

**REGULAR MEETING MINUTES  
MARION COUNTY HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
MARCH 15, 2017 – 11:00 A.M.  
AT THE TECH CENTER, 100 N. LOCUST STREET,  
CENTRALIA, ILLINOIS**

**Present**

Chairperson Georgia Miller  
Commissioner Gertie Walker  
Commissioner Brenda Lingafelter  
Commissioner Gary Purcell  
Commissioner Richard Gregg  
Commissioner Nancy Lackey

**Absent:**

Commissioner Patrick Stedelin

**MCHA Staff:**

Executive Director Evan Deadmond  
Assistant Exec. Director Sherri Spears (Sherri arrived at the meeting after Closed Session)

**Others Present:**

Attorney Marvin Miller

***MINUTES***

**1. Call to Order**

Chairperson Georgia Miller called the meeting to order at 11:00 a.m.

**2. Roll Call**

A verbal roll call was taken, and a quorum was declared present.

**3. Closed Session**

A Motion was made by Brenda Lingafelter to enter into a Closed Session, pursuant to 5 ILCS 120/2(c)(1) to consider the employment of a specific employee. Also, pursuant to 5 ILCS 120/2(c)(11) to discuss pending litigation. Motion was seconded by Nancy Lackey.

Aye (6) – Georgia Miller, Gertie Walker, Brenda Lingafelter, Gary Purcell, Richard Gregg and Nancy Lackey.

The motion carried unanimously.

The MCHA entered into Closed Session at 11:10 a.m.

The MCHA returned to Open Session at 12:10 p.m.

**4. Approval of Minutes**

The Minutes of the February 15, 2017, meeting were not available for review. The February 15, 2017, Minutes will be presented at the next scheduled meeting for review.

**5. Financial Reports**

The Budget and Financial Statement Progress, the 2017 Financial Operating Report and the Opens Payables List were reviewed with the Board by Sherri Spears. Sherri Spears informed the Board that the organization still shows a deficit. We presently have approximately \$6,000.00 left in our account and we have money in the Section 8 Program. Sherri Separs discussed the various outstanding accounts payable. Some of the expenses that have been paid were discussed with the Board, including the MCSB truck payments and health insurance payment.

A motion was made by Nancy Lackey to accept the Financial Reports; following a second by Richard Gregg the motion carried unanimously.

**6. Resolution #1095 Certification to Section 8 Management Assessment Program (SEMAP)**

The SEMAP Certification Report is a requirement of HUD, which is an annual report. A copy of the Report was reviewed with the Board.

Brenda Lingafelter made a motion to approve the #1095 Certification to Section 8 Management Assessment Program (SEMAP); following a second by Nancy Lackey the motion carried unanimously.

**7. Resolution #1096 1<sup>st</sup> Quarter 2017 Charge Offs**

The quarterly charge offs were reviewed with the Board.

After discussion, Brenda Lingafelter moved to approve Resolution #1096 1<sup>st</sup> Quarter 2017 Charge Offs; following a second by Richard Gregg the motion carried unanimously.

**8. Dollar General Project – Sale of Property In Salem**

Legal counsel, Marvin Miller, informed the Board that he was approached by a developer in Salem, who was interested in purchasing a portion of the property owned by the organization lying on the side side of Glenwood. It was reported that this proeprty is not used by the organization and is believed to be in a flood plain.

After discussion, a motion was made by Nancy Lackey to place this parcel of property for sale by requesting bids pursuant to the Illinois Housing Statute; following a second by Richard Gregg, the motion carried unanimously.

**9. Ameren Request For Easement**

Legal counsel, Marvin Miller, presented the Board correspondence and a proposed easement requested by Ameren adjacent to the organization's property located at 115 N. Broadway in Sandoval. After discussion, the Board was not clear as to why this easement was necessary. The Board directed legal counsel to contact Ameren and inquire of why this easement is necessary.

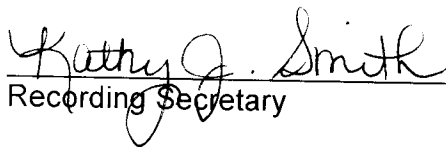
**10. Public Comment**

No public comments were received.

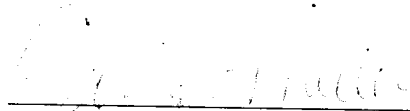
**11. Adjournment**

Motion by Nancy Lackey to adjourn the meeting; seconded by Gertie Walker. Motion carried unanimously.

Submitted by:

  
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Recording Secretary

Approved:

  
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Board of Commissioners Chairperson, Georgia Miller