

The Regular Board of Commissioners of the Morgan City Housing Authority was called to order at 4:05 pm on Thursday, September 24, 2026 by Board Chairman Mark Griffin, Jr. at the MLK Center Board Room

I. Opening Prayer

II. Roll Call

Mark Griffin, Jr.

Letitia Butler

Donald Nicholas

Present

Attorney Robert Duffy

Clarence Robinson, Jr.

Kimbely Howard

Demita Young

Julian Johnson

Rennata Clark-Resident from 208 Mallard Street—Ms. Clark wanted to speak at the meeting but was informed that she must have requested to be on the agenda.

Absent

Mike Girior

Timothy Matthews

III. Review and Approval of the August 27, 2026 Meeting Minutes

To approve the regular Meeting Minutes from August 27, 2026

Motion by: Commissioner D. Nicholas

Second by: Commissioner L. Butler

That the meeting minutes from August 2th 2026 be approved as presented with correction that Ms. Butler last name be corrected from Griffin on all of the submitted meeting minutes.

Call vote: Commissioner Griffin

Commissioner Butler

Commissioner Nicholas

Motion passed

IV. Old Business---None

V. New Business

1. Resolution #2026-504-Reivew and Approval to Write Off Uncollectable Rent for August 2026

Mr. Robinson stated that two resident rents that needed to be written off due to non-payment for the month of August. Each commissioner was given the reported amounts with the unit location for each of the noted residents.

Motion by: Commissioner L. Butler

Second by: Commissioner D. Nicholas

That the uncollectable rent for the month of August 2026 in the amount of \$1,226.1 be written off.

Call vote: Commissioner Griffin

Commissioner Butler

Commissioner Nicholas

Motion passed

2. Resolution #2026-505-Approval to Award the Contract to Perform work at the Windstorm damaged unit at 297 Mallard Street.

Mr. Robinson informed the board that noted project had been advertised due to the Amount of damaged that occurred at the unit in June 2026. Three contractors were Submitted bid packets, with only two of them actually bidding. **(The bid report is noted in the board meeting packets)**. Hebert's Construction was the lowest responsible bidder in the amount of \$46,350.00.

Motion by: Commissioner D. Nicholas

Second by: Commissioner L. Butler

That the board award the Windstorm Damage project at 297 Mallard Street to Hebert Construction.

Call vote: Commissioner Griffin

Commissioner Butler

Commissioner Nicholas

Motion passed

3. Resolution #2026-506-Approval of the Housing Authority Low Rent Utility Allowance

The board members were able to review the submitted utility study that was conducted by RKBS Consultant due to the change in gas prices and electricity usage for the last two year. The

Study was completed with the rates that the City of Morgan City currently use to determine the New rate amounts. It was determined that the rates would increase more than 10% overall which Will require the agency to adopt the new rate amount. If approved, the residents will be informed of The noted changes with the effective date of use will be for the month of November 2026.

Motion by: Commissioner L. Butler

Second by: Commissioner D. Nicholas

That the board approve the updated utility allowance schedule for the agency effective November 2026.

Call vote: Commissioner Griffin

Commissioner Butler

Commissioner Nicholas

Motion passed

4. Resolution #2026-507-Review of the CAMO Lawn Service Contract due to change in the economy.

Mr. Robinson stated he had received an email from Mr. Seth Billiot the owner of CAMO Cutters requesting an increase in the contract for the lawn service monthly payment. In the letter Mr. Billiot stated that due to the amount of gas and insurance it is a must that he requests the increase. Ms. Butler stated asked if we gave Camo an increase last year when the cost of gas went up and the board approved the increase. Ms. Butler asked that if each time that something change, will we have to give an increase? Commissioner Griffin stated that the increase would total an additional \$3900.00. Mr. Robinson stated that this is the last year in the current contract with it expiring in September 2027. The Commissioners made a decision to table the matter and asked that Mr. Robinson send a letter to Camo requesting the review of the current contract, was the last increase over 10% and if two increases are allowed in the same contract period. The matter will be discussed at the October board meeting.

It was motioned by Commissioner Butler and 2nd by Commissioner Nicholas that the Camo increase be table for more information and placed on the October board meeting agenda.

Call vote: Commissioner Griffin

Commissioner Butler

Commissioner Nicholas

Motion passed

VI. Directors Report

- **Monthly Financials**-Mr. Robinson went over the financials that was submitted by HAS for the month of July and August. Total income for the month of August was \$205,252.12 with expenses coming in at \$218,973.78. The agency had a loss for the month in the amount of (\$13,721.66). Year to date the budget is at \$146,566.40 with the year to date actual at \$142,848.40. The Section 8 HAP expenses for the month was \$24,098.00 with a total revenue of \$26,056.00. The current Section 8 administrative reserves are \$37,626.86.
- Mr. Robinson informed the board that the agency only CD had come up for maturity again. 6-month CD current rate is at 2% with prior interest credited at \$886.70. Current balance is now \$88,834.74. The agency has made \$8,834.74 since the CD was purchased in 2024.
- **Debit Recovery Report**-Mr. Robinson stated that the first batch of uncollectable rent for this fiscal year has been mailed out for debit recovery for the residents in question. The first group of letters have a 60 day wait period then on the 61st date the last 30-day letter is mailed. After the 30 days if any of the past residents haven't come in to pay the owed debit, the names will be uploaded to the Louisiana Dept. of Revenue collections department.
- **Public Housing Report**-Ms. Howard presented the Public Housing Report
 - Current leased unit for September---283 out of 2923
 - Occupancy Rate: 97%
 - Tenant repayment for the month: \$87.98
 - Recertifications for the month: 18
 - Total move-ins for the month: 4
 - Total move-outs for the month: 1
- **Section 8 Report**-Mr. Johson presented the Section 8 Report
 - 4 families being assisted for the month of September
 - 2 families currently ported out to Houma and Baton Rouge, LA.
 - 36 families are currently on the waiting list
 - Total number of recertifications for the month: 4

****Mr. Robinson stated that he needs to sharing a matter on the record as it related to a matter concerning a resident who is currently at the meeting. He could not discuss the matter openly because a complaint had been filed by the resident and it was currently under review. He did state that Councilman Ron Bias had given the HUD field representative personal cell phone number to report him for not doing his job effective. In the same week, Councilman Bias gave the HUD representative number out again to another resident to report Mr. Robinson for not clearing up resident complaints that is called in to the office. Mr. Robinson stated that every resident call has been handled properly and submitted to the HUD office in a timely manner. Mr. Bias has been doing these types of things since he has been at the agency for 13 years and it is enough. Mr. Robinson stated that he will take legal action against Councilman Bias if this matter persists.

It was motioned by Commissioner Butler and 2nd by Commissioner Nicholas that the board approve the Directors report

Call vote: Commissioner Griffin

Commissioner Butler

Commissioner Nicholas

Motion passed

VII. Motion to adjourn

It was motioned by Commissioner Butler and 2nd by Commissioner Nicholas that the meeting be adjourned

Call vote: Commissioner Griffin

Commissioner Butler

Commissioner Nicholas

Motion passed