

The regular board meeting of Commissioners of the Morgan City Housing Authority was called to order at 4:01 pm on Thursday, June 25, 2026 by Board Chairman Mark Griffin, Jr. at the MLK Center Board Room.

I. Opening prayer by all in attendance

II. Roll Call

**Present**

Mark Griffinm Jr.

Letitia Butler

Donald Nicholas

Timothy Matthews

Clarence Robinson, Jr.

Kimberly Howard

Julian Johnson

Demita Young

**Absent**

**Mike Girior**

**Approval of Regular Meeting Minutes:**

To approve the Regular Meeting Minutes from May 28, 2026

**Motion by: Commissioner L. Butler**

**Second by: Commissioner D. Nicholas**

**That the minutes from the May 28, 2026 meeting be approved as submitted**

(Motion Passed)

- III. Old Business-Louisiana Department of Revenue-Office of Debit Recovery for Tenant Uncollectable Rent Filings Agreement-**Mr. Robinson stated that at the last meeting the board authorized him to reach out to the La. Dept. of Revenue in reference to reviewing the process of turning over the uncollectable rents that the agency has been occurring over the last few years. Even though the uncollected rent is being submitted to HUD, the collection process has been very low. Attorney Duffy had a conversation with Mayor Dragna who informed him of the collection process that the City of Morgan City uses. Mr. Robinson stated that he did have a conversation with the state asking them if the Housing Authority can use the collection process as well. All the agency needs to do is submit Agency Participation Agreement to the Office of Debit Recovery which explains the collection process and the amount of how much the State will be paid and how the agency will be refunded its portion. (See the attached agreement). Mr. Robinson informed the board that the agency had been using ONLINE Collections which has not been a good debit recovery process. No other discussion was held.

**It was motioned by Commissioner L. Butler and 2<sup>nd</sup> by Commissioner Nicholas that the agency submit the Agency Participation Agreement for the State Office of Debt Recovery for Uncollectable rents left owed by the Residents of the Morgan City Housing Authority. (Resolution #2026-499 will be assigned to this motion)**

**Motion Passed**

#### **IV. New Business**

**1. Resolution #2026-497- Review and Approval to Write-Off Uncollectable Rent for the Month of May 2026**

Mr. Robinson informed the board that two residents rents needed to be written off for the month of May 2026. The total for write off is in the amount of \$1,954.11. The two residents have been submitted to the HUD EIV system for collection.

Motion by: D. Nicholas

Second by: T. Matthews

**That the board write off the total of \$1,954.11 for uncollectable rent for the month of May 2026.**

**(Motion Passed)**

**2. Resolution #2026-498-Review and Approval for Utility Connection between WCB, Inc. and the Morgan City Housing Authority on the West End of Apple St. and Egle Mill Lane.**

Mr. Robinson stated that he was contacted by Dr. Tim Tregle who is the owner of the property on Egle Mill Lane adjacent to the MCHA property on Apple Street. The property is under the name of WCB Inc. Mr. Tregle is planning to add trailer lots to the rear of the property because of the need for housing in the area. For him to make the lots available he will need sewer and power connection due to the long run at the rear of the property. Mr. Tregle would like to connect to the MCHA sewer line and use the agency powerline as a guide to reach his lot. Attorney Duffy was able to present the location in question to the board members on the TV monitor. The connection will not cost the agency anything, but proper authorization to connection the agency lines. Attorney Duffy submitted a resolution for the board members to review explaining the detail of the agreement. NO additional discussions were held.

Motion by: L. Butler

Second by: T. Matthews

**That the board approval the Utility Connection between WCB Inc. and the Morgan City Housing Authority on the West End of Apple St and Egle Mill Lane.**

**(Motion Passed)**

#### **Directors Report**

**1. Financial Report**---Mr. Robinson reviewed the May 2026 financials that was submitted by HSA. Total income received for the month of May was \$166,522.08 with expenses coming in at \$192,755.28. The agency had a loss for the month in the amount of **(\$26,233.20)**. Year to date the agency is at a positive of \$35,749.27

#### **Section 8 Financials**

The housing authority Section 8 program administrative Project fund balance is currently at \$51,196.20. HAP paid out to the landlords for the month was \$25,911.00

## **2. Public Housing**

Ms. Howard presented the Public Housing Report for the month of June 2026. **Total units leased for the month of June 2026 is 287 out a total of 293 unit. Total lease up is at 98%.**

## **3. Section 8 Report**

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

- A Total of 45 families receiving Section 8 voucher assistance for the month of June 2026
- 36 families are currently on the Section 8 waiting list. The waiting list will be purged later this summer.
- (3) families are still ported out to Houma, Raceland and Houston, Tx.

**4. Agency PHAS Report Score for 2024**-Mr. Robinson informed the board that the agency finally received its 2024 fiscal year PHAS Score (Public Housing Assessment System). The scoring process had been relayed due to COVID from 2020-2023. The system is now up to date with all physical inspection being in order as per the new HUD inspection Protocol called NSPIRE. The agency received its score on June 12<sup>th</sup> 2026. The overall score for the agency is a 93/100. This is the highest score that the agency has ever received. The scoring was as followed:

Physical-----36/40  
Financial -----25/25  
Management-----25/25  
Capital Fund-----7/10

Mr. Robinson stated that the agency staff members do qualify for a High-Performance bonus as per the agency policy. Mr. Robinson stated that he will be reaching out to the fee accountant to make sure that the agency has the funds to award the bonus and making sure the budget stay in line for the fiscal year. He will have the information for the July Board Meeting.

Motion by: D. Nicholas

Second by: L. Butler

That the Board approve the Directors report be approved as submitted

**(Motion Passed)**

## **VI. Adjournment**

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

**(Motion Passed)**

