

JJ to MP

Mona Purgason

From: Joseph Jaworski [JoeJaws@jlawfirm.com]
Sent: Thursday, April 12, 2012 11:11 AM
To: Clover Nuetzmann
Cc: 'Mona Purgason'; 'Stanley Lowe'
Subject: Re: City Council Workshop Agenda

I have no idea what is in the minds of the councilmembers who put this on agenda. No one has discussed with me. As far as i know no one is expecting you to attend.

Joe Jaworski
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(409) 763-0552/fax
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From: Clover Nuetzmann <cdn@cityofgalveston.org>
Date: Thu, 12 Apr 2012 09:59:21 -0500
To: Joseph Jaworski <JoeJaws@jlawfirm.com>;
Joe Jaworski <joejaworski@cityofgalveston.org> <JoeJaworski@cityofgalveston.org>
Cc: 'Mona Purgason' <mpurgason@cityofgalveston.org>; 'Stanley Lowe' <stanley.lowe@cityofgalveston.org>
Subject: City Council Workshop Agenda

I note Item 16- D on your Workshop Agenda for this morning. I was not officially notified or requested to come speak. We are not in any official negotiations with the City regarding Sandpiper Cove. Therefore, I cannot appear regarding this issue.

Please advise.

Thank you,

Stanley A. Lowe
Executive Director

By
Clover Nuetzmann
Executive Assistant

Mona Purgason

From: Joseph Jaworski [JoeJaworski@jlawfirm.com]
Sent: Friday, January 20, 2012 4:40 PM
To: Mona Purgason
Cc: 'Betty massey'
Subject: RE: GOP Offers Council Candidates a Private Briefing!

Thank you

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From: Mona Purgason [mailto:mona.purgason@ghatx.org]
Sent: Friday, January 20, 2012 4:38 PM
To: Joseph Jaworski
Cc: 'Betty massey'
Subject: FW: GOP Offers Council Candidates a Private Briefing!

It looks like you are already aware, but just FYI.

Mona

From: Pringle, Edward L [mailto:Edward.Pringle@hhs.gov]
Sent: Friday, January 20, 2012 4:34 PM
To: 'Mona Purgason'; Rodriguez, Dan
Cc: 'Betty massey'; 'bettymassey@ghatx.org'
Subject: RE: GOP Offers Council Candidates a Private Briefing!

Thanks for the invite. I sent a message to the Mayor that both I and Dan Rodriguez would attend the GHA Seminar on Tuesday, January 24, 2011, 5:30pm – 7:30pm at the GHA building. We will explain HUD programs and processes. We allow local governments and Housing Authorities to run their own programs with some HUD oversight. We will explain that HUD does not dictate the role of the governing authorities in running their programs to make their citizens safe.

Edward L. Pringle, Jr., PhD

Field Office Director
U.S. Department of Housing and Urban Development
Field Policy and Management
1301 Fannin Street, Suite 2200
Houston, Texas 77002
713-718-3103 (Phone)
713-718-3223 (Fax)

From: Mona Purgason [mailto:mona.purgason@gndtx.org]
Sent: Friday, January 20, 2012 1:57 PM
To: Pringle, Edward L; Rodriguez, Dan
Cc: 'Betty massey'; [mailto:betty.massey@ymca.org]
Subject: FW: GOGP Offers Council Candidates a Private Briefing!

Dr. Pringle,

Please see the data below. As you may remember, Paula Neff is our former board chair.

This email blast sent out by GOGP is in response to some training GHA offered to provide for candidates who will be running for public office on housing 101—just the basics on subsidized housing. We did not plan to spend a great deal of time on the development component as that is information that is routinely discussed.

Is there any training that HUD can do to address the accusations that GHA is violating HUD and fair housing guidelines?

Thank you,
Mona Purgason

From: Paula Neff [mailto:paulanef@hotmail.com]
Sent: Friday, January 20, 2012 11:43 AM
To: Mona P.
Subject: FW: GOGP Offers Council Candidates a Private Briefing!

You should get Dr. Pringle from HUD or someone from HUD to do training to shut down this myth that we are violating HUD guidelines... my two cents.

From: [mailto:gogp@att.net]
To: [mailto:gogp@att.net]
Subject: GOGP Offers Council Candidates a Private Briefing!
Date: Fri, 20 Jan 2012 11:25:16 -0600

<http://www.galvestonogp.org/GHA/PressRelease-PrivateBriefing.pdf>



Galveston Open Government Project

A Government Watchdog Group

~~gogp@att.net~~

Office ~~409 621 2099~~

<http://www.GalvestonOGP.org>

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If you have received this communication in error, please destroy all copies of this message and any attachments and notify the sender immediately.

Thank you.

Mona Purgason

From: Joseph Jaworski [JoeJaworski@jlawfirm.com]
Sent: Thursday, January 19, 2012 11:37 AM
To: 'Mona Purgason'; Felice Ross
Subject: Re: AFFH Training

Hey that sounds like something i'd like to attend. Is gha paying for galveston elected officials or shall i ask city secretary for the funds? Thx! Felice please calendar.

Joe Jaworski

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From: Mona Purgason <[redacted]@cityofgalveston.org>
Date: Thu, 19 Jan 2012 11:26:41 -0600
To: Joejaworski@cityofgalveston.org <Joejaworski@cityofgalveston.org>
Subject: FW: AFFH Training

Mayor Jaworski,

Just an FYI on our AFFH training next Friday.

Mona

From: Melinda Oliver [mailto:[\[redacted\]@cityofgalveston.org](mailto:[redacted]@cityofgalveston.org)]
Sent: Thursday, January 19, 2012 11:07 AM
To: Mona Purgason
Subject: FW: AFFH Training

From: Melinda Oliver [mailto:[\[redacted\]@cityofgalveston.org](mailto:[redacted]@cityofgalveston.org)]
Sent: Thursday, January 05, 2012 10:08 AM
To: 'patrick.ols@cityofgalveston.org'
Subject: AFFH Training

Please find attached an invitation regarding AFFH training to be held at GHA on January 27, 2012.

Thank you,

Melinda Oliver
Procurement Manager
Galveston Housing Authority
(409) 765-1998

Mona Purgason

From: Joseph Jaworski [Joe [REDACTED]@jaworskilawfirm.com]
Sent: Tuesday, January 17, 2012 3:01 PM
To: Joseph Jaworski; David Callender; Kelly de Schaun; CRAIG BROWN; Betty massey; Mona; Thomas H. Muehlenbeck; Eric Wilson; Barbara Crews; roland.bassett@comcast.net; scernak@portofgalveston.com; Elizabeth Beeton; Rusty Legg; Jeffrey Sjostrom; Johnny Smecca; William A. "Bill" Ross Jr.; Barry Goodman; Joe Rozier
Cc: gspagnola@galvestonchamber.com; tedf@farrermarine.com; Douglas Godinich; Nellie De La Fuente; Brad Richey; Dwayne Jones; williamcbe@att.net; Amanda Casanova; Heber Taylor
Subject: RE: Meeting of Interested Stakeholders in greater Downtown UTMB Corridor January 18, 2012 1:30 pm

Folks : Order of presentation will be (1): City of Galveston; (2) UTMB Health; (3) Galveston Housing Authority; (4) Port of Galveston; (5) Mitchell Historic Properties; (6) The Goodman Corp. (Liveable Communities); (7) GEDP; (8) Historic Downtown Strand Seaport Partnership and Liveable Centers Group; (9) Park Board of Trustees. We will have a relaxed format. I invited the Daily News, East End Historic District, Council members Beeton and Legg, Ted Farmer, Dwayne Jones, Gina Spagnola. Looking forward to seeing you. Joe

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www.jaworskilawfirm.com

From: Joseph Jaworski
Sent: Monday, January 16, 2012 4:01 PM
To: Joseph Jaworski; 'David Callender'; 'Kelly de Schaun'; 'CRAIG BROWN'; 'Betty massey'; 'Mona'; 'Thomas H. Muehlenbeck'; 'Eric Wilson'; 'Barbara Crews'; 'roland.bassett@comcast.net'; 'scernak@portofgalveston.com'; 'David Schuler'; 'Elizabeth Beeton'; 'Rusty Legg'; 'Jeffrey Sjostrom'; 'Johnny Smecca'; 'William A. "Bill" Ross Jr.'; 'Barry Goodman'; 'Joe Rozier'
Cc: gspagnola@galvestonchamber.com; 'tedf@farrermarine.com'; Douglas Godinich; Nellie De La Fuente; 'Brad Richey'
Subject: RE: Meeting of Interested Stakeholders in greater Downtown UTMB Corridor January 18, 2012 1:30 pm

Reminder of stakeholder meeting this week on Wednesday Jan 18 at 1:30 pm at City Hall, Room 204, second floor. I have received rsvps from Bill Ross (Mitchell), Kelly de Schaun (Park Board), Jeff Sjostrum (GEDP), Barbara Crews (Downtown and Liveable Communities), Tom Muehlenbeck (City of Galveston), Betty Massey (GHA). Would like to hear from Port of Galveston, The Goodman Corp. Invited but not expected to discuss plans are interested stakeholders Farmer's Marine and east End Historical District Association. If I've left out any stakeholders in your opinion let me know asap by return email. Thanks, Joe

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www.jlaworskilawfirm.com

From: Joseph Jaworski
Sent: Tuesday, January 03, 2012 6:18 PM
To: David Callender; Kelly de Schaun; 'CRAIG BROWN'; Betty massey; Mona; Thomas H. Muehlenbeck; Eric Wilson; 'Barbara Crews'; 'roland.bassett@comcast.net'; 'scernak@portofgalveston.com'; 'David Schuler'; Elizabeth Beeton; Rusty Legg; Jeffrey Sjostrom; Johnny Smecca; William A. "Bill" Ross Jr.; 'Barry Goodman'; Joe Rozier
Subject: Meeting of Interested Stakeholders in greater Downtown UTMB Corridor January 18, 2012 1:30 pm

Ladies and Gentlemen – I, and UTMB President David Callender, invite you to attend a meeting of interested stakeholders in the greater Downtown/UTMB corridor. I'm loosely identifying the corridor as running between 29th on the west and 6th on the east, and Ball St. on the south and Galveston Harbor on the north. The meeting will take place at 1:30 pm on Wednesday January 18, 2012 at Galveston City Hall Room 204. If we need extra space we can use Council Chambers. This is not a City Council meeting; it will not be televised. I offer City Hall as a meeting space only because it is a neutral site and it is free.

The purpose of the meeting is to share information of various stakeholders' plans for the corridor: Invited presenters will be The City, UTMB, GHA, The Port, The Park Board, GEDP. This is not intended to be a visioning session; rather this is an opportunity for each institution or organization with actual plans to develop in this area to share an update with other interested stakeholders. My suggestion is to ask each of the identified organizations above to discuss what plans exist (for example, the City would discuss infrastructure improvements; the Port would discuss the parking garage plan and other improvements, UTMB would discuss its plans, etc...). The format would be for each entity to have roughly ten minutes to inform the group representatives of its plan(s) and then interested stakeholders could ask some clarifying questions if desired; then we move to the next stakeholder. We would be done by 3:30 pm - 4 pm latest. The purpose is not to "stand and defend" but to share and absorb in order to advise each stakeholder of the other stakeholders' plans, and to identify potential opportunities for synchronicity in planning. No one stakeholder takes priority over another. All are equal in this meeting. I will circulate an agenda; an order of presentation. We will have powerpoint and other technology available if you desire to use it, but that is not required.

As you can see I have also copied various non-governmental organizations: Mitchell Historic Properties, Goodman Corp., East End Neighborhood Association. This is an open meeting for sure; but it is intended to be relaxed and informative. I hope it will lead to a productive information sharing session. I hope it will lead to collaboration. Let me know if I have left any organization out that you feel ought to attend as well. Please call me on cell (409) 771-7199 or email me with any questions. Thank you and Happy New year! Mayor Joe Jaworski

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Mona Purgason

From: Joseph Jaworski [JoeJaws@jlawfirm.com]
Sent: Monday, January 16, 2012 4:01 PM
To: Joseph Jaworski; David Callender; Kelly de Schaun; CRAIG BROWN; Betty massey; Mona; Thomas H. Muehlenbeck; Eric Wilson; Barbara Crews; roland.bassett@comcast.net; scernak@portofgalveston.com; David Schuler; Elizabeth Beeton; Rusty Legg; Jeffrey Sjoström; Johnny Smecca; William A. "Bill" Ross Jr.; Barry Goodman; Joe Rozier
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Sent: Tuesday, January 03, 2012 6:18 PM
To: David Callender; Kelly de Schaun; 'CRAIG BROWN'; Betty massey; Mona; Thomas H. Muehlenbeck; Eric Wilson; 'Barbara Crews'; 'roland.bassett@comcast.net'; 'scernak@portofgalveston.com'; 'David Schuler'; Elizabeth Beeton; Rusty Legg; Jeffrey Sjoström; Johnny Smecca; William A. "Bill" Ross Jr.; 'Barry Goodman'; Joe Rozier
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Mona Purgason

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To: David Callender; Kelly de Schaun; CRAIG BROWN; Betty massey; Mona; Thomas H. Muehlenbeck; Eric Wilson; Barbara Crews; roland.bassett@comcast.net; scernak@cityofgalveston.com; David Schuler; Elizabeth Beeton; Rusty Legg; Jeffrey Sjostrom; Johnny Smecca; William A. "Bill" Ross Jr.; Barry Goodman; Joe Rozier
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joejaws@jlawfirm.com
www.jlawfirm.com

Mona Purgason

From: Joseph Jaworski [JoeJaws@redacted]
Sent: Friday, December 16, 2011 4:29 PM
To: Alice Law; jdennis@redacted; Robert Bastien
Cc: Deyna Sims-Hobdy; James Dennis; Mona; Samson Babalola; Robin Cross; Sterling Patrick; Thomas H. Muehlenbeck; Joe Jaworski
Subject: RE: HOME Funds Agreement

Thanks very much, Alice!

Joe Jaworski
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www.jaworskilaw.com

From: Alice Law [mailto:LawAl@redacted]
Sent: Friday, December 16, 2011 4:21 PM
To: jdennis@redacted; Robert Bastien
Cc: Deyna Sims-Hobdy; James Dennis; Mona; Samson Babalola; Robin Cross; Sterling Patrick; Thomas H. Muehlenbeck; Joe Jaworski
Subject: RE: HOME Funds Agreement

Mr. Dennis,

The item will not have to go back to Council. Hopefully we can get the Agreements executed within the next week or so.

Thanks,
Alice

From: James M. Dennis [mailto:jdennis@redacted]
Sent: Thursday, December 15, 2011 2:45 PM
To: Alice Law; Robert Bastien
Cc: Deyna Sims-Hobdy; James Dennis; Mona; Samson Babalola; Robin Cross; Sterling Patrick; Thomas H. Muehlenbeck; Joe Jaworski
Subject: Re: HOME Funds Agreement

Ms. Law,

Does this mean that this matter does or does not have to go back to council on January 12? If it does not have to go back to council, how long before the transaction can be complete?

James M. Dennis

From: "Alice Law" <LawAl@redacted>
Date: Thu, 15 Dec 2011 14:38:37 -0600
To: Robert Bastien <reb697376@redacted>

Cc: Deyna Sims-Hobdy<[REDACTED]>; James Dennis<jamesdennis@[REDACTED]>; Mona Purgason<ded@[REDACTED]>; Samson Babalola<adc@[REDACTED]>; Robin Cross<crossrob@[REDACTED]>; Sterling Patrick<PatrickSte@[REDACTED]>; Thomas H. Muehlenbeck<MuehlenbeckTho@[REDACTED]>; Joe Jaworski<JoeJaworski@[REDACTED]>
Subject: RE: HOME Funds Agreement

Mr. Bastien,

Thank you for revising your determination that GHA could not enter into the agreement. I spoke with Robin and verified that you both agreed to this position. This will allow us to work with GHA to get the agreement executed. Since we have received the Scope, Budget and Timeline from GHA now, we will be able to move forward.

Thanks,
Alice T. Law
Assistant Director
Grants & Housing Department
City of Galveston
(409) [REDACTED]
(409) [REDACTED]

From: Robert Bastien [mailto:reb6973@[REDACTED]]
Sent: Thursday, December 15, 2011 1:39 PM
To: Alice Law
Cc: Deyna Sims-Hobdy; James Dennis; Mona Purgason; Samson Babalola; Robin Cross; Sterling Patrick
Subject: HOME Funds Agreement

Ms. Law:

Deyna Sims-Hobdy asked me to respond to your e-mail today to her. The City's legal staff, on October 17, approved a draft of the agreement wherein GHA is primarily responsible for the use of the grant, but the City agrees that the match will be provided by and the work will actually be done for GRACE corporation (on land GRACE acquires). It is my understanding that this solved the problem of having to go back to Council to approve re-allocation of the funds to GRACE (which could probably have long since been done anyway). Please speak with Robin Cross of the City's legal staff on this issue.

ROBERT BASTIEN

Mona Purgason

From: Joseph Jaworski [JoeJaws@redacted]
Sent: Monday, December 12, 2011 2:39 PM
To: Mona Purgason
Subject: RE: [Spam] This release is from Fulbright & Jaworski L. L. P.

Wow! This sounds weird. I'll forward it to my contacts at the firm so they know someone is using their name to spam people!

Joe Jaworski
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joejaws@jlawfirm.com
www.jlawfirm.com

From: Mona Purgason [mailto:ded@redacted]
Sent: Monday, December 12, 2011 9:17 AM
To: Joseph Jaworski
Subject: FW: [Spam] This release is from Fulbright & Jaworski L. L. P.

Joe,

I normally just delete these as they come to my spam folder, but thought I would forward this as just an FYI to you...

Mona

From: Law Firm Lista Cannon [mailto:cannonlist@redacted]
Sent: Friday, December 09, 2011 6:09 AM
To: undisclosed recipients
Subject: [Spam] This release is from Fulbright & Jaworski L. L. P.

This release is from Fulbright & Jaworski L. L. P.

Ref: Information About Your Family Tree - Final Notice!

When someone dies without leaving a will and there's no known relative to inherit, the government receives the money. Unless, a previously unknown distant relative; a descendant from the same ancestor is found within a limited timeframe at the discretion of the treasury department to claim the inheritance as laid out in section 46

of the Administration of Estates Act of 1925.

We are legally empowered to track and reunite unclaimed funds with distant relatives of people who have died without making a will or known next of kin. So after an extensive genealogical research effort, we have traced a dormant term deposit bank account with your family name and the account has a substantial amount of money on it now tagged "unclaimed funds" which you are legally entitled to. The bank is compelled by the laws to hand over the funds (as unclaimed funds) to the government if no claim is made immediately. Apparently, the funds belong to one of your family members who reportedly died intestate some years back leaving behind a substantial amount of money in the bank account unattended.

The money is yours (or your family's), not the bank's or the Government's. It's legally yours on positive proof of your identity being a distant relative of the deceased on forth degree ("statutory legacies"), a descendant from the same ancestor before the bank is compelled by law to hand the money to the government.

Important Note: we have been retained by two senior officials of the bank to administer the estate and reunite you with the dormant account because you have been identified and located as the only suitable heir apparent to the estate with the same last name and our initial consultation is free, it's free but we will charge a contingency fee of 5% of any sum recovered from the bank. Which means you and/or the two bank officials will not pay us a cent unless we recover money for you and you owe it to yourself and your family at least to explore this rare life changing opportunity.

It might interest you to know that every year thousands of people (especially foreigners) die without leaving a will or known next of kin thereby forfeiting so much money to the government as unclaimed estate. There is a time limit at the discretion of the Treasury Department when claiming such inheritance hence the need to act swiftly to reconcile this account.

In a recent news report, "there is currently more than \$30 billion in unclaimed money and with the total of unclaimed money rising faster than people claiming, it is projected that in the year 2020 there could be as much as \$40 billion of unclaimed money. Aging population is adding more significantly to this number". This is what prompted us to locate you and legally empower you to claim the estate before it becomes too late.

In compliance with standard requirements of the federal disclosure and privacy laws which prohibit us from revealing certain privileged information without due process, we intentionally left out certain information which we deemed proprietary at this point and to enable us double-check our record and ensure that you are indeed the addressee of this letter, we need you to reconfirm your information by providing us with your full names (no initial please); passport/Driver's license, your date of birth; your current occupation; contact address and your telephone/fax numbers. Once we reconfirm your information and endorse same appropriately, we shall provide you with all the privileged information/legal documents relating to the deceased customer and his term-deposit account and also will give you guidelines on how we intend to realise this goal without the breach of the law.

We would respectfully request that you treat the content of this letter as privileged and respect the integrity of the information you come by as a result of this correspondence.

Kind regards,
Fulbright & Jaworski
International L.L.P

Mona Purgason

From: Joseph Jaworski [JoeJaws@redacted.com]
Sent: Monday, December 05, 2011 8:57 AM
To: Betty Massey
Cc: Deyna Sims; 'DeGraaf, Julie'; 'Justin Herter'; 'Mona Purgason'; Gina Spagnola; Victor Pierson; 'V.J. Tramonte'
Subject: Re: chamber questions status report

Excellent, Betty. Thank you for taking lead on this valuable questionnaire. Thanks to VJ for initiating the process. I'll add my comments soon, but I would direct all on this string to my article called Galveston's Great Opportunity posted on Guidry's Forum friday. It will address some of the questions, but i will also specifically respond as well. Joe

Joe Jaworski
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(409) 762-6252/fax
(409) 771-5400/cell
joejaws@jlawfirm.com
www.jlawfirm.com

From: Betty massey <[redacted]@galvestonchamber.org>
Date: Mon, 5 Dec 2011 07:53:21 -0600
To: Joseph Jaworski<JoeJaws@redacted.com>
Cc: 'Deyna Sims'<[redacted]@galvestonchamber.org>; 'DeGraaf, Julie'<Julie.DeGraaf@redacted.com>; 'Justin Herter'<pio@redacted.com>; 'ded'<ded@redacted.com>; 'Gina Spagnola'<GSpagnola@redacted.com>; 'Vic Pierson'<vpi@redacted.com>; 'V.J. Tramonte'<vj@redacted.com>
Subject: chamber questions status report

Mayor

GHA is very close to completing our portion of the questions posed to the City of Galveston by the Chamber. I do not know the status of the questions to be answered by others.

It is my intention to provide you and the Chamber the answers to the questions we identified as best answered by GHA before the end of the week. Please let me know if you have any concerns about our progress. We are pleased to be able to be of assistance to the City in responding to the Chamber. Betty

Mona Purgason

From: Joseph Jaworski [JoeJaws@jlawfirm.com]
Sent: Thursday, August 25, 2011 1:32 PM
To: James Dennis; 'Tom LaRue (59)'; paulaneff@ghaty.org; bettymassey@ghaty.org; tbanneker@ghaty.org
Cc: 'Mona Purgason'; Deyna Sims; joejaws@cityofgalveston.org; stanley.lowe@vohca.com
Subject: Re: market analysis

My feeling is to provide the report to the community now as vince bennet promised on aug 11. No need to debate it (though others will for sure); just make it available. Vince will discuss it when public hearing begin soon.

Joe Jaworski
Jaworski Law Firm
305 21st Street, Suite 222
Galveston, TX 77550
(409) [REDACTED]
(409) [REDACTED] fax
(409) [REDACTED] cell
joejaws@jlawfirm.com
www.jlawfirm.com

From: James Dennis <jdennis@ghaty.org>
Date: Thu, 25 Aug 2011 13:20:55 -0500
To: 'Tom LaRue (59)' <Tom.LaRue@cityofgalveston.com>; paulaneff@ghaty.org <paulaneff@ghaty.org>; bettymassey@ghaty.org <bettymassey@ghaty.org>; tbanneker@ghaty.org <tbanneker@ghaty.org>
Cc: 'Mona' <[REDACTED]>; 'Deyna Sims' <[REDACTED]>; joejaws@cityofgalveston.org <joejaws@cityofgalveston.org>; stanley.lowe@vohca.com <stanley.lowe@vohca.com>
Subject: RE: market analysis

Tom,

Although, I would love to hear what Buzz or any of the others have to say, I don't feel that now is the time for us to create the atmosphere to where we will begin a back and forth debate with any of them about their individual properties. I feel we should share our information, but I don't think we should allow ourselves to be distracted at this point and time from our vision. We've been battling for so long it's starting to become a natural reaction to either prepare to defend yourself or in this case attack. I see the Mayor has been included on this email and I'm sure he has or will share this information with city council members which means the landlords and apartment association will receive it from Rusty Legg. I feel that if it's asked for, we should share it, but for now, I don't think it wise to push this issue of why the data doesn't support their argument.

Board,

I feel we need to continue down the path we have started on this past week. We all have our visions to prepare and work on our committees to do. Please don't allow yourself to be distracted.

Staff,

I would like for you to find out how much MBS plans to leverage our \$130 million plus. How much can we really expect? What partners are they bringing in for sure (no guessing, we know who's been there in the past, who's coming to Galveston). Will Whole Foods be one (we need them). The creation of Section 3 retail businesses on Market Street west of 25th street down to 33rd and Market. There are too many more important items we need to focus on right now. Please don't allow yourself to be distracted either.

From: Tom LaRue (59) [mailto:TomLaRue@prosperitybank.com]
Sent: Thursday, August 25, 2011 11:13 AM
To: paulaneff@ghah.org; betty[redacted]; thomas[redacted]; jd[redacted]
Cc: Mona; Deyna Sims; j[redacted]
Subject: FW: market analysis
Importance: High

All

In addition to the market analysis provided by Deyna, I have provided an apartment data analysis that is attached hereto.

My review of both documents, gives me pause to state that I do not think this data reconciles in the least; with the comments coming from landlords and the apartment association.

Is there any reason why this data can not be shared with our critics in order to get their opinions?

I would like to have Buz Elton look at it and give me his response.

Let me know your thoughts.

Tom

Tom C. LaRue - President
Prosperity Bank - Galveston
2424 Market Street
Galveston, Texas 77550
409 [redacted]
409 [redacted]
NMI [redacted]

From: Tom LaRue [mailto:tomlarue@ghah.org]
Sent: Thursday, August 25, 2011 10:59 AM
To: Tom LaRue (59)
Subject: FW: market analysis
Importance: High

Tom C. La Rue
Commissioner
Galveston Housing Authority

From: Deyna Sims [mailto:[redacted]]
Sent: Wednesday, August 24, 2011 11:05 AM
To: paulaneff@ghah.org; 'Paula Neff'; 'Betty Massey'; [redacted]; 'Tom LaRue (GHA)'; [redacted]; j[redacted]
Cc: 'Mona'

Subject: FW: market analysis
Importance: High

Attached is the preliminary report. I have included some of this info in a powerpoint for the C-Crew presentation.

From: DeGraaf, Julie [mailto:Julie.DeGraaf@hcc.commackbaron.com]
Sent: Tuesday, August 23, 2011 5:14 PM
To: 'Deyna Sims'
Cc: Duffy, Michael; Bennett, Vince
Subject: market analysis

Deyna – please see attached. Let me know if there are any questions or comments.

Julie

This transmission may contain information that is privileged, confidential and or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of the information contained herein (including any reliance thereon) is STRICTLY PROHIBITED. If you received this transmission in error, please immediately contact the sender and destroy the material in its entirety, whether in electronic or hard copy format. Thank you.

Mona Purgason

From: Joseph Jaworski [Joe.Jaworski@jlawfirm.com]
Sent: Tuesday, August 16, 2011 5:29 PM
To: Yvette Camel-Smith
Cc: Paula Neff GHA; 'Mona Purgason'
Subject: Re: maps of HCV

Excellent! Great responsiveness!

Joe Jaworski
Jaworski Law Firm
305 21st Street, Suite 222
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(409) 765-1920
(409) 765-1921
(409) 765-1922
joejaws@jlawfirm.com
www.jlawfirm.com

From: Yvette Camel-Smith <yvettesmith@ghatx.org>
Date: Tue, 16 Aug 2011 16:55:41 -0500
To: Joseph Jaworski <Joe.Jaworski@jlawfirm.com>
Cc: 'Paula Neff GHA' <pneff@ghatx.org>; 'Mona Purgason' <mpurgason@ghatx.org>
Subject: FW: maps of HCV

Please find attached maps illustrating the location and number of Housing Choice Vouchers on the island as well as in the county. Hard copies are in route to your office. Should you need additional information, please advise.

Yvette Camel-Smith
Director of Housing Operations
Galveston Housing Authority
4700 Broadway
Galveston, Texas 77551
Office: 409-765-1920
Fax: 409-765-1921
Email: hod@ghatx.org

Mona Purgason

From: Joseph Jaworski [mailto:Joe.Jaworski@jlawfirm.com]
Sent: Tuesday, August 09, 2011 1:51 PM
To: Yvette Camel-Smith
Cc: 'Mona Purgason'; Felice Ross
Subject: Re: FINAL FINAL Portrait Presentation 2011-08-08 (2).pdf

Very nice! I may ask you to make hard copies for council. Let me study it tomorrow and i'll get with you!

Joe Jaworski
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(409) 771-7159/cell
joejaw@jlawfirm.com
www.jaworskilawfirm.com

From: Yvette Camel-Smith <yed@gha.org>
Date: Tue, 9 Aug 2011 13:24:44 -0500
To: Joseph Jaworski <Joe.Jaworski@jlawfirm.com>
Cc: 'Mona Purgason' <mona.purgason@gha.org>; Felice Ross <felice.ross@gha.org>
Subject: RE: FINAL FINAL Portrait Presentation 2011-08-08 (2).pdf

A hard copy was delivered to Felice Ross. Should you need additional copies, please advise.

Yvette Camel-Smith

Director of Housing Operations
Galveston Housing Authority
4700 Broadway
Galveston, Texas 77551
Office: [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

From: Joseph Jaworski [mailto:Joe.Jaworski@jlawfirm.com]
Sent: Tuesday, August 09, 2011 12:40 PM
To: Yvette Camel-Smith
Cc: 'Mona Purgason'; Felice Ross
Subject: Re: FINAL FINAL Portrait Presentation 2011-08-08 (2).pdf

Thanks so much, Yvette and Mona. Hard copy going to Going to law office, yes? Copying office manager, Felice Ross. Thanks!

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joejaws@jlaworskiawww.com
www.jlaworskiawww.com

From: Yvette Camel-Smith <yvesc@gha.org>
Date: Tue, 9 Aug 2011 12:11:05 -0500
To: Joseph Jaworski <jjaworskiawww.com>
Cc: 'Mona Purgason' <dpd@gha.org>; hgate@gha.org <hgate@gha.org>
Subject: FW: FINAL FINAL Portrait Presentation 2011-08-08 (2).pdf

Mayor Jaworski

Please find attached data collected on the Pre & Post Ike GHA population. We do hope this information is useful and responsive. A hard copy will be delivered to your office today. Should you need additional information, please advise.

Yvette Camel-Smith
Director of Housing Operations
Galveston Housing Authority
4700 Broadway
Galveston, Texas 77551
Office: [REDACTED]
Fax: 409-765-1921
Email: yvesc@gha.org

Mona Purgason

From: Joseph Jaworski [JoeJaworski@jlawfirm.com]
Sent: Tuesday, August 09, 2011 12:51 PM
To: [redacted]; Deyna Sims; 'JustinHerter'; 'Mona Purgason'
Cc: bettymassey@ghatx.org; 'Betty massey'; Paula Neff; 'Paula Neff'; 'Joe Jaworski'
Subject: Re: Questions posed by Mr. Smecca

Also it is good that you give the harmony oaks rents but please add a disclaimer that this is for information only and not indicative of what mccormack will charge for market or workforce rate.

Joe Jaworski
Jaworski Law Firm
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(409) [redacted]
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joejaws@jlawfirm.com
www.jlawfirm.com

From: "minacohle@aol.com" <[redacted]@aol.com>
Date: Tue, 9 Aug 2011 12:39:21 -0500
To: Deyna Sims <[redacted]@ghatx.org>; 'JustinHerter' <[redacted]@ghatx.org>; 'MonaPurgason' <[redacted]@ghatx.org>
ReplyTo: "minacohle@aol.com" <[redacted]@aol.com>
Cc: bettymassey@ghatx.org <[redacted]@ghatx.org>; 'Betty massey' <[redacted]@northernemployment.org>; Paula Neff <Paula.Neff@jlawfirm.com>; 'Paula Neff' <[redacted]@jlawfirm.com>; 'Joe Jaworski' <JoeJaworski@jlawfirm.com>
Subject: Re: Questions posed by Mr. Smecca

Thank you. Are you attaching the USA article? Good companion piece to the questions.

Sent via BlackBerry by AT&T

From: "Deyna Sims" <[redacted]@ghatx.org>
Date: Tue, 9 Aug 2011 11:51:07 -0500
To: <[redacted]@aol.com>; 'JustinHerter' <[redacted]@ghatx.org>; 'Mona Purgason' <[redacted]@ghatx.org>
Cc: <bettymassey@ghatx.org>; 'Betty massey' <[redacted]@northernemployment.org>; Paula Neff <Paula.Neff@jlawfirm.com>; 'Paula Neff' <[redacted]@jlawfirm.com>; 'Joe Jaworski' <JoeJaworski@jlawfirm.com>
Subject: Questions posed by Mr. Smecca

Questions posed by Mr. Smecca

- 1) How much will the units rent for in the mixed income community?

As indicated in the Chamber meeting, the developer and GHA do not know this information at this time. The rents will be determined following the completion of a market study. The market study is on-going currently.

I stated that I would give Mr. Smecca some information regarding Harmony Oaks:

Harmony Oaks (formerly the C. J. Peete) is a mixed-use community in New Orleans. Comprised of 510 rental and homeownership homes to be constructed in phases on and off site, Harmony Oaks will offer brand new homes with modern amenities.

New Harmony's 460 townhouses and garden apartments will be a mixture of 193 public housing, 144 low income housing tax credit and 123 market rate rental housing units constructed on the original site. The development will also include 50 "Harmony Homes" homeownership units being developed as in-fill housing by the non-profit NONDC in the Harmony Oaks neighborhood. Twelve of these homes will be available to households earning between 60% - 80% of the area median income. The remaining 38 units will be available to households earning between 50% and 80% of the area median income (AMI).

In Harmony Oaks, New Orleans, the rates average as follows for the multi-family units:

	1 Bedroom (680 sf)	2 Bedroom (900 sf)	3 Bedroom (1250 sf)	4 Bedroom (1400 sf)
Workforce	\$490	\$590	\$680	\$760
Market-Rate	\$610	\$740	\$850	\$950

These numbers are sample ranges. As stated previously rents for Galveston are to be determined.

2) Will the units in the mixed income community be on the tax rolls?

Yes. While typically the "public housing" component is exempt from taxes (units receiving Section 9 public housing operating subsidy are by definition "breakeven" units that do not generate revenue), the balance of the development will be subject to ad valorem taxes.

Mona Purgason

From: Joseph Jaworski [JoeJaws@jlaworskiawfirm.com]
Sent: Tuesday, August 09, 2011 12:48 PM
To: mjmaschke@aol.com; Deyna Sims; 'JustinHerter'; 'Mona Purgason'
Cc: bettymassey@betsy.org; 'Betty massey'; Paula Neff; 'Paula Neff'; 'Joe Jaworski'
Subject: Re: Questions posed by Mr. Smecca

yes please add usa today article. Also a brief cover letter to VJ and Gina asking to distribute to all chamber Board members who are eligible to vote. Also send to council. Thanks

Joe Jaworski
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(409) 763-6766
(409) 763-6252
(409) 761-5122
joeja@jlaworskiawfirm.com
www.jlaworskiawfirm.com

From: "mjmaschke@aol.com" <mjmaschke@aol.com>
Date: Tue, 9 Aug 2011 12:39:21 -0500
To: Deyna Sims <djsims@betsy.org>; 'JustinHerter' <jherter@betsy.org>; 'MonaPurgason' <mpurgason@betsy.org>
ReplyTo: "mjmaschke@aol.com" <mjmaschke@aol.com>
Cc: bettymassey@betsy.org <bettymassey@betsy.org>; 'Betty massey' <bettymassey@earthlink.net>; Paula Neff <Paula.Neff@gniaz.org>; 'Paula Neff' <Paula.Neff@gniaz.org>; 'Joe Jaworski' <Joe.Jaworski@citrusfeet.com>
Subject: Re: Questions posed by Mr. Smecca

Thank you. Are you attaching the USA article? Good companion piece to the questions.

Sent via BlackBerry by AT&T

From: "Deyna Sims" <djsims@betsy.org>
Date: Tue, 9 Aug 2011 11:51:07 -0500
To: <Mona.Purgason@betsy.org>; 'JustinHerter' <jherter@betsy.org>; 'Mona Purgason' <mpurgason@betsy.org>
Cc: <bettymassey@betsy.org>; 'Betty massey' <bettymassey@earthlink.net>; Paula Neff <Paula.Neff@gniaz.org>; 'Paula Neff' <Paula.Neff@gniaz.org>; 'Joe Jaworski' <Joe.Jaworski@citrusfeet.com>
Subject: Questions posed by Mr. Smecca

Questions posed by Mr. Smecca

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Mona Purgason

From: Joseph Jaworski [JoeJaws@jlawfirm.com]
Sent: Tuesday, August 09, 2011 12:45 PM
To: Justin Herter; Mary Massey@gha.org; 'Mona Purgason'; Paula Neff; Deyna Sims
Cc: betymassey@gha.org
Subject: Re: Recap

That's how I interpreted Justin's comments.

Joe Jaworski
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(409) 771-7159/tech
joejaws@jlawfirm.com
www.jlawfirm.com

From: Justin Herter <[redacted]@gha.org>
Date: Tue, 9 Aug 2011 12:35:39 -0500
To: M.N. [redacted]@aol.com <[redacted]@aol.com>; [redacted]@gha.org <[redacted]@gha.org>;
[redacted]@hotmail.com <[redacted]@hotmail.com>; [redacted]@gha.org <[redacted]@gha.org>
Cc: betymassey@gha.org <betymassey@gha.org>; Joseph Jaworski <[redacted]@jlawfirm.com>
Subject: RE: Recap

For clarification sake:

My comments to Mary Jo's email were only to convey that the open question and answer period was unexpected.

I want to state that at the meeting, the answers that GHA was unable to provide would be available after the market study and made available for everyone then.

I want to clarify that while Ms. Brown did address the audience, her comments were inaccurate which resulted in staff correction.

From: M.N. [redacted]@aol.com [mailto:[redacted]@aol.com]
Sent: Tuesday, August 09, 2011 10:06 AM
To: [redacted]@gha.org; [redacted]@gha.org; [redacted]@gha.org; [redacted]@gha.org
Cc: [redacted]@gha.org; [redacted]@jlawfirm.com
Subject: Recap

It is very important that the questions that could not be answered at yesterday's meeting be answered today and emailed to the Chamber. It is especially important that they be sent to Johnny Smecca, who posed them. This needs to happen by noon today, if possible. Please send me the questions with answers.

Betty's presentation was incredibly good; the response by staff to questions posed following that went flat. We appeared to be ill prepared for the meeting and unable to answer questions. It was a missed opportunity.

I am very disappointed that I was not noticed by GHA that the Chamber meeting was to take place - I found out about it from Jeff Sjostrom, GEDP, on Friday. Communication is the key to a strong team.

We need to discuss strategy for Thursday.

MJ

Mary Jo Naschke
M.J. Naschke Public Relations
202 Rosenberg Avenue, Suite 102
Galveston, Texas 77550
(409) 762-6666 Fax (409) 762-6167
Cell (409) 762-6666

Mona Purgason

From: Joseph Jaworski [mailto:JoeJaws@jlawfirm.com]
Sent: Tuesday, August 09, 2011 12:40 PM
To: Yvette Camel-Smith
Cc: 'Mona Purgason'; Felice Ross
Subject: Re: FINAL FINAL Portrait Presentation 2011-08-08 (2).pdf

Thanks so much, Yvette and Mona. Hard copy going to Going to law office, yes? Copying office manager, Felice Ross. Thanks!

Joe Jaworski
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(409) 763-2500
(409) 763-6250/6
(409) 763-7120/11
joeja@jlawfirm.com
www.jaworskilawfirm.com

From: Yvette Camel-Smith <hed@gha.org>
Date: Tue, 9 Aug 2011 12:11:05 -0500
To: Joseph Jaworski <JoeJaws@jlawfirm.com>
Cc: 'Mona Purgason' <ded@ghatx.org>; hed@gha.org
Subject: FW: FINAL FINAL Portrait Presentation 2011-08-08 (2).pdf

Mayor Jaworski

Please find attached data collected on the Pre & Post Ike GHA population. We do hope this information is useful and responsive. A hard copy will be delivered to your office today. Should you need additional information, please advise.

Yvette Camel-Smith
Director of Housing Operations
Galveston Housing Authority
4700 Broadway
Galveston, Texas 77551
Office: 409-763-2526
Fax: 409-763-1031
Email: hed@gha.org

Mona Purgason

From: Joseph Jaworski [JoeJaws@jaworskilawfirm.com]
Sent: Tuesday, August 09, 2011 12:38 PM
To: Paula Neff GHA; Deyna Sims; M.Nasabko@cal.com; 'JustinHerter'; 'Mona Purgason'
Cc: Bettymassey@ghaty.org; 'Betty massey'; Paula Neff; 'Paula Neff'; 'Joe Jaworski'
Subject: Re: Questions posed by Mr. Smecca

Yes, please send to all council.

Joe Jaworski
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Galveston, TX 77550
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(409) 763-6332/fax
(409) 771-7137/cell
joejaws@jaworskilawfirm.com
www.jaworskilawfirm.com

From: Paula Neff <pneff@ghaty.org>
Date: Tue, 9 Aug 2011 12:28:16 -0500
To: 'Deyna Sims' <djsims@ghaty.org>; M.Nasabko@cal.com; 'JustinHerter' <jh@ghaty.org>; 'Mona Purgason' <mpurgason@ghaty.org>
Cc: Bettymassey@ghaty.org; 'Betty massey' <betty.massey@ghaty.org>; 'Paula Neff' <pneff@ghaty.org>; 'Paula Neff' <pneff@ghaty.org>; 'Joe Jaworski' <joejaws@jaworskilawfirm.com>
Subject: RE: Questions posed by Mr. Smecca

Once this is ready to send to chamber and Mr. Smecca, I think we need to also send to city council to be proactive and make sure this is clear to them prior to Thursday's meeting with council. We should hit this and any other unanswered questions on the front end instead of waiting for the snowball to continue to gain momentum and size as it rolls down the hill and hits us at Thursdays council meeting.

From: Deyna Sims [mailto:djsims@ghaty.org]
Sent: Tuesday, August 09, 2011 11:51 AM
To: M.Nasabko@cal.com; 'JustinHerter'; 'Mona Purgason'
Cc: Bettymassey@ghaty.org; 'Betty massey'; 'Paula Neff'; 'Paula Neff'; 'Joe Jaworski'
Subject: Questions posed by Mr. Smecca

Questions posed by Mr. Smecca

1) How much will the units rent for in the mixed income community?

As indicated in the Chamber meeting, the developer and GHA do not know this information at this time. The rents will be determined following the completion of a market study. The market study is on-going currently.

I stated that I would give Mr. Smecca some information regarding Harmony Oaks:

Harmony Oaks (formerly the C. J. Peete) is a mixed-use community in New Orleans. Comprised of 510 rental and homeownership homes to be constructed in phases on and off site, Harmony Oaks will offer brand new homes with modern amenities.

New Harmony’s 460 townhouses and garden apartments will be a mixture of 193 public housing, 144 low income housing tax credit and 123 market rate rental housing units constructed on the original site. The development will also include 50 "Harmony Homes" homeownership units being developed as in-fill housing by the non-profit NONDC in the Harmony Oaks neighborhood. Twelve of these homes will be available to households earning between 60% - 80% of the area median income. The remaining 38 units will be available to households earning between 50% and 80% of the area median income (AMI).

In Harmony Oaks, New Orleans, the rates average as follows for the multi-family units:

	1 Bedroom (680 sf)	2 Bedroom (900 sf)	3 Bedroom (1250 sf)	4 Bedroom (1400 sf)
Workforce	\$490	\$590	\$680	\$760
Market-Rate	\$610	\$740	\$850	\$950

These numbers are sample ranges. As stated previously rents for Galveston are to be determined.

2) Will the units in the mixed income community be on the tax rolls?

Yes. While typically the “public housing” component is exempt from taxes (units receiving Section 9 public housing operating subsidy are by definition “breakeven” units that do not generate revenue), the balance of the development will be subject to ad valorem taxes.

Mona Purgason

From: Joseph Jaworski [mailto:jaworski@jlawfirm.com]
Sent: Tuesday, August 09, 2011 10:22 AM
To: M.Naschke@gha.org; pio@gha.org; 'Mona Purgason'; Paula Neff; Deyna Sims
Cc: betty.masseu@gha.org
Subject: Re: Recap

I concur with need to provide written answers asap to chamber. I have heard from one other observer that q and a was our weak point. Ya'll should fix that today asap.

Joe Jaworski
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From: "M.Naschke@gha.org" <M.Naschke@gha.org>
Date: Tue, 9 Aug 2011 10:06:09 -0500
To: pio@gha.org; d@gha.org; paulanilates@hotmail.com <paulanilates@hotmail.com>; dre@gha.org
Cc: betty.masseu@gha.org; joseph.jaworski@jlawfirm.com; Joseph Jaworski <jaworski@jlawfirm.com>
Subject: Recap

It is very important that the questions that could not be answered at yesterday's meeting be answered today and emailed to the Chamber. It is especially important that they be sent to Johnny Smecca, who posed them. This needs to happen by noon today, if possible. Please send me the questions with answers.

Betty's presentation was incredibly good; the response by staff to questions posed following that went flat. We appeared to be ill prepared for the meeting and unable to answer questions. It was a missed opportunity.

I am very disappointed that I was not noticed by GHA that the Chamber meeting was to take place - I found out about it from Jeff Sjostrom, GEDP, on Friday. Communication is the key to a strong team.

We need to discuss strategy for Thursday.

MJ

Mary Jo Naschke
M.J. Naschke Public Relations
202 Rosenberg Avenue, Suite 102
Galveston, Texas 77550
(409) 763-8550 Fax (409) 762-8487
Cell (409) 777-1697

Mona Purgason

From: Joseph Jaworski [redacted@jlawfirm.com]
Sent: Wednesday, July 27, 2011 8:20 AM
To: [redacted@ghbtx.org]; 'Mona Purgason'; paulanoff@ghbtx.org; jamesodennis@ghbtx.org; 'Tom LaRue'; tbanu@ghbtx.org
Cc: joejaworski@cityofgalveston.org; Deyna Sims; tjackson@coatsrose.com
Subject: Re: Insurance Proceeds Request

I'm pretty good at looking at insurance policies, but get a legal opinion today on it. I cant imagine there is any restriction within the policy as to how \$ can be spent or where reconstruction can occur. But I suggest you should have Mr. Bastien check that language real quick and i'd like to see it too. Thanks!

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joejaws@jlawfirm.com
www.jaworskilawfirm.com

From: Betty Massey <[redacted@ghbtx.org]>
Date: Tue, 26 Jul 2011 18:16:20 -0500
To: Joseph Jaworski<[redacted@jlawfirm.com]>; 'Mona Purgason'<[redacted]>; paulanoff@ghbtx.org; jamesodennis@ghbtx.org; 'Tom LaRue'<[redacted]>; tbanu@ghbtx.org
Cc: joejaworski@cityofgalveston.org; joejaworski@cityofgalveston.org; 'Deyna Sims'<[redacted]>; tjackson@coatsrose.com; tjackson@coatsrose.com
Subject: RE: Insurance Proceeds Request

DITTO! We are on the way! Betty

From: Joseph Jaworski [mailto:[redacted@jlawfirm.com]]
Sent: Tuesday, July 26, 2011 5:44 PM
To: 'Mona Purgason'; paulanoff@ghbtx.org; jamesodennis@ghbtx.org; betty.massey@ghbtx.org; Tom LaRue; tbanu@ghbtx.org
Cc: joejaworski@cityofgalveston.org; Deyna Sims; tjackson@coatsrose.com
Subject: Re: Insurance Proceeds Request

Great News!

Joe Jaworski
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(409) 771-7130/cell

joejaws@
www.cknawfirm.com

From: Mona Purgason <dpd@chattanooga.gov>
Date: Tue, 26 Jul 2011 17:36:02 -0500
To: paulanef@chattanooga.gov; jamesdennis@chattanooga.gov; Betty Massey<bettymasse@chattanooga.gov>; Tom LaRue<tomlarue@chattanooga.gov>; Teresa Banuelos<tbanu@chattanooga.gov>
Cc: joejaworski@chattanooga.gov; DeynaSims<dre@chattanooga.gov>; tjackson@chattanooga.gov
Subject: Fw: Insurance Proceeds Request

Resending copy of letter of HUD approval on the use of the insurance proceeds. Good news!

MP

----- Forwarded Message -----

From: "Alexander, Deborah" <Deborah.Alexander@chattanooga.gov>
To: Mona Purgason <dpd@chattanooga.gov>
Cc: Deyna Sims <dre@chattanooga.gov>; "Rodriguez, Dan" <daniel.rod@hud.gov>; Yvette Camel-Smith <yvettes@chattanooga.gov>
Sent: Tue, July 26, 2011 5:00:52 PM
Subject: Insurance Proceeds Request

A signed copy of the attached letter has been mailed to GHA...just giving you an earlier "heads up"...keep us in the loop regarding any changing developments...

I will be out of the office until Monday, August 1, 2011...talk to you soon!
D'Alexander*

From: Deyna Sims [mailto:dre@chattanooga.gov]
Sent: Wednesday, July 06, 2011 6:45 PM
To: Alexander, Deborah
Cc: 'Mona Purgason'; 'Toni Jackson'; redm@chattanooga.gov; Rodriguez, Dan
Subject: Letter and documentation

Hi Deborah,

Attached is GHA Rebuilding Plan and letter requesting to utilize insurance proceeds for predevelopment costs. These documents were mailed by Fed Ex to your office. Please review the Rebuilding Plan and Budget. I am available to discuss this request at your convenience.

Thanks.

Mona Purgason

From: Joseph Jaworski [JoeJaws@jlawfirm.com]
Sent: Tuesday, July 26, 2011 5:44 PM
To: 'Mona Purgason'; paulanem@gha.org; jamesdennis@gha.org; Betty Massey@gha.org; Tom LaRue; tbanuelos@gha.org
Cc: joejaworski@cityofgalveston.org; Deyna Sims; tjackson@cityofgalveston.org
Subject: Re: Insurance Proceeds Request

Great News!

Joe Jaworski
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joejaws@jlawfirm.com
www.jawfirm.com

From: Mona Purgason <[redacted]>
Date: Tue, 26 Jul 2011 17:36:02 -0500
To: paulanem@gha.org; jamesdennis@gha.org; [redacted]; Betty Massey<[redacted]>; Tom LaRue<[redacted]>; Teresa Banuelos<[redacted]>
Cc: joejaworski@cityofgalveston.org; DeynaSims<[redacted]>; tjackson@cityofgalveston.org
Subject: Fw: Insurance Proceeds Request

Resending copy of letter of HUD approval on the use of the insurance proceeds. Good news!

MP

----- Forwarded Message -----

From: "Alexander, Deborah" <[redacted]>
To: Mona Purgason <[redacted]>
Cc: Deyna Sims <[redacted]>; "Rodriguez, Dan" <[redacted]>; Yvette Camel-Smith <[redacted]>
Sent: Tue, July 26, 2011 5:00:52 PM
Subject: Insurance Proceeds Request

A signed copy of the attached letter has been mailed to GHA...just giving you an earlier "heads up"...keep us in the loop regarding any changing developments...

I will be out of the office until Monday, August 1, 2011...talk to you soon!
D'Alexander*

From: Deyna Sims [redacted]
Sent: Wednesday, July 06, 2011 6:45 PM
To: Alexander, Deborah
Cc: 'Mona Purgason'; 'Toni Jackson'; redm[redacted]; Rodriguez, Dan
Subject: Letter and documentation

Hi Deborah,

Attached is GHA Rebuilding Plan and letter requesting to utilize insurance proceeds for predevelopment costs. These documents were mailed by Fed Ex to your office. Please review the Rebuilding Plan and Budget. I am available to discuss this request at your convenience.

Thanks.

Mona Purgason

From: Joseph Jaworski [redacted]
Sent: Thursday, July 21, 2011 11:04 PM
To: Deyna Sims; 'Joe Jaworski'
Cc: bettymasse [redacted]; 'Paula Neff'; 'Mona Purgason'
Subject: Re: Doc1

Thank you Deyna. Everyone I spoke to said you were really excellent. Great work!! And I thank you! Joe

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From: Deyna Sims <[redacted]>
Date: Thu, 21 Jul 2011 17:33:45 -0500
To: 'Joe Jaworski' <JoeJaworski [redacted]>
Cc: bettymasse [redacted]; 'Paula Neff' <[redacted]>; 'Mona Purgason' <[redacted]>
Subject: Doc1

Hi Mayor,

Per your request, I have attached the questions posed by the Chamber. I answered these questions and will ask MBS to post the answers to these questions on the website under FAQs. I will send Mrs. Spagnola and email encouraging the Chamber to visit the website.

The website is www.workingforgalveston.com

Thanks.

Mona Purgason

From: Joseph Jaworski [JoeJaworski@jlawfirm.com]
Sent: Tuesday, July 19, 2011 8:51 AM
To: 'Mona Purgason'; 'Joe Jaworski'
Cc: 'Paula Neff'
Subject: Re: GHA ORR Process

Mona - please send me an email today highlighting the "best hits" of gha and the gha board over the past several months so i can include in my state of the city speech this friday. You know, 30 hour work week preferences, the increase in section 8 rate gha pays so people can go to higher opportunity, veterans vash award thing, etc.... Need today or tomorrow if possible. Also please get with glenn bulgherini to get him acquainted with budget for soft costs. Thanks!!

Joe Jaworski
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(409) [REDACTED]
(409) [REDACTED]
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www.jlawfirm.com

From: Mona Purgason <[REDACTED]>
Date: Fri, 15 Jul 2011 15:25:55 -0500
To: 'Joe Jaworski' <[REDACTED]>
Cc: 'Paula Neff' <[REDACTED]>
Subject: GHA ORR Process

Mayor Jaworski:

I have attached a copy of a guest column that will be in the paper soon under the PIO's name regarding GHA's ORR process. This also includes a proposal for an MOU with the city for the exchange of information. This column will hopefully explain and address in part what is going on re: the requests from the city and is in part a response to Heber's article.

As the Mayor and GHA's ex-officio, I wanted you to know and of course to have this information.

Thank you,
Mona Purgason

Mona Purgason

From: Joseph Jaworski [JoeJaw@jlawfirm.com]
Sent: Monday, July 18, 2011 5:18 PM
To: Dea@gha.org; dre@gha.org; Betty Massey (GHA); Paula Neff
Subject: FW: Update: GHA Predevelopment Budget

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www.jaworskilawfirm.com

From: Glenn L. Bulgherini [mailto:bulgherini@cityofgalveston.org]
Sent: Monday, July 18, 2011 5:10 PM
To: Joe Jaworski
Subject: Update: GHA Predevelopment Budget

Mayor Jaworski,

I have emailed and phoned Mona Purgason, Deyna Sims, and Sterling Patrick to request a meeting concerning the GHA predevelopment budget.

I am trying to set up a meeting with the three tomorrow to help facilitate city council's concerns:

Initially, I am concerned with:

- 1.) Are the budget numbers in line with published construction costs for this geographic location (i.e. square footage, etc.) – I will obtain the latest publication.
- 2.) How did GHA get their budget numbers (bids, expert opinions, etc.) – Are there any possible conflicts of interest with the City of Galveston?
- 3.) Is the internal control system in place per OMB A-133 and contract agreement with Texas Department of Housing and Community Affairs so that the City of Galveston will be able to fulfill the Sub Recipient Responsibilities spelled out in this agreement.

Regards,

Glenn

Mona Purgason

From: Joseph Jaworski [Joe Jaworski Law Firm] **
Sent: Monday, July 18, 2011 1:57 PM
To: Glenn L. Bulgherini; Dedrick [Redacted]; dre@ [Redacted]
Subject: FW:
Attachments: Predevelopment Budget for Council 071311.xls

Importance: High

Glenn – here is budget for soft costs request that council reviewed with GHA last week. Copying Mona and Deyna hereto. Thanks! Joe

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(409) 765-6552/fax
(409) 771-7159/cell
joejaws@jlawfirm.com
www.jaworskilawfirm.com

From: Betty massey [mailto: [Redacted]]
Sent: Wednesday, July 13, 2011 8:14 PM
To: Joseph Jaworski; DiannaPuccetti [Redacted]; stevegreenberg [Redacted]; 'Rusty Legg'; 'Linda Colbert'; 'e beeton'; 'Chris Gonzales'; 'Brian Maxwell'
Cc: 'Paula Neff'; 'James Dennis'; tbanuelo [Redacted]; 'Tom LaRue (59)'; 'Deyna Sims'; 'Mona Purgason'
Subject:
Importance: High

Mayor and Council members: Attached please find a copy of the Predevelopment Budget that GHA representatives will discuss with you at tomorrow's meeting. We thought it would be helpful for you to have this in advance. We are all looking forward to a productive workshop and meeting. Betty

Mona Purgason

From: Joseph Jaworski [JoeJaworski@jlawfirm.com]
Sent: Monday, July 18, 2011 1:56 PM
To: Glenn L. Bulgherini
Cc: dre@gha.tx.gov; Ded@gha.tx.gov
Subject: RE: OMB Circular A-133 Requirements for Federal Awards

Glenn – would like to get with you – even if by phone – to ask you to use your office of City Auditor and eyes as a CPAt o look over gha’s budget for soft costs request from \$25 million in cdbg round I. I think it is appropriate, and I hope you will give it the once over, and hopefully give it your blessing or, as appropriate, your constructive criticism. I think you should speak with gha’s interim director mona purgason and gha’s director of real estate deyna sims (both of whom I am copying to this email). I will get you their numbers or they can respond with their numbers on this email. As you know GHA will return to City Council asking for this sum – the budget of which I will send to you via searate email shortly. Thanks, Gelnn. Joe

Joe Jaworski
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(409) [REDACTED]
(409) [REDACTED]
joejaworski@jlawfirm.com
www.jaworskilawfirm.com

From: Glenn L. Bulgherini [mailto:bulgherini@cityofgalveston.com]
Sent: Friday, July 15, 2011 2:19 PM
To: Joe Jaworski; Linda Colbert; Chris Gonzales; Dianna Puccetti; Elizabeth Beeton; Steve Greenberg; Rusty Legg
Cc: Jeff Miller; Sterling Patrick; Susie Green
Subject: OMB Circular A-133 Requirements for Federal Awards

Hello everyone,

Under OMB A-133 (enacted by Congress) Pass-Through entities (City of Galveston) have certain requirements concerning sub recipients (GHA, etc.) of federal awarded funds. The Pass-Through entities (City of Galveston) are required to have evidence of fulfilling these requirements. The most important requirements, but certainly not all of what is required of the City of Galveston, are:

OMB A-133 Section 400 (d) :

- (1.) Monitor the activities of the sub recipient to ensure that the provisions of the federal award are in compliance.
- (2.) Issue a management decision within six months after the receipt of the sub recipients (GHA, etc.) audit report.
- (3.) Access to sub recipient's financial records, financial statements, and audit reports to ensure compliance with the federal awards.
- (4.) Monitor the sub recipients use of federal funds through reporting, site visits, and regular contact or During-the-award monitoring.
- (5.) Ensure that the sub recipients have taken timely and appropriate corrective action on all audit findings.
- (6.) An evaluation of the impact of sub recipient activities (GHA, etc.) on the pass-through entities (City of Galveston) ability to comply with federal award regulations.

(7.) Identify to first-tier sub recipients the requirement to register in the *Central Contractor Registration*.

Failure to fulfill the requirements as a Pass-Through Entity of Federal Award Funds definitely puts the City of Galveston at risk.

Regards,

Glenn Bulgherini
City Auditor

Predevelopment Budget for City Council 07/14/11

Scattered Sites - 1st Phase of 50 Units

3 BR	
Per Unit Ave	35

4 BR	
Per Unit Ave	15

	3 BR	4 BR	Combined Total	Predevelopment .CDBG Round 1
Soft Costs				
Option Fees	\$1,500	\$22,500	\$75,000	
A/E	\$1,000	\$15,000	\$50,000	
Permits 1%	\$1,260	\$19,650	\$63,750	
Third Party Inspections	\$1,000	\$15,000	\$50,000	
Part 58 EA	\$1,750	\$26,250	\$87,500	
Environmental Review (Phase I & II)	\$3,950	\$59,250	\$197,500	
Realtor	\$2,090	\$25,260	\$87,720	
Appraiser	\$1,000	\$15,000	\$50,000	
Demolition	\$6,500	\$26,000	\$84,500	
Title & Closing	\$1,500	\$22,500	\$75,000	
Legal Counsel	\$3,000	\$45,000	\$150,000	
TA Consultants	\$2,015	\$30,225	\$100,750	
		Subtotal	\$1,071,720	\$535,860
Acquisition Costs				
Vacant	\$19,500	\$156,000	\$507,000	
Demo	\$10,000	\$40,000	\$130,000	
Rehab	\$75,000	\$225,000	\$825,000	
		Subtotal	\$1,462,000	\$1,462,000
		Total	\$2,533,720	\$1,997,860

Master Planning (Mixed Income Initiative)

Predevelopment				
Density Studies, Site Plans & Elevations	\$220,000			
Civil & Environmental Engineering	\$65,000			
Architectural (Preliminary Schematics)	\$65,000			
Zoning and Historic District Analysis	\$15,000			
Market Analysis	\$10,000			
Communications Development	\$35,000			
Contingency	\$50,000			
Human Capital Plan	\$180,000			
		Subtotal	\$640,000	\$640,000
Soft Costs				
Title & Recording	\$25,000			
Legal Fees	\$120,000			
Contingency	\$20,000			
		Subtotal	\$165,000	\$82,500
Acquisition	\$320,030			
		Subtotal	\$320,030	\$320,030
		Total	\$1,125,030	\$1,042,530

Phase I Mixed Income Initiative

Professional Fees	\$450,000			
		Subtotal	\$450,000	\$450,000
		Grand Total	\$4,108,750	\$3,490,390

Mona Purgason

From: Joseph Jaworski [JoeJaws@jlawfirm.com]
Sent: Friday, July 15, 2011 3:44 PM
To: 'Mona Purgason'; 'Joe Jaworski'
Cc: 'Paula Neff'
Subject: Re: GHA ORR Process

Thank you!

Joe Jaworski
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joejaw@jlawfirm.com
www.jlawfirm.com

From: Mona Purgason <ded@ghatx.org>
Date: Fri, 15 Jul 2011 15:25:55 -0500
To: 'Joe Jaworski' <JoeJaws@jlawfirm.com>
Cc: 'Paula Neff' <paul@ghatx.org>
Subject: GHA ORR Process

Mayor Jaworski:

I have attached a copy of a guest column that will be in the paper soon under the PIO's name regarding GHA's ORR process. This also includes a proposal for an MOU with the city for the exchange of information. This column will hopefully explain and address in part what is going on re: the requests from the city and is in part a response to Heber's article.

As the Mayor and GHA's ex-officio, I wanted you to know and of course to have this information.

Thank you,
Mona Purgason

Mona Purgason

From: Joseph Jaworski [JoeJaws@jaworskilawfirm.com]
Sent: Monday, July 11, 2011 4:42 PM
To: Justin Herter; bettymassey@ghatx.org; JamesDennis@ghatx.org; Paula Neff GHA; tbanuelos@ghatx.org; TomLaRue@ghatx.org
Cc: 'Mona Purgason'; 'YvetteCamel-Smith'; Deyna Sims; maint@ghatx.org; 'BILBruney'; MJNaschke@aol.com; hr@ghatx.org
Subject: Re: GHA Press Release with photo

Thanks!! This is great. Send it out!!

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(409) 763-3134
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joejaws@jaworskilawfirm.com
www.jaworskilawfirm.com

From: Justin Herter <pio@ghatx.org>
Date: Mon, 11 Jul 2011 15:58:33 -0500
To: bettymassey@ghatx.org; JamesDennis@ghatx.org; Joseph Jaworski<JoeJaws@jaworskilawfirm.com>; PaulaNeff GHA<PaulaNeff@ghatx.org>; tbanuelos@ghatx.org; TomLaRue@ghatx.org
Cc: ded@ghatx.org; 'YvetteCamel-Smith'<YvetteCamel-Smith@ghatx.org>; 'Deyna Sims'<dneysims@ghatx.org>; maint@ghatx.org; 'BILBruney'<BILBruney@ghatx.org>; MJNaschke@aol.com; hr@ghatx.org
Subject: GHA Press Release with photo

Mona Purgason

From: Joseph Jaworski [mailto:jaworski@...]
Sent: Friday, July 08, 2011 7:31 PM
To: Kevin Hamby; Deyna Sims; Mona Purgason; Paula Neff
Subject: RE: The forty units

Go Kevin!

-----Original Message-----

From: Kevin Hamby [mailto:khamby@...]
Sent: Friday, July 08, 2011 4:26 PM
To: Deyna Sims; Mona Purgason; Paula Neff
Cc: Joseph Jaworski
Subject: The forty units

Counting them as part of the 569 is okay with the Complainants as long as they are not restricted only to elderly. They thought they already made this agreement to not restrict them. I did not get into the semantics of restricted and preferences.

Kevin

Mona Purgason

From: Joseph Jaworski [mailto:jaworski@jlawfirm.com]
Sent: Friday, July 08, 2011 6:29 PM
To: 'Mona Purgason'; 'Kevin Hamby'; Paula Neff
Subject: Re: Fwd: Galveston Housing Authority

Thanks Mona!

Joe Jaworski
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(409) 763-6552/fax
(409) 771-7139/cell
joejaws@jlawfirm.com
www.jaworskilawfirm.com

From: Mona Purgason [mailto:mpurgason@galvestonhousingauthority.com]
Date: Fri, 8 Jul 2011 18:20:37 -0500
To: Joseph Jaworski [mailto:jaworski@jlawfirm.com]; 'Kevin Hamby' [mailto:khamby@galvestonhousingauthority.com]; Paula Neff [mailto:pn@galvestonhousingauthority.com]
Subject: RE: Fwd: Galveston Housing Authority

Great news. Kevin, thank you for your efforts on our behalf.

Hope you are feeling better, Mayor. Have a good weekend.

Mona

From: Joseph Jaworski [mailto:jaworski@jlawfirm.com]
Sent: Friday, July 08, 2011 4:30 PM
To: Kevin Hamby; 'Mona Purgason'; Paula Neff
Subject: Re: Fwd: Galveston Housing Authority

Yes!!

Joe Jaworski
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joejaws@jlawfirm.com
www.jaworskilawfirm.com

From: Kevin Hamby <[REDACTED]>
Date: Fri, 8 Jul 2011 16:20:11 -0500
To: Mona Purgason <[REDACTED]>; Paula Neff <[REDACTED]>
Cc: Joseph Jaworski <[REDACTED]>
Subject: Fwd: Galveston Housing Authority

FYI. It will likely be supported at a meeting with the assistant secretary next week by my lunch companions.

Kevin

Begin forwarded message:

From: "Davis, Scott G" <[REDACTED]>
Date: July 8, 2011 1:50:50 PM CDT
To: 'Kevin Hamby' <[REDACTED]>
Cc: "Higginbotham, Steven L" <[REDACTED]>
Subject: RE: Galveston Housing Authority

Thanks, Kevin. Let me talk to a few folks and get back to you.

Best,

Scott

From: Kevin Hamby <[REDACTED]>
Sent: Friday, July 08, 2011 11:02 AM
To: Davis, Scott G
Cc: Higginbotham, Steven L
Subject: Galveston Housing Authority

Scott

As you know, I am no longer associated with the State's CDBG DR Program in an official capacity. I do know that Steve is at the reserves until the end of July, and unable to work on this issue.

During my vacation time while I wait on a Fair Housing trial to begin in August, I have been volunteering my time with the City of Galveston and the Galveston Housing Authority on their respective DR programs.

One of the issues that has come up is the need for pre-development funds for the GHA to rebuild the 569 units of public housing.

There are four sources of potential funds available, but currently unobtainable for use.

The first is \$25 million in Ike Round 1 funds that were allotted to GHA by the Galveston City Council. These funds are restricted to bricks and mortar. GHA has asked to release about \$5 million for predevelopment and acquisition costs but the council has postponed this vote.

Second, 40 units have already been built post-storm. GHA is doing a compliance check to make sure the development would meet all HUD requirements for reimbursement out of the \$25 million limited to bricks and mortar.

The GHA is submitting an application to the State CDBG DR program under a Round 2 Phase 1 application for pre-development costs. As you are aware, the H-GAC MOD put \$70 million as available in Phase 1 of Round 2 for GHA. GHA had not previously applied for any of these funds.

Finally, GHA has asked Dan Rodriguez, the local region Director for Public Housing for permission to use insurance proceeds received due to the damaged units for predevelopment costs. They did so in a letter dated April 28, 2011 and followed up on June 23, 2011. No word back as of yet.

As part of the Conciliation Agreement, GHA must use the Phase 1 AI and develop a plan that meets an AFFH standard. The current benchmarks for completing rental construction is 36 months after the date the Phase 2 contract is signed.

Is there any help that national can give to expedite the approval of the insurance proceeds so GHA can get started with the AFFH, environmental, and planning process? These funds are tied to the CA 569 rebuild requirement, but are being treated like public housing regular funds.

GHA is pursuing all options at once so they can get moving. Any help to break free the insurance proceeds to be used in this matter would be appreciated and help expedite Round 2 expenditures by starting the planning early and going through the public process earlier.

Thanks.

Kevin Hamby



Mona Purgason

From: Joseph Jaworski [JoeJaworski@jlawfirm.com]
Sent: Friday, July 08, 2011 4:30 PM
To: Kevin Hamby; 'Mona Purgason'; Paula Neff
Subject: Re: Fwd: Galveston Housing Authority

Yes!!

Joe Jaworski
Jaworski Law Firm
305 21st Street, Suite 222
Galveston, TX 77550
(409) 763-6766
(409) 763-6532/fax
(409) 771-7139/cell
joejaworski@jlawfirm.com
www.jaworskilawfirm.com

From: Kevin Hamby <khambyl@galvestonhousingauthority.com>
Date: Fri, 8 Jul 2011 16:20:11 -0500
To: Mona Purgason <mpurgason@galvestonhousingauthority.com>; Paula Neff <pneff@galvestonhousingauthority.com>
Cc: Joseph Jaworski <joejaworski@jlawfirm.com>
Subject: Fwd: Galveston Housing Authority

FYI. It will likely be supported at a meeting with the assistant secretary next week by my lunch companions.

Kevin

Begin forwarded message:

From: "Davis, Scott G" <scott.g.davis@galvestonhousingauthority.com>
Date: July 8, 2011 1:50:50 PM CDT
To: 'Kevin Hamby' <khambyl@galvestonhousingauthority.com>
Cc: "Higginbotham, Steven L" <shigginbotham@galvestonhousingauthority.com>
Subject: RE: Galveston Housing Authority

Thanks, Kevin. Let me talk to a few folks and get back to you.

Best,

Scott

From: Kevin Hamby [redacted]
Sent: Friday, July 08, 2011 11:02 AM
To: Davis, Scott G

Cc: Higginbotham, Steven L
Subject: Galveston Housing Authority

Scott

As you know, I am no longer associated with the State's CDBG DR Program in an official capacity. I do know that Steve is at the reserves until the end of July, and unable to work on this issue.

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GHA is pursuing all options at once so they can get moving. Any help to break free the insurance proceeds to be used in this matter would be appreciated and help expedite Round 2 expenditures by starting the planning early and going through the public process earlier.

Thanks.

Kevin Hamby

~~870.807.1201~~

Mona Purgason

From: Joseph Jaworski [JoeJaw@jlawfirm.com]
Sent: Friday, July 08, 2011 8:05 AM
To: [REDACTED], 'Mona Purgason'
Cc: Paula Neff
Subject: Re: Draft of State CDBG \$3.5 million application and supporting material

Please let me know Paula that this was handled and filed today. I know the master developer is in town but this application has a serious deadline which is even more important. Thanks! By the way folks i had the pleasure of an emergency appendectomy last night all is well and i shall be discharged today.

Joe Jaworski
Jaworski Law Firm
305 21st Street, Suite 222
Galveston, TX 77550
(409) [REDACTED]
(409) [REDACTED]
(409) 7[REDACTED]11
joejaws@jlawfirm.com
www.jaworskilawfirm.com

-----Original Message-----

From: "khamby1@jlawfirm.com" [mailto:khamby1@jlawfirm.com]
Date: Fri, 8 Jul 2011 07:58:24
To: ded@jlawfirm.com
Cc: paula@jlawfirm.com
Subject: Draft of State CDBG \$3.5 million application and supporting material

I did not hear back if you wanted me to blend these so I sent you a copy in case you wanted to do the inserts. The issues I raised in the e-mail yesterday have a ##### before them or in place of the answer. A letter is going to go out next week that says there is no Round 2 Phase 1 for housing. In order for us to be considered we likely need to have this in today-- at the latest it needs to be before 8:00 a.m. on Monday.

I am meeting with the advocates today at 11:30 to discuss GHA and Galveston issues. I hope to confirm they are supportive of our request for funds. After that I will write the cover letter distinguishing this application from the other 12=13 that are about to be rejected and stating that you will put in the RFP that you will require that the AI AFFH consulting team have attended both AI training sessions to meet the requirements in certification number 7 that at least one key staff or governing body member attended the September AI trainings. The first is required under this application and the second is required for Round 2 Phase 2.

The reason that this is important is that under the current requirements, rental reconstruction is limited to not more than 36 months and no extensions will be granted. If we spend the first several months in planning phase that reduces construction time. It has been estimated that Round 2 Phase 2 contracts are going to go out in January assuming all the mods and support are done this fall.

let me know if I can do anything else to move this along.

Kevin Hamby

Mona Purgason

From: Joseph Jaworski [JoeJaws@jaworskilawfirm.com]
Sent: Sunday, June 12, 2011 5:04 PM
To: Justin Herter; 'Mona Purgason'; Deyna Sims; 'YvetteCamel-Smith'; 'BIL Bruney'; 'Maintenance'; hr@ghatx.org; 'DeAnnaSosa'; 'Hilda Garcia'
Cc: bettymassey@ghatx.org; JamesDennis@ghatx.org; Paula Neff GHA; tbanuelos@ghatx.org; TomLaRue@ghatx.org
Subject: Re: New GHA Website Operational

Outstanding new website. Very good work, Justin. Well done.

Joe Jaworski
Jaworski Law Firm
305 21st Street, Suite 222
Galveston, TX 77550
(409) 763-0700
(409) 763-6352/fax
(409) 771-7139/cell
joejaws@jaworskilawfirm.com
www.jaworskilawfirm.com

From: Justin Herter <[redacted]@ghatx.org>
Date: Fri, 10 Jun 2011 11:41:00 -0500
To: 'Mona Purgason' <[redacted]@ghatx.org>; [redacted]@ghatx.org; 'YvetteCamel-Smith' <[redacted]@ghatx.org>; 'BIL Bruney' <[redacted]@ghatx.org>; 'Maintenance' <[redacted]@ghatx.org>; hr@ghatx.org; 'DeAnnaSosa' <[redacted]@ghatx.org>; 'Hilda Garcia' <[redacted]@ghatx.org>
Cc: bettymassey@ghatx.org; JamesDennis@ghatx.org; Joseph Jaworski <JoeJaws@jaworskilawfirm.com>; PaulaNeff GHA <[redacted]@ghatx.org>; tbanuelos@ghatx.org; TomLaRue@ghatx.org
Subject: New GHA Website Operational

The new GHA website is now operational. I now have direct access to post documents, bids, minutes, photos and update the on-line calendar. This will result in immediate updates 24/7 (not having to wait for the webmaster).

There were a few glitches on the transition so if you notice anything in your division please let me know and I will correct it. You may view the new website by clicking: <http://www.ghatx.org/default.aspx>

Thanks,

Justin

JUSTIN HERTER
PUBLIC INFORMATION OFFICER/MEDIA RELATIONS
GALVESTON HOUSING AUTHORITY
409.765.1923
www.ghatx.org



Mona Purgason

From: Joseph Jaworski [JoeJaws@jlawfirm.com]
Sent: Thursday, June 09, 2011 11:37 AM
To: MJNaschke@jlawfirm.com; Paula Neff
Cc: Harish Krishnarao; 'Mona Purgason'
Subject: Re: Galvnews

Good work

Joe Jaworski
Jaworski Law Firm
305 21st Street, Suite 222
Galveston, TX 77550
(409) [REDACTED]
(409) [REDACTED] x
(409) [REDACTED] cell
joejaws@jlawfirm.com
www.jaworskilawfirm.com

From: "MJNaschke@jlawfirm.com" <[REDACTED]>
Date: Thu, 9 Jun 2011 10:54:24 -0500
To: Joseph Jaworski <JoeJaws@jlawfirm.com>; paulap@jlawfirm.com
Cc: ed@jlawfirm.com; ded@jlawfirm.com
Subject: Galvnews

The Galveston Daily News has posted the GHA piece that ran in the paper today online for an additional ad cost of \$10. It will run for one month.

I have posted it on guidrynews.com and requested it be posted on the GHA website.

Mary Jo Naschke
M.J. Naschke Public Relations
202 Rosenberg Avenue, Suite 102
Galveston, Texas 77550
(409) [REDACTED]
Cell (409) [REDACTED]

Mona Purgason

From: Joe Jaworski [Joe.Jaworski@cityofgalveston.org]
Sent: Tuesday, June 14, 2011 1:42 PM
To: pnen [redacted]
Cc: ded [redacted]
Subject: FW: Agree with John Dreiss

paula and mona - CM Greenberg and Colbert have put this on agenda for June 23. I will need you to come to workshop and address these issues. This is of paramount importance. Thank you.

-----Original Message-----

From: Julia Kamen [redacted]
Sent: Tue 6/14/2011 10:49 AM
To: Joe Jaworski; Elizabeth Beeton; Steve Greenberg; Chris Gonzales; Linda Colbert; Dianna Puccetti; Rusty Legg
Cc: Susie Green
Subject: Agree with John Dreiss

Dear Mayor and City Council,

I watched the city council meeting of June 11, 2011 where 5 residents of GHA's The Oaks brought forward building deficiencies and GHA's lack of response to them. I was appalled at 1) the non-response of council and GHA to certified letters from an Oaks resident, 2) the shuffling of the Oaks people quickly off to a side room, and 3) the mayor summoning GHA board member James Dennis to "have the last word", then 4) the mayor and council blatantly ignoring the request for this issue to be put on the next agenda and quickly adjourned. (I understand it has since been put on the agenda.)

I cannot agree more strongly with John Dreiss' letter below. All of his 5 questions need to be the basis of an independent investigation (not just taking GHA's word) before ANY plans to go forward with the rebuilding of public housing.

The only reason NOT to ask the questions is not wanting to know the answer. The public, and above all the Oaks residents, deserve answers.

Thank you,
Jul Kamen

Mayor Jaworski and City council,

RE: Complaints to city council from The Oaks property owners association (video link below)

[http://www.justin.tv/\[redacted\]](http://www.justin.tv/[redacted])

There's no doubt that the situation for the homeowners at the Oaks is appalling, it's also unfortunate because their plight was totally avoidable. The causes of their problems appear to go beyond poor workmanship and extend into the realm of poor judgment based upon ignorance (at best) or criminal behavior at worst.

I say this as an experienced building contractor and one knowledgeable regarding National Flood Insurance requirements and claims on Galveston Island.

[redacted] (not sure name is correct) was spot on in his presentation at this meeting, but as with the Galveston Daily News, way too kind to the GHA in their assessment of the situation.

These problems far exceed that of "a developer not following through with repairs".... fortunately these homeowner's complaints bring a much more serious problem to light, one that may constitute fraud.

Several things become suspect from watching this video.

1. That the GHA may have diverted monies collected from flood damage claims from FEMA which were intended to repair specific

damage to specific homes slated to be sold to individuals by the GHA (CITY)

2. ** That instead of making the proper repairs outlined in the adjuster's report, the GHA may have decided only to perform minimal clean up and spot repairs, thus attempting to cover-up or conceal the more serious flood damage that likely still exists.
3. That the GHA then passed these homes off as "repaired" to unsuspected buyers thus defrauding these buyers by failing to disclose those deficiencies known to the seller being the GHA. (The City of Galveston is responsible for the actions of the GHA and its employees.) The "30 minutes to close ultimatum" presented to one buyer seems to confirm GHA's efforts to conceal the damage which likely would have delayed the closing.
4. That the GHA (CITY) may now set the stage to possibly defraud FEMA if they renewed these flood policies without acknowledging to FEMA that GHA had failed to repair these homes to "pre-Ike condition". This creates a situation where (in case of another flood), the GHA could be reimbursed a second time for the same damage created by Ike.

** The fact that there are watermarks on items slated for replacement, that the floors are buckling and cabinets delaminating are all clear indications that repairs from Ike had not been made. If the homes weren't properly prepped, dried and sanitized, excess mold could be a problem as health issues were noted as part of the complaints

We are not speaking of mere poor judgment but of the possibility of intentional criminal acts that if done in the private sector would justifiably result in large settlements, fines or likely jail time.

This situation demands that the type of questions presented by David Stanowski be required to be answered by the GHA. If not answered to our city council, then to the Galveston County D.A.

Two of Stanowski's questions are primary to the issue of fraud.

1. Ask the GHA and City Planning Department to present evidence that the proper building inspections were done at Oaks
2. Ask the GHA to present documented evidence showing how much money they received from insurance settlements and federal disaster recovery funds for these units, and how much they spent repairing them.

I'd also add;

3. What specific, itemized repairs did GHA make to these homes? (As the GHA's "in house" cost could easily be manipulated)
4. What problems did the GHA disclose to the buyers prior to closing on these properties?
5. When the GHA renewed the flood policies for these properties, did the GHA disclose to FEMA that they did not make the repairs that FEMA reimbursed them for?

Our hope is that our elected officials will handle this situation properly and in no way minimize their focus on any fraud that may have taken place. This in itself could be interpreted as a further cover-up.

Equal protection from the law also means equal prosecution when it comes to those both in the private and in the public sector. Who protects us from government if not our elected officials?

Sincerely,

John Dreiss

Mona Purgason

From: Joe Jaworski [JoeJaworski@ghaext.org]
Sent: Friday, June 24, 2011 7:48 AM
To: Tom LaRue; 'Mona Purgason'; 'Betty Massey'; PaulaNeff@ghaext.org; JamesDennis@ghaext.org; 'Terese Banuelos'
Cc: Joejaworski@ghaext.org
Subject: RE: GHA Scattered Sites Update

Tom - last night at council we discussed releasing \$5 million of the \$25 million round I award. Deferred decision until July 14. I ask that you and as many of commissioners and staff as possible consider attending the July 14 council meeting at workshop and regular meeting (let's say 3pm through 6pm) so we can move this forward. Ya'll may even want to start posting these attendances at City Council as special meetings of GHA Board to be technically safe under open meetings. As i do with all citizens with business before Council, i'll work with you to establish a firm time so ya'll dont have to sit around waiting. I'll call you to discuss. Joe

Sent from my Windows Mobile® phone.

-----Original Message-----

From: Tom LaRue [mailto:tomlarue@ghaext.org]
Sent: Tuesday, June 21, 2011 11:51 AM
To: 'Mona Purgason' <ded@ghaext.org>; 'Betty Massey' <betty.massey@ghaext.org>; PaulaNeff@ghaext.org; JamesDennis@ghaext.org; 'Terese Banuelos' <teresebanuelos@ghaext.org>
Cc: Joejaworski@ghaext.org
Subject: FW: GHA Scattered Sites Update

I am forwarding the email below to provide an update to the Board of Commissioners, regarding staff's progress on the scattered site development.

If there is a key impediment at this time, it would be funding of soft costs

We are unable to pull the trigger on Part 58 Environmental Reviews until funding has been secured

Tom C. La Rue
Commissioner
Galveston Housing Authority

From: Tom LaRue [mailto:tomlarue@ghaext.org]

Sent: Tuesday, June 21, 2011 11:47 AM

To: 'Samson Babalola'; 'Mona Purgason'

Cc: dreg@haty.org; 'Scott Jepsen'; 'Toni Jackson'; maint@haty.org; 'John Paque'; 'Tom Larue GHA'

Subject: RE: GHA Scattered Sites Update

Samson,

I had reviewed you email earlier and wanted to summarize what you state as complete and what is yet to be done.

As of the end of May GHA staff has

- . executed contracts for Phase I Environmental Services, and real estate appraisal services.
- . negotiated agreements for real estate brokerage services and Part 58 Environmental Review services
- . drafted contracts for these services and they are ready for execution (they do not need further action from the Board).
- . staff has been able to negotiate an agreement on a schedule of costs with both DSW Homes and Sullivan Land Services
- . staff met with both builders to discuss the importance of Section 3 implementation for the construction of the scattered sites

Steps in process

- . staff is working with builders to finalize specs for 50 housing units & execution of a contract soon (this will require Board approval)
- . staff has been working to access funding to begin the site acquisition process
- . staff has been in contact with HUD about the use of insurance proceeds for predevelopment activities & is awaiting direction on the request
- . Once funding is available, staff will give the Part 58 consultant a notice to proceed
- . Following completion of the Environmental Assessment, which is expected to take 60 - 90 days,
- . At this point, the realtor will be able to begin identifying potential lots for purchase

Has there been any further progress on the steps in progress and is there anything you need to speed things along?

Good Work.

Tom

Tom C. La Rue

Commissioner

Galveston Housing Authority

From: Samson Babalola [mailto: [REDACTED]]
Sent: Wednesday, June 15, 2011 1:34 PM
To: tom.larue@gha.tx.gov; 'Mona Purgason'
Cc: dreg@ [REDACTED]; 'Scott Jepsen'; 'Toni Jackson'; maint@gha.tx.gov; 'John Paque'
Subject: GHA Scattered Sites Update

The Scattered Sites Initiative has made significant progress in creating the foundation needed to execute the first phase of fifty (50) units of scattered site public housing. As of the end of May GHA has executed contracts for Phase I Environmental Services, and real estate appraisal services.

Staff has negotiated agreements for real estate brokerage services and Part 58 Environmental Review services. Contracts for these services have been drafted and are ready for execution and do not need further action from the Board.

Also staff has been able to negotiate an agreement on a schedule of costs with both DSW Homes and Sullivan Land Services. GHA staff met with both builders to discuss the importance of Section 3 implementation for the construction of the scattered sites. Currently staff is working with both builders to finalize the specifications for the fifty housing units. Staff anticipates the execution of a contract in the near future. This will require Board approval.

Staff has also been working diligently to access funding to begin the site acquisition process. Staff has been in contact with HUD about the use of insurance proceeds for predevelopment activities, and is awaiting direction on the request. Once funding is available, staff will give the Part 58 consultant a notice to proceed. Following completion of the Environmental Assessment, which is expected to take 60 - 90 days, the realtor will be able to begin identifying potential lots for purchase.

Samson Babalola

Asst. Development Coordinator

Galveston Housing Authority

4700 Broadway

~~(409) 763-1924 (Phone)~~

P Please consider the environment before printing this email.

Mona Purgason

From: Joe Jaworski [mailto:jaworski@cityofgaveston.org]
Sent: Wednesday, July 20, 2011 8:23 AM
To: Mona Purgason; 'Joseph Jaworski'; 'Joe Jaworski'
Cc: 'Paula Neff'
Subject: RE: Info requested

Got it. Law firm server still down. Should be fixed this morning. Got it on city email thanks!

Sent from my Windows Mobile® phone.

-----Original Message-----

From: Mona Purgason <[redacted]>
Sent: Wednesday, July 20, 2011 7:58 AM
To: 'Joseph Jaworski' <[redacted]>; 'Joe Jaworski' <[redacted]>
Cc: 'Paula Neff' <[redacted]>
Subject: FW: Info requested

I am going to resend this to both of your addresses, as I received an email saying the delivery was delayed yesterday.

Mona

From: Mona Purgason [mailto:[redacted]]
Sent: Tuesday, July 19, 2011 2:56 PM
To: 'Joe Jaworski'
Cc: 'Paula Neff'
Subject: Info requested

Mayor Jaworski:

Attached is information on some of the accomplishments by GHA this year.

Also, we have not officially announced yet that we have recently been awarded two awards of merit by NAHRO (the National Association of Housing and Redevelopment Officials) and are in the running for awards of excellence on both programs.

If you would like to announce this at the luncheon, I can send you the press release on it. The first award for Administrative Innovation was given to GHA for its use of technology in the disaster recovery after Hurricane Ike.

The second award is in the area of Program Innovation in Resident and Client Services for the GHA's ROSS Family Homeownership Grant.

We were going to run the press release at the end of this week or the beginning of next. We (two commissioners and staff) will be going to the NAHRO Conference to accept the award next week.

Let me know if I can provide you with anything else.

Thanks,

Mona

Mona Purgason

MP → JJ.

From: Mona Purgason ([redacted])
Sent: Tuesday, July 19, 2011 2:56 PM
To: 'Joe Jaworski'
Cc: 'Paula Neff'
Subject: Info requested
Attachments: For Mayor 2011 Chamber Luncheon.docx

Mayor Jaworski:

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Let me know if I can provide you with anything else.

Thanks,
Mona

In December, the Galveston Housing Authority (GHA) Board of Commissioners passed a resolution to encourage the de-concentration of poverty in Galveston by combining the U.S. Department of Housing and Urban Development (HUD) small market rents information with census tract data. The board voted to increase rent payment standards to 110% of the HUD fair market rate for low poverty areas and decrease rent payment standards to 90% of the HUD fair market rate for high poverty areas. By doing this, Housing Choice Voucher (HCV-also known as Section 8) residents have the incentive to move into areas of greater opportunity including employment, transportation, and health care.

In early March, the Board of Commissioners approved a series of local preferences for admission into both Public Housing and the HCV (Section 8) program. The board approved a preference for current and former DHAP-Ike families as well as established a local preference for working families for both programs. GHA defines a working family to be a family whose head, spouse, or sole member is employed at least 30 hours per week, or who is involved in a work readiness program or other education endeavor for work preparation for at least 30 hours per week, or who fulfills the 30 hours per week by a combination of work and educational preparation.

Also in March the Galveston Housing Authority (GHA) hosted a grand re-opening of the 199 –unit Gulf Breeze senior apartment complex located at 1211 21st Street. Upgrades and renovations included floor and ceiling replacement, new cabinets and appliances, bathroom upgrades, window upgrades, new A/C units, and a newly landscape patio for the seniors to gather and socialize.

In April the Galveston Housing Authority (GHA) hosted a national Disaster Housing Family Day. This event was held for families, most of whom were not previously assisted by the Housing Authority and are still displaced by Hurricane Ike. Many of these families are still in need of everyday items such as food, clothing and various household goods.

Also in April, the Galveston Housing Authority (GHA) was awarded first place by the Department of Housing and Urban Development (HUD) for issuing 35 Housing Choice Vouchers (HCV's) to homeless veterans. GHA was issued the HCV's by HUD to house homeless veterans and their families through the Veterans Administration Supportive Housing (VASH) program. The award was an impressive achievement considering that GHA was competing with larger agencies, such as the Houston Housing Authority, in the district.

Last week, the Galveston Housing Authority (GHA) held the Grand Opening and ribbon cutting of the Oaks IV development, which is comprised of 40 one-bedroom public housing units, which include a living room, bedroom, kitchen, front and back porches,

and handicap accessible units. This is the first step in bring home some of the 569 families who were displaced by Hurricane Ike.

And finally, just this week, The Galveston Housing Authority introduced their public housing recovery partner, McCormack Baron Salazar, at a press conference and reception held at the Island Community Center. The Board of Commissioners of the Galveston Housing Authority carefully approached rebuilding efforts by choosing an experienced mixed-income developer who will work with the community to plan and build housing, and provide support services and facilities. Public participation is a strong component of the mixed-income development plan. The rebuilding of the public housing units will be in compliance with HUD regulations on site and neighborhood standards, and will comply with affirmatively furthering fair housing guidelines. The goal of the Galveston Housing Authority is to develop quality housing reflective of Galveston's rich architectural history in mixed-income communities that revitalize the city's neighborhoods, and stimulate private investment.

Mona Purgason

From: Mona Purgason [mailto:mpurg@cityofheber.org]
Sent: Friday, July 15, 2011 3:26 PM
To: 'Joe Jaworski'
Cc: 'Paula Neff'
Subject: GHA ORR Process
Attachments: Final-GHA ORR Process.docx

Importance: High

Mayor Jaworski:

I have attached a copy of a guest column that will be in the paper soon under the PIO's name regarding GHA's ORR process. This also includes a proposal for an MOU with the city for the exchange of information. This column will hopefully explain and address in part what is going on re: the requests from the city and is in part a response to Heber's article.

As the Mayor and GHA's ex-officio, I wanted you to know and of course to have this information.

Thank you,
Mona Purgason

Galveston Housing Authority (GHA) Open Records Request (ORR) Process

GHA is a firm believer in open government and our goal is to provide any information requested as soon as reasonably possible to the requestor. So far this year GHA has processed 28 ORR's with numerous inquiries per ORR.

The GHA has created a procedure for handling Open Records Requests (ORR) and GHA requires that all information requests to go through the ORR process. Of course, if it is a simple request for approved meeting minutes or other documents easily available GHA can and will provide that information without an official ORR. However, the process internally will still take place via one point of contact, GHA's Public Information Officer (PIO).

When an ORR is received it is logged as to date and time and forwarded to appropriate staff by GHA's Public Information Officer to locate and compile requested documents. A copy of the ORR is also sent to the attorney for review. This step is taken to ensure that any requested information does not violate the confidentiality of our clients or have any other legal ramifications. As most are aware, GHA has only ten business days to request an Attorney General's opinion if there is a reason to believe the data should not be released, for the reasons stated above. There are occasions where the GHA is unable to provide the requested data; for example, agencies are not required by the Open Record Act (ORA) to produce documents that do not exist or to provide written answers to questions.

GHA has recently had requests for information on the selection of the company chosen by the housing authority to develop mixed-income housing.

In accordance with both State and Federal procurement guidelines, GHA issued a Request for Qualifications ("RFQ") for a Master Developer in March, 2011, and received nine (9) proposals from interested firms. After careful review of the competitive proposals, GHA's evaluation committee recommended entering into an agreement with McCormack Baron Salazar. GHA staff was then authorized to enter into negotiations with the company to reach a mutually acceptable contract agreement. GHA has not yet entered into a formal contract with McCormack Baron Salazar, and contract discussions are ongoing. Therefore, GHA believes that disclosure of the communications between the various Respondents and GHA and the written responses of the Respondents to the RFQ would prejudice GHA's efforts to negotiate a mutually acceptable contract with the Master Developer. Once a contract has been entered into, GHA will honor any new requests for that information.

GHA Proposal:

A suggestion has recently been made that the housing authority is an agency of the city. This is not the case; under applicable law, the Galveston Housing Authority (GHA) is an independent governmental body operating within the City of Galveston. In that regard, GHA is not alone: the Port of Galveston, GISD (although it also embraces part of Bolivar Peninsula and the entire Island), and the Navigation District are similar in that regard.

GHA is an important partner in the City's efforts to obtain CDBG funds for post-Ike reconstruction. In this regard, the City undoubtedly will need information from GHA, and GHA pledges to provide information necessary for these purposes in a timely manner. Similarly, GHA will, from time to time, need information from the City on matters of mutual concern. It should not be necessary for either entity to resort to the Texas Public Information Act to obtain a free flow of mutually-beneficial information. Consequently, GHA proposes that GHA and the City enter into a Memorandum of Understanding which will expedite the free exchange of relevant information between GHA and the City and which will protect the rights of both parties to insist on the protection of the Texas

Public Information Act when circumstances warrant. GHA proposes that the MOU identify a City official and a GHA official (which would be the PIO of GHA) as the contact persons between GHA and the City, and that all inquiries be initially made without regard or reference to the Public Information Act.

Mona Purgason

From: Mona Purgason [mailto:mona@gha.org]
Sent: Tuesday, May 31, 2011 9:34 AM
To: 'Joe Jaworski'
Cc: 'pneff@gha.org', 'Harish Krishnarao'
Subject: RE: [REDACTED]

Mayor Jaworski,

I just wanted to update you on this issue. I'm sorry we were unable to connect via phone as I am limited to what can be discussed via email. Please note that I gave this my attention as did staff. Ms. [REDACTED] and her representatives were provided an opportunity to appeal the decision, however the previous infractions were such that the original decision was upheld. This appeal was conducted by a neutral QC staff not related to housing. Trust that we are very eager to provide housing to those who need it and we did try to work with the individual(s) to make that happen. I am available to discuss further if you would like.

Thank you,
Mona Purgason

-----Original Message-----

From: Joe Jaworski [mailto:JoeJaworski@gha.org]
Sent: Tuesday, May 24, 2011 10:47 AM
To: Mona Purgason
Cc: pneff@gha.org
Subject: RE: RA [REDACTED] - [REDACTED]

Mona - help me out here. We need to be specific: What is the exact issue she failed? I have a former mayor representing her (not only as attorney; he is a family friend) and he is on me to do something. I need you specifically to call former mayor RA apffell at [REDACTED] and explain in detail to him what the disqualifying issue is and what, if anything, can be done. Please do this today and let me know you've done it. This is something you can do for gha and for me to raise our profile with an opinion leader in the community. Please handle. Copying paula neff.

Sent from my Windows Mobile® phone.

-----Original Message-----

From: Mona Purgason [mailto:mona@gha.org]
Sent: Tuesday, May 24, 2011 10:37 AM
To: 'Joe Jaworski' <JoeJaworski@gha.org>
Cc: ed@gha.org; paulaneff@gha.org; paulanef@gha.org
Subject: RE: [REDACTED] - [REDACTED]

Mayor Jaworski:

I looked into this and Ms. [REDACTED] was determined ineligible by staff as she did not meet the screening criteria regarding her previous tenancy. She does have the right to request an informal hearing within 10 days of the date of the denial letter she received if she wishes to review the information that determined her denial, and she was informed of this in writing with her denial letter.

If you need additional information please do not hesitate to contact me.

Thanks,

Mona Purgason

-----Original Message-----

From: Joe Jaworski [mailto: [REDACTED]]

Sent: Friday, May 20, 2011 5:02 PM

To: ded@ [REDACTED]

Subject: FW: [REDACTED]

Mona - i emailed this to harish and paula. Just located your email so i am sending to you to see what can we do for former [REDACTED]. See note below. Thanks! Joe

Sent from my Windows MobileR phone.

Mona Purgason

From: Mona Purgason [ded@ghatx.org]
Sent: Tuesday, May 24, 2011 10:37 AM
To: 'Joe Jaworski'
Cc: 'ed@ghatx.org'; 'paulaneff@ghatx.org'
Subject: RE: R. [redacted] [redacted]

Mayor Jaworski:

I looked into this and Ms. [redacted] was determined ineligible by staff as she did not meet the screening criteria regarding her previous tenancy. She does have the right to request an informal hearing within 10 days of the date of the denial letter she received if she wishes to review the information that determined her denial, and she was informed of this in writing with her denial letter.

If you need additional information please do not hesitate to contact me.

Thanks,
Mona Purgason

-----Original Message-----

From: Joe Jaworski [mailto:joejaworski@ghatx.org]
Sent: Friday, May 20, 2011 5:02 PM
To: ded@ghatx.org
Subject: FW: R. [redacted] [redacted]

Mona - i emailed this to harish and paula. Just located your email so i am sending to you to see what can we do for former mayor [redacted]. See note below. Thanks! Joe

Sent from my Windows Mobile® phone.

Mona Purgason

From: Mona Purgason [mailto:mona.purgason@affh.org]
Sent: Thursday, January 19, 2012 11:27 AM
To: 'J. Jaworski' [mailto:j.jaworski@cityofgalveston.org]
Subject: FW: AFFH Training
Attachments: AFFHinvitation.docx

Mayor Jaworski,

Just an FYI on our AFFH training next Friday.

Mona

From: Melinda Oliver [mailto:melinda.oliver@affh.org]
Sent: Thursday, January 19, 2012 11:07 AM
To: Mona Purgason
Subject: FW: AFFH Training

From: Melinda Oliver [mailto:melinda.oliver@affh.org]
Sent: Thursday, January 05, 2012 10:08 AM
To: 'patricksteele@cityofgalveston.org'
Subject: AFFH Training

Please find attached an invitation regarding AFFH training to be held at GHA on January 27, 2012.

Thank you,

Melinda Oliver
Procurement Manager
Galveston Housing Authority
(409) 763-1558

Galveston Housing Authority is hosting a training session entitled: Affirmatively Furthering Fair Housing (AFFH). The program will consist of the following:

- What is Fair Housing?
- Who is Protected Under Fair Housing Laws?
- Definition of Affirmatively Furthering Fair Housing
- Demonstrating Compliance with AFFH
- Analysis of Impediments
- Case Law Regarding AFFH
- Marketing Plans for Affirmatively Furthering Fair Housing
- Documentation and recordkeeping Requirements of AFFH
- Certification of Affirmatively Furthering Fair Housing

The trainer will be Mary Ann Russ, CEO, Dallas Housing Authority.

The training will be held on January 27, 2012 from 9:00 am to 5:00 pm.

A certificate of completion will be provided to all attendees.

The fee for attendance is \$150 per person.

If you are interested in attending, please contact Melinda Oliver, (409) [REDACTED] or e-mail [procure@\[REDACTED\].org](mailto:procure@[REDACTED].org)

Mona Purgason

From: Mona Purgason [mailto:mona.purgason@hud.gov]
Sent: Friday, January 20, 2012 4:38 PM
To: 'Joseph Jaworski'
Cc: 'Betty massey'
Subject: FW: GOGP Offers Council Candidates a Private Briefing!

It looks like you are already aware, but just FYI.

Mona

From: Pringle, Edward L [mailto:edward.l.p@hud.gov]
Sent: Friday, January 20, 2012 4:34 PM
To: 'Mona Purgason'; Rodriguez, Dan
Cc: 'Betty massey'; 'B. [redacted]@hud.gov'
Subject: RE: GOGP Offers Council Candidates a Private Briefing!

Thanks for the invite. I sent a message to the Mayor that both I and Dan Rodriguez would attend the GHA Seminar on Tuesday, January 24, 2011, 5:30pm – 7:30pm at the GHA building. We will explain HUD programs and processes. We allow local governments and Housing Authorities to run their own programs with some HUD oversight. We will explain that HUD does not dictate the role of the governing authorities in running their programs to make their citizens safe.

Edward L. Pringle, Jr., Ph.D.

Field Office Director

U.S. Department of Housing and Urban Development
Field Policy and Management
1301 Fannin Street, Suite 2200
Houston, Texas 77002
[redacted] (Home)
713-776-5225 (FAX)

From: Mona Purgason [mailto:mona.purgason@hud.gov]
Sent: Friday, January 20, 2012 1:57 PM
To: Pringle, Edward L; Rodriguez, Dan
Cc: 'Betty massey'; 'B. [redacted]@hud.gov'
Subject: FW: GOGP Offers Council Candidates a Private Briefing!

Dr. Pringle,

Please see the data below. As you may remember, Paula Neff is our former board chair.

This email blast sent out by GOGP is in response to some training GHA offered to provide for candidates who will be running for public office on housing 101—just the basics on subsidized housing. We did not plan to spend a great deal of time on the development component as that is information that is routinely discussed.

Is there any training that HUD can do to address the accusations that GHA is violating HUD and fair housing guidelines?

Thank you,
Mona Purgason

From: Paula Neff [mailto:~~XXXXXXXXXXXX@hotmail.com~~]
Sent: Friday, January 20, 2012 11:43 AM
To: Mona P.
Subject: FW: GOGP Offers Council Candidates a Private Briefing!

You should get Dr. Pringle from HUD or someone from HUD to do training to shut down this myth that we are violating HUD guidelines... my two cents.

From: ~~XXXXXXXXXXXX~~
To: ~~XXXXXXXXXXXX~~
Subject: GOGP Offers Council Candidates a Private Briefing!
Date: Fri, 20 Jan 2012 11:25:16 -0600

<http://www.galvestonogp.org/GHA/PressRelease-PrivateBriefing.pdf>



Galveston Open Government Project

A Government Watchdog Group

~~XXXXXXXXXXXX~~

Office ~~409-621-2099~~

<http://www.GalvestonOGP.org>

PLEASE NOTE:

This E-Mail message, and any documents attached to it, may contain information that is PRIVILEGED, CONFIDENTIAL and/or PROPRIETARY, and is intended solely for the addressee(s) named above.

If you are not the intended addressee/recipient, you are hereby notified that any use of, disclosure, copying, distribution, conversion to hard copy, or other use of, or reliance on, the contents of this email communication, and its attachments, is strictly prohibited, and may result in legal action against you.

If you have received this communication in error, please destroy all copies of this message and any attachments and notify the sender immediately.

Thank you.

Mona Purgason

From: Mona Purgason [mailto:mona.purgason@ghabx.org]
Sent: Thursday, January 19, 2012 11:49 AM
To: 'Joseph Jaworski'
Subject: RE: AFFH Training

Absolutely, I'll put your name on the list of attendees.

Mona

From: Joseph Jaworski [mailto:jaworski@jlawfirm.com]
Sent: Thursday, January 19, 2012 11:37 AM
To: 'Mona Purgason'; Felice Ross
Subject: Re: AFFH Training

Hey that sounds like something i'd like to attend. Is gha paying for galveston elected officials or shall i ask city secretary for the funds? Thx! Felice please calendar.

Joe Jaworski

Jaworski Law Firm
305 21st Street, Suite 222
Galveston, TX 77550

(409) 762-6700

(409) 762-6800

(409) 762-6900

joejaws@jlawfirm.com

www.jaworskilawfirm.com

From: Mona Purgason <mona.purgason@ghabx.org>
Date: Thu, 19 Jan 2012 11:26:41 -0600
To: Joejaworski@cityofgalveston.org <joejaworski@cityofgalveston.org>
Subject: FW: AFFH Training

Mayor Jaworski,

Just an FYI on our AFFH training next Friday.

Mona

From: Melinda Oliver [mailto:melinda.oliver@ghabx.org]
Sent: Thursday, January 19, 2012 11:07 AM
To: Mona Purgason
Subject: FW: AFFH Training

From: Melinda Oliver [mailto:melinda.oliver@ghabx.org]
Sent: Thursday, January 05, 2012 10:08 AM
To: 'patrickste@cityofgalveston.org'
Subject: AFFH Training

Please find attached an invitation regarding AFFH training to be held at GHA on January 27, 2012.

Thank you,

Melinda Oliver
Procurement Manager
Galveston Housing Authority
(409) 765-1000

Mona Purgason

From: Mona Purgason [REDACTED]
Sent: Monday, December 12, 2011 9:17 AM
To: 'Joseph Jaworski'
Subject: FW: [Spam] This release is from Fulbright & Jaworski L. L. P.

Joe,

I normally just delete these as they come to my spam folder, but thought I would forward this as just an FYI to you...

Mona

From: Law Firm Lista Cannon [REDACTED]
Sent: Friday, December 09, 2011 6:09 AM
To: undisclosed recipients:
Subject: [Spam] This release is from Fulbright & Jaworski L. L. P.

This release is from Fulbright & Jaworski L. L. P.

Ref: Information About Your Family Tree - Final Notice!

When someone dies without leaving a will and there's no known relative to inherit, the government receives the money. Unless, a previously unknown distant relative; a descendant from the same ancestor is found within a limited timeframe at the discretion of the treasury department to claim the inheritance as laid out in section 46 of the Administration of Estates Act of 1925.

We are legally empowered to track and reunite unclaimed funds with distant relatives of people who have died without making a will or known next of kin. So after an extensive genealogical research effort, we have traced a dormant termed deposit bank account with your family name and the account has a substantial amount of money on it now tagged "unclaimed funds" which you are legally entitled to. The bank is compelled by the laws to hand over the funds (as unclaimed funds) to the government if no claim is made immediately. Apparently, the funds belongs to one of your family members who reportedly died intestate some years back leaving behind a substantial amount of money in the bank account unattended.

The money is yours (or your family's), not the bank's or the Government's. It's legally yours on positive proof of your identity being a distant relative of the deceased on forth degree ("statutory legacies"), a descendant from the same ancestor before the bank is compelled by law to hand the money to the government.

Important Note: we have been retained by two senior officials of the bank to administer the estate and reunite you with the dormant account because you have been identified and located as the only suitable heir apparent to the estate with the same last name and our initial consultation is free, it's free but we will charge a contingency fee of 5% of any sum recovered from the bank. Which means you and/or the two bank officials will not pay us a cent unless we recover money for you and you owe it to yourself and your family at least to explore this rare life changing opportunity.

It might interest you to know that every year thousands of people (especially foreigners) die without leaving a will or known next of kin thereby forfeiting so much money to the government as unclaimed estate. There is a time limit at the discretion of the Treasury Department when claiming such inheritance hence the need to act swiftly to reconcile this account.

In a recent news report, "there is currently more than \$30 billion in unclaimed money and with the total of unclaimed money rising faster than people claiming, it is projected that in the year 2020 there could be as much as \$40 billion of unclaimed money. Aging population is adding more significantly to this number". This is what prompted us to locate you and legally empower you to claim the estate before it becomes too late.

In compliance with standard requirements of the federal disclosure and privacy laws which prohibit us from revealing certain privileged information without due process, we intentionally left out certain information which we deemed proprietary at this point and to enable us double-check our record and ensure that you are indeed the addressee of this letter, we need you to reconfirm your information by providing us with your full names (no initial please); passport/Driver's license, your date of birth; your current occupation; contact address and your telephone/fax numbers. Once we reconfirm your information and endorse same appropriately, we shall provide you with all the privileged information/legal documents relating to the deceased customer and his term-deposit account and also will give you guidelines on how we intend to realise this goal without the breach of the law.

We would respectfully request that you treat the content of this letter as privileged and respect the integrity of the information you come by as a result of this correspondence.

Kind regards,
Fulbright & Jaworski
International L.L.P

Mona Purgason

From: Mona Purgason [redacted]
Sent: Wednesday, August 31, 2011 2:34 PM
To: 'Joseph Jaworski'
Cc: 'Paula Neff'; 'Hilda Garcia'
Subject: FW: phone call

Importance: High

Mayor Jaworski,

As Hilda received some communication from Brad this morning regarding HUD's meeting request with you, I am forwarding you this email string that I shared with Commissioner Neff. We were politely informed by HUD that the meeting arrangements for next month were between you and HUD and they were only letting us know as a courtesy. Staff will be available to attend per your request. Let me know if there is anything I or staff can do to assist in facilitating this.

Thank you,
Mona Purgason

From: Mona Purgason [mailto:mona.purgason@shady.org]
Sent: Monday, August 29, 2011 11:54 AM
To: 'Paula Neff'
Cc: 'JamesDennis@shady.org'; 'Deyna Sims'
Subject: FW: phone call
Importance: High

Paula,

I am sending you this email string that I showed you last week at our Board Training (the one at Mario's) just as reminder that this meeting that HUD is trying to set up is with the Mayor, and then anyone else at his discretion. If you recall, we were trying to get it scheduled when I and our Development team could be available and we were politely told that the arrangements would be between the Mayor and HUD.

Mona

From: Alexander, Deborah [mailto:Deborah.Alexander@hud.org]
Sent: Friday, August 19, 2011 11:13 AM
To: 'Hilda Garcia'
Subject: RE: Redevelopment Mtg

Please understand our position. This is a meeting request made to the Mayor's office by the HUD Regional Administrator. The meeting will involve all departments/divisions of HUD – MultiFamily, CPD, PH, etc. Other attendees will be at the discretion of the Mayor. Once we receive schedule confirmation info from the Mayor's office, more information can be determined. I was just keeping you in the loop...

From: Hilda Garcia [redacted]
Sent: Wednesday, August 17, 2011 2:10 PM

To: Alexander, Deborah
Cc: Mona Purgason; deyna sims
Subject: Redevelopment Mtg


Hi Deborah, I just left you a message on your voice mail re Mona suggested if it would be at all possible to move the meeting re our redevelopment plan a week later from the designated date of September 14th. Mona will be out that week and the master developer will be here for the public charettes.

Your assistance to this matter would be greatly appreciated.


Hilda Siueñtes-Garcia

Administrative Director

Galveston Housing Authority

 (409) 765-1000

 (409) 765-1000

 hsg@gha.org

From: Hilda Garcia [redacted]
Sent: Wednesday, August 17, 2011 11:24 AM
To: 'Mona Purgason'
Subject: phone call

Deborah Alexander re the regional office wants to plan a meeting with GHA and the mayor. They are looking at September 14th, 11:00 or 1:00. Will confirm with the mayor. They will bring Houston and Ft. Worth directors to discuss the redevelopment plan.

Mona Purgason

From: HK [redacted]
Sent: Monday, August 15, 2011 4:58 PM
To: 'Joseph Jaworski'
Subject: RE: j[redacted]-about housing

Yes, we will contact him and see if we can be of service.

Thanks,
Mona

-----Original Message-----

From: Joseph Jaworski [mailto:j[redacted]]
Sent: Monday, August 15, 2011 3:57 PM
To: Harish Krishnarao; bobbysimmons[redacted]; Paula Neff GHA
Subject: Fw: j[redacted].com-about housing

Mona - can you help [redacted] with action and advice on how to get housing for himself and his kids? It sounds like he needs immediate help, especially with kids and school starting this month. His phone number is [redacted]. Thanks! Joe -----Original Message-----

From: formmail[redacted].net
To: joe@joe[redacted].com
ReplyTo: bobby[redacted]
Subject: j[redacted].com-about housing
Sent: Aug 15, 2011 2:25 PM

Message: Yes sir im was trying to apply for housing and have been turned down by everyone. I have found a apartment but can not afford the deposit and the first months rent. I work but I am also a single father of two beautiful kids we are homeless and going back and forth to peoples houses this is not good for my kids. I was asking for your help because u are my last resort so if u could help me please thank u and can u get back to me as soon as possible .

Name: [redacted]
email: bobbysimmons21520@redacted.com

This e-mail was generated from a form submission on your website: joeforgalveston.com at 8/15/2011 12:25:43 PM

Joe Jaworski
Jaworski Law Firm
305 21st Street, Suite 222
Galveston, TX 77550
(409) [redacted]
(409) [redacted] fax
(409) 771-7155/cell
joejaworski@joejaworski.com
www.joejaworski.com

Mona Purgason

From: Mona Purgason [mailto:mona.purgason@gha.org]
Sent: Wednesday, July 20, 2011 7:57 AM
To: 'Joseph Jaworski'; 'Joe Jaworski'
Cc: 'Paula Neff'
Subject: FW: Info requested
Attachments: For Mayor 2011 Chamber Luncheon.docx

I am going to resend this to both of your addresses, as I received an email saying the delivery was delayed yesterday.

Mona

From: Mona Purgason [mailto:mona.purgason@gha.org]
Sent: Tuesday, July 19, 2011 2:56 PM
To: 'Joe Jaworski'
Cc: 'Paula Neff'
Subject: Info requested

Mayor Jaworski:

Attached is information on some of the accomplishments by GHA this year.

Also, we have not officially announced yet that we have recently been awarded two awards of merit by NAHRO (the National Association of Housing and Redevelopment Officials) and are in the running for awards of excellence on both programs.

If you would like to announce this at the luncheon, I can send you the press release on it. The first award for Administrative Innovation was given to GHA for its use of technology in the disaster recovery after Hurricane Ike. The second award is in the area of Program Innovation in Resident and Client Services for the GHA's ROSS Family Homeownership Grant.

We were going to run the press release at the end of this week or the beginning of next. We (two commissioners and staff) will be going to the NAHRO Conference to accept the award next week.

Let me know if I can provide you with anything else.

Thanks,
Mona

Mona Purgason

From: Mona Purgason [mailto:mona@gha.net.org]
Sent: Tuesday, July 19, 2011 9:34 AM
To: 'Joseph Jaworski'; 'Joe Jaworski'
Cc: 'Paula Neff'
Subject: RE: GHA ORR Process

Will do.

Also, meeting with Glenn is set for Friday at 10.

Thanks,
Mona

From: Joseph Jaworski [mailto:joejaw@jlawfirm.com]
Sent: Tuesday, July 19, 2011 8:51 AM
To: 'Mona Purgason'; 'Joe Jaworski'
Cc: 'Paula Neff'
Subject: Re: GHA ORR Process

Mona - please send me an email today highlighting the "best hits" of gha and the gha board over the past several months so i can include in my state of the city speech this friday. You know, 30 hour work week preferences, the increase in section 8 rate gha pays so people can go to higher opportunity, veterans vash award thing, etc.... Need today or tomorrow if possible. Also please get with glenn bulgherini to get him acquainted with budget for soft costs. Thanks!!

Joe Jaworski
Jaworski Law Firm
305 21st Street, Suite 222
Galveston, TX 77550
(409) 763-0700
(409) 763-6344 fax
(409) 771-7155 cell
joejaws@jlawfirm.com
www.jaworskilawfirm.com

From: Mona Purgason <mona@gha.net.org>
Date: Fri, 15 Jul 2011 15:25:55 -0500
To: 'Joe Jaworski' <joejaw@jlawfirm.com>
Cc: 'Paula Neff' <paulanef@gha.net.org>
Subject: GHA ORR Process

Mayor Jaworski:

I have attached a copy of a guest column that will be in the paper soon under the PIO's name regarding GHA's ORR process. This also includes a proposal for an MOU with the city for the exchange of information. This column will hopefully explain and address in part what is going on re: the requests from the city and is in part a response to Heber's article.

As the Mayor and GHA's ex-officio, I wanted you to know and of course to have this information.

Thank you,
Mona Purgason

Mona Purgason

From: Mona Purgason <[REDACTED]@galveston.org>
Sent: Friday, July 08, 2011 6:21 PM
To: 'Joseph Jaworski'; 'Kevin Hamby'; 'Paula Neff'
Subject: RE: Fwd: Galveston Housing Authority

Great news. Kevin, thank you for your efforts on our behalf.

Hope you are feeling better, Mayor. Have a good weekend.

Mona

From: Joseph Jaworski [mailto:Joe.Jaworski@jlawfirm.com]
Sent: Friday, July 08, 2011 4:30 PM
To: Kevin Hamby; 'Mona Purgason'; Paula Neff
Subject: Re: Fwd: Galveston Housing Authority

Yes!!

Joe Jaworski
Jaworski Law Firm
305 21st Street, Suite 222
Galveston, TX 77550
(409) 762-0700
(409) 762-6262/fax
(409) 762-7159/cell
joelaw@jlawfirm.com
www.jlawfirm.com

From: Kevin Hamby <[REDACTED]@galveston.com>
Date: Fri, 8 Jul 2011 16:20:11 -0500
To: Mona Purgason <[REDACTED]@galveston.org>; Paula Neff <[REDACTED]@galveston.com>
Cc: Joseph Jaworski <[REDACTED]@jlawfirm.com>
Subject: Fwd: Galveston Housing Authority

FYI. It will likely be supported at a meeting with the assistant secretary next week by my lunch companions.

Kevin

Begin forwarded message:

From: "Davis, Scott G" <[REDACTED]@nhd.gov>
Date: July 8, 2011 1:50:50 PM CDT
To: 'Kevin Hamby' <[REDACTED]@galveston.com>
Cc: "Higginbotham, Steven L" <[REDACTED]@nhd.gov>
Subject: RE: Galveston Housing Authority

Thanks, Kevin. Let me talk to a few folks and get back to you.

Best,

Scott

From: Kevin Hamby [mailto: [REDACTED]]
Sent: Friday, July 08, 2011 11:02 AM
To: Davis, Scott G
Cc: Higginbotham, Steven L
Subject: Galveston Housing Authority

Scott

As you know, I am no longer associated with the State's CDBG DR Program in an official capacity. I do know that Steve is at the reserves until the end of July, and unable to work on this issue.

During my vacation time while I wait on a Fair Housing trial to begin in August, I have been volunteering my time with the City of Galveston and the Galveston Housing Authority on their respective DR programs.

One of the issues that has come up is the need for pre-development funds for the GHA to rebuild the 569 units of public housing.

There are four sources of potential funds available, but currently unobtainable for use.

The first is \$25 million in Ike Round 1 funds that were allotted to GHA by the Galveston City Council. These funds are restricted to bricks and mortar. GHA has asked to release about \$5 million for predevelopment and acquisition costs but the council has postponed this vote.

Second, 40 units have already been built post-storm. GHA is doing a compliance check to make sure the development would meet all HUD requirements for reimbursement out of the \$25 million limited to bricks and mortar.

The GHA is submitting an application to the State CDBG DR program under a Round 2 Phase 1 application for pre-development costs. As you are aware, the H-GAC MOD put \$70 million as available in Phase 1 of Round 2 for GHA. GHA had not previously applied for any of these funds.

Finally, GHA has asked Dan Rodriguez, the local region Director for Public Housing for permission to use insurance proceeds received due to the damaged units for predevelopment costs. They did so in a letter dated April 28, 2011 and followed up on June 23, 2011. No word back as of yet.

As part of the Conciliation Agreement, GHA must use the Phase 1 AI and develop a plan that meets an AFFH standard. The current benchmarks for completing rental construction is 36 months after the date the Phase 2 contract is signed.

Is there any help that national can give to expedite the approval of the insurance proceeds so GHA can get started with the AFFH, environmental, and planning process? These funds are tied to the CA 569 rebuild requirement, but are being treated like public housing regular funds.

GHA is pursuing all options at once so they can get moving. Any help to break free the insurance proceeds to be used in this matter would be appreciated and help expedite Round 2 expenditures by starting the planning early and going through the public process earlier.

Thanks.

Kevin Hamby

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