore gutters replacement, tree removal and trimming, and new office door have been accepted. HACF administration and property management staff received first training from IDROP regarding outstanding previous tenant balances. 2024 CFP suspension was removed and funds transferred to HACF account. An accounts payable email payable@hacf.us was created to streamline vendors paperless billing. Occupancy rate for each development was discussed as well as the overall vacancy rate and the Hud offline vacant approved units from previous administration. Evictions and move ins were discussed and the urgency to increase move ins.

VII. Enter into Closed Session for the Purpose Of:

At 12:50 pm Chair Carter motioned, seconded by Commissioner Bukas 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)

Voice vote was as follows:

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

Chair Carter motioned to come out of closed session, seconded by Commissioner Bukas at approximately 1:10 pm and HACF staff returned.

VIII. 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, Commissioner Bush motioned to adjourn at approximately 1:12 pm and seconded by Commissioner Bukas.



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Attest:

X

Quincy Carter, HACF
Chair of the Board of Commissioners

X

Daniella Schreiber, HACF
Interim Executive Director