

The regular board meeting of Commissioners of the Morgan City Housing Authority was called to order at 4:00 pm on Thursday, August 27, 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.
Mike Girior
Donald Nicholas
Attorney Robert Duffy
Clarence Robinson, Jr.
Kimberly Howard
Julian Johnson
Demita Young

Absent

Lettia Butler
Timothy Matthews

Approval of Regular Meeting Minutes:

To approve the Regular Meeting Minutes from July 23, 2026

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

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

Call vote: Commissioner Griffin
Commissioner Girior
Commissioner Nicholas

(Motion Passed)

III. Old Business-None

IV. New Business

1. Resolution #2026-501- Review and Approval to Write Off Uncollectable Rent for the month of July 2026

Mr. Robinson informed the board members that we had a total of \$4,339.96 of uncollectable rent to write off for the month of July. This month was another month where we had residents just move out without notice. A total of 7 residents was included in this amount. The individuals will be submitted to the La. Department of Revenue and the HUD EIV system.

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

That the board write off the uncollectable rent in the amount of \$4,339.96 for the month of July 2026

Call vote:

**Commissioner Griffin
Commissioner Girior
Commissioner Nicholas**

(Motion Passed)

2. Resolution #2026-502-Review and Approval of the Agency 2026-2027 Operating Budget and Section 8 Program for the Morgan City Housing Authority

Mr. Robinson reviewed the submitted budget to the board members for the agency upcoming budget starting October 2026. The budget shows a quick ratio of a25/25 for the financial scoring by HUD. Total income for the year is budgeted at \$2,504,248.00. Expenses are projected at \$2,543,069.00. We are projected at loss of (\$38,821.00). The estimated reserves for the agency end of the noted fiscal year is at 7.13 months. The Section 8 budget is showing a slight decrease in funding of about \$1,076.00. This is a est. due to know knowing how HUD will fund the agency in the coming year. The budget is showing an actual surplus of \$3,208.81. profit at the end of the year. No additional questions were presented.

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

That the board approve the Agency 2026-2027 Operating Budget and Section 8 Program for the Morgan City Housing Authority

(Motion Passed)

3. Resolution #2026-503-Review and Approval to Award the Contract to Install Combination Smoke/Carbon Monoxide Detectors for the Morgan City Housing Authority.

Each of the commissioners received a bid report that was submitted by Firmin Architects for the smoke detector install for Brownell Homes and Jacquet. The report was submitted for the flat units only. The two-story units will be submitted on the next job due to the amount of wiring that is needed for the unit. The agency received (3) bids. Hebert's Construction, Kidder Inc. and 3 Tees Construction. The per unit cost was submitted for 1-, 2-, and 3-bedroom cost breakdown by each contractor. After reviewing the bids submitted, Hebert's Construction came in with the lowest cost per unit size. **(See the attached bid report).**

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

That the board approve the Installation of the Owner furnished Smoke/CO Detectors contract to Hebert's Construction.

(Motion Passed)

4. Resolution #2026-504-Review and Approval to Write off Annotated Assets for the Morgan City Housing Authority

Mr. Robinson stated that the agency had (8) Refrigerators and (6) Stoves to be written off. All of the parts that can be salvaged from the appliance that have been written has been removed.

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

That the board approve to write off the (8) Refrigerators and (6) Stoves for the agency

(Motion Passed)

Directors Report

1. Financial Report----Mr. Robinson presented the July 2026 Financials that was submitted by HSA. The Low-Rent had a total income for the in the amount of \$301,999.60 with Expenses coming in at \$228,917.28. The agency had a profit for the month in the amount of \$73,082.32. We are still at a positive for budget in the amount of \$3,380.00

Section 8 program had expense paid to the landlords in the amount of \$26,308.00. Voucher reserves for the end of July came in at \$5,489.80. Administrative reserves is currently at \$45,562.08.

Mr. Robinson stated that when the financial are received he would email them to everyone before the close of the month of July.

2. Public Housing

Ms. Howard presented the Public Housing Report for the month of August 2026. **Total units leased for the month of August 2026 is 280 out a total of 293 unit. Total lease up is at 96%.**

3. Section 8 Report

Mr. Johnson presented the Section 8 report with actual lease up for the month of August 2026.

- A Total of 43 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.
- (2) families are still ported out to Houma and Baton Rouge
- (1) Resident was absorbed at the Lafourche HA and (1) resident passed away who was on the program in Houston, Tx.

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

That the board approve the Director Report and information

(Motion Passed)

**Call vote: Commissioner Griffin
Commissioner Girior
Commissioner Nicholas**

(Motion Passed)

VI. Adjournment

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

**Call vote: Commissioner Griffin
Commissioner Girior
Commissioner Nicholas**

(Motion Passed)