

**REGULAR MEETING MINUTES
THE HOUSING AUTHORITY OF MARION COUNTY, ILLINOIS
BOARD OF COMMISSIONERS
SEPTEMBER 16, 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 Chris Krupp
Commissioner Marva Bledsoe
Commissioner Ray Bowers

Absent:

Commissioner Bo Baer
Commissioner Cheryl Eyre

MCHA Staff:

Executive Director Kelly Tinsley
Executive Administrative Assistant Angie Clifton

Others Present:

Attorney Eric Hanson via ZOOM

Minutes

Call to Order

Chairwoman Nancy Lackey called the meeting to order at 12:04 PM.

1. Roll Call

A verbal roll call was taken, and the following Commissioners were physically present Nancy Lackey, Judith Meeks-Hakim, Marva Bledsoe, Chris Krupp and Ray Bowers. MCHA Executive Director Kelly Tinsley, Executive Administrative Assistant Angie Clifton and Attorney Eric Hanson via ZOOM 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 August 19, 2025, were presented to the board. A motion was made by Commissioner Meeks-Hakim to accept the Minutes as presented. Commissioner Bowers seconded the motion. The motion carried unanimously.

4. Financial Reports

The Financial Reports for August 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 September Director's Report. The following topics were discussed:

- Director Tinsley conducted her 7th Police Officer training for 4 new Centralia officers, Sandoval Chief and a Sandoval officer.
- At the IAHA Annual Meeting we were nominated and awarded the resident relations award for our working relationship with the Police Departments. This is a program we are very proud of and the credit goes Sgt. Peebles for the success of implementing this program.
- The Illinois State Police drug task force officers spoke at the IAHA Annual Meeting. Many in attendance did not know they had these resources available to them. Having these presentations help open channels of communication.
- USIG will be doing inspections of every unit next week.
- We funded 21 kids to attend the CCYC Summer Youth Program. This will help with crime prevention and drug free mentoring for resident children.

6. Old Business

- Discussion was held regarding AHRMA Public Officer's Liability Coverage Costs.
- Resolution #1319 – Fair Market Rents Effective January 1, 2026. After review and discussion, Commissioner Meeks-Hakim made a motion to approve Resolution #1319. Commissioner Bledsoe seconded the motion.

7. New Business

- Resolution #1321: 2026 Annual Plan. After review and discussion, Commissioner Krupp made a motion to approve Resolution #1321. Commissioner Meeks-Hakim seconded the motion.
- Resolution #1322: Third Quarter Charge-Offs. After review and discussion, Commissioner Bowers made a motion to approve Resolution #1322. Commissioner Krupp seconded the motion. A verbal roll call was taken, Nancy Lackey, Judith Meeks-Hakim, Chris Krupp, Ray Bowers and Marva Bledsoe and motion carried unanimously.

8. Adjournment

There being no further business presented to the Board, Commissioner Meeks-Hakim made a motion to adjourn the meeting. Commissioner Krupp seconded the motion and the motion carried unanimously. Meeting was adjourned at 12:31 PM.

Approved:



Board of Commissioners Chairwoman, Nancy Lackey