

REGULAR MEETING MINUTES
THE HOUSING AUTHORITY OF MARION COUNTY, ILLINOIS
BOARD OF COMMISSIONERS
MAY 23, 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 Steve Whritenour
Commissioner Cheryl Eyre
Commissioner Ray Bowers

Absent:

Commissioner Bo Baer
Commissioner Judith Meeks-Hakim

MCHA Staff:

Executive Director Kelly Tinsley
Executive Administrative Assistant Angie Clifton
Modernization Manager Chris Schulte

Attorney:

Eric Hanson via Zoom

Minutes

Call to Order

Kelly Tinsley called the meeting to order at 12:07 p.m.

1. Roll Call

A verbal roll call was taken, and the following Commissioners were physically present Nancy Lackey, Marva Bledsoe, Steve Whritenour, Cheryl Eyre and Ray Bowers.

2. Public Comment

There were no members present from the public.

3. Approval of Minutes

The minutes of the Regular Meeting held on March 21, 2024, were presented to the board. A motion was made by Commissioner Bledsoe to accept the Minutes presented. Commissioner Eyre seconded the motion. The motion carried unanimously.

4. Financial Reports

The Financial Reports for March and 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 2022 and 2023, 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 the May check registers for Low Rent Operating and COCC with CFP expenditures detailed.

Executive Director Kelly Tinsley reviewed the financial reports noting there is nothing new to report. AMP 3 shows a loss year to date due to a vehicle trade. Maintenance activity has slowed down. Maintenance recently replaced another sewer pipe in AMP 3. We finally received our ROSS funding from HUD.

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

5. Director's Report

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

- There will be several staff changes in the coming weeks including: Megan Chaney will start as our Intake Specialist. Erin Quick the current Intake Specialist has been promoted to HCV Specialist. Deborah Ruiz will be starting as Occupancy Specialist. Montana Ford the current Occupancy Specialist has been promoted to AMP Manager. Christopher Schulte is our Modernization Coordinator. Kenny Shelton has been assisting with getting Chris acclimated to the position. Cathy Baugh has retired as Bookkeeper.
- Attended Grow America meeting presented by Bedrock. They want to partner with a non-profit to provide additional low-income family housing in Centralia. The PHA would be the non-profit. It is currently in the planning process.
- MCHA has donated the banners in support of the upcoming Juneteenth Holiday.
- VMS audit is now complete and we have made the required corrections.
- Our PHAS score may be going up due to TAR points. We have not had a physical inspection which could lower the score due to NSPIRE changes.
- Employee Health Insurance rates have been received for 2024/2024. The pricing is favorable and we will not be making changes.
- MCHA was asked to allow a Tenant to have a daycare in their home. After discussion the Board agreed MCHA will not allow Tenants to run daycares from their homes.

6. Old Business

None.

7. New Business

- Update provided by Attorney Eric Hanson on multiple topics including liability insurance and purchase of real estate.
- Director Tinsley provided an update on 2 IDHR cases, noting 1 of the cases was dismissed by IDHR for lack of evidence.
- Discussion was held regarding current CD rates received from Bradford Bank, People's National Bank and Midwest National Bank. MCHA will need to renew 4 CDs on June 5, 2024.

- Discussion was held regarding Eggemeyer's proposal to update several ramps at Glenwood 3. The work will include removing and replacing ADA ramps. Eggemeyer will prepare the bid package and be on site to make sure the project is up to code.
- Resolution #1285: Capital Fund Program 50124 Budget. After review and discussion, Commissioner Bledsoe made a motion to approve Resolution #1285. Commissioner Bowers seconded the motion.
- Resolution #1286: Revision to Personnel Policy in Compliance with IL PLAWA. After review and discussion, Commissioner Whritenour made a motion to approve Resolution #1286. Commissioner Bowers seconded the motion.
- Resolution #1287: 2024 Income Limit Increase. After review and discussion, Commissioner Eyre made a motion to approve Resolution #1287. Commissioner Bowers seconded the motion.

8. Adjournment

There being no further business presented to the Board, Commissioner Bledsoe made a motion to adjourn the meeting. Commissioner Eyre seconded the motion and the motion carried unanimously. Meeting was adjourned at 1:22 PM.

Approved:



Board of Commissioners Chairwoman, Nancy Lackey