

REGULAR MEETING MINUTES
THE HOUSING AUTHORITY OF MARION COUNTY, ILLINOIS
BOARD OF COMMISSIONERS
APRIL 23, 2019 – 12:00 P.M.
AT FAIRWAY'S RESTAURANT, 2801 PUTTER LANE,
CENTRALIA, ILLINOIS

Present:

Chairperson Georgia Miller
Commissioner Brenda Lingafelter
Commissioner Nancy Lackey
Commissioner Richard Gregg
Commissioner Gertie Walker
Commissioner Donald Hancock

Absent:

Commissioner Rita Boudet

MCHA Staff:

Executive Director Kelly Tinsley
Capital Funds Director Tricia Higgins

Others Present:

Attorney Marvin G. Miller
Recording Secretary, Tiffany Schicker

Minutes

Call to Order

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

1. Roll Call

A verbal roll call was taken and the following Commissioners were present: Georgia Miller, Brenda Lingafelter, Richard Gregg, Nancy Lackey, Gertie Walker, and Donald Hancock. Commissioner Rita Boudet was absent.

2. Public Comment

There was no public comment.

3. Approval of the Minutes

The Minutes of the March 25, 2019 regular meeting was reviewed by the Board. A motion was made by Richard Gregg to accept the Minutes of the regular meeting as presented. Following a second by Nancy Lackey, the motion carried unanimously.

4. Financial Reports

First Quarter reports and the March and April financial reports were reviewed with the Board. Overall, the budgets are trending favorably. The employee insurance costs reflected in

the COCC report will be separated in part to the AMPs. The management fees shown on the reports are amounts paid from the AMPs to the COCC. These amounts are set by HUD. There were individual checks issued in April to tenants for reimbursements of credit balances and a pet deposit.

After discussion of the March and April financials, check registers and credit card statements, a motion was made by Nancy Lackey to approve the same. Following a second by Richard Gregg, the motion carried.

5. Director's Report

- Kelly reminded the Board of the Board Training this Friday from 9:00 am to 12:00. She plans to discuss the 5-year plan and vision statement of the Housing Authority.
- REAC came April 3rd, and 5th. AMP 3 was inspected on the 3rd and AMP 2 was inspected on the 5th. Kelly, Kenny, Steve Johnson, Richie Schuckman and Mario Galicia walked with inspector.
- AMP 3 received a score of 70. There were 22 residential units and 4 common areas inspected. Points were deducted on the AMP 3 inspection due to erosion, a small piece of glass, and some damage to a sidewalk in Sandoval.
- AMP 2 received a score of 73. There were 22 residential units and 4 common areas inspected. Points were deducted due to small pieces of broken glass in the parking lot at Golden Acres, erosion, broken window seals, dirty furnaces and sidewalk damage. Additionally, one unit was abandoned and was missing the fridge and portions of the cabinetry.

6. Old Business

None.

7. New Business

REAC Inspection results

The REAC inspection results have been under review since they were submitted.

8. Board Training

None.

9. Closed Session

A motion was made by Nancy Lackey to enter into Closed Session, pursuant to 5 ILCS 120/2(c)(1) to discuss compensation of a specific employee. The motion was seconded by Donald Hancock.

The following roll call vote was taken:

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

The motion to enter Closed Session carried unanimously.

The Housing Authority of the County of Marion, Illinois entered into Closed Session at 1:18 p.m.

The Housing Authority of the County of Marion, Illinois returned to Open Session at 1:31 p.m.

10. Adjournment

A motion was made by Nancy Lackey to adjourn the meeting. With a second by Richard Gregg, the meeting was adjourned.

Submitted by:



Recording Secretary

Approved:



Board of Commissioners Chairperson, Georgia Miller