

The regular board meeting of Commissioners of the Morgan City Housing Authority was called to order at 5:04 pm on December 17, 2020 by Chairman Mark Griffin, Jr.

I. Opening prayer by all in attendance

II. Roll Call

Present

Mark Griffin

Theresa Mitchell---attended via Facetime call

Mike Girior

Attorney Robert Duffy

Clarence Robinson, Jr.

Dongelle Drexler---Staff

Kimberly Howard—Staff

Jermaine Thompson---Staff

Thelma Berry---absent

III. Approval of Regular Meeting Minutes:

To approve the minutes of Regular Meeting Minutes from November 19, 2020

Motion by: Commissioner Girior

Second by: Commissioner Mitchell

Three (3) Ayes.

Zero (0) Nays.

Motion passed

IV. Old Business ---None

VI. New Business

Items 1 and 2 will be skipped and will be completed after the review of the two resolutions and the Director Report.

1. Resolution #2021-269- Write off Uncollectable Rent for November 2020

The board reviewed the submitted rents that needed to be written off for the month of November 2020. The total submitted was for **\$506.92**. (See the attached list of write-offs).

Motion by: Commissioner Mitchell

Second by: Commissioner Girior

That the board writes off the total of \$506.92 for November uncollectable rent.

Three (3) Ayes.

Zero (0) Nays.

Motion Passed.

3. Resolution #2021-270- Review and Approval of Payment #5 to Rock Enterprise Construction for the 2019 Modernization Program.

Mr. Robinson went over payment #5 to Rock for the 2019 Modernization program which consist of (5) units located in Brownell Homes. Mr. Robinson informed the board that (3) units will be turned back over to the agency on next week. (1) Two bedroom, (1) three bedroom and (1) 4 bedroom unit. Mr. Robinson passed around the photos that were submitted by Mr. Firmin inspector showing the progress. The other two units will be completed by January 2021. The pay request today is in the amount of **\$17,370.00**. No further discussion. (See attached pay request documents).

Motion by: Commissioner Mitchell

Second by: Commissioner Girior

That the board approve pay request #5 to Rock Enterprises in the amount of \$17,370.00

Three (3) Ayes.

Zero (0) Nays.

Motion Passed.

VII. Directors Report/Information

1. **Financial Report**----Mr. Robinson passed out the November financial that were received from HAS. Low rent had a total income of \$171,379.67 with expenses coming in at 139,686.35. We had a profit of \$31,693.32 for the month. The account balances in each of the accounts as of 12/14/20:

- Low Rent---\$814,220.85
- Tenant Dep---\$79,045.97
- Section 8-----\$56,559.03

Section 8 financial report had a total income of subsidy in the amount of \$28,518.46. HAP expense for November was \$24,624.55.

2. **Public Housing**

Ms. Kimberly Howard presented the Public Housing Report for the month of December 2020. (See attached reports).

3. **Section 8 Report**

Ms. Drexler reviewed the Section 8 report with actual lease up for the month of December 2020 and the current status of application that were taken for the month. (See enclosed Section 8 Report).

4. **Coronavirus Update**

Mr. Robinson informed the board that TECHE Action Clinic was offering FREE COVID-19 testing at Ochsner Hospital. A mass text message was sent to all the residents informing them of this offer. As of today, not many residents reported that they had contracted the virus. We will continue to keep the residents informed of these type of program in the future.

Approval for the Directors Report/Information

Motion by: Commissioner Mitchell

Second by: Commissioner Girior

Three (3) Ayes.

Zero (0) Nays.

Motion passed

- The meeting was reverted back to Item#1 to conduct the Acting Executive Director Performance Evaluation in Executive Session. Attorney Duffy explained to the board that in conversation with Mr. Robinson they board needed to evaluate Mr. Robinson as per the Inter-Agency agreement.

It was motioned by Commissioner Girior and 2nd by Commissioner Mitchell that the board go into Executive Session.

- It was motioned by Commissioner Girior and 2nd by Commissioner Mitchell that the board come back out Executive Session. The board stated that they was very pleased with the performance of Mr. Robinson and would like to see what way that we can continue this agreement.

Attorney Duffy stated that we needed to discuss the inter-agency agreement due to the fact that the agreement needed to be updated. The agreement has been in place for 7 years with the agency now being in a better place due to the PHAS scores from 2013-2018. Attorney Duffy stated that we have been speaking with Mr. Robinson and Chairman Leonard of the Berwick Housing Authority. The board stated that they would like Attorney Duffy to review the agreement and bring back to the next meeting a good working number to put in the new contract. **No additional discussion was held.**

VIII. Adjournment

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