

The regular board meeting of Commissioners of the Morgan City Housing Authority was called to order at 4:08 pm on Thursday, May 28, 2026 by Vice Chairman Lettia Butler at the MLK Center Board Room.

I. Opening prayer by all in attendance

II. Roll Call

Present

Lettia Butler
Mike Girior
Donald Nicholas
Clarence Robinson, Jr.
Kimberly Howard
Julian Johnson

Absent

Mark Griffin, Jr.

Tim Matthews

Approval of Regular Meeting Minutes:

To approve the Regular Meeting Minutes from April 23, 2026

Motion by: Commissioner M. Girior

Second by: Commissioner D. Nicholas

That the minutes from the April 23, 2026 meeting be approved as submitted

Call Vote: Commissioner Butler Yes
Commissioner Girior Yes
Commissioner Nicholas Yes

(Motion Passed)

III. Old Business-None

IV. New Business

1. Resolution #2026-489- Review and Approval to Write-Off Uncollectable Rent for the Month of April 2026

Mr. Robinson informed the board that two residents rents needed to be written off for the month of April 2026. The total for write off is in the amount of \$2,886.56. The two residents have been submitted to the HUD EIV system for collection.

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

That the board write off the total of \$2,886.56 for uncollectable rent for the month of April 2026.

Call Vote: Commissioner Butler Yes
Commissioner Girior Yes
Commissioner Nicholas Yes

(Motion Passed)

2. **Resolution #2026-490-Review and Approval of the Section 8 Utility Allowance Survey and Study for 2026.** Mr. Robinson informed the board that the survey was conducted for the 2026 to determine if the rates had increased by 10%. The noted utilities did not increase by 10% so the noted schedules will remain the same for each surveyed unit type

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

That the board approval the Section 8 2026 Utility Allowance Survey and Study for 2026.

Call Vote: Commissioner Butler Yes
Commissioner Girior Yes
Commissioner Nicholas Yes

3. **Resolution #2026-491-Review and Approval of the Agency 2026-2030 CFP 5-Year Action Plan**
Mr. Robinson stated that each of the board members had received a copy of the 2026-2030 5-Year Action Plan that was presented at the Public Hearing that was held on May 7th 2026. The plan is a rolling plan that must be sent in to HUD for review and approval. (See the attached report). The board members were able to review the report and had no additional questions.

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

That the board approve the Agency 2026-2030 CFP 5-Year Action Plan

Call Vote: Commissioner Butler Yes
Commissioner Girior Yes
Commissioner Nicholas Yes

4. **Resolution #2026-492-Review and Approval of the Agency 2026 Annual Plan**
The Annual Plan in conjunction with the 5-year plan is the actual policy document on how the agency will administer the CFP program in conjunction with the day-to-day flow of the agency. The major change to the policy was the update of the agency Pet Policy and Service Animal Policy. No additional discussion.

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

That board approval the Agency 2026 Annual Plan

Call Vote: Commissioner Butler Yes
Commissioner Girior Yes
Commissioner Nicholas Yes

5. Resolution #2026-493-Review and Approval of the Agency Pet Policy and Service Animal Policy

The board members received a copy of the updated Pet Policy and the New Service Animal Policy for the agency a week before the meeting date. The main update was the approval of the updated Service Animal Policy. Due to the amount of resident requesting service animals, the agency needed to have a policy in place. Mr. Robinson informed the board that the Service Animal policy is very specific due to the concerns of the other residents and animals as well. Most residents who currently have pets do cooperate with the current policy and has paid the \$100 pet deposit. No additional questions from the board members.

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

That the board approve the updated Pet Policy and the New Service Animal Policy.

Call Vote: Commissioner Butler Yes
Commissioner Girior Yes
Commissioner Nicholas Yes

6. Resolution #2026-494-Review and Approval of the HUD 2026 Income Limits.

Mr. Robinson reviewed the 2026 income limits for the agency that was approved by HUD. The approved numbers for the income limits must be placed in the system effective for June 1st so that the proper income limits for the family's determination for new move-ins and recertifications are correct. No additional questions from the board members.

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

That the board approve the HUD 2026 Income Limits.

Call Vote: Commissioner Butler Yes
Commissioner Girior Yes
Commissioner Nicholas Yes

7. Resolution #2026-495-Reivew and Approval of the 2026 Flat Rent Amounts

Mr. Robinson stated that the flat rents needed to be approved for the upcoming Annual Plan that will affect residents who have the higher income limits that will have to pay the higher rents. Each of the flat rent amounts went down for each of the bedroom sizes.

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

That the board approve the 2026 Flat Rent Amounts.

Call Vote: Commissioner Butler Yes
Commissioner Girior Yes
Commissioner Nicholas Yes

8. Resolution #2026-496-Review and Approval to Pay the Final Retainage Payment to Singleton and Howard Cement for the Parking Lot Expansion in Brownell Homes.

Mr. Robinson stated that the 45 days have passed for the parking lot project in Brownell Homes. The inspector has reviewed the area in question and found no issues with the job in total. The final payment amount owed is \$2,019.00

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

That the board approve the final retainage payment to Singleton and Howard in the amount of \$2,019.00 for the Parking Lot Project in Brownell Homes

Call Vote: Commissioner Butler Yes
Commissioner Girior Yes
Commissioner Nicholas Yes

*****Let the record reflect that Attorney Robert Duffy is now present at the meeting*****

Directors Report/Information

1. Financial Report---Mr. Robinson reviewed the April 2026 financials that was submitted by HSA. Total income received for the month of April was \$194,330.75 with expenses coming in at \$215,473.48. The agency had a loss for the month in the amount of **(\$21,142.73)**. Year to date the agency is at a positive of \$61,982.47

Section 8 Financials

The housing authority Section 8 program administrative Project fund balance is currently at \$32,551.00. HAP paid out to the landlords for the month was \$25,664.00

2. Public Housing

Ms. Howard presented the Public Housing Report for the month of May 2026. **Total units leased for the month of May 2026 is 288 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 May 2026.

- A Total of 45 families receiving Section 8 voucher assistance for the month of May 2026
- 36 families are currently on the Section 8 waiting list
- (3) families are still ported out to Houma, Raceland and Houston, Tx.

Attorney Duffy stated that before he came to the meeting, he was able to have a meeting with Mayor Dragna in reference to the current status of the agency. He appreciates the current relationship with the agency. Attorney Duffy stated that he was also was able to ask the mayor on what the city uses to receive collections from City residents who leave the city owing utilities. The mayor stated that the State has a program the that housing authority should check in to in reference to the high write-offs that the agency has been incurring over the last 5 years. The board went into the discussion and authorized Mr. Robinson to get more information from the mayor secretary on the collection process to present at the June board meeting.

Motion by: Commissioner D. Nicholas
Commissioner M. Girior

That the Board approve the Directors report be approved as submitted

Call Vote: Commissioner Butler Yes
Commissioner Girior Yes
Commissioner D. Nicholas

(Motion Passed)

VI. Adjournment

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

Call Vote: Commissioner Butler Yes
Commissioner Girior Yes
Commissioner Nicholas Yes