

REGULAR MEETING MINUTES
THE HOUSING AUTHORITY OF MARION COUNTY, ILLINOIS
BOARD OF COMMISSIONERS
OCTOBER 21, 2025 – 12:00 PM
THE GREATER CENTRALIA CHAMBER OF COMMERCE
210 EAST BROADWAY, CENTRALIA, IL 62801

Present:

Chairwoman Nancy Lackey
Commissioner Bo Baer
Commissioner Cheryl Eyre
Commissioner Chris Krupp

Absent:

Vice Chair Judith Meeks-Hakim
Commissioner Marva Bledsoe
Commissioner Ray Bowers

MCHA Staff:

Executive Director Kelly Tinsley
Executive Administrative Assistant Angie Clifton

Minutes

Call to Order

Chairwoman Nancy Lackey called the meeting to order at 11:58 AM.

1. Roll Call

A verbal roll call was taken, and the following Commissioners were physically present Nancy Lackey, Bo Baer, Cheryl Eyre and Chris Krupp. MCHA Executive Director Kelly Tinsley and Executive 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 16, 2025, were presented to the board. A motion was made by Commissioner Eyre to accept the Minutes as presented. Commissioner Krupp seconded the motion. The motion carried unanimously.

4. Financial Reports

The Financial Reports for August and 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 2023, 2024 and 2025, 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 Eyre 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:

- We have hired 4 new maintenance staff. Kaden has been promoted to Procurement Specialist. We have internal candidates interested in the inspector position.
- During the month of October, we spent a considerable amount on rents for HCV tenants that went portable to other states/counties.
- USIG Annual Inspections were completed on all units. Many housekeeping inspections will now follow. Approximately 10 termination letters were sent as a result of drugs, housekeeping or unreported damage.
- We will again be hosting a Flu Clinic with the Marion County Health Department on October 28th.
- Discussed Transfer Policy.
- HUD will soon be requiring housing authorities to return unspent Subsidy. As always, we are working diligently to get as much work completed prior to year end in hopes of breaking even for 2025.
- At the IAHA Annual Meeting in September MCHA received an award for resident relations due to our relationship with the Centralia Police Department.

6. Old Business

- Discussion was held regarding AHRMA Public Officer's Liability Coverage Costs. After review and discussion, Commissioner Baer made a motion to increase the Public Officer's Liability Coverage from \$1M/\$2M per occasion/annual aggregate to \$3M/\$3M per occasion/annual aggregate. Commissioner Eyre seconded the motion. A verbal roll call was taken, Nancy Lackey, Chris Krupp, Bo Baer and Cheryl Eyre and motion carried unanimously.

7. New Business

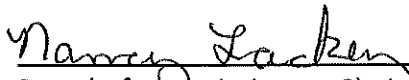
- Resolution #1324, Resolution #1325, Resolution #1326: Small Area FMR for Clinton County, Fayette County and Washington County. After review and discussion of each resolution, Commissioner Krupp made a motion to approve Resolutions #1324, #1325 and #1326. Commissioner Eyre seconded the motion. The motion carried unanimously.
- Resolution #1327: Flat Rents Effective 1/1/26. After review and discussion, Commissioner Baer made a motion to approve Resolution #1327. Commissioner Krupp seconded the motion. The motion carried unanimously.
- Resolution #1328: Adoption of Artificial Intelligence (AI) Use Policy. After review and discussion, Commissioner Baer made a motion to approve Resolution #1328. Commissioner Eyre seconded the motion. The motion carried unanimously.

- Resolution #1329: Donation of vacant lots from COCC to AMP 1. After review and discussion, Commissioner Baer made a motion to approve Resolution #1329. Commissioner Krupp seconded the motion. A verbal roll call was taken, Nancy Lackey, Chris Krupp, Bo Baer and Cheryl Eyre and motion carried unanimously.
- Resolution #1330: Revised Procurement Policy. After review and discussion, Commissioner Krupp made a motion to approve Resolution #1330. Commissioner Eyre seconded the motion. A verbal roll call was taken, Nancy Lackey, Chris Krupp, Bo Baer and Cheryl Eyre and motion carried unanimously.
- Resolution #1331: ACOP Amendment – Over income families. After review and discussion, Commissioner Krupp made a motion to approve Resolution #1331. Commissioner Eyre seconded the motion. The motion carried unanimously.

8. Adjournment

There being no further business presented to the Board, Commissioner Krupp made a motion to adjourn the meeting. Commissioner Baer seconded the motion and the motion carried unanimously. Meeting was adjourned at 12:48 PM.

Approved:



Board of commissioners Chairwoman, Nancy Lackey

