

The regular board meeting of Commissioners of the Morgan City Housing Authority was called to order at 5:10 pm on April 23rd by Chairman Mark Griffin, Jr. via Zoom. Due to the Coronavirus it has been mandated that a stay at home resolution be put in effect as per Governor Edwards (JBE-2020-33) which will allow for the board to conduct the business affairs of the agency.

I. Opening prayer lead by Clarence Robinson, Jr.

II. Roll Call

Present

Mark Griffin, Jr.---Present via Zoom
Theresa Mitchell---Present via Zoom
Thelma Berry---Conference Called In
Attorney Robert Duffy---Present Via Facetime
Clarence Robinson---Present via Zoom

Absent

Mike Girior

III. Approval of Regular Meeting Minutes:

To approve the minutes of Regular Meeting Minutes from March 26, 2020

Motion by: Commissioner Berry

Second by: Commissioner Mitchell

Called Vote

Commissioner Griffin-Yes

Commissioner Berry-Yes

Commissioner Mitchell-Yes

IV. Old Business

VI. New Business

1.Resolution #2020-243-Review and Approval of the 2020 Federal Income Limits

Mr. Robinson informed the board that we had received the 2020 income limits that were submitted by the HUD office for approval for the fiscal year of 2020. He informed the board that we do not make the decision on the income amounts; it is determined yearly by the HUD department to determine the rental amount for the residents of Public Housing and Section 8. The noted amounts will become effective May 1, 2020 if approved by the board.

Motion by: Commissioner Mitchell
Second by: Commissioner Berry

That the board adopts the HUD 2020 Income Limits for Public Housing and Section 8

Called Vote

Commissioner Griffin-Yes
Commissioner Berry-Yes
Commissioner Mitchell-Yes

2. Resolution #2020-244-Review and Approval of the Section 8 2020 Utility Allowances-Mr. Robinson informed the board that we needed to have a utility study for the Section 8 utilities for the 2020 fiscal year. The review showed that the amounts changed by 10%, so the utilities would need to be updated. Once approved the new rates would go into effect on May 1, 2020. Ms. Berry asked would the residents be informed of the new rates. Mr. Robinson stated that they would be notified. Ms. Mitchell asked would this affect the residents of Public Housing. The rates are only for the Section 8 tenants only.

Motion by: Commissioner Berry
Second by: Commissioner Mitchell

That the board adopts the 2020 Section 8 Utility Allowance effective May 1, 2020

Called Vote

Commissioner Griffin-Yes
Commissioner Berry-Yes
Commissioner Mitchell-Yes

3. Resolution #2020-245-Review and Approval of Payment #3 to Rock Enterprise Construction

Mr. Robinson informed the board that the noted roofing project is 100% complete. The roofs were completed in Brownell and Shannon Homes. The project photos were submitted by Firm showing the completed work. The requested payment today is in the amount of \$19,936.80. Mr. Robinson also informed the board that work had been suspend for Rock due to the COVID-19 virus because the crew is from the New Orleans area. They did not want to take the chance of coming back and forth from New Orleans and possibly spread the virus. Mr. Damion issued a letter to suspend the project for 30 days, which was received by Mr. Firmin and

approved. The work that they have in place is at about 80% complete. The contractor should be able to complete the (9) units within 3 weeks of starting back up.

Motion by: Commissioner Berry
Second by: Commissioner Mitchell

That payment #3 in the amount of \$19,936.80 is pay to Rock Enterprises Construction.

Called Vote

Commissioner Griffin-Yes
Commissioner Berry-Yes
Commissioner Mitchell-Yes

VII. Directors Report/Information

1. **Financial Report**---Mr. Robinson went over the financials for the month March 2020. He informed the board members that he did receive the March financial from HAS, but had not finished reviewing the numbers. He stated that he would submit the number to the board on Friday morning. The current balances of each of the three accounts were submitted in the board packet.

Operation Account balance: \$376,675.39
Section Account balance: \$38,930.91
Tenant Account balance: \$75,091.60

*****The attached financials from HSA was submitted to the board members on 4/24/20 via email as stated in the minutes.*******

Section 8 Report---The Section 8 program financial report was submitted to the board for review as stated.

2. **Public Housing Lease Up Report**

Mr. Robinson presented the attached public housing report. **(See enclosed report).**
Mr. Robinson informed the board public housing had only 3 units that needed to be completed for residents to move-in. This is the best position the agency has been in for 6 years. We have only the additional (9) units that Rock is completing to be able to assist residents who may have lost their jobs due to the virus. We have had several calls with the HUD D.C. office concerning any waivers that need to be put into place due to our operation not being open to the public. I sent in our report to the HUD field office in New Orleans informing them that our agency would not need to put any

waivers in effect for the Morgan City Housing Authority due to our reporting being up to date by 60 days.

3. Section 8 Report

Mr. Robinson presented the Section 8 Report. (**See enclosed Section 8 Report**).

The Section 8 program still has 50 active families. We had (4) residents who had income changes due to the loss of employment. The income changes have been submitted to the HUD office to take effect May 1, 2020.

4. **Coronavirus Report**---Mr. Robinson informed the board that we have had an increase in police activity due to the stay at home policy. This is due in part to residents with boyfriend issues and youth causing damage to other resident's property. Mr. Robinson stated that he have been in contact with the residents with the issues and will address them more in detail when the stay at home order is lifted. Any residents who had domestic violence issues will be address privately and will be referred to the proper authorities when the order is lifted also. Finally, Mr. Robinson stated that he received a call from the Mayor of Morgan City stating that he had facemask for all the residents of public housing. I informed him that we would make sure that every resident receive the masks for the entire household.

Approval for the Directors Report/Information

Motion by: Commissioner Berry

Second by: Commissioner

Called Vote

Commissioner Griffin-Yes

Commissioner Berry-Yes

Commissioner Mitchell-Yes

VIII.Adjournment

It was motioned by Ms. Mitchell and 2nd by Ms. Berry that the meeting be adjourned. Motion passed

Called Vote

Commissioner Griffin-Yes

Commissioner Berry-Yes

Commissioner Mitchell-Yes