

The regular board meeting of Commissioners of the Morgan City Housing Authority was called to order at 4:04 pm on Thursday, November 21, 2024 by Commissioner Mark Griffin at the MLK Center Board Room.

I. Opening prayer by all in attendance

II. Roll Call

Present

Mark Griffin, Jr.
Letitia Butler
Mike Girior
Tim Matthews
Donald Nicholas
Attorney Robert Duffy
Clarence Robinson, Jr.
Kimberly Howard
Ashly Morvant
Demita Young

Guest

Brenda Grogan-Resident at 311 Wren Street
Terrance Cosey-Son of Brenda Cosey

Approval of Regular Meeting Minutes:

To approve the Regular Meeting Minutes from October 24, 2024

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

Motion Passed

III. Old Business-None

IV. New Business

1. **Guest**—Brenda Grogan who is a resident at 311 Wren Street and her son Terrence Cosey asked to address the board due to her son being barred from the housing authority due to being caught with drugs in Brownell Homes. Mr. Cosey addressed the board because he would like to be removed from the barred list due to needing to assist both of his parents being ill and having now more doctor appointments. He stated that he has to drive them weekly to their doctor appointments. The board members asked various questions concerning the matter and the evidence that was presented due to the arrest. Mr. Cosey stated that the charges was dropped and no other items was presented in the case. Assistant Chief Griffin stated that the charges were dropped due to the District Attorney office have so many cases pending and this case was just thrown out for cause.

Assistant Chief Griffin suggested that the board go into Executive Session. It was motioned by Commissioner Giroir and 2nd by Commissioner Matthews that the board go into executive session.

It was motioned by Commissioner Giroir and 2nd by Commissioner Nicholas that the board come out of Executive Session.

It was motion by Commissioner Nicholas and 2nd by Commissioner Giroir that:

After coming out of Executive Session concerning the matter with Mr. Cosey that the barred status will be removed under the noted conditions:

1. **Mr. Cosey must present update drivers license, proof of insurance and registration.**
2. **Monthly list of the doctor's appointment for both parents**
3. **Letter stating how can he give back time to assist the kids in the housing authority.**
4. **No stopping in any areas in Brownell Homes. Must go directly to his parents' unit to pick them up and drop them off.**
5. **If Mr. Cosey is stopped in Brownell Homes with drugs with cause his parents will be evicted within 14 days out of their unit.**

The noted documents must be submitted to the MCHA office by Thursday, Dec. 5th 2024. A copy of the information will be submitted to the Morgan City Police Department.

Motion Passed

1. Resolution #2025-433-Review and Approval to Write off Uncollectable Rent-October 2024

Mr. Robinson informed the board that the agency had three previous residents' uncollectable rents that needed to be written off due to nonpayment of rent. The residents have been placed in the HUD EIV system due to eviction and the deposits have been forfeited. Total amount to be written off is \$1,523.77.

**Motion by: Commissioner M. Giroir
Second by: Commissioner T. Matthews**

That the board approve to write off 1,523.77 for uncollectable rent for the month of October 2024

(Motion Passed)

2. Resolution #2025-434- Review and Approving to Update the agency Flat Rent Amounts for Fiscal Year 2025

Mr. Robinson informed the board that the agency had completed the study for the Flat Rent Rate amount for 2025. The amount has gone up for each of the noted bedroom sizes for the agency.

0 br-\$41 1 br-\$22 2br-\$38 3br-\$58 4br-\$70

**Motion by: Commissioner M. Giroir
Second by: Commissioner T. Matthews**

That the board approve the Agency Flat Rent Amounts for fiscal year 2025.

Motion Passed

3. Resolution #2025-436-Review and Approval to Update the agency Capitalization Policy

Mr. Robinson informed the board that the agency needed to update the agency Capitalization Policy due to the cost of the purchase of items since COVID. The agency previous amount was \$1500.00 The new amount must be increased to \$5000.00

Motion by: Commissioner D. Nicholas

Second by: Commissioner L. Butler

That the board approve the Agency Capitalization Policy Update.

Motion Passed

4. Resolution #2025-437-Review and Approval the Submission of the Agency Section 8 2024 SEMAP Report

Mr. Robinson informed the board that the agency needed to submit the 2024 SEMAP report as per HUD guidelines. The report is an overall rating report that is required by HUD with 14 rating areas. The agency did meet all of the requirements with the report having a file with each of the items required for the agency.

Motion by: Commissioner D. Nicholas

Second by: Commissioner L. Butler

That the board approve the Agency 2024 SEMAP Submission

Motion Passed

5. Resolution #2025-438-Approval to Pay the 2024 PILOT Tax to the City of Morgan City

Mr. Robinson informed the board that the PILOT Tax payment to the City of Morgan City was due. The total payment owed is \$63,709.17. The payment for 2024 is \$5000 more than 2023 fiscal year end.

Motion by: Commissioner M. Girior

Second by: Commissioner D. Nicholas

That the board approve the 2024 PILOT Tax Payment to the City of Morgan City

Motion Passed

Directors Report/Information

Financial Report---Mr. Robinson informed the board that we did not have a financial report for the month of November being that the agency is still closing out the fiscal year. Mr. Robinson did go over the submitted FASS-Report that was submitted to HUD for the close out of the year. The agency had total revenue of \$3,920,943.00 with expenses coming in at \$2,833,135.00. The agency ended the year with an increase of \$259,748.00 for the fiscal year.

2. Public Housing

Ms. Howard presented the Public Housing Report for the month of November 2024. **Total units leased for the month of November 2024 is 279 out a total of 293 unit. Total lease up is at 96%.**

- 25 Families on the active waiting list.

3. Section 8 Report

Mrs. Morvant presented the Section 8 report with actual lease up for the month of November 2024.

- A Total of 53 families receiving Section 8 voucher assistance for the month of November 2024
- 5 families have currently been issued Vouchers. Families have until Dec. 29th to find a home.
- 58 families on the current Section 8 waiting list.

Motion by: Commissioner D. Nicholas

Second by: Commissioner T. Matthews

That the board approve the Directors Report and Information

Motion Passed

V. Adjourment

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

Motion Passed