REGULAR MEETING MINUTES
THE HOUSING AUTHORITY OF MARION COUNTY, ILLINOIS
BOARD OF COMMISSIONERS
SEPTEMBER 22, 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 Cheryl Eyre
Commissioner Chris Krupp
Commissioner Ray Bowers
Commissioner Bo Baer
Commissioner Cary Henken

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 12:00 PM.

1. Roll Call

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

2. Public Comment

There were 3 public attendees and comments were made to the Board. The residents raised concerns about tenant charges, parking issues, road issues and phasing out of storm doors.

3. Approval of Minutes

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

4. Financial Reports

The Financial Reports for July and August were distributed to the Board for review. These reports included a combined balance sheet and income statement, the balance sheet and income statement for the COCC, AMP 1, AMP 2, AMP 3 and CFP report for 2024, 2025 and 2026, 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 AMP 1 Operating, AMP 2 Operating, AMP 3 Operating and COCC with CFP expenditures detailed.

Executive Director Kelly Tinsley discussed the financials noting July rental revenue decreased. We received a surplus payment from AHRMA. Maintenance materials expense decreased. We had 3 payrolls during July. We received HUD held reserves this month for HAP.

August financials reflect the CFP 2026 Admin drawdown was deposited for salaries associated with CFP. We purchased a mini transit connect for additional maintenance staff. This will mostly be used by the shop supervisor for hauling inventory.

We have a new copier vendor Konica Minolta. It was previously GFI.

We have asked the fee accountant to do the updated budget revision this year and the FY27 budget.

A motion was made by Commissioner Krupp to approve the Financial Reports. Commissioner Bowers seconded the motion and the motion carried unanimously.

5. Director's Report

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

- We will soon have to put out bids to upgrade the remaining DVR system to the same updated platform.
- USIG inspections are now complete. There were a lot of unreported infestations. Not a lot of unreported tenant damage or other issues. A few terminations will be issued as a result of the infestations.
- ECHO will be meeting on Friday to discuss FOIA abuses with local IL representatives.
- We will be holding a tenant meeting at Lincoln Court for the upcoming electrical updates and the Mini split install.
- There is a tenant issue at Golden Acres where tenants are driving and parking on the walkways. This is causing issues to those tenants that have a difficult time getting around and to emergency personnel being able to access the units.
- 2027 operating subsidy forms were submitted today.
- The community garden on Sycamore has not been used this year. We have reached out to see about having the plant beds taken down.
- We will be posting two maintenance positions in preparation of maintenance succession. These added positions will advance in house employees to shop supervisor and maintenance manager.
- HUD has new guidelines for HUGS that will be coming in the next month. They will now be requiring we upload contracts, payroll and invoices to the HUGS portal for more stringent conflict checks related to contractors and subcontractors.
- HCV landlords will be rolling to NSPIRE 2/1/27 and we are starting to send out landlord education.
- Discussed tenant charges are not for usual wear and tear. HUD expects us to charge for items that are damaged by a tenant.

6. **Old Business**

7. **New Business**

- The Audit report FYE 12/31/2024 was provided to each Commissioner. The auditor did not have any findings.

- Resolution #1348, Resolution #1349, Resolution #1350, Resolution #1351, Resolution #1352 and Resolution #1353: Flat Rents, Small Area FMR for Marion, Clinton, Fayette and Washington Counties, and Section 8 FMR for Marion County all effective 1/1/27. After review and discussion of each resolution, Commissioner Baer made a motion to approve Resolutions #1348, #1349, #1350, #1351, #1352 and #1353. Commissioner Meeks-Hakim seconded the motion and the motion carried unanimously.

- Resolution #1354: 2027 Annual Plan. After review and discussion, Commissioner Meeks-Hakim made a motion to approve Resolution #1354. Commissioner Krupp seconded the motion and the motion carried unanimously.

- Resolution #1355: Low Rent Tenant Paid Utility Allowance. After review and discussion, Commissioner Baer made a motion to approve Resolution #1355. Commissioner Meeks-Hakim seconded the motion and the motion carried unanimously.

- Resolution #1356: 3rd Quarter Charge-offs. After review and discussion, Commissioner Bowers made a motion to approve Resolution #1356. Commissioner Meeks-Hakim seconded. A verbal roll call was taken, Nancy Lackey, Judith Meeks-Hakim, Chris Krupp, Cheryl Eyre, Bo Baer, Cary Henken and Ray Bowers and the motion and the motion carried unanimously.

- Resolution #1357: Renewal of Micro-Purchase Threshold. After review and discussion, Commissioner Eyre made a motion to approve Resolution #1357. Commissioner Bowers seconded. A verbal roll call was taken, Nancy Lackey, Judith Meeks-Hakim, Chris Krupp, Cheryl Eyre, Bo Baer, Cary Henken and Ray Bowers and the motion and the motion carried unanimously.

- Resolution #1358: Authorizing use of COCC funds to cover shortfall. Resolution #1358 was withdrawn from consideration at this time.

- Discussion was held regarding the recent copier upgrade and efforts made to the sell old copiers in accordance with the Disposition Policy. After discussion, the Board directed staff to make efforts to donate the copiers to a nonprofit organization before disposal.

- Discussion was held regarding a recent offer of a land donation to MCHA. After discussion, Commissioner Krupp made a motion to decline the offer. Commissioner Eyre seconded the motion and the motion carried unanimously.

- Discussed Maulding Drive - street and parking issues. The hole at Maulding Drive has been fixed once by the City of Centralia but we will readdress the issue with the City. It was further confirmed MCHA does not issue parking tickets.

8. Adjournment

There being no further business presented to the Board, Commissioner Meeks-Hakim made a motion to adjourn the meeting. Commissioner Krupp seconded the motion and the motion carried unanimously. Meeting was adjourned at 1:00 PM.

Approved:

Nancy Lackey

Board of commissioners Chairwoman, Nancy Lackey