

**REGULAR MEETING MINUTES
THE HOUSING AUTHORITY OF MARION COUNTY, ILLINOIS
BOARD OF COMMISSIONERS
APRIL 29, 2025 – 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 Ray Bowers
Commissioner Bo Baer
Commissioner Cheryl Eyre

Absent:

Commissioner Marva Bledsoe

MCHA Staff:

Executive Director Kelly Tinsley
Executive Administrative Assistant Angie Clifton

Public:

Chris Krupp

Minutes

Call to Order

Chairwoman Nancy Lackey called the meeting to order at 12:01 PM.

1. Roll Call

A verbal roll call was taken, and the following Commissioners were physically present Nancy Lackey, Judith Meeks-Hakim, Ray Bowers, Bo Baer and Cheryl Eyre. MCHA Executive Director Kelly Tinsley and 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 Meetings held on February 18, 2025 and March 18, 2025, were both presented to the board. A motion was made by Commissioner Baer to accept the Minutes as presented. Commissioner Bowers seconded the motion. The motion carried unanimously.

4. Financial Reports

The Financial Reports for December, January, February and March 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 check registers for Low Rent Operating and COCC with CFP expenditures detailed.

Executive Director Kelly Tinsley reviewed the financials noting MCHA is doing well year-to-date. There were extra expenses for water heaters, fridges and sidewalk repair for handicap accessible. The mail has been causing issues with us receiving bills in a timely matter as well as payments being received by the vendor on time. As a result, we have been receiving and paying more bills electronically.

An Attorney bill was also reviewed and discussed.

A motion was made by Commissioner Meeks-Hakim 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 April Director's Report. The following topics were discussed:

- We recently had a RAB meeting to discuss policy changes and to have open discussion pertaining to resident concerns and suggestions.
- Door security will be coming soon to Executive Apartments.
- Our floor plan for the building project is ready to be sent out to pole barn companies for bids. We will also need fencing and electrical bids. We still need to have the lot leveled and to remove the remaining trees and shrubs.
- We have awarded a bid for 10 roofs and gutters. We will do another 10 roofs this fall.
- We did not receive any bids for the old dump truck.
- We recently awarded 2 pride awards to Tenants.
- The evaluation form for the Executive Director will be provided next month to the review committee.
- EPA recently had a meeting to discuss the sample collection project for Sandoval. They have indicated this could be a 2-year sampling project.
- The Glenwood 3 concrete project is wrapping up.
- We currently have 91 trees that still need to be taken out county wide.
- The M & V Report was submitted to the field office.

Commissioner Bo Baer has to leave at 12:53 PM. The Director's Report continued.

- Our AMP 2 Property Manager, Thelma, will be retiring at the end of July. Stephanie has been promoted to this position. We will be posting the intake position.

6. Old Business

None.

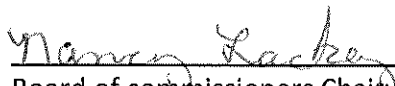
7. New Business

- Resolution #1309: Revisions to ACOP. After review and discussion, Commissioner Bowers made a motion to approve Resolution #1309. Commissioner Meek-Hakim seconded the motion.
- Resolution #1310: Revisions to Section 8 Admin Plan. After review and discussion, Commissioner Meeks-Hakim made a motion to approve Resolution #1310. Commissioner Baer seconded the motion.
- Resolution #1311: 2025 Income Limits. After review and discussion, Commissioner Baer made a motion to approve Resolution #1311. Commissioner Bowers seconded the motion. A verbal roll call was taken, Nancy Lackey, Bo Baer, Judith Meeks-Hakim, Cheryl Eyre and Ray Bowers and motion carried unanimously.

8. Adjournment

There being no further business presented to the Board, Commissioner Eyre made a motion to adjourn the meeting. Commissioner Meeks-Hakim seconded the motion and the motion carried unanimously. Meeting was adjourned at 12:57PM.

Approved:



Board of commissioners Chairwoman, Nancy Lackey