

The regular board meeting of Commissioners of the Morgan City Housing Authority was called to order at 4:02 pm on Thursday March 24, 2022 by Chairman Mark Griffin, Jr. at the MLK Center Board Room.

I. Opening prayer by all in attendance

II. Roll Call

Present

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

Absent

Lettia Griffin

III. Approval of Regular Meeting Minutes:

To approve the minutes of Regular Meeting Minutes from February 20, 2022

Motion by: Commissioner Mitchell

Second by: Commissioner Girior

Three (3) Ayes.

Zero (0) Nays.

Motion passed

1. IV. Old Business-None

V. New Business

1. **Resolution #2022-322- Review and Approval to Write Off Uncollected Rent for February 2022.** Mr. Robinson informed the board that four tenants rent must be written off for the month of February due to nonpayment of rent. The resident were evicted and place in the HUD EIV system left owing the agency.

Motion by: Commissioner Girior

Section by: Commissioner Mitchell

That the total of \$1554.16 be written off for the month of February 2022.

Three (3) Ayes.

Zero (0) Nays.

Motion passed

2. Resolution #2022-323-Review and Approval of the Cyber Policy Quotes the Morgan City Housing Authority

Mr. Robinson informed the board due to the Louisiana Housing Council Group Policy would not insure the Cyber Policy as a whole, each housing authority needed to request quotes for the upcoming year. Due to the war in Russia the agency website had been attempted to be breached. This is the main reason for the noted insurance. The agency received two quotes:

- Dwight Andrus Insurance of Lafayette, La.-----\$9956.00
- Gallagher Insurance of Baton Rouge, La.-----\$2933.00

The board reviewed each of the noted packets and determined that Gallagher Insurance would be awarded the policy for the upcoming year effective April 1, 2022.

Motion by: Commissioner Mitchell

Second by: Commissioner Girior

That the board award Gallagher Insurance the Cyber Policy effective April 1, 2022 in the amount of \$2933.00

Three (3) Ayes.

Zero (0) Nays.

Motion passed

3. Resolution #2022-324- Adoption of the Agency Flat Rents for 2022

As per the HUD 2014 Appropriations Act the agency must review the flat rents for residents on a yearly basis. The numbers were reviewed by the agency consultant and it was determined that the number decreased for all bedroom, sizes. The board discussed and stated that they would move forward with new flat rent amounts effective April 1, 2022.

Motion by: Commissioner Girior

Second by: Commissioner Mitchell

That the board approve the New Flat Rent Amounts Effective April 1, 2022

Three (3) Ayes.

Zero (0) Nays.

Motion passed

4. Resolution #2022-325- Approval to hire the Inspection Group to Review the Interior and Exteriors of the Morgan City Housing Authority Development locations.

Mr. Robinson informed the board that he had received contacted two inspection firms to conduct the UPCS inspection of all the agency public housing units that are online and to

inspect the exterior of the agency as per HUD guidelines because the agency will have a full HUD REAC inspection this year. One proposal was received from U.S. Inspection Group of Crossville, TN in the amount of 4809.60. American Property Consultants, Inc. submitted a statement stating that they would not submit a quote for the stated request. The board went into discussion and determined that they would award the contract to U.S. Inspection Group.

Motion by: Commissioner Mitchell
Second by: Commissioner Girior

That the agency award the inspection contract to U.S. Inspection Group of Crossville, TN.

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

VI. Directors Report/Information

1. **Financial Report**---Mr. Robinson went over the February 2022 financials submitted by HSA. The agency had a total income of \$127,700.08 with expenses coming in at \$163,213.72. The agency had a loss for the month of (\$35,513.64). Mr Robinson stated that we are still online with the current budget with a \$63,000 year to date surplus and the YTD budget vs actual at \$89,000 plus.

The Section 8 Program received HUD subsidy in the amount of \$26,157.00. The agency paid out \$26,230.00 for the month of February 2022. The Section 8 HAP reserves are currently at \$280 with administrative reserves at \$23,149.28.

2. **Public Housing**

Ms. Howard presented the Public Housing Report for the month of February 2022. **Total units leased for the month of March 2022 is 275 out a total of 293 unit. Total lease up is at 94%.**

- 45 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 February 2022.

- A Total of 48 families receiving Section 8 voucher assistance for the month of March 24, 2022
- 19 applicants are on the Section 8 waiting list

4. Mr. Robinson informed the board that most of the residents are no longer following the COVID protocol so we will have a resident meeting on March 29th. The first meeting will take place at 10:30am and the other one at 2:30pm. The meeting will go over the updates that occurred during the COVID period and any policy update that agency is now following. Meeting letter will be passed out on Friday, March 25, 2022 with a text message going out again on Monday and Tuesday morning.

Approval for the Directors Report/Information

Motion by: Commissioner Mitchell
Second by: Commissioner Girior

That the board approve the Directors Report and Information.

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

VIII. Adjournment

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

Motion Passed