

**REGULAR MEETING MINUTES**  
**THE HOUSING AUTHORITY OF MARION COUNTY, ILLINOIS**  
**BOARD OF COMMISSIONERS**  
**APRIL 28, 2026 – 12:00 PM**  
**THE GREATER CENTRALIA CHAMBER OF COMMERCE**  
**210 EAST BROADWAY, CENTRALIA, IL 62801**

**Present:**

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

**Absent:**

Vice Chair Judith Meeks-Hakim  
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 11:58 AM.

**1. Roll Call**

A verbal roll call was taken, and the following Commissioners were physically present Nancy Lackey, Ray Bowers, Bo Baer, Chris Krupp and Cheryl Eyre. 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 on March 19, 2026, were presented to the board. A motion was made by Commissioner Bowers to accept the Minutes as presented. Commissioner Krupp seconded the motion. The motion carried unanimously.

**4. Financial Reports**

The Financial Reports for 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 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 credit card statements and check registers for Low Rent Operating, AMP 2 Operating, AMP 3 Operating and COCC with CFP expenditures detailed.

Executive Director Kelly Tinsley reviewed the financial reports noting day-to-day operations is running fine. There have been a lot of expenses for the vacant units but nothing out of the ordinary.

March financials now include the 1<sup>st</sup> quarter new cash management summary for each AMP. This is a new way of thinking. We will be scheduling time with our Accountant to discuss a more simplified way of reviewing and discussing financials going forward. We have also been discussing within the office the best way to track the cash basis.

A motion was made by Commissioner Eyre to approve the Financial Reports. Commissioner Krupp 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 are currently fully staffed in maintenance with 9 full time employees. The intake position has been filled and it is going very well.
- We had another outstanding FSS success. A graduate has received over \$16,000 in escrow savings.
- As a result of recent Illinois State Police SWAT activity, we have had significant damage to 2 units, including windows and door frames. We are currently working to secure repairs and alternative apartments for the tenants.
- We will be holding a RAB meeting on May 7<sup>th</sup>.
- ECHO is hosting a training for Board Commissioners in Mt. Vernon on April 30<sup>th</sup> and May 1<sup>st</sup>.
- We are updating the security monitoring and alarm at the Salem Office and Shop to include fob access.
- We will again be sponsoring banners for the Juneteenth celebration. We are also providing bottled water and capri sun for a kickball tournament to bring the community together at Laura Leake Park.
- HUD Procurement micro purchase limits recently changed from \$10,000 to \$15,000.
- HCV utilization is currently at 83% and must be at 90% by the end of May or we will need to file a formal Corrective Action Plan with HUD. Onsite applications have been taken at Heritage Landing and are scheduled at a complex in Vandalia. 30 vouchers were issued in April. 19% of HAP is still going to Port Outs.
- The April 2026 M&V report was provided to the Board for review.

## **6. Old Business**

- Resolution #1337: Amendment to Section 8 Admin Policy. After review and discussion, Commissioner Bowers made a motion to approve Resolution #1337. Commissioner Baer seconded the motion and the motion carried unanimously.

**7. New Business**

- Resolution #1340: Capital Fund Program 50126 Budget After review and discussion, Commissioner Eyre made a motion to approve Resolution #1340. Commissioner Krupp seconded the motion. A verbal roll call was taken, Nancy Lackey, Ray Bowers, Chris Krupp, Bo Baer and Cheryl Eyre and motion carried unanimously.
- Resolution #1341: Amendment to ACOP. After review and discussion, Commissioner Baer made a motion to approve Resolution #1341. Commissioner Eyre seconded the motion and the motion carried unanimously.
- Resolution #1342: Revised Financial Policies and Procedures. This policy will rescind the previously approved Financial Policies and Procedures. After review and discussion, Commissioner Bowers made a motion to approve Resolution #1342. Commissioner Baer seconded the motion and the motion carried unanimously.
- Executive Director Review. To be discussed at the next meeting.


**8. Closed Session Per 5 ILCS 120/2(c)(1) Performance of a specific employee.**

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

**9. 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 12:43 PM.

Approved:



Board of commissioners Chairwoman, Nancy Lackey