

**REGULAR MEETING MINUTES**  
**THE HOUSING AUTHORITY OF MARION COUNTY, ILLINOIS**  
**BOARD OF COMMISSIONERS**  
**MARCH 19, 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 Bo Baer  
Commissioner Cheryl Eyre  
Commissioner Chris Krupp

**Absent:**

Commissioner Ray Bowers  
Commissioner Marva Bledsoe

**MCHA Staff:**

Executive Director Kelly Tinsley  
Executive Administrative Assistant Angie Clifton

*Minutes*

**Call to Order**

Chairwoman Nancy Lackey called the meeting to order at 12:02 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, 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 February 19, 2026, were presented to the board. A motion was made by Commissioner Baer to accept the Minutes as presented. Commissioner Eyre seconded the motion. The motion carried unanimously.

**4. Financial Reports**

The Financial Reports for January 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 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 Low Rent Operating, AMP 2 Operating, AMP 3 Operating and COCC with CFP expenditures detailed.

Executive Director Kelly Tinsley reviewed the financial reports noting the accountant made a fraud recovery adjustment in January for the 2025 Section 8 HAP. The year is rolling we do have a lot of upcoming expenses.

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

- Maintenance has a 2015 truck that is needing approximately \$5,000 in repairs. We will be evaluating the truck value vs the cost of repair to determine if we should trade it in or invest the money in the repairs.
- The office has had several recent instances of shouting and harassing speech in the lobby. We will be posting signage stating our zero-tolerance policy for bad behavior.
- Centralia was checked this month for parking compliance. As a result, 15 cars were towed. Most were non-tenants. We will continue to send parking reminder texts to tenants quarterly.
- We have now opened the AMP 3 Operating Bank Account. Public Housing Tenant payments made at People's National Bank will continue to go into the LR Operating Account no matter what AMP they reside in. HCV tenants have to come into the office or make payments through the portal.
- We have 2 bank accounts that belong to COCC and we will be consolidating the Non-Federal Account with the COCC Account. After a brief discussion of possible future development opportunities, we may move more funds into the Local Government Fund account.
- The new secure laundry/community room doors at 705 Elm have finally been installed. The tenants will be able to use their fobs for entry and will no longer need an extra key.
- Positions have been posted for Intake Specialist and Maintenance Technician positions and we are currently reviewing applicants.
- The 4-bedroom remodels should be ready to go back online April 1<sup>st</sup>.
- Our server went down twice in one week. The hard driver has gone out and we need a new battery backup. The battery backup has been replaced and the new server along with 2 backups have been ordered. The cost of the server is approximately \$13,000 and the 2 backups are \$2500/each.
- Staff will be leaving next week for the IAHA Maintenance Management Clinic.
- Next meeting Executive Director will be providing her self-review.
- Previously discussed intergovernmental agreement with Jackson County may not work out but will keep the Board updated.

## **6. Old Business**

None.


## **7. New Business**

- Resolution #1338: 4<sup>th</sup> Quarter Charge-offs. After review and discussion, Commissioner Meeks-Hakim made a motion to approve Resolution #1338. Commissioner Krupp seconded the motion. A verbal roll call was taken, Nancy Lackey, Judith Meeks-Hakim, Chris Krupp, Bo Baer and Cheryl Eyre and motion carried unanimously.
- Resolution #1339: Declared Public Health Emergency Involving A Communicable Disease Policy. This policy will rescind the previously approved COVID-19 Policy dated 8/11/20. After review and discussion, Commissioner Meeks-Hakim made a motion to approve Resolution #1339. Commissioner Krupp seconded the motion and the motion carried unanimously.

## 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 12:35 PM.

Approved:

  
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Board of Commissioners Chairwoman, Nancy Lackey