

The regular board meeting of Commissioners of the Morgan City Housing Authority was called to order at 5:03 pm on October 22, 2020 by Vice Chairman Theresa Mitchell

I. Opening prayer by all in attendance

II. Roll Call

Present

Theresa Mitchell

Thelma Berry

Mike Girior

Attorney Robert Duffy

Clarence Robinson

Dongelle Drexler---Staff

Kimberly Howard—Staff

Jermaine Thompson---Staff

III. Approval of Regular Meeting Minutes:

To approve the minutes of Regular Meeting Minutes from September 3, 2020

Motion by: Commissioner Girior

Second by: Commissioner Berry

Three (3) Ayes.

Zero (0) Nays.

Motion passed

IV. Old Business ---None

VI. New Business

1. Attorney Duffy Presentation---Attorney Duffy informed the board that the property owner next to our property located on Hwy 70 would like to lease the rear of the property and add a drive around parking area due

to the limited amount of parking between the two properties. Attorney Duffy had the property appraised by Central Appraisal to determine how much per square foot the property would be estimated at. (See the attached value). Attorney Duffy asked the board which direction they would like to take on this matter due to the fact that our current renter has the rights to the property in the current lease. For the agency to continue with the discussion on this matter the board would have to give permission to Attorney Duffy and Mr. Robinson to further discuss on how we can work out a possible lease to resolve the parking issue. After a brief discussion the board approved for Attorney Duffy and Mr. Robinson to continue negotiations on a possible lease with the adjacent landlord.

2. Resolution #2020-263- Write off Uncollectable Rent for September 2020

The board reviewed the submitted rents that needed to be written off for the month of September 2020. The total submitted was for **\$1479.76**. (See the attached list of write-offs).

Motion by: Commissioner Girior

Second by: Commissioner Berry

That the board writes off the total of \$1479.76 for September uncollectable rent.

Three (3) Ayes.

Zero (0) Nays.

Motion Passed.

3. Resolution #2020-264- Review and Approval of Payment #3 to Rock Enterprise Construction for the 2019 Modernization Program.

Mr. Robinson went over payment #3 to Rock for the 2019 Modernization program which consist of (5) units located in Brownell Homes. The current work is moving along faster than expected due to the contractor bring in all of their crew from Kenner. Mr. Robinson submitted progress photos that Mr. Firmin inspector took of the work. The pay request today is in the amount of **\$77,218.20**. (See attached pay request documents).

Motion by: Commissioner Girior

Second by: Commissioner Berry

That the board approve pay request #3 to Rock Enterprises in the amount of \$77,218.20

Three (3) Ayes.

Zero (0) Nays.

Motion Passed.

4. Resolution #2020-265-Review and Approval for the New Flat Rent Amount effective January 1, 2021.

Mr. Robinson informed the board that the new flat rent review had been completed by Mr. Firmin and needed to be approved to become effective for January 1, 2020. (See attached report)

Motion by: Commissioner Girior

Second by: Commissioner Berry

That the board approves the new flat rent amount effective January 1, 2021

Three (3) Ayes.

Zero (0) Nays.

Motion Passed.

5. Resolution #2020-266-Review and Approval for the Disposition of Annotated Assets for the MCHA.

Mr. Robinson informed the board that we had (4) Refrigerators and (2) Stoves that needed to be written off. The appliances had items that could not be repaired.

Motion by: Commissioner Berry

Second by: Commissioner Girior

That the (4) Refrigerators and (2) Stoves be written off.

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 October. (**See attached reports**).

3. **Section 8 Report**

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

4. **Coronavirus Update**

Ms. Mitchell asked the status of residents moving or paying rent late due to the virus. Mr. Robinson informed her that all of the residents have been paying the rent on time, but many of them have been moving out and then coming back within two to three months. No one has been evicted due to non-payment of rent for hardship due to the virus.

Approval for the Directors Report/Information

Motion by: Commissioner Berry

Second by: Commissioner Girior

Four (4) Ayes.

Zero (0) Nays.

Motion passed

VIII. Adjournment

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