

**REGULAR MEETING MINUTES
THE HOUSING AUTHORITY OF MARION COUNTY, ILLINOIS
BOARD OF COMMISSIONERS
FEBRUARY 19, 2026 – 12:00 PM
THE GREATER CENTRALIA CHAMBER OF COMMERCE
210 EAST BROADWAY, CENTRALIA, IL 62801**

Present:

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

Absent:

Chairwoman Nancy Lackey
Commissioner Marva Bledsoe

MCHA Staff:

Executive Director Kelly Tinsley
Executive Administrative Assistant Angie Clifton

Minutes

Call to Order

Executive Director Tinsley 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 Judith Meeks-Hakim, Bo Baer, Ray Bowers, 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 and Annual Meeting held on December 29, 2025, were both presented to the board. A motion was made by Commissioner Baer to accept the Minutes as presented. Commissioner Bowers seconded the motion. The motion carried unanimously.

4. Financial Reports

The Financial Reports for December 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 the check registers for Low Rent Operating and COCC with CFP expenditures detailed.

Executive Director Kelly Tinsley reviewed the financial reports noting a few line items that are over budget. These included: bad debts due to doubtful accounts, compensated absences,

insurance, protective services and salaries. There have not been any new salary expenditures that were not previously approved by the Board but there were 3 payrolls in December which caused salaries to be over budget. The other line items appear to be expenditures that were categorized differently than what the final accounting was so Kelly will review with the fee accountant prior to audit.

Urlaub will now submit the FDS to HUD.

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

- Portable vouchers continue to have impact on funding spent out of our area. In 2025 HCV spent 17% of HAP on ports. We require the voucher holder to reside in our jurisdiction for 12 months before they are eligible to port. Once that requirement is met, we cannot deny the portability. In addition, HUD allows exceptions for reasonable accommodations.
- Due to regulatory requirement changes with cash management, we will be making administrative changes. Financials will no longer reflect a profit. Every quarter the accountant will provide a reconciliation to show if we need operating subsidy to cover expenses. This is where you will see the profit or need for subsidy. We will have 6 years to fully expend each year's operating subsidy. We will also begin to pay operating bills for each AMP out of separate bank accounts that have been designated for the AMP with the expense.
- HUD expects us to do our due diligence with earning interest on investments. However, we will no longer need to shop around for the best interest rate.
- SEMAP FYE 12/31/25 is now complete. We will no longer be a high performer due to utilization. HUD is diverting funds to other housing authorities which causes shortfall to occur.
- We could be required to report on HOTMA in late spring/early summer. These changes have been ongoing for some time and Staff will need to be retrained.
- Jackson County is currently undergoing a RAD conversion of units. They have asked us to provide them a one-time inspection service. They will reimburse MCHA for expenses our employee incurs for travel, etc.
- Financial and Internal Control revisions coming next month.
- Executive Director Tinsley will be resigning from the Helping Hands Mission Centralia Board this month. The Board holds meetings twice per month and due to other obligations Director Tinsley is not able to commit the time needed to this Board. MCHA will continue to accept Helping Hands applications at the office.

6. Old Business

None.

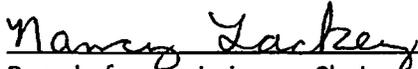
7. New Business

- Resolution #1335: Certification of SEMAP FYE 12/31/2025. After review and discussion, Commissioner Eyre made a motion to approve Resolution #1335. Commissioner Krupp seconded the motion and motion carried unanimously.
- Resolution #1336: Open AMP 3 Checking Account with Peoples National Bank. After review and discussion, Commissioner Meeks-Hakim made a motion to approve Resolution #1336. Commissioner Krupp seconded the motion. A verbal roll call was taken, Judith Meeks-Hakim, Ray Bowers, Chris Krupp and Cheryl Eyre and motion carried unanimously. Commissioner Baer abstained.
- Resolution #1337: Amendment to Section 8 Admin Policy. This resolution has been postponed.

8. Adjournment

There being no further business presented to the Board, Commissioner Bowers made a motion to adjourn the meeting. Commissioner Meeks-Hakim seconded the motion and the motion carried unanimously. Meeting was adjourned at 12:38 PM.

Approved:



Board of commissioners Chairwoman, Nancy Lackey