

The regular board meeting of Commissioners of the Morgan City Housing Authority was called to order at 4:06 pm on Thursday, May 23, 2024 by Commissioner Mark Griffin at the MLK Center Board Room. Opening prayer by all in attendance

II. Roll Call

Present

Mark Griffin, Jr.

Donald Nicholas

Mike Girior

Clarence Robinson, Jr.

Jermaine Thompson

Attorney Robert Duffy

Absent

Timothy Matthews

Letitia Butler

III. Approval of Regular Meeting Minutes:

To approve the Regular Meeting Minutes for April 25, 2024

Motion by: Commissioner D. Nicholas

Second by: Commissioner M. Girior

Call Vote

Commissioner Griffin Yes

Commissioner Girior Yes

Commissioner Nicholas Yes

All in Favor-Motion Passed

IV. Old Business-None

V. New Business

Guest

Mr. Drake Miller requested to be on the board meeting agenda to be removed off of the agency barred list due to an incident on February 4, 2025. Mr. Robinson informed the board that Mr. Miller had be contacted of the actual meeting date and time and that he had to be present to speak on his own behalf. Attorney Duffy and Chairman Griffin explained to the other board members that actual process and that this was the first time in over 11 years that someone had submitted to be removed from the list. Chairman Griffin stated that for Mr. Miller to be removed from the list he would have to be present so that questions can be asked of him about the matter. It was agreed that Mr. Miller would stay on the barred list and would have to make another appointment to be added to the meeting agenda. No other discussion.

1. Resolution #2024-419-Review and Approval to Write off Uncollectable Rent for the month of April 2024

After reviewing the financial close out for the month of April, the agency didn't have any write-offs for the month. **(The noted Resolution will need to be voided.)**

2. Resolution #2024-420- Review and Approving for Change order #1 For Hebert's Construction-2023 Roof Replacement Project for Brownell Homes.

Mr. Robinson informed the board that Hebert's had submitted and change order for the project due to a measurement error made by the insurance adjuster. 4 building front porch areas were not measured which made the contractor come up short due to the amount of extra material that we required to complete the job. Mr. Hebert and Mr. Pollard walked each one of the buildings making sure the required amount of information was submitted for the change order. Mr. Firmin submitted a detailed report of the proper measurements to justify the change order amount. The change order total was \$79,995.00. (See the attached report).

**Motion by: M. Girior
Second by: D. Nicholas**

That the board approve Change order #1 to Hebert's Construction for the Roofing Project in Brownell Homes in the amount of 79,995.00

Call Vote

**Commissioner Griffin Yes
Commissioner Girior Yes
Commissioner Nicholas Yes**

All in Favor-Motion Passed

3. Resolution #2024-421- Approval to Update the Bank Signature Cards with Morgan City Bank due to adding a New Commissioner.

Mr. Robinson that we needed to update the signature cards with the agency bank account due to the resent addition of Mr. Donald Nicholas to the board. The bank submitted the documents for each commissioner and Mr. Robinson to sign off on and return to the bank.

Motion by: M. Girior
Second by: D. Nicholas

That the board approve to update the signature cards with Morgan City Bank

Call Vote

Commissioner Griffin Yes
Commissioner Girior Yes
Commissioner Nicholas Yes

All in Favor-Motion Passed

Directors Report/Information

Financial Report---Mr. Robinson went over the April 2024 financial report for the agency that was submitted by Housing Solutions. The agency had an income in the amount of \$188,253.74 with expenses coming in at \$185,230.82. The agency had a profit for the month in the amount of **\$3,022.92**. The budget year to date is in a positive of \$95,403.62.

Section 8---The current administrative reserves is \$28,175.02 HAP reserves for the month of April is still at \$7,896.55.

Public Housing

Mr. Robinson presented the Public Housing Report for the month of May 2024. **Total units leased for the month of May 2024 is 281 out a total of 293 unit. Total lease up is at 96%.**

- 26 Families on the active waiting list.
- \$446.02 was paid back by a previous resident

2. Section 8 Report

Mr. Robinson presented the Section 8 report with actual lease up for the month of May 2024.

- A Total of 50 families receiving Section 8 voucher assistance for the month of May 2024
- 14 families on the current Section 8 waiting list.

Mr. Robinson informed the board that the agency NSPIRE Inspection took place April 11th which is the physical inspection of the agency units and sites. Mr. Robinson passed out the inspection report showing that the agency made a 90/100 on the inspection. This is the best score that the agency has had since HUD started conducting physical inspections of the agencies. Mr. Robinson stated that we will be coming back to the board when the agency final PHAS Score is released to request a bonus for the staff for the hard work that has been done to get the agency to a High-Performance status.

Motion by: D. Nicholas

Second by: M. Girior

That the board approve the Directors Report and Information (Motion Passed)

III. Adjournment

It was motioned by Commissioner M. Girior and 2nd by Commissioner D. Nicholas that the meeting be adjourned. (Motion Passed).