

**REGULAR MEETING MINUTES
THE HOUSING AUTHORITY OF MARION COUNTY, ILLINOIS
BOARD OF COMMISSIONERS
AUGUST 19, 2025 – 12:00 PM
THE GREATER CENTRALIA CHAMBER OF COMMERCE
210 EAST BROADWAY, CENTRALIA, IL 62801**

Present:

Chairwoman Nancy Lackey
Commissioner Chris Krupp
Commissioner Cheryl Eyre
Commissioner Marva Bledsoe
Commissioner Ray Bowers

Absent:

Vice Chair Judith Meeks-Hakim
Commissioner Bo Baer

MCHA Staff:

Executive Director Kelly Tinsley
Executive Administrative Assistant Angie Clifton

Minutes

Call to Order

Chairwoman Nancy Lackey called the meeting to order at 12:01 PM.

1. Roll Call

A verbal roll call was taken, and the following Commissioners were physically present Nancy Lackey, Cheryl Eyre and Marva Bledsoe, Chris Krupp and Ray Bowers. MCHA Executive Director Kelly Tinsley and 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 held on July 15, 2025, were presented to the board. A motion was made by Commissioner Bledsoe to accept the Minutes as presented. Commissioner Bowers seconded the motion. The motion carried unanimously.

4. Financial Reports

The Financial Reports for June and July 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 Bowers 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 August Director's Report. The following topics were discussed:

- We currently only have 2 paint contractors but are in need of more due to the work load.
- The PNA has been completed for AMPS 2 and 3.
- AHRMA is coming for their loss prevention visit.
- The RAB will meet this week to discuss the Annual Plan.
- We are ready to post the job description for the modernization position.
- We are currently working on an updated organizational chart to position opportunities for advancement.
- We are currently receiving a lot of complaints and we are working through them.

6. Old Business

None.

7. New Business

- Resolution #1318: Tenant Service Charges Revision Effective October 1, 2025. After review and discussion, Commissioner Eyre made a motion to approve Resolution #1318. Commissioner Bledsoe seconded the motion. A verbal roll call was taken, Nancy Lackey, Cheryl Eyre, Chris Krupp, Ray Bowers and Marva Bledsoe and motion carried unanimously.
- Resolution #1320: Fair Marion County State & Local Fund Checking Account. After review and discussion, Commissioner Krupp made a motion to approve Resolution #1320. Commissioner Eyre seconded the motion. A verbal roll call was taken, Nancy Lackey, Cheryl Eyre, Chris Krupp, Ray Bowers and Marva Bledsoe and motion carried unanimously.
- The Audit report FYE 12/31/2024 was providing to each Commissioner. The auditor did not have any findings.
- Discussion was held regarding AHRMA Public Officer's Liability Coverage Costs.

8. Adjournment

There being no further business presented to the Board, Commissioner Eyre made a motion to adjourn the meeting. Commissioner Krupp seconded the motion and the motion carried unanimously. Meeting was adjourned at 12:56 PM.

Approved:



Board of Commissioners Chairwoman, Nancy Lackey