

REGULAR MEETING MINUTES
THE HOUSING AUTHORITY OF MARION COUNTY, ILLINOIS
BOARD OF COMMISSIONERS
JULY 28, 2026 – 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 Cheryl Eyre
Commissioner Chris Krupp
Commissioner Ray Bowers

Absent:

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 12:00 PM.

1. Roll Call

A verbal roll call was taken, and the following Commissioners were physically present Nancy Lackey, Judith Meeks-Hakim, 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 on June 23, 2026 were presented to the board. A motion was made by Commissioner Meeks-Hakim to accept the Minutes as presented. Commissioner Eyre seconded the motion. The motion carried unanimously.

4. Financial Reports

The Financial Reports for June were distributed to the Board for review. These reports included a combined balance sheet and income statement, the balance sheet and income statement for the COCC, AMP 1, AMP 2, AMP 3 and CFP report for 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 credit card statements and check registers for AMP 1 Operating, AMP 2 Operating, AMP 3 Operating and COCC with CFP expenditures detailed.

Executive Director Kelly Tinsley discussed the financials noting projects are rolling along. The spending reflects the overall improvement of efficiently sourcing maintenance materials. More work is being completed.

We have been purchasing hot water heaters and appliances with operations.

Clearwave is now Connexus and we recently increased our bandwidth. This was needed so the cameras continue to work efficiently as well as adding maintenance staff on the WIFI in the shop.

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

- The Centralia shop expansion is progressing.
- For the past 20+ years the public housing security deposit has been \$75. Beginning January 1st we will implement an increase due to the inflation of materials used to fix damage to the units when a tenant vacates.
- We will be updating the lease specific to recertification requirements due to HOTMA. Currently our attorney is reviewing the lease to assist with this update.
- Due to recent uptick in people trying to abuse the process of adding an individual to an existing lease they will now be required to have an in-person appointment and we will require the individual being added must fall within the income guidelines.
- USIG conducted 230 public housing units July 20-23. Disappointed in the housekeeping by some tenants. There are several housekeeping follow ups needed and 3 termination letters will be sent. Overall unit function was best ever seen. Fewer smoke detector issues. No drugs in plain view. There will be maintenance trainings in the near future to discuss job inadequacies.
- There have been several serious tenant issues in the past month involving tenant behavior. 2 warrants served by US Marshalls which have resulted in terminations. An infant death occurred. A protective order was issued between two neighboring tenants. Cocaine was found in a unit.
- Sgt. Peebles is retiring in August. We do not have any information about our new officer yet.
- We plan to upgrade both copier machines for the office and enter into a new service agreement with Konica Minolta. We prepared an analysis of the costs and usage as our per month rates have been increasing. The current machines are 7 years old.
- We received a FOIA requesting our HAP registers. Multiple housing authorities have received this request and we will respond with redacted information.
- We recently had a Section 8 applicant from Florida harassing staff and creating hostile work environment. They will be advised they are denied for this reason and they may not reapply for 6 months.

6. Old Business

7. New Business

- Resolution #1346: Amendment to the Section 8 Administrative Policy. After review and discussion, Commissioner Eyre made a motion to approve Resolution #1346. Commissioner Meeks-Hakim seconded the motion and the motion carried unanimously.
- Resolution #1347: Amendment to the Admissions and Continued Occupancy Policy. After review and discussion, Commissioner Meeks-Hakim made a motion to approve Resolution #1347. Commissioner Bowers seconded the motion.

8. Adjournment

There being no further business presented to the Board, Commissioner Meeks-Hakim made a motion to adjourn the meeting. Commissioner Eyre seconded the motion and the motion carried unanimously. Meeting was adjourned at 12:41 PM.

Approved:

A handwritten signature in cursive script, appearing to read "Nancy Lackey", is written over a horizontal line.

Board of commissioners Chairwoman, Nancy Lackey