

REGULAR MEETING MINUTES
THE HOUSING AUTHORITY OF MARION COUNTY, ILLINOIS
BOARD OF COMMISSIONERS
FEBRUARY 18, 2025 – 12:00 PM
THE GREATER CENTRALIA CHAMBER OF COMMERCE
210 EAST BROADWAY, CENTRALIA, IL 62801

Present:

Chairwoman Nancy Lackey
Commissioner Steve Whritenour
Commissioner Bo Baer
Commissioner Cheryl Eyre

Absent:

Vice Chair Judith Meeks-Hakim
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 12:00 p.m.

1. Roll Call

A verbal roll call was taken, and the following Commissioners were physically present Nancy Lackey, Steve Whritenour, Bo Baer and Cheryl Eyre. MCHA Executive Director Kelly Tinsley, 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 and Annual Meeting held on December 18, 2024, were both presented to the board. A motion was made by Commissioner Whritenour to accept the Minutes as presented. Commissioner Baer seconded the motion. The motion carried unanimously.

4. Financial Reports

The Financial Reports for December and January have not been received as of today. January check registers for Low Rent Operating and COCC with CFP expenditures detailed along with credit card statements were distributed for review.

Executive Director Kelly Tinsley reviewed the check registers noting Tate's Plumbing had to bust out old cast iron pipes in Salem but nothing really significant on the check registers to be noted. We have had a lot of training scheduled and paid by 1408. The Dump truck has now been delivered and we received the truck topper for the new maintenance pickup truck.

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 February Director's Report. The following topics were discussed:

- Office staff will be traveling at the end of February to Nevada for the Nelrod Consortium Conference.
- Our March meeting will begin at 11:00 a.m. with Eric Hanson and Lisa from Bedrock Consulting to work on the Board's strategic goal of creating a non-profit.
- The April meeting will need to be rescheduled to April 29.
- In 2024 we collected \$17,287.85 of previously submitted debts through IDROP.
- We have posted a maintenance position. We had a maintenance worker's spouse become seriously ill and he has exhausted his paid time off. He has a desire to work for us but his employment ended. He is eligible for re-hire in the future if the budget allows.
- Our HCV Specialist resigned unexpectedly. Our previous HCV Specialist Missy will run the program in the interim.
- We have also posted positions for a support person and for a receptionist.
- The FSS grant has not been funded yet this year. We will still run the FSS Program.

6. Old Business

None.

7. New Business

- Resolution #1306: SEMAP Certification. After review and discussion, Commissioner Whritenour made a motion to approve Resolution #1306. Commissioner Baer seconded the motion.
- Resolution #1307: Personnel Policy Amendment. After review and discussion, Commissioner Eyre made a motion to approve Resolution #1307. Commissioner Baer seconded the motion.

8. Adjournment

There being no further business presented to the Board, Commissioner Whritenour made a motion to adjourn the meeting. Commissioner Baer seconded the motion and the motion carried unanimously. Meeting was adjourned at 12:32 PM.

Approved:



Board of Commissioners Chairwoman, Nancy Lackey