

The regular board meeting of Commissioners of the Morgan City Housing Authority was called to order at 3:57 pm on Thursday, September 25, 2025 by Chairman Mark Griffin at the MLK Center Board Room.

I. Opening prayer by all in attendance

II. Roll Call

Present

Mark Griffin, Jr.

Lettia Butler
Donald Nicholas
Attorney Robert Duffy
Clarence Robinson, Jr.
Kimberly Howard

Absent

Mike Girior

Approval of Regular Meeting Minutes:

To approve the Regular Meeting Minutes from August 21, 2025

Motion by: Commissioner L. Butler

Second by: Commissioner D. Nicholas

That minutes from the July 24, 2025 meeting be approved as submitted

Roll Call Vote

Commissioner Griffin -Yes
Commissioner Butler-Yes
Commissioner Nicholas-Yes

Motion Passed

******Let the record reflect that Mr. Timothy Matthews is now present at the meeting*******

III. Old Business-None

IV. New Business

Guest-Alvin Francois request to be removed off of the MCPD and Agency Barred List.

Mr. Robinson informed the board that he had received a request from Mr. Alvin Francois and his sister Marla Lavine requesting to be removed from the barred listing. Mr. Francois had been placed on the list in 2002. Mr. Robinson stated that he didn't know why he was placed on the list, but he knew why he was arrested for the last matter that is the family concern now. In the month of August Mr. Francois contacted me stating that he wanted to come pay the rent for one of our current residents. I told him that he could come bring the rent, but he had to leave the

development as soon as he complete the transaction. He did pay the rent, but before he could leave the development, someone called the police department and he was arrested. I contacted Assistant Chief Augman about the arrest informing her that I had authorized Mr. Francois to come pay the rent. She stated that she would inform Judge Stansberry about the matter. The bond was reduced and he was released until his court date in October. The board members asked why was he still on the list being the barring taking place so long ago. Mr. Griffin informed them that the Police Department and the agency have a policy that once placed on the list, the individual must write a request to the director then request to be placed on the board meeting agenda before a decision could be made for removal. Mr. Francois finally took the proper measure to appear before the board. Attorney Duffy stated that he would need a copy of the original C-1 to speak with the City Attorney concerning moving forward with the removal of Mr. Francois from the list. The board members went into discussion and concluded that they would allow for Mr. Francois name to be removed from the list.

Motion by: Commissioner Nicholas

Seconded by: Commissioner Butler

That Mr. Francois name be removed from the barred listing pending Attorney Duffing meeting with the City Attorney and the October Court date for Mr. Francois. He will not be able to go into the agency development locations until after the court matter is resolved.

Motion Passed

1. Resolution #2025-465-Review and Approval of the Lawn Service Bid for fiscal year October 2025-September 2027

Mr. Robinson informed the board that the amount for write off for the month of August was \$5,974.89. This is the largest amount this year and the largest total write off for the fiscal year. Mr. Robinson stated that he has been sending the current resident's information from the lease on the proper move out and rental payment process, but they seem to not care. All of the rent not paid is still be reported in the HUD EIV system for future reference if the residents try to return for housing.

Motion by: Commissioner Butler

Second by: Commissioner Matthews

That the board approve the write off of \$5,974.89 for the month of August 2025

(Motion Passed)

2. Resolution #2025-466-Review and Approval to Approve the Agency October 2025-September 2026 Operating Budget

Mr. Robinson review the submitted operating budget to the board members. The budget has operating income budgeted at \$2,439,957.00 with expenses coming in at 2,435,900.00. Budgeted surplus of \$4,057.00. The overall PHAS score is listed as a 25/25. The operating reserves is budgeted at 6.89 months.

Motion by: Commissioner Nicholas

Second by: Commissioner Matthews

That the board approve the Operating Budget for October 2025-September 2026.

(Motion Passed)

3. Resolution #2025-467- Review and Approval of Payment #2 to Rock Enterprises Construction for the modernization project in Jacquet Homes

Mr. Robinson stated that the payment for Rock is well in order being that a majority of the work now is completed in unit 117. The only work that need completing is the stair treads and unit door fixtures. A copy of the photos of the current work that is in place was passed around to the commissioners for review. The pay request amount submitted is for \$43,308.00.

Motion by: Commissioner Butler

Second by: Commissioner Nicholas

That the board approve payment #2 to Rock Enterprises Construction in the amount of \$43,308.00

(Motion Passed)

VI. Directors Report/Information

1. Financial Report---Mr. Robinson gave out the current balance for each of the agency's account and the Financial for the month of August 2025. Total income for the month was \$192,088.30 with expenses coming in at \$190,443.49. We ended the month with a profit of \$1,644.81.

2. Section 8-For the month of August, we paid HAP expenses in the amount of \$25,412.00 with the reserves at \$2,051.80. The administrative reserves are \$36,940.95.

Mr. Robinson stated that the agency 6-month CD had come up for maturity again. The initial CD with an invest of \$80,000.00 now have a current balance of \$87,084.36. The renewing interest rate is 4.10%.

3. Public Housing

Ms. Howard presented the Public Housing Report for the month of September 2025. **Total units leased for the month of August 2025 is 284 out a total of 293 unit. Total lease up is at 97%.**

- Tenant Repayment Received from tenant who left owing: \$0
- 28 Families on the active waiting list.

4. Section 8 Report

Mr. Robinson presented the Section 8 report with actual lease up for the month of September 2025.

- A Total of 49 families receiving Section 8 voucher assistance for the month of August 2025
- 36 families are currently on the Section 8 waiting list

Motion by: Commissioner Nicholas
Second by: Commissioner Matthews

That the board approve the Directors Report and Information

VII. Adjournment

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

Motion Passed