

The regular board meeting of Commissioners of the Morgan City Housing Authority was called to order at 5:06 pm on November 19, 2020 by Chairman Mark Griffin, Jr.

I. Opening prayer by all in attendance

II. Roll Call

Present

Mark Griffin

Theresa Mitchell

Thelma Berry

Mike Girior

Attorney Robert Duffy

Clarence Robinson, Jr.

Dongelle Drexler---Staff

Kimberly Howard—Staff

Jermaine Thompson---Staff

III. Approval of Regular Meeting Minutes:

To approve the minutes of Regular Meeting Minutes from October 22, 2020

Motion by: Commissioner Girior

Second by: Commissioner Berry

Four (4) Ayes.

Zero (0) Nays.

Motion passed

IV. Old Business ---None

VI. New Business

1. Attorney Duffy Presentation---Attorney Duffy informed the board that we had a guest in reference to the agency leased property D & B. Mr.

Sidney Micheal came to the meeting to discuss his opinion on the matter due to him being the current lessor of the property. Attorney Duffy stated that Mr. Micheal had the first right to accept or reject the offer of having the neighbor request for a parking lot be placed behind his property for additional parking due to the cars parking on the highway and next to the other place of business. Mr. Robinson asked if the Mr. Bergeron had spoken to him about the matter. Mr. Micheal said that he had not contacted him. Attorney Duffy stated that since Mr. Micheal is the current leaseholder he had first right to accept or decline the offer and have every right to change property layout with the consent of the housing authority. Mr. Michael even stated that he would pay more to keep the entire property under his current lease. The board was in agreement to let Mr. Micheal keep the entire track of property under his lease and not allow the land to be used as a parking lot at the rear of the property.

2. Resolution #2020-267- Write off Uncollectable Rent for October 2020

The board reviewed the submitted rents that needed to be written off for the month of October 2020. The total submitted was for **\$524.24**. (See the attached list of write-offs).

Motion by: Commissioner Mitchell

Second by: Commissioner Girior

That the board writes off the total of \$524.24 for October uncollectable rent.

Four (4) Ayes.

Zero (0) Nays.

Motion Passed.

3. Resolution #2020-268- Review and Approval of Payment #4 to Rock Enterprise Construction for the 2019 Modernization Program.

Mr. Robinson went over payment #4 to Rock for the 2019 Modernization program which consist of (5) units located in Brownell Homes. Mr. Robinson informed the board that of the five units three will be ready by the end of the month or by the first week of December. 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 **\$42,640.20**. No further discussion. (See attached pay request documents).

Motion by: Commissioner Mitchell
Second by: Commissioner Berry

That the board approve pay request #4 to Rock Enterprises in the amount of \$42,640.20.

Four (4) Ayes. Zero (0) Nays. Motion Passed.

VII. Directors Report/Information

1. **Financial Report**----Mr. Robinson informed the board that he did not have a full report for the month of September from HAS due to the agency closing out the fiscal year. The preliminary numbers are showing a \$27,000.00 increase, but we still had a large amount of invoices unpaid up to the 15th of October. We should be fine overall with our finances for fiscal year 2019-2020. Mr. Robinson also issued the balance of the three agency accounts. The report included the Section 8 Program balance as of 10/19/20.

2. **Public Housing**

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

3. **Section 8 Report**

Ms. Drexler reviewed the Section 8 report with actual lease up for the month of November 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 is currently seeking quotes to purchase new laptop computers for the office out of the COVID funds that we received. This will allow for the staff to work from home if we have to close the office for an extended time. We have also purchased a hands free thermometer to check the staff temperatures daily.

Approval for the Directors Report/Information
Motion by: Commissioner Mitchell
Second by: Commissioner Girior

Four (4) Ayes.

Zero (0) Nays.

Motion passed

VIII. Adjournment

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