

**REGULAR MEETING MINUTES  
THE HOUSING AUTHORITY OF MARION COUNTY, ILLINOIS  
BOARD OF COMMISSIONERS  
JANUARY 25, 2024 – 12:00 PM  
THE GREATER CENTRALIA CHAMBER OF COMMERCE  
210 EAST BROADWAY, CENTRALIA, IL 62801**

**Present:**

Chairwoman Nancy Lackey  
Vice Chairwoman Marva Bledsoe  
Commissioner Cheryl Eyre  
Commissioner Bo Baer

**Absent:**

Commissioner Ray Bowers  
Commissioner Steve Whritenour  
Commissioner Judith Meeks-Hakim

**MCHA Staff:**

Executive Director Kelly Tinsley  
Executive Administrative Assistant Angie Clifton

***Minutes***

**Call to Order**

Kelly Tinsley called the meeting to order at 12:06 p.m.

**1. Roll Call**

A verbal roll call was taken, and the following Commissioners were physically present: Nancy Lackey, Marva Bledsoe, Bo Baer and Cheryl Eyre.

**2. Public Comment**

There were no members present from the public.

**3. Approval of Minutes**

The minutes of the Regular Meeting held on December 19, 2023, minutes of the Annual Meeting held on December 19, 2023, and minutes of the Special Meeting held January 3, 2024, were presented to the board. A motion was made by Commissioner Baer to accept all the Minutes presented. Commissioner Eyre seconded the motion. The motion carried unanimously.

**4. Financial Reports**

The Financial Reports for December are not yet available. Check registers for Low Rent Operating and COCC with CFP expenditures detailed as well as Credit card statements were distributed to the Board for review.

Executive Director Kelly Tinsley discussed due to year-end we will not have December or January financials until the February meeting. Year-end financials are due to HUD no later than February 28<sup>th</sup>.

A motion was made by Commissioner Bledsoe to approve the Financials. Commissioner Baer seconded the motion and the motion carried unanimously.

## 5. Director's Report

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

- Executive Director Tinsley, Commissioner Meeks-Hakim and Commissioner Bledsoe attended the PHADA Commissioner's Conference in San Diego earlier this month. Commissioner Bledsoe discussed her time at the conference. She noted all of the responsibilities of a Board Commissioner that were discussed.
- We will be changing our Payroll provider at the end of March.
- Executive Director Tinsley and Angie met with Mark Dillon at Eggemeyer and Associates to discuss the PNA and ensure we are on track.
- The fees paid to Centralia Police Department for additional services will increase this year. This increase was included in the previously approved budget.
- Attorney Eric Hanson has sent a letter to Marion County and the City of Centralia regarding the Maulding Street Ordinance. The County has confirmed the ordinance has never been filed with the County Assessor. We will get the ordinance on file so the GIS maps can be updated accordingly.
- Attorney Eric Hanson has provided an update on the lot purchase and they are researching a different approach to get this finalized.
- MCHA has purchased with non-federal funds a table at the Greater Centralia Chamber of Commerce Banquet on February 8<sup>th</sup>.

## 6. Old Business

None.

## 7. New Business

- Resolution #1281: Small Area FMR Adoption for Clinton County. After review and discussion, Commissioner Eyre made a motion to approve Resolution #1281. Commissioner Bledsoe seconded the motion. A verbal roll call was taken, Nancy Lackey, Marva Bledsoe, Bo Baer and Cheryl Eyre and motion carried unanimously.

## 8. Adjournment

There being no further business presented to the Board, Commissioner Bledsoe made a motion to adjourn the meeting. Commissioner Baer seconded the motion and the motion carried unanimously. Meeting was adjourned at 12:55 PM.

Approved:



Board of commissioners Chairwoman, Nancy Lackey-

Vice Chairwoman, Marva Bledsoe