

**Minutes of Special Meeting of The
Housing Authority of the City of Galveston, Texas
Island Community Center – Community Room
4700 Broadway, Galveston, TX 77551
December 19, 2011; 10:00 A.M.**

The Board of Commissioners of the Housing Authority of the City of Galveston, Texas (GHA) met as stated above. Chairperson Massey called the special meeting to order at 10:02 a.m. and declared a quorum was present. She further clarified that the meeting was duly posted. The following commissioners were noted present: Betty Massey, Chairperson; James Dennis, Vice-Chairperson; Tom LaRue; and Teresa Banuelos.

Commissioners Absent: None

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

Chairperson Massey stated that Commissioner Temple was on his way and would be present for the remainder of the meeting.

The Board adjourned into Executive Session at 10:05 a.m., and reconvened into the public meeting at 1:35 p.m. Commissioner Temple was noted present.

Chairperson Massey stated that Resolution #2588 would be withdrawn due to the fact that an RFP is currently out for legal services.

Resolutions – Approval of

#2587 – Authorizing the Submittal of the Public Housing Activities Application for Round 1 Community Development Block Grant (CDBG) Disaster Funds – Deyna Sims-Hobdy, Director of Development, stated that the Houston-Galveston Area Council (HGAC) would be meeting on December 20, 2011 to approve the allocation to GHA of \$25 million that was recaptured from the City of Galveston. The Application is the same as the one that was required for the Round 2.2 CDBG Disaster Funds. She further stated that the information that GHA included in the previously submitted Round 2.2 Application is the same as the Round 1 Application, as are the Exhibits.

Commissioner Temple asked if the concerns that the Commissioners had about some of the language in the Round 2.2 Application had also been addressed in the Round 1 Application, and Ms. Sims-Hobdy indicated that they had.

Commissioner Banuelos asked if the Application would be submitted prior to the December 23 deadline, and Ms. Sims-Hobdy indicated that the staff planned to submit it December 20.

Commissioner LaRue moved approval, and Vice-Chair Dennis seconded.

The following vote was recorded:

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

NAYS: None
Absences: None

Chairperson Massey stated that the Round 1 CDBG Funding has been the subject of two public hearings, and she thanked Mr. Miller, Mr. MacIntyre, Ms. Murrell and Mr. Compian for attending the hearings and speaking in favor of the allocation of funds to GHA for the construction of public housing. December 20 is the HGAC Board Meeting. She further thanked Commissioner Temple for attending the hearing as well.

#2589 – Approval of Authorizing the Interim Executive Director to Submit a Site Acquisition Proposal to the Department of Housing and Urban Development – Samson Babalola, Development Manager, stated that this is the first of several steps in the process of receiving approvals for the Scattered Sites Initiative. The contents of the proposal include the justification on the reason for this approach, site plans and information, copies of the option agreements, appraisals, and various environmental reviews. He further stated that the next steps are to issue notices and post signs at the proposed sites and hold a public hearing 30 days after that.

Chairperson Massey stated that she understood from the Development Committee meeting that letters would go out to everyone within a quarter mile of each site, a sign would be physically posted on every site, and then 30 days after the signs go up, the public hearing can be held. Chairperson Massey asked when the signs are anticipated to go up, and Mr. Babalola stated after the first of the year (2012).

Vice-Chair Dennis moved for approval, and Commissioner Temple seconded.

The following vote was recorded:

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

NAYS: None
Absences: None

#2590 – Approval to Amend the Master Development Services Agreement – Deyna Sims-Hobdy stated that GHA entered into a Master Developer Services Agreement in August 2011. The scope of work for that agreement included the delivery of the Master Development Plan, and that agreement anticipated that GHA and McCormack Baron Salazar would have entered into a Master Developer Agreement by December 31, 2011, however, that is not going to happen given the Holiday schedule and continued negotiations. She further stated that GHA wants to amend the agreement to allow GHA and MBS to continue negotiating and for MBS to continue moving forward with predevelopment activities for the first two phases that will include the tax credit applications.

Chairperson Massey suggested two amendments to the amendment: That the Master Development Agreement be executed by March 1, 2012; and that GHA be explicit in the extension on the delivery/submission of the two tax credit applications.

Commissioner LaRue moved approval with changes noted, and Vice-Chair Dennis seconded.

The following vote was recorded:

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

NAYS: None
Absences: None

#2591 – Appointment of Dr. Jeff Temple to G.R.A.C.E. Board of Directors – Robert Bastien, Legal Counsel, stated that several months ago, the current GHA Board (as it was comprised at that time) voted to appoint itself as the Board for G.R.A.C.E. Paula Neff has since left GHA Board, and thus it is necessary to declare her position on the G.R.A.C.E. Board vacant and appoint Dr. Temple as her replacement. He further stated that there are two blanks on the resolution that should be filled in with Dr. Temple's name and the term ending date of June 30, 2012 so as to be consistent with the other appointments.

Vice-Chair Dennis moved for approval, and Commissioner LaRue seconded.

The following vote was recorded:

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

NAYS: None
Absences: None

Public Comments

David Miller, President of the NAACP, stated that he had previously spoken with the Interim Executive Director on an issue, and had spoken with her just before the meeting. He further stated that he had confidence that the Interim Executive Director would address it, and he wanted to make the Board aware that he had spoken to her.

Commissioners' Comments

Chairperson Massey stated that this would be the last GHA Board Meeting of 2011, and that the Board would meet in early 2012, either January 6 or January 9. She further stated that on behalf of the GHA Board, she wished everyone Happy Holidays and a Happy New Year.

Committee Reports

Deyna Sims-Hobdy stated that the Human Capital Committee is currently reviewing the draft Human Capital Plan and Budget delivered by MBS. The Health and Human Services Subcommittee of the Community Task Force is reviewing the document and will meet on December 21 to give their initial feedback to Urban Strategies.

Commissioner Banuelos asked if the early January meeting would be a regular meeting or a special meeting. Chairperson Massey indicated it would be a special meeting and that a regular meeting would be held at the end of January.

The meeting was adjourned at 1:55 p.m.

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