

**REGULAR MEETING MINUTES
THE HOUSING AUTHORITY OF MARION COUNTY, ILLINOIS
BOARD OF COMMISSIONERS
MAY 23, 2023 – 10:00 AM
THE GREATER CENTRALIA CHAMBER OF COMMERCE
210 EAST BROADWAY, CENTRALIA, IL 62801**

Present:

Chairwoman Nancy Lackey
Commissioner Judith Meeks-Hakim
Commissioner Ray Bowers
Commissioner Bo Baer

Absent:

Vice Chairwoman Marva Bledsoe
Commissioner Steve Whritenour

MCHA Staff:

Executive Director Kelly Tinsley
Executive Administrative Assistant Angie Clifton

Minutes

Call to Order

Chairwoman Lackey called the meeting to order at 10:03 a.m.

1. Roll Call

A verbal roll call was taken, and the following Commissioners were physically present: Nancy Lackey, Judith Meeks-Hakim, Ray Bowers and Bo Baer.

2. Public Comment

There were no members present from the public.

3. Approval of Minutes

The minutes of the Regular Meeting held on April 25, 2023, were presented to the board. A motion was made by Commissioner Meeks-Hakim to accept the Minutes. Commissioner Bowers seconded the motion. The motion carried unanimously.

4. Financial Reports

The Financial Reports for April 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, AMP2, AMP 3, a CFP report for 2020 and 2022, a financial analysis for each AMP, the balance sheet and 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 for April 2023 as well as Credit card statements.

Executive Director Tinsley reviewed the financial reports. All AMPs are doing well, nothing atypical to note. HUD finalized the operating subsidy funding amounts and they were favorable. Expenses fluctuate based on the timing of items coming up during this time of year.

The 2020 CFP has been fully expended, 2022 is ongoing and 2023 grant has been loaded but due to Chicago field office team changes, Director Will Dawson will need to approve before we can have access.

Legal bills from Crain, Miller & Wernsman have all been paid to date. We have been working with Eric Hanson on a June 6th termination hearing and the land purchase.

A motion was made by Commissioner Baer to approve the Financial Reports. Commissioner Meeks-Hakim seconded the motion and the motion carried unanimously.

5. Director's Report

Executive Director Tinsley provided the board with the May Director's Report in the Board packet. The following topics were discussed:

- MCHA was invited by the Salem Police Department to conduct 2 trainings. The conversation was very engaged and they asked great questions. There is interest in using a unit as a sub station which is a great idea.
- Kelly provided for review a draft city ordinance for the City of Salem for the meadowlark neighborhood, similar to the one the City of Centralia has, to create resident only parking areas on public streets. Having the designated parking for residents will help enforce towing guidelines. This draft will be provided to Salem Police for review and input prior to presentation to the City of Salem.
- A table showing the progression of PHAS scoring during Kelly's time as Director was also provided.
- Kelly noted she will be increasing the HCV Program's rent paid to the COCC from \$500 to \$600 due to expense increases for postage, phone service, and space usage.
- Kelly spoke to a new City council member about the lighting at Laura Leake Park, including the Ameren Grant Program, even if Ameren only replaces the existing light bulbs it will do wonders for lighting around the park.
- Helping Hands recently helped 2 Section 8 tenants that had utility hardships.
- MCHA will need to procure a maintenance vehicle for the Maintenance Manager in the near future.
- The Landlord flyer for the incentive program beginning June 1 is getting positive feedback. We need more landlords for the Section 8 program.

6. Old Business

None.

7. New Business

- After review and discussion on the Health Insurance increase, Commissioner Baer made a motion to approve for the benefit year starting July 1, 2023, MCHA will pay the cost of an employee premium up to \$1247/month. Dependent coverage will be paid at 50%. In addition, COCC will cover the 1st month's impact to employees, July premium, due to the

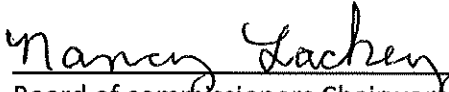
short timeframe allowed to make changes. Commissioner Meeks-Hakim seconded the motion and motion carried unanimously.

- Resolution #1264: Section 8 HCV Tenant Paid Utility Allowance. After review and discussion, Commissioner Meeks-Hakim made a motion to approve Resolution #1264. Commissioner Baer seconded the motion and motion carried unanimously.
- Resolution #1265: Policy on Use of HCV Administrative Fees for "Other Expenses". After review and discussion, Commissioner Bowers made a motion to approve Resolution #1265. Commissioner Meeks-Hakim seconded the motion 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 Bowers seconded the motion and the motion carried unanimously. Meeting was adjourned at 11:05 AM.

Approved:



Board of commissioners Chairwoman, Nancy Lackey