

**REGULAR MEETING MINUTES
MARION COUNTY HOUSING AUTHORITY
BOARD OF COMMISSIONERS
APRIL 19, 2017 – 12:00 P.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

Absent:

Commissioner Patrick Stedelin
Commissioner Nancy Lackey

MCHA Staff:

Executive Director Kelly Tinsley
Evan Deadmond
Sherri Spears

Others Present:

Attorney Marvin Miller

MINUTES

1. Call to Order

Chairperson Georgia Miller called the meeting to order at 12:05 p.m.

2. Roll Call

A verbal roll call was taken. A quorum was declared present.

3. Approval of Minutes

The Minutes of the February 15, 2017 regular meeting, the Minutes of the Closed Session from February 15, 2017, the Minutes of the March 15, 2017 regular meeting, the Minutes of the Closed Session from March 15, 2017, the Minutes of the special meeting from April 4, 2017, and the Minutes of the Closed Session from April 4, 2017, were reviewed by the Board. There was one noted change in the Minutes of the April 4, 2017 special meeting and one noted change in the Minutes of the Closed Session from April 4, 2017, in that the motion to return to the special meeting said motion was seconded by Commissioner Lingafelter, not by Commissioner Gregg. With that change noted, a motion was made by Richard Gregg to accept the Minutes of the February 15, 2017 regular meeting, the Minutes of the Closed Session from February 15, 2017, the Minutes of the March 15, 2017 regular meeting, the Minutes of the Closed Session from March 15, 2017, the Minutes of the special meeting from

April 4, 2017, and the Minutes of the Closed Session from April 4, 2017. Following a second by Gertie Walker, all in favor. The motion carried unanimously.

4. Financial Reports

It was reported to the Board that the staff is continuing to complete the financial reports for 2016. November is now complete. However, December is not complete in that it has not been determined of how some of the expenses will be reported. We do not want to carry these expenses over to 2017. It was noted that some of the expenditures may not be allowed by HUD. The Board was also warned that we most likely will receive a low financial rating from HUD.

As of this date, we are showing a \$250,000.00 loss. We do not have any cash on hand nor do we have any monies in reserve at this time. The statement showing the monies coming in and the monies being paid out at this time were reviewed with the Board. We currently are covering our payroll and health insurance payments, however, we still owe health insurance premiums for previous months. The staff has been in contact with CMS regarding the payment of the late amounts due. We were able to negotiate a payment on these amounts which CMS was in agreement. We currently have an outstanding bill with CMS of approximately \$135,000.00.

The Open Payables List was reviewed. The outstanding balances were set forth in the summary at the end of said list. That amount is approximately \$254,000.00.

There was a discussion of selling some of the trucks.

A motion was made to accept the Financial Reports as presented by Brenda Lingafelter; following a second by Richard Gregg the motion carried unanimously.

5. Director's Report

The Director reported that she spent approximately 5 or 10 minutes with each of the staff members and requested them to write up an informal job description of their duties.

There was also a discussion concerning the mowing done by our maintenance men. We're going to determine if it would be cheaper to hire an outside party for the mowing, at least on a temporary basis, so it can be determined if it's cost effective to use our maintenance men to mow.

6. Closed Session

A motion was made by Richard Gregg to enter into Closed Session, pursuant to 5 ILCS 120/2(c)(1) to consider discipline of a specific employee and compensation of specific employees. Also, pursuant to 5 ILCS 120/2(c)(11) to discuss pending litigation. The motion was seconded by Gary Purcell.

Aye (5) – Georgia Miller, Gertie Walker, Brenda Lingafelter, Gary Purcell and Richard Gregg.

The motion carried unanimously.

The MCHA entered into Closed Session at 12:50 p.m.

The MCHA returned to Open Session at 1:20 p.m.

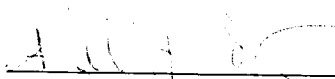
7. Public Comment

No public comments were received.

8. Adjournment


Motion by Brenda Lingafelter to adjourn the meeting; seconded by Gertie Walker. Motion carried unanimously.

Submitted by:



Recording Secretary

Approved:



Board of Commissioners Chairperson, Georgia Miller