

The regular board meeting of Commissioners of the Morgan City Housing Authority was called to order at 11:00am on Thursday December 30<sup>th</sup> 2021 by Chairman Mark Griffin, Jr. at the MLK Center Board Room.

**I. Opening prayer lead by Clarence Robinson, Jr.**

**II. Roll Call**

**Present**

Mark Griffin

Theresa Mitchell

Thelma Berry

Clarence Robinson, Jr.

Kimberly Howard

**Guest**

Mike Girior

Attorney Robert Duffy

**III. Approval of Regular Meeting Minutes:**

To approve the minutes of Regular Meeting Minutes from November 21, 2021

**Motion by: Commissioner Mitchell**

**Second by: Commissioner Berry**

**Three (3) Ayes.**

**Zero (0) Nays.**

**Motion passed**

1. IV. Old Business-None

**V. New Business**

1. **Resolution #2022-309- Review and Approval to Write Off Uncollected Rent for November 2021.** Mr. Robinson informed the board that two tenants rent that must be written off for the month of November due to nonpayment of rent.

Motion by Commissioner Berry

Section by: Commissioner Mitchell

That the total of \$494.58 be written off for the month of November 2021.

**Four (3) Ayes.**

**Zero (0) Nays.**

**Motion passed**

2. **Resolution #2022-310-Review and Approval of the 2022 HUD Fair Market Rents for the Year of 2022 for the Section 8 Program**

Mr. Robinson went over the HUD FMR amount that was submitted by the HUD office that must be approved for 2022. The actual numbers have gone down compared to 2021 fiscal year. The board members reviewed the documents and determined that the noted FMR amounts be approved as presented.

**Motion by: Commissioner Mitchell**

**Second by: Commissioner Berry**

**That the board approve the 2022 FMR amounts for fiscal year 2022 for the Section 8 Rental Program.**

**Three (3) Ayes.**

**Zero (0) Nays.**

**Motion passed**

3. **Resolution #2022-311- Review and Approve Payment #2 to Hebert Construction for the Roofing Replacement Contract in Brownell Homes.**

The board members received a copy of the submitted pay request from Firmin Architects for payment #2 to Hebert Construction in the amount of \$85,500.00. Mr. Robinson submitted progress photos of the actual completed installed roofs for each of the noted units. All of the roofs noted in the project have been replaced. Mr. Robinson stated that the units needed to be replaced due to the age of the roofs. (See progress report photos).

**Motion by: Commissioner Berry**

**Second by: Commissioner Mitchell**

That the board approve pay request #2 to Hebert Construction in the amount of \$85,500.00 for the roofing replacement contract in Brownell Homes.

**Three (3) Ayes.**

**Zero (0) Nays.**

**Motion passed**

4. **Resolution #2022-312-Review and Approval for Change Order #1 for the Roofing Replacement Contract in Brownell Homes.**

Mr. Robinson informed the board that Hebert's had submitted a change order for the roofing replacement contract for unit 314, 315, 316, and 317. The noted units had initially been added for a partial repair in certain locations of the roof. Due to termite damage and Hurricane Ida the entire roof had to be replace. The submitted change order is for the amount of \$28,050.00. The noted change order was inspected by Firmin Architects inspector.

**Motion by: Commissioner Mitchell**

**Second by: Commissioner Berry**

**That the board approve Change order #1 for the Roofing Replacement Contract in Brownell Homes at units 314, 315, 316 and 317 due to extensive termite damage in the amount of \$28,050.00.**

**Three (3) Ayes.**

**Zero (0) Nays.**

**Motion passed**

## **VI. Directors Report/Information**

1. **Financial Report**---Mr. Robinson went over the November 2021 financials submitted by HSA. The agency had a total income of \$229,658.58 with expenses coming in at \$251,197.95. The agency had a loss of (\$21,539.37). The agency still has operating reserves at \$897,228.26.

The Section 8 Program received HUD subsidy in the amount of \$25,046.00. The agency paid out \$25,560.00 for the month of November 2021. The Section 8 HAP reserves are currently at \$647.00 with administrative reserves at \$20,881.18.

2. **Public Housing**

Ms. Howard presented the Public Housing Report for the month of December 2021. **Total units leased for the month of December is 281 out a total of 293 unit. Total lease up is at 96%.**

- 29 Families on the active waiting list

3. **Section 8 Report**

Dongelle Drexler reviewed the Section 8 report with actual lease up for the month of December 2021.

- A Total of 47 families receiving Section 8 voucher assistance for the month of December 2021

4. Mr. Robinson informed the board that this will be the last meeting for Ms. Thelma Berry as a commissioner for the MCHA. Ms. Berry stated that since she has been on the board until today, she has seen the progress of the agency and now see the stability of the agency as a whole. She said that she hopes that the agency continues to move forward. She requested, could the MCHA do something for Vernon Norwood who was a resident of the MCHA who won a Gold Medal at the 2021 Olympics. Mr. Robinson stated that they will see what way the agency can commemorate his outstanding accomplishment.

Mr. Robinson informed the board that Mrs. Cheryl Williams is officially retiring effective December 30, 2021. Mrs. Williams has served over 30 years with the HUD department. Ms. Elverta Gibbs has been appointed as the Interim State Director

Approval for the Directors Report/Information

Motion by: Commissioner Mitchell

Second by: Commissioner Berry

That the board approve the Directors Report and Information.

**Three (3) Ayes.**

**Zero (0) Nays.**

**Motion passed**

### **VIII. Adjournment**

It was motioned by Ms. Mitchell and 2<sup>nd</sup> by Ms. Berry that the meeting be adjourned.