

**REGULAR MEETING MINUTES
THE HOUSING AUTHORITY OF MARION COUNTY, ILLINOIS
BOARD OF COMMISSIONERS
JUNE 17, 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 Bo Baer
Commissioner Cheryl Eyre
Commissioner Chris Krupp

Absent:

Commissioner Ray Bowers
Commissioner Marva Bledsoe

MCHA Staff:

Executive Director Kelly Tinsley
Executive Administrative Assistant Angie Clifton

Minutes

Call to Order

Chairwoman Nancy Lackey called the meeting to order at 12:08 PM.

1. Roll Call

A verbal roll call was taken, and the following Commissioners were physically present Nancy Lackey, Judith Meeks-Hakim, Bo Baer, Cheryl Eyre and Chris Krupp. 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 Meeting held on April 29, 2025, were presented to the board. A motion was made by Commissioner Meeks-Hakim to accept the Minutes as presented. Commissioner Baer seconded the motion. The motion carried unanimously.

4. Financial Reports

The Financial Reports for April and May 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 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 there is not anything to report that is out of the ordinary.

A motion was made by Commissioner Baer to approve the Financial Reports. Commissioner Meeks-Hakim seconded the motion and the motion carried unanimously.

5. Director's Report

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

- Discussion over street ownership with Centralia continues as the hole on Wright Drive is getting bigger. Our Attorney is working with the City to get this matter resolved.
- We are in the interview phase of hiring maintenance staff. We will also be posting the position for modernization coordinator.
- Dump truck bids are due tomorrow.
- We have installed Starlink for internet service in Odin for our Community Room cameras.
- We will be upgrading our office alarm system with Sonitrol. Office staff will be utilizing fobs that will disarm the alarm when they enter the building. The upgrade will also have an intercom system.
- On Rexford there is a private fence that is on our property line. We are not concerned that this will be an issue but we will plan to reach out to the property owner to make them aware.
- MCHA donated money for T-shirts at the Youth Center as well as the Juneteenth banners.
- We spoke to Urlaub about the upcoming building project. They have suggested that COCC donate the empty lots to AMP 1.
- Elevator at Executive is out of order while we wait on the necessary parts to fix the issue.
- A lot is for sale in Salem next to the maintenance shop if we are interested in purchasing it.

6. Old Business

None.

7. New Business

- Resolution #1312: Capital Fund Program 50125 Budget. After review and discussion, Commissioner Eyre made a motion to approve Resolution #1312. Commissioner Baer seconded the motion. A verbal roll call was taken, Nancy Lackey, Bo Baer, Judith Meeks-Hakim, Cheryl Eyre and Chris Krupp and motion carried unanimously.
- Resolution #1313: HCV Utility Allowance. After review and discussion, Commissioner Meeks-Hakim made a motion to approve Resolution #1313. Commissioner Eyre seconded the motion.
- Resolution #1314: 2nd Quarter Charge-offs. After review and discussion, Commissioner Meeks-Hakim made a motion to approve Resolution #1314. Commissioner Baer seconded the motion. A verbal roll call was taken, Nancy Lackey, Bo Baer, Judith Meeks-Hakim, Cheryl Eyre and Chris Krupp and motion carried unanimously.

- Discussion was held regarding Urlaub's recent presentation pertaining to HUD's interest income repayment requirements.
- A motion was made to award the Executive Director a 10% performance merit for 2024, the Executive Director met all requirements outlined in the Merit Pay Addendum attached hereto that will provide up to a maximum of 10% performance merit at the completion of the performance evaluation by Commissioner Baer with input from all commissioners. The motion was seconded by Commissioner Meeks-Hakim. A verbal roll call was taken, Nancy Lackey, Bo Baer, Judith Meeks-Hakim, Cheryl Eyre and Chris Krupp 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.

As there were no closed minutes to review, only verbatim recordings of closed sessions, Commissioner Baer made a motion to destroy the verbatim records of the Closed Session Meeting for December 19, 2023. The motion was seconded by Commissioner Meeks-Hakim. All commissioners present voted in favor of destroying the verbatim record of the Closed Session Meeting for December 19, 2023.

9. Closed Session per 5ILCS 120/2(c)(21) Review of Closed Session Minutes and Per 5 ILCS 120/2(c)(1) Performance of a Specific Employee.

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

10. Adjournment

There being no further business presented to the Board, Commissioner Eyre made a motion to adjourn the meeting. Commissioner Krupp seconded the motion and the motion carried unanimously. Meeting was adjourned at 12:45 PM.

Approved:


 Board of commissioners Chairwoman, Nancy Lackey