

The regular board meeting of Commissioners of the Morgan City Housing Authority was called to order at 4:07 pm on Thursday January 27, 2022 by Chairman Mark Griffin, Jr. at the MLK Center Board Room.

**\*\*\*For the record, Attorney Robert Duffy swore in Mrs. Lettia Griffin before the start of the official meeting. Mrs. Griffin had been appointed by Mayor and Council at the December 2021 council meeting. Ms. Thelma Berry last official meeting was Dec. 30<sup>th</sup> 2021. All Civil Service documents has been uploaded in the system and has been approved. Mrs. Griffin has all rights to vote on all matters that is on the agency January 2022 board meeting agenda\*\*\*\***

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

**II. Roll Call**

**Present**

Mark Griffin  
Theresa Mitchell  
Mike Girior  
Lettia Griffin  
Attorney Robert Duffy  
Clarence Robinson, Jr.  
Kimberly Howard  
Dongelle Drexler  
Jermaine Thompson

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

To approve the minutes of Regular Meeting Minutes from December 30, 2021

**Motion by: Commissioner Mitchell**

**Second by: Commissioner Girior**

**Four (4) Ayes.**

**Zero (0) Nays.**

**Motion passed**

1. IV. Old Business-None

**V. New Business**

1. **Resolution #2022-313- Review and Approval to Write Off Uncollected Rent for December 2021.** Mr. Robinson informed the board that one tenant rent must be written off for the month of December due to nonpayment of rent. The resident was evicted and place in the HUD EIV system left owing the agency.

Motion by: Commissioner Girior  
Section by: Commissioner Mitchell

That the total of \$804.05 be written off for the month of December 2021.

**Four (4) Ayes.                      Zero (0) Nays.                      Motion passed**

2. **Resolution #2022-314-Review and Approval of the 2022 IRS Mileage Rate**

Mr. Robinson informed the board members that the IRS mileage rate had change for fiscal year 2022.

- .58 cents per mile for business miles driven
- .18 cents per mile driven for medical or moving purposes
- .14 cents per mile driven in service of charitable organizations

**Motion by: Commissioner Mitchell  
Second by: Commissioner Girior**

**That the board approve the 2022 IRS Milage rates as presented**

**Four (4) Ayes.                      Zero (0) Nays.                      Motion passed**

3. **Resolution #2022-315- Review and Approve for Final Retainage Payment to Rock Enterprise Construction for the 2019 Modernization Project.**

The board members received a copy of the submitted pay request from Firmin Architects for the final retainage payment to Rock Enterprise Construction in the amount of \$31,423.00. Mr. Robinson stated that the project has been completed with no issues within the 45 days that the funds were held. No additional discussion was held.

**Motion by: Commissioner Girior  
Second by: Commissioner Mitchell**

That the board approve the final retainage payment of \$31,423.00 to Rock Enterprise Construction for the 2019 Modernization Project.

**Four (4) Ayes.                      Zero (0) Nays.                      Motion passed**

4. **Resolution #2022-316-Review and Approval Asset Disposition of Annotated Assets**

Mr. Robinson informed the board that we had (8) Refrigerators and (7) Stoves that needed to be written off due to the compressors going out on the refrigerators and damage due to missing parts on the stoves. Some of the damage to the appliances is due to tenant neglect as well. Commissioner Lettia Griffin asked can the residents be charged for damage to the appliances after she reviewed the photos. Mr. Robinson stated that the residents can be charged and will be charged after they conduct an inspection of all appliances that they will be adding to the agency appliance software. The inspection will give everyone the same

evaluation effective for February 2022 to make a determination of what appliances had been damage due to tenant neglect.

**Motion by: Commissioner Mitchell**

**Second by: Commissioner Griffin**

**That the board write off (8) Refrigerators and (7) Stoves from the agency inventory.**

**Four (4) Ayes.**

**Zero (0) Nays.**

**Motion passed**

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

1. **Financial Report**----Mr. Robinson went over the December 2021 financials submitted by HSA. The agency had a total income of \$343,074.01 with expenses coming in at \$154,805.25. The agency had a profit of \$188,268.76. The agency has operating reserves at \$1,085,557.02.

The Section 8 Program received HUD subsidy in the amount of \$26,517.00. The agency paid out \$26,381.00 for the month of December 2021. The Section 8 HAP reserves are currently at \$783.28 with administrative reserves at \$21,432.17.

2. **Public Housing**

Ms. Howard presented the Public Housing Report for the month of December 2021. **Total units leased for the month of January 2022 is 282 out a total of 293 unit. Total lease up is at 96%.**

- 22 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 January 2022.

- A Total of 48 families receiving Section 8 voucher assistance for the month of January
- 32 applicants are on the Section 8 waiting list

4. Mr. Robinson informed the board that we had an increase in COVID cases in the month of December and January 2022. Most of the residents have been calling and reporting that they have tested positive.

Approval for the Directors Report/Information

Motion by: Commissioner Mitchell

Second by: Commissioner Girior

That the board approve the Directors Report and Information.

**Four (4) Ayes.**

**Zero (0) Nays.**

**Motion passed**

### **VIII. Adjournment**

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

Motion Passed