

REGULAR MEETING MINUTES
THE HOUSING AUTHORITY OF MARION COUNTY, ILLINOIS
BOARD OF COMMISSIONERS
MAY 26, 2026 – 12:00 PM
THE GREATER CENTRALIA CHAMBER OF COMMERCE
210 EAST BROADWAY, CENTRALIA, IL 62801

Present:

Chairwoman Nancy Lackey
Vice Chair Judith Meeks-Hakim
Commissioner Ray Bowers
Commissioner Bo Baer
Commissioner Cheryl Eyre
Commissioner Chris Krupp
Commissioner Marva Bledsoe

Absent:

MCHA Staff:

Executive Director Kelly Tinsley
Executive Administrative Assistant Angie Clifton

Minutes

Call to Order

Chairwoman Nancy Lackey called the meeting to order at 11:59 AM.

1. Roll Call

A verbal roll call was taken, and the following Commissioners were physically present Nancy Lackey, Judith Meeks-Hakim, Ray Bowers, Bo Baer, Chris Krupp, Marva Bledsoe and Cheryl Eyre. MCHA Executive Director Kelly Tinsley and Executive Administrative Assistant Angie Clifton were also present.

2. Public Comment

There was 1 public attendee and comments were made to the Board. The resident raised concerns about another resident in her neighborhood.

3. Approval of Minutes

The minutes of the Regular Meeting on April 28, 2026 were presented to the board. A motion was made by Commissioner Baer to accept the Minutes as presented. Commissioner Bowers seconded the motion. The motion carried unanimously.

4. Financial Reports

The Financial Reports for April were distributed to the Board for review. These reports included a combined balance sheet and income statement as of the end of the year, the balance sheet and income statement for the COCC, AMP 1, AMP 2, AMP 3 and CFP report for 2024 and 2025, a financial analysis for each AMP, the balance sheet, income statement for Section 8 and ROSS, and a financial analysis for Section 8. Also included were credit card

statements and check registers for Low Rent Operating, AMP 2 Operating, AMP 3 Operating and COCC with CFP expenditures detailed.

Executive Director Kelly Tinsley discussed the financials presented were in draft form and a motion will be tabled until next month's meeting.

A follow up discussion was had on the new cash management analysis presented at the April meeting. After a meeting with our fee accountant, we have learned that we will want to see a negative on the profit & loss going forward due to HUD wanting us to use up our reserves. This year is a practice year and it appears we will be relying more on our fee accountant. New office procedures will include pulling reports and tracking how much cash is going in and out.

As a reminder interest income over \$500 will have to be returned to HUD.

5. Director's Report

Executive Director Tinsley provided the board with the May Director's Report. The following topics were discussed:

- We will be asking HUD to allow MCHA to restrict HCV ports. We are currently at 110% budget authority with 19% of HAP being spent on ports.
- Our CDs were moved from Bank of Sandoval to Peoples National Bank.
- We are working with Peoples National Bank to secure a new credit card account for our CFP program and to eliminate the Capital One credit card that we currently use.
- We have been notified HOTMA will now go into effect 1/1/27 and we have been gearing up staff trainings. We will also be having pesticide and annual asbestos trainings.
- The VAWA training Tammy and Kelly attended was helpful and we will be doing staff trainings on what they learned.
- The Fire Department was recently called in Centralia but there was no fire at the residence. A furnace smelled "hot" but it was a false alarm.
- There has been an increase in applicants requesting virtual appointments. This is due to the applicant's current residence outside of the local area. Going forward these requests will only be allowed by reasonable accommodation for those applicants that are far out of our area.
- Our new insurance rates are higher by an average of 11%. It is recommended we absorb this increase. Staff were encouraged to review the plans and make changes to a less expensive plan if it worked for their needs.

6. Old Business

- Executive Director Review. A motion was made to increase the Executive Director's annual salary by 3% and award a 10% performance merit for 2025 which will go in effect the next payroll beginning May 31, 2026. While the Executive Director did not meet all requirements outlined in the Merit Pay Addendum attached hereto, the reasoning for not meeting the metric was out of the Executive Director's control and an exception was given by the Board. This performance evaluation was completed by Commissioner Baer with input from all commissioners. The motion was seconded by Commissioner Lackey. A verbal roll call was taken, Nancy Lackey, Bo Baer, Judith Meeks-Hakim, Cheryl Eyre, Ray Bowers, Marva Bledsoe and Chris Krupp and motion carried unanimously.

7. New Business

- Resolution #1343: 2026 Income limits. After review and discussion, Commissioner Bledsoe made a motion to approve Resolution #1343. Commissioner Krupp seconded the motion and the motion carried unanimously.
- Commissioner Bledsoe announced her resignation as a Board Commissioner due to her moving out of state effective June 24th.

8. Closed Session Per 5 ILCS 120/2(c)(1) Performance of a specific employee.

There was no necessity for the Board to adjourn to closed session.

9. Adjournment

There being no further business presented to the Board, Commissioner Krupp made a motion to adjourn the meeting. Commissioner Meeks-Hakim seconded the motion and the motion carried unanimously. Meeting was adjourned at 1:03 PM.

Approved:



Board of commissioners Chairwoman, Nancy Lackey