

REGULAR MEETING MINUTES
THE HOUSING AUTHORITY OF MARION COUNTY, ILLINOIS
BOARD OF COMMISSIONERS
AUGUST 22, 2024 – 12:00 PM
THE GREATER CENTRALIA CHAMBER OF COMMERCE
210 EAST BROADWAY, CENTRALIA, IL 62801

Present:

Chairwoman Nancy Lackey
Commissioner Bo Baer
Commissioner Cheryl Eyre
Commissioner Ray Bowers

Absent:

Vice Chairwoman Marva Bledsoe
Commissioner Judith Meeks-Hakim
Commissioner Steve Whritenour

MCHA Staff:

Executive Director Kelly Tinsley
Executive Administrative Assistant Angie Clifton

Minutes

Call to Order

Chairwoman Nancy Lackey called the meeting to order at 12:00 p.m.

1. Roll Call

A verbal roll call was taken, and the following Commissioners were physically present Nancy Lackey, Bo Baer, Cheryl Eyre, Ray Bowers. 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 held on July 25, 2024, were presented to the board. A motion was made by Commissioner Eyre to accept the Minutes presented. Commissioner Bowers seconded the motion. The motion carried unanimously.

The minutes of the Closed Meeting held on July 25, 2024, were also presented to the board. A motion was made by Commissioner Baer to accept the Minutes presented. Commissioner Bowers seconded the motion. The motion carried unanimously.

4. Financial Reports

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

Executive Director Kelly Tinsley reviewed the financial reports noting there has been a lot of activity but nothing has been unusual for this time of year. We are having several camera issues including with the DVR. The camera systems are going to be due for an upgrade.

We have not yet pulled the CFP 1406 operation funds for 2023 but may do so later this year.

A motion was made by Commissioner Bowers 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 August Director's Report. The following topics were discussed:

- USIG inspections are now complete. Next step we will be blitzing work orders with our focus on higher point deductions in the next 30 days.
- REAC is coming to AMP 2 and AMP 3 in September.
- The Office staff had their Active Shooter Training with the Centralia Police Department. Maintenance staff will have their training in October.
- As previously discussed, our HCV rents have been rising causing a shortfall. We have complied with all of HUD's recommendations and leasing numbers have gone down to provide financial relief.
- Discussed recent tenant complaints received and steps we will take to address the complaints.
- We will have our Resident Advisory Board Meeting tomorrow.
- Maintenance is currently under staffed. We have hired a vacancy prep person and are looking to hire one more vacancy prep person and 2 for maintenance.
- Bids went out today for Glenwood 3 project for putting in sidewalks.
- It appears the Village of Sandoval is on board with our grading project but plans are not yet finalized. If all goes well the bids will go out in Spring.

6. Old Business

None.

7. New Business

- Resolution #1292: Section 8 HCV FMR And Income Limits. After review and discussion, Commissioner Bowers made a motion to approve Resolution #1292. Commissioner Baer seconded the motion.
- Resolution #1293: Amendment to Section 8 Administrative Policy. After review and discussion, Commissioner Eyre made a motion to approve Resolution #1293. Commissioner Bowers seconded the motion.
- Resolution #1294: 2025 Flat Rents. After review and discussion, Commissioner Eyre made a motion to approve Resolution #1294. Commissioner Baer seconded the motion.

- Resolution #1295: Revised Tenant Service Charges. After review and discussion, Commissioner Bowers made a motion to approve Resolution #1295. Commissioner Eyre seconded the motion.

8. Adjournment

There being no further business presented to the Board, Commissioner Eyre made a motion to adjourn the meeting. Commissioner Baer seconded the motion and the motion carried unanimously. Meeting was adjourned at 1:00 PM.

Approved:


Board of commissioners Chairwoman, Nancy Lackey