

The regular board meeting of Commissioners of the Morgan City Housing Authority was called to order at 4:02 pm on Thursday, January 22, 2026 by Chairman Mark Griffin at the MLK Center Board Room.

I. Opening prayer by all in attendance

II. Roll Call

**Present**

Mark Griffin, Jr.  
Donald Nicholas  
Lettia Butler  
Mike Girior  
Attorney Robert Duffy  
Clarence Robinson, Jr.  
Kimberly Howard  
Demita Young

**Absent**

**Tim Matthews**

**Approval of Regular Meeting Minutes:**

To approve the Regular Meeting Minutes from December 18, 2025

**Motion by: Commissioner D. Nicholas**  
**Second by: Commissioner L. Butler**

**That the minutes from the December 18, 2025 meeting be approved as submitted**

(Motion Passed)

**III. Old Business-None**

**IV. New Business**

**1. Resolution #2026-476- Review and Approval of the 2027 IRS Milage Rates**

Mr. Robinson informed the Board that the Federal Government had set the new 2026 business standard milage rates and the additional rates for agencies. Rates for 2026 are as follows:

72.5 per mile for business, up 2.5 cents from 2025  
20.5 cents per mile driven for medical purposes  
20.5 cents per mile driven for moving purposes  
14 cents per mile driven in service of charitable organizations

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

**That the board approve the approve the 2026 IRS milage rates for businesses**

**(Motion Passed)**

**2. Resolution #2026-477-Review and approval of the Section 8 Fair Market Rents and Payments for 2026**

Mr. Robinson stated that the rates for the Fair Market Rents and the Payment Standards had been released for fiscal year 2026. The FMR's has dropped in the area and will need to be adjusted and approved. The payment standards submitted is in order. No other discussion was held.

Motion by: M. Girior

Second by: L. Butler

**That the board approve the 2026 Fair Market Rent amount and the Payment Standards for the Section 8 program for fiscal year 2026.**

**(Motion Passed)**

**3. Resolution #2026-478- Review and Approval of the Contract for Modernization Work at Unit 117 Orange Street.**

Mr. Robinson informed the Board that the noted unit was previously under contract with Rock Enterprises for modernization work with the air conditioning unit being installed as well. Due to the change in price for the new state required freon use, the price increased the cost for install. The contractor did not want to submit the cost for the installation of the system, so the noted part of the contract was removed from the contract. Being that this was the only items left for completion of the unit, the agency received quotes for the completion of the ac closet and a quote for the cost of the ac unit itself. The unit has been down too long as per HUD guidelines, so the quote for each of the items was submitted to the board for review and approval. Mr. Firmin firm did complete the cost estimate and submitted the document for board approval. The board did not have any additional questions.

**Motion by: Commissioner I. Butler**

**Second by: Commissioner D. Nicholas**

**That the board approved the submitted quotes for AC cost modification and AC install at Unit**

**117 Orange Street. (See submitted quotes attached).**

**4. Resolution #2026-479- Review and Approval of the Agency Direct Deposit/Direct Payment Policy.**

Mr. Robinson informed that due to the number of checks that have been recently lost in the mail which has required the agency to conduct a stop-payment on the check, the agency will be updating the policy to allow the agency to submit payments that are \$500 or more to the vendor via direct payment. For this to be approved the vendor must have the proper W-9 submitted, proper insurance verification and a submitted request form filled out properly with the banking information for direct pay or direct deposit. The agency online banking system currently has the portal for payment already established in the system. The agency will submit all payments to the board member for approval first before submission of payment.

**Motion by: Commissioner D. Nicholas**  
**Second by: Commissioner L. Butler**

**That the board approve the Direct Deposit/Direct Payment Policy for the agency**

**(Motion passed)**

## **VI. Directors Report/Information**

**1. Financial Report**----Mr. Robinson reviewed the December 2025 financials that was submitted by HSA. Total income received for the month of December was \$261,057.06 with expenses coming in at \$213,671.23. The agency had a profit for the month in the amount of \$47,385.83. Year to date the agency is at a positive of \$1,014.25.

### **Section 8 Financials**

The housing authority Section 8 program administrative Project fund balance is currently at \$43,591.46. The HAP balance for the month is \$3,832.80. HAP paid out to the landlords for the month was \$26,062.00.

### **2. Public Housing**

Ms. Howard presented the Public Housing Report for the month of January 2026. **Total units leased for the month of January 2026 is 280 out a total of 293 unit. Total lease up is at 97%.**

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

### **3. Section 8 Report**

Mr. Robinson presented the Section 8 report with actual lease up for the month of January 2026.

- A Total of 48 families receiving Section 8 voucher assistance for the month of January 2026
- 36 families are currently on the Section 8 waiting list

Mr. Robinson also brought up a matter for a possible eviction that he would like to refer to Attorney Duffy for possible court proceedings. The item was not on the agenda, but Mr. Robinson wanted to inform the board of the matter due to the age of the resident and the details of the matter as a whole.

Attorney Duffy informed the board that he will be closing his law firm office and will be working for his home moving forward in this year. Attorney Duffy also stated that he will be advertising in the newspaper that any of his clients that they will be able to receive any documents concerning prior cases.

**Motion by:** Commissioner M. Girior  
Commissioner L. Butler

That the Board approve the Directors report be approved as submitted

**(Motion Passed)**

**VII. Adjournment**

**It was motioned by Commissioner Girior and 2<sup>nd</sup> by Commissioner Butler that the meeting be adjourned.**

**(Motion Passed)**