

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

**Present:**

Vice Chair Judith Meeks-Hakim  
Commissioner Ray Bowers  
Commissioner Bo Baer  
Commissioner Cheryl Eyre

**Absent:**

Chairwoman Nancy Lackey  
Commissioner Steve Whritenour  
Commissioner Marva Bledsoe

**MCHA Staff:**

Executive Director Kelly Tinsley  
Executive Administrative Assistant Angie Clifton

**Others Present:**

Attorney Eric Hanson  
Bedrock Consultant Lisa White

***Minutes***

**Call to Order**

Executive Director Kelly Tinsley called the meeting to order at 11:11 AM.

**1. Roll Call**

A verbal roll call was taken, and the following Commissioners were physically present Judith Meeks-Hakim, Ray Bowers, Bo Baer and Cheryl Eyre. Commissioner Steve Whritenour needed to leave before roll call. MCHA Executive Director Kelly Tinsley, Executive and Administrative Assistant Angie Clifton, Attorney Eric Hanson and Bedrock Consultant Lisa White were also present.

**2. Public Comment**

There were no comments from the public.

**3. Strategic Planning Discussion**

Eric Hanson and Lisa White presented to the board options for their strategic planning goal of creating a not-for-profit.

Commissioner Bo Baer arrived at 11:30 AM.

Presentation by Eric Hanson and Lisa White continued.

There was a pause in the presentation to complete New Business, Resolution #1308.

Commissioner Judith Meeks-Hakim needed to leave at 12:33 P.M.  
Presentation resumed.

Commissioner Ray Bowers had to leave at 12:35 PM.  
Presentation continued.

#### **4. Approval of Minutes**

Discussion on the minutes of the Regular Meeting held on February 18, 2025 was postponed until the next meeting due to lack of quorum.

#### **5. Financial Reports**

The Financial Reports for December and January were distributed to the Board for review. February Financial Reports have not yet been received. 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 2022, 2023 and 2024, 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 the March check registers for Low Rent Operating and COCC with CFP expenditures detailed.

Discussion on the Financials Reports was postponed until next meeting due to lack of quorum.

#### **6. Director's Report**

Executive Director Tinsley provided the board with the March Director's Report. Discussion was postponed until next meeting due to lack of quorum.

#### **7. Old Business**

None.


#### **8. New Business**

- Resolution #1308: 1<sup>st</sup> Quarter Charge-Offs. After review and discussion, Commissioner Baer made a motion to approve Resolution #1308. Commissioner Eyre seconded the motion. A verbal roll call was taken, Bo Baer, Judith Meeks-Hakim, Cheryl Eyre and Ray Bowers and motion carried unanimously.
- Resolution #1309: Discussion was postponed until next meeting.

#### **9. Adjournment**

There being no further business presented to the Board and lack of quorum; Meeting was adjourned at 12:46 PM.

Approved:

  
\_\_\_\_\_  
Board of commissioners Chairwoman, Nancy Lackey