

The regular board meeting of Commissioners of the Morgan City Housing Authority was called to order at 5:05 pm on July 22, 2021 by Chairman Mark Griffin, Jr.

I. Opening prayer by all in attendance

II. Roll Call

Present

Mark Griffin

Theresa Mitchell

Thelma Berry

Clarence Robinson, Jr.

Dongelle Drexler---Staff

Kimberly Howard—Staff

Jermaine Thompson—Staff

Absent

Theresa Mitchell

III. Approval of Regular Meeting Minutes:

To approve the minutes of Regular Meeting Minutes from June 24, 2021

Motion by: Commissioner Girior

Second by: Commissioner Berry

Three (3) Ayes.

Zero (0) Nays.

Motion passed

IV. Old Business None

V. New Business

1. Resolution #2021-290- Review and Approval of the Amended Interagency Agreement-Amendment to Resolution #2021

Attorney Duffy explained to the board of the current update that needed to take place with the Interagency Agreement that recently had been signed between the Berwick and Morgan City Housing Authority. The agency needed to adopt the HUD policy of charging a management fee for services as provided by the federal government. The agency currently agreement had the BHA submitting the monthly payment for services that was provided by Clarence Robinson and his staff on monthly bases.

It was motioned by Commissioner Girior and 2nd by Commissioner Berry that the board agree to amend Resolution #2021-290.

Roll Call Vote:

Commissioner Griffin Yes

Commissioner Berry Yes

Commissioner Girior Yes

Attorney Duffy explained to the board that he reviewed the HUD policy that was submitted to him by Mr. Robinson and noted the changes on the submitted policy to him the noted wording would now include the agency fee amount based upon the noted amount of units that the MCHA currently have. The policy will also address the payment to the director that needed to be stated as well. Article 21.1, 21.2, and 21.3 is the noted areas of change. (See the attached corrected areas). The article will now read as followed:

Article 21.1

BHA agrees to pay management fees received from MCHA to its Executive Director in an amount prorated at his BHA salary rate plus an additional 90%. BHA shall pay 100% of benefits and contributions payable on behalf of its Executive Director for hours spent on behalf of MCHA at its Premises from the fees transferred by MCHA. BHA is further authorized to pay employment expenses of which include mileage and other permissible expenses incurred by (AED) on behalf of MCHA as provided by the detailed breakdown in Section 21.2.

This Agreement shall be at no actual cost to BHA and the payments to and on behalf of its Executive Director shall only be in effect during the existence of this Agreement as between MCHA and BHA for the services of (AED). BHA has no obligation whatsoever to pay its Executive Director any sums in addition to its contractually obligated amount unless this agreement is in full force and effect.

Article 21.2

(AED) will provide a detailed breakdown of all time spent by (AED's) and his employees to MCHA and BHA.

Motion by: Commissioner Girior

Second by: Commissioner Berry

That the board Adopt Resolution 2021-290 to amend the Interagency Management Agreement between the Berwick and Morgan City Housing Authority which now based upon the Public Housing Management fee amount of \$42 per 293 units.

Three (3) Ayes.

Zero (0) Nays.

Motion Passed.

- 2. Resolution #2021-291-Review and Approval Final Payment to Rock Enterprises Construction-2019 Mod. Project.**

Mr. Robinson reviewed the submitted 2021-2022 budget for the agency. The projected financial rating for the budget is a 25/25 due to the projected amount of income for the agency. The agency also is projected to have at least 7.29 months of reserves by the end of fiscal year 2022. The total income projected is \$2,028,807.00 with the expenses for the year at \$1,829,904. The agency is projected a surplus of \$153,403.00. The noted approved budget must be submitted to the HUD office for final review.

Motion by: Commissioner Berry
Second by: Commissioner Girior

That the board approve the agency 2021-2022 Operating Budget

Three (3) Ayes. Zero (0) Nays. Motion Passed.

VI. Directors Report/Information

1. **Financial Report**---Mr. Robinson went over the June 2021 financials that was submitted by HSA. The June income was \$146,124.58 with the expense at \$156,503.44, the agency had a lost of (\$10,378.86). The reported reserves at still at \$860,765.08. (June 30, 2021).

The Section 8 program paid out \$25,393.00 in HAP expense for the residents that are currently on the program. The program still has operating reserves as of June 30, 2021 in the amount of \$26,081.31.

2. **.Public Housing**

Ms. Kimberly Howard presented the Public Housing Report for the month of July 2021. (See attached reports).

3. **Section 8 Report**

Ms. Drexler reviewed the Section 8 report with actual lease up for the month of July 2021 and the current waiting list per bedroom size. (See the attached Section 8 Report).

4. **Coronavirus Update**---Mr. Robinson informed the board that as of the date of the board meeting, we have 6 residents that have reported that they have COVID-19. During the last surge our agency didn't experience the direct number of calls of noted cases. Now, we have more younger families that has contracted the disease. Mr. Robinson informed the board that we will now have to limit our contact with the residents due to the number of calls that we are receiving. If the residents have contracted the virus, we will have in process in place to handle the work order process, rent collection, and the residents coming in to pay rent and sign on documents.

Approval for the Directors Report/Information

Motion by: Commissioner Berry

Second by: Commissioner Giroir

Three (3) Ayes.

Zero (0) Nays.

Motion passed

That the board approve the Directors Report and Information.

VIII. Adjournment

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