

**REGULAR MEETING MINUTES  
THE HOUSING AUTHORITY OF MARION COUNTY, ILLINOIS  
BOARD OF COMMISSIONERS  
DECEMBER 29, 2025 – 12:00 PM  
THE GREATER CENTRALIA CHAMBER OF COMMERCE  
210 EAST BROADWAY, CENTRALIA, IL 62801**

**Present:**

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

**Absent:**

Commissioner Marva Bledsoe

**MCHA Staff:**

Executive Director Kelly Tinsley  
Executive Administrative Assistant Angie Clifton  
Procurement Specialist Kaden Mollet

***Minutes***

**Call to Order**

Chairwoman Nancy Lackey called the meeting to order at 12:03 p.m.

**1. Roll Call**

A verbal roll call was taken, and the following Commissioners were physically present Nancy Lackey, Judith Meeks-Hakim, Bo Baer, Ray Bowers, Chris Krupp and Cheryl Eyre. MCHA Executive Director Kelly Tinsley, Executive Administrative Assistant Angie Clifton and Procurement Specialist Kaden Mollet 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 October 21, 2025, were presented to the board. A motion was made by Commissioner Meeks-Hakim to accept the Minutes presented. Commissioner Eyre seconded the motion. The motion carried unanimously.

**4. Financial Reports**

The Financial Reports for October and November 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 we had a 4<sup>th</sup> quarter push to spend. In November we moved \$250,000 from COCC to the new State and Local Fund Account.

In December we replaced the DVR at Salem Office due to glitches and 13 computers. The maintenance shop now has the same fob system as the office as well as a new roof.

We have completed concrete repairs in Alma and undergoing concrete and curb repairs at Lincoln Court.

We will be replacing the doors at Executive for fob access to the laundry room. Executive has been recently painted and will be undergoing a warranty floor replacement.

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

## **5. Director's Report**

Executive Director Tinsley provided the board with the December Director's Report. The following topics were discussed:

- The Court based rental assistance is slowing our process of receiving rents. TAR is terrible this year. We do not expect to receive TAR points on the PHAS and this will likely impact our High Performer status.
- Recently had a tenant pass away of natural causes.
- Staff will be attending PHADA Conference in January and Nelrod Conference in February.

## **6. Old Business**

None.

## **7. New Business**

- Resolution #1332: 4<sup>th</sup> Quarter Charge-Offs. After review and discussion, Commissioner Meeks-Hakim made a motion to approve Resolution #1332. Commissioner Baer seconded the motion. A verbal roll call was taken, Nancy Lackey, Bo Baer, Judith Meeks-Hakim, Ray Bowers, Chris Krupp and Cheryl Eyre and motion carried unanimously.
- Resolution #1333: Operating Budget – Fiscal Year Ending 12/31/25 Revision 1. After review and discussion, Commissioner Meeks-Hakim made a motion to approve Resolution #1333. Commissioner Krupp seconded the motion. A verbal roll call was taken, Nancy Lackey, Bo Baer, Judith Meeks-Hakim, Ray Bowers, Chris Krupp and Cheryl Eyre and motion carried unanimously.
- Resolution #1334: Operating Budget – Fiscal Year Ending 12/31/26. After review and discussion, Commissioner Baer made a motion to approve Resolution #1334. Commissioner Krupp seconded the motion. A verbal roll call was taken, Nancy Lackey, Bo

