

The regular board meeting of Commissioners of the Morgan City Housing Authority was called to order at 4:28 pm on Thursday, January 26, 2023 by Chairman Mark Griffin, Jr. at the MLK Center Board Room.

I. Opening prayer by all in attendance

II. Roll Call

Present

Mark Griffin

Lettia Griffin

Mike Girior

Attorney Robert Duffy

Clarence Robinson, Jr.

Kimberly Howard

Dongelle Drexler

Tim Matthews---Resident Guest

Absent

Theresa Mitchell

Approval of Regular Meeting Minutes:

To approve the Regular Meeting Minutes from December 15, 2022

Motion by: Commissioner Girior

Second by: Commissioner L. Griffin

Called Vote:

Commissioner Griffin Yes

Commissioner L. Griffin Yes

Commissioner Girior Yes

III. Old Business-None

IV. New Business

1. Resolution #2022-353-Review and Approval to Write Off Uncollectable Rent

Mr. Robinson informed the board that (1) tenant rent needed to be written off in the amount of \$210.45 for the month of December 2022.

Motion by: Commissioner Girior

Second by: Commissioner L. Griffin

That the board approve to write off \$210.45 for the month of December in uncollectable rent.

Commissioner Griffin Yes
Commissioner L. Griffin Yes
Commissioner Girior Yes

(Motion Passed)

2. Resolution #2022-354-Review and Approval of the Asset Disposition of Annotated Assets.

Mr. Robinson stated that the agency had advertised to dispose (3) Surplus vehicles that the agency no longer used. The agency only received (1) proposal from JJ Merchant of Purvis, MS.

The three vehicles and the price submitted for each of the noted are:

- (1) 1999 Ford F250-\$1177.77
- (1) 2000 Ford Econoline Club Wagon-\$1277.77
- (1) 2005 Ford Econoline Club Wagon-\$877.77

Grand total: \$3333.31

Motion by: Commissioner L. Griffin

Second by: Commissioner Girior

After review of the board approved to accept the bid from JJ Merchant in the total of \$3333.31 for the (3) vehicles.

Called Vote:

Commissioner Griffin Yes
Commissioner L. Griffin Yes
Commissioner Girior Yes

(Motion Passed)

3. Resolution #2022-355-Review and Approval of the Section 8 Payment Standards.

Mr. Robinson informed the board that the 2023 Payment Standards had been released and needed to be approved for the new fiscal year. **The noted amounts for each bedroom are as follows:**

| | | | | | |
|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|
| 0br-783 | 1br-796 | 2br-809 | 3br-1259 | 4br-1564 | 5-br-1799 |
| 6br-2034 | 7br-2268 | 8br-2503 | | | |

Motion by: Commissioner L. Griffin

Second by: Commissioner Girior

That the board approve the Section 8 2023 Payment Standards as presented.

Called Vote:

Commissioner Griffin Yes
Commissioner L. Griffin Yes
Commissioner Girior Yes

(Motion Passed)

4. **Resolution #2022-356-Upgrade the Agency Tenant Web Portal.** Mr. Robinson informed the board that to better serve the residents of the agency especially due to COVID changes two years ago, the agency has additional web portals that can be added for the residents to submit and exchange documents and also to pay rent online. The entire tenant portal can be added to the website and the residents would just have to use their last name and the last four digits of their social security number and log in to their own personal account for monthly statement and submit recertification documents as well. The new portals are as follows:

- **Allows Tenants to Add work orders**
- **Ability to View Current Balance**
- **Ability to Update Contact and Bank Account Information**
- **Allows for tenant's online payments using Debit Cards, Credit Cards and E-checks**
- **Secure Document Exchange**
- **Online Recertifications**

Motion by: Commissioner Girior

Second by: Commissioner L. Griffin

That the board approve the updated PHA Web Tenant Portal

Called Vote:

Commissioner Griffin Yes

Commissioner L. Griffin Yes

Commissioner Girior Yes

(Motion Passed)

Directors Report/Information

1. **Financial Report**----Mr. Robinson went over the December 2022 financials submitted by HSA. The agency had a total income of \$246,134.65 with expenses coming in at \$199,777.88. The agency had a profit for the month in the amount of \$46,356.77. Year to day we are still at a positive of \$42,206.84.

The agency paid out \$27,973.06 for HAP expenses for the month of December. The Section 8 HAP reserves are currently at \$66,844.00 with administrative reserves at \$20,806.94.

2. Public Housing

Ms. Howard presented the Public Housing Report for the month of January 2023. **Total units leased for the month of January 2023 is 282 out a total of 293 unit. Total lease up is at 96%.**

- 61 Families on the active waiting list.

3. Section 8 Report

Mr. Robinson reviewed the Section 8 report with actual lease up for the month of January 2023.

- A Total of 56 families receiving Section 8 voucher assistance for the month of January 2023
- Section applications will be taken in the month of February 2023

Motion by: Commissioner L. Griffin
Second by: Commissioner Girior

That the board approve the Directors Report and Information.

Called Vote:

Commissioner Griffin Yes
Commissioner L. Griffin Yes
Commissioner Girior Yes

(Motion Passed)

V. Adjournment

It was motioned by Commissioner Girior and 2nd by Commissioner L. Griffin that the meeting be adjourned.

Motion Passed