

REGULAR MEETING MINUTES
THE HOUSING AUTHORITY OF MARION COUNTY, ILLINOIS
BOARD OF COMMISSIONERS
OCTOBER 21, 2024 – 12:00 PM
THE GREATER CENTRALIA CHAMBER OF COMMERCE
210 EAST BROADWAY, CENTRALIA, IL 62801

Present:

Chairwoman Nancy Lackey
Commissioner Ray Bowers
Commissioner Bo Baer
Commissioner Cheryl Eyre

Absent:

Vice Chairwoman Marva Bledsoe
Commissioner Judith Meeks-Hakim
Commissioner Steve Whritenour

MCHA Staff:

Executive Director Kelly Tinsley
Executive Administrative Assistant Angie Clifton

Minutes

Call to Order

Chairwoman Nancy Lackey called the meeting to order at 12:03 p.m.

1. Roll Call

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

2. Public Comment

There were no comments from the public.

3. Approval of Minutes

The minutes of the Regular Meeting held on September 26, 2024, were presented to the board. A motion was made by Commissioner Bowers to accept the Minutes presented. Commissioner Baer seconded the motion. The motion carried unanimously.

4. Financial Reports

The Financial Reports for September 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, 2023 and 2024, 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 September check registers for Low Rent Operating and COCC with CFP expenditures detailed.

Executive Director Kelly Tinsley reviewed the financial reports noting there have not been any unusual payments. We have not drawdown the 1406 operations for AMP 3 but we may before year end to break even.

A motion was made by Commissioner Eyre 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 October Director's Report. The following topics were discussed:

- Intake position has been filled by Stephanie Mellenthin and she starts October 28.
- Kelly will be attending a meeting with the Kinmundy Police Chief and Kinmundy Mayor to conduct housing officer training.
- We have a new maintenance truck being delivered
- HUD has postponed HOTMA until January 1, 2026.
- The VAWA changes have been submitted. If approved by HUD training will take place Nov. 7th.
- Staff will be attending IDHR VAWA training in November.
- We are still trying to get the bonus CFP funds earned for Higher Performer Status.
- HUD is going to start enforcing us to pay back interest earned on federal grant money only.

6. Old Business

None.

7. New Business

- Resolution #1299: Purchase of Real Estate. After review and discussion, Commissioner Eyre made a motion to approve Resolution #1299. Commissioner Baer seconded the motion.
- Resolution #1300: Occupancy by a Police Officer. After review and discussion, Commissioner Bowers made a motion to approve Resolution #1300. Commissioner Eyre seconded the motion.
- Reviewed and discussed the 2025-2029 Annual Plan Goals.

8. Adjournment

There being no further business presented to the Board, Commissioner Eyre made a motion to adjourn the meeting. Commissioner Bowers seconded the motion and the motion carried unanimously. Meeting was adjourned at 12:34 PM.

Approved:



Board of commissioners Chairwoman, Nancy Lackey