

**REGULAR MEETING MINUTES
THE HOUSING AUTHORITY OF MARION COUNTY, ILLINOIS
BOARD OF COMMISSIONERS
JANUARY 24, 2023 – 10:00 AM
SOUTH CENTRAL TRANSIT TECH CENTER
100 NORTH LOCUST, CENTRALIA, IL 62801**

Present:

Absent:

Chairwoman Nancy Lackey
Vice Chairwoman Marva Bledsoe
Commissioner Rita Boudet
Commissioner Ray Bowers
Commissioner Judith Meeks-Hakim
Commissioner Steve Whritenour

MCHA Staff:

Executive Director Kelly Tinsley

Others Present:

Attorney Marvin Miller

Minutes

Call to Order

Chairwoman Lackey called the meeting to order at 10:00 a.m.

1. Roll Call

A verbal roll call was taken, and the following Commissioners were physically present: Nancy Lackey, Marva Bledsoe, Judith Meeks-Hakim, Ray Bowers, Steve Whritenour and Rita Boudet.

2. Public Comment

There were no members present from the public.

3. Approval of Minutes

The minutes of the Regular Meeting held on December 20, 2022, were presented to the board. A motion was made by Commissioner Whritenour to accept the Minutes. Commissioner Meeks-Hakim seconded the motion. The motion carried unanimously.

The minutes of the Annual Meeting held on December 20, 2022, were presented to the board. A motion was made by Commissioner Whritenour to accept the Minutes. Commissioner Meeks-Hakim seconded the motion. The motion carried unanimously.

4. Financial Reports

The Financial Reports for December have not been provided as MCHA is in the year-end period and they have not been received from Urlaub. The December Check registers for Low Rent Operating and COCC with CFP expenditures detailed for December 2022 were distributed. A legal bill was also reviewed.

A motion was made by Commissioner Bledsoe 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 January Director's Report in the Board packet. The following topics were discussed:

- New software conversion went fairly smoothly. Still learning all the new features and functionality but staff is really enjoying the upgrade. The biggest challenge has been with maintenance but they are doing very well.
- All new portals are live for current tenants and landlords but we will be doing a marketing blitz to provide them with the necessary code. New applicants may go online and apply. If they register, they can then check their status on the wait list.
- MCHA will be doing our annual staff anti-harassment training on February 1st. Kelly will be showing a promotional video from HUD. She is hoping to link the video to the website as it is a good resource to educate tenants on their rights.
- REAC training next month. Although we have not received a formal notice, it is likely that REAC will be coming to MCHA soon. Area housing authorities have been sharing information with each other and there has been a trend of lower quality in REAC's inspections and they have not been kind to scoring.
- MCHA has been awarded an FSS grant of \$86,000 but we are still waiting on it to be put in place.
- Regarding land purchase we have located almost everyone and will be providing the information to Marvin so we can proceed.
- IDHR has dismissed claim for potential discrimination against a tenant.
- Tammy Shelton has been selected as Program Director.
- MCHA Will finish 11 units in January that were started in January.
- Kelly and Marva attended the PHADA conference in Orlando. Marva thought it was a great opportunity for networking and learning all of the responsibilities of a commissioner.

6. Old Business

None.

7. New Business

- Resolution #1259: Capitalization Policy – PIH Notice 2022-37. Increase limit from \$3,500 to \$5,000 to be consistent with HUD. After review and discussion, Commissioner Bledsoe made a motion to approve Resolution #1259. Commissioner Boudet seconded the motion and motion carried unanimously.

8. Keeping Closed Session Meeting's Minutes confidential and/or Destruction of Verbatim Records for record of meetings more than 18 months.

The Board was presented all of the Closed Minutes for the past 6 months that the Board may consider to remain confidential. The Closed Board Minutes for the following Closed meetings are as follows: June 2, 2022 and June 28, 2022. Commissioner Bowers made a motion that the need for the confidentiality for these minutes still exist as to these Closed Minutes and that these Closed Minutes require confidential treatment. The motion was seconded by Commissioner Whritenour. All Commissioners present voted in favor of keeping the Closed Session Minutes for June 2, 2022 and June 28, 2022 confidential.

Commissioner Bledsoe made a motion to destroy the verbatim record of the Closed Session Minutes for December 14, 2016, December 23, 2016, December 28, 2016, March 23, 2021 and May 25, 2021. The motion was seconded by Commissioner Meeks-Hakim. All Commissioners present voted in favor of destroying the verbatim record of the Closed Session Minutes for December 14, 2016, December 23, 2016, December 28, 2016, March 23, 2021 and May 25, 2021.

9. Closed Session per 5ILCS 120/2(c)(21) Review of Closed Session Minutes.

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

10. Adjournment

There being no further business presented to the Board, Commissioner Meeks-Hakim made a motion to adjourn the meeting. Commissioner Boudet seconded the motion and the motion carried unanimously. Meeting was adjourned at 10:30 AM.

Approved:


Board of Commissioners Chairwoman, Nancy Lackey