

**Minutes of Meeting of The  
Housing Authority of the City of Galveston, Texas  
Island Community Center – Community Room  
4700 Broadway, Galveston, TX 77551  
November 7, 2011; 5:00 P.M.**

**The Board of Commissioners of the Housing Authority of the City of Galveston, Texas (GHA) met as stated above. Vice-Chair Dennis called the meeting to order at 5:22 p.m. and declared a quorum was present. He further clarified that the meeting was duly posted. The following commissioners were noted present: James Dennis, Vice-Chairperson; Tom LaRue; Betty Massey; Teresa Banuelos.**

**Commissioners Absent:       None**

**Others Present:               Mona Purgason, Interim Executive Director  
Robert Bastien, Legal Counsel**

**Approval of Minutes from October 11, 2011**

**Commissioner Massey moved to approve the minutes from October 11, 2011 and Commissioner LaRue seconded. The approval was unanimous.**

**Financial Statements**

**BIL Bruney, Finance Director, stated that the format of the Finance Reports has been changed due to a request by the Finance Committee, and the Consolidated Financial Statement would now be provided. He presented highlights from the Consolidated Income Sheet for Funds 20-59.**

**The total operating revenue Year-To-Date is \$7,425,710. The total operating expense is \$7,355,790 leaving a residual of \$69,920. The Consolidated Sundry Details for Funds 20-59 shows a total of expenses of \$232,563.74. The Statement of Net Assets shows Total Assets of \$47,005,561. In addition there is a statement of the checks issued between 9-1-11 and 9-30-11, in descending order. The biggest check for the month of September was to Guaranteed Builders Inc for \$284,649.12 and the smallest was to West End Cycle Co. for \$14.25. Commissioner Massey asked if the checks for GRACE are included, and Mr. Bruney stated they are included in this check report.**

**Commissioner Massey asked if the landlord checks are included, and Mr. Bruney stated landlord checks are not included in this report, as this report is only operating checks. Landlord checks are on another report, which is available to the Commissioners via the web site. The VMS Report is the report that GHA provides to the Financial Management Center on a monthly basis, and it details the whole project and total number of units for each section.**

Commissioner Massey stated that the new financial report makes sense and tells her what she needs to know. She congratulated the Finance staff and the Finance Committee for their work. Commissioner LaRue stated that the financial statements that are available to the Commissioners online will provide them with a way to look at the statements and answer some of the questions they may have before the meetings.

Commissioner LaRue gave a brief synopsis of the work the Finance Committee has done so far, including assembling a contract book and assessing the auditor. He also stated that they have been reviewing the contract with Family Service Center, the automobile fleet needs, and an RFP for bank services. Commissioner Banuelos stated that being part of the Finance Committee is very informative and she appreciates working together and generating ideas.

#### Acceptance of Commissioner Resignation

Vice-Chair Dennis stated that the Board had accepted the resignation of the Board Chair, Paula Neff, and that he would miss Paula Neff's contribution to the Board; however, the work will continue. Commissioner Massey echoed Vice-Chair Dennis' sentiments and asked if Ms. Neff would be willing to come back for a Board meeting so that the Board may formally thank her for her time on the Board. The Board agreed to do so via Mona Purgason.

#### Board Elections

Vice-Chair Dennis asked for nominations to fill the vacant position of Chairperson for the Board of Commissioners. Commissioner Banuelos nominated Commissioner Massey, and Commissioner LaRue seconded. The Board then voted unanimously to appoint Commissioner Massey as the Board Chairperson.

#### Resolutions – Approval of

**Resolution #2579 – Approval to Adopt a Master Plan for GHA's Mixed Income Initiative –** Deyna Sims-Hobdy, Director of Development and Real Estate, explained that GHA's Master Developer, McCormack Baron Salazar (MBS), has been procured to implement a master plan to incorporate between 282 and 479 public housing units in Mixed-Income communities. MBS has spent the last two months meeting with the Galveston community and the third-party consultants, and they have provided the Master Plan that is before the Board. The resolution will now add the phrase "subject to refinement of the bedroom mix."

Commissioner LaRue made a motion, and Commissioner Banuelos seconded for discussion. Commissioner LaRue clarified that the Development team would be coming back before the Board with some adjustments to the bedroom mix for additional action by the Board. Ms. Sims-Hobdy stated that this subject would be addressed in the next Development Committee meeting.

The following vote was recorded:

**AYES: Massey, Dennis, LaRue, Banuelos**  
**Abstentions: None**

**NAYS: None**  
**Absences: None**

The resolution passed unanimously.

The Board adjourned into Executive Session at 5:40 p.m. and reconvened into the open meeting at 7:23 p.m.

**Resolution #2578 – Approval Of Authorizing The Interim Executive Director Or Designee To Negotiate And Execute An Agreement Between The City Of Galveston And The Housing Authority Of The City Of Galveston, Texas (GHA) To Administer A Sub-Recipient Agreement For The Development Of Public Housing – Commissioner LaRue made a motion to discuss, seconded by Vice-Chair Dennis. Toni Jackson, Legal Counsel, stated that the City of Galveston had provided GHA with a Sub-Recipient agreement, and GHA had returned it to the City with comments; to her knowledge, the City has provided it to their Council members without the GHA comments; therefore the staff’s and consultant’s recommendation is to add language specifying that the comments made by GHA are included in the document.**

The following vote was recorded:

<b>AYES: Massey, Dennis, LaRue, Banuelos</b>	<b>NAYS: None</b>
<b>Abstentions: None</b>	<b>Absences: None</b>

The resolution passed unanimously.

**Resolution #2577 – Authorizing The Interim Executive Director Or Designee To Enter Into Option Agreements For The Purchase Of Certain Properties Within The City Of Galveston For The Scattered Sites Initiative – Samson Babalola, Manager of Development, stated that the eight properties being considered were presented to the Commissioners in Executive Session. Commissioner LaRue made a motion to approve, and Vice-Chair Dennis seconded.**

The following vote was recorded:

<b>AYES: Massey, Dennis, LaRue, Banuelos</b>	<b>NAYS: None</b>
<b>Abstentions: None</b>	<b>Absences: None</b>

The resolution passed unanimously.

The meeting was adjourned at 7:25 p.m.

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