

REGULAR MEETING MINUTES
THE HOUSING AUTHORITY OF MARION COUNTY, ILLINOIS
BOARD OF COMMISSIONERS
JULY 15, 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 Marva Bledsoe

Absent:

Commissioner Ray Bowers
Commissioner Chris Krupp

MCHA Staff:

Executive Director Kelly Tinsley
Executive Administrative Assistant Angie Clifton

Minutes

Call to Order

Chairwoman Nancy Lackey called the meeting to order at 12:06 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 Marva Bledsoe. 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 June 17, 2025, were presented to the board. A motion was made by Commissioner Meeks-Hakim to accept the Minutes as presented. Commissioner Bledsoe seconded the motion. The motion carried unanimously.

4. Financial Reports

The Financial Reports for June have not yet been received from the accountant. Check registers for Low Rent Operating and COCC with CFP expenditures detailed were distributed to the Board for their review.

5. Director's Report

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

- The Audit is now complete and there were no findings. We are waiting on the Management Discussion and Analysis. This has to be submitted to HUD by September 30th. Once the final report is ready, it will be provided to the Board.
- Wright Drive has now been repaired by the City. We now have dedication of the streets and our attorney is working to get the GIS updated at the county level.
- We had 2 new staff members start on July 14th. Matt Killion is the Intake Specialist and Kaden Mollet in maintenance.
- Towing was conducted in Centralia in July. There were 11 total, 3 Tenants, 2 Aid Workers and 6 unknowns.
- EPA will begin sampling in Sandoval in the next couple of months, possibly sooner.
- Current Capital Projects include: Roofs and gutters, County wide trees, unit facelifts and Odin Community Room remodel.
- Occupancy is good.
- SEMAP Certification was provided to the Board. We are a SEMAP High Performer.

6. Old Business

None.

7. New Business

- Resolution #1315: Small Area Fair Market Rents Adoption for Marion County. After review and discussion, Commissioner Eyre made a motion to approve Resolution #1315. Commissioner Meeks-Hakim seconded the motion.
- Resolution #1316: Small Area Fair Market Rents Adoption for Fayette County. After review and discussion, Commissioner Bledsoe made a motion to approve Resolution #1316. Commissioner Meeks-Hakim seconded the motion.
- Resolution #1317: Small Area Fair Market Rents Adoption for Washington County. After review and discussion, Commissioner Meeks-Hakim made a motion to approve Resolution #1317. Commissioner Bledsoe seconded the motion.
- Discussion was held regarding AHRMA Public Officer's Liability Coverage Costs.

8. Adjournment

There being no further business presented to the Board, Commissioner Meeks-Hakim made a motion to adjourn the meeting. Commissioner Eyre seconded the motion and the motion carried unanimously. Meeting was adjourned at 1:00 PM.

Approved:


 Board of commissioners Chairwoman, Nancy Lackey