

Minutes of Meeting of
The Housing Authority of the City of Galveston, Texas
Island Community Center – Community Room
4700 Broadway, Galveston, TX 77551
February 26, 2018 – 9:00 a.m.

The Board of Commissioners of the Housing Authority of the City of Galveston, Texas (GHA) met as stated above. Chairman Irwin “Buddy” Herz called the meeting to order at 9:00 a.m. and declared a quorum was present. He further clarified that the meeting was duly posted. The following commissioners were noted present: Chairman Irwin “Buddy” Herz; Vice-Chair Ann Masel; Commissioner J.T. Edwards; Commissioner Melvin Williams; and Commissioner Raymond Turner.

Commissioners Absent: None

Others Present: Mona Purgason, Executive Director
 Carla Cotropia, Legal Counsel

Approval of Minutes of Previous Meetings

Commissioner Edwards moved to approve the minutes of the January 29, 2018 meeting. Commissioner Williams seconded. The motion passed unanimously.

Financial Statements

B.I.L. Bruney, Finance Director, reported the following for the year to date (month ending December 31, 2017) consolidated financial statements of the Galveston Housing Authority:

Total Operating Revenue:	\$15,025,029
Total Operating Expense:	\$10,995,951
Residual:	\$ 4,029,078
Total Assets:	\$108,063,056

Mr. Bruney stated that most of the residual is from Development.

Discussion Items/Resolutions

Discussion – City Request to Use Former Oleander Site for Debris Collection in Case of a Natural Disaster – Mona Purgason stated the City of Galveston Fire Department had reached out to GHA to get permission to use the vacant land at the site of the former Oleander Homes development as a debris collection site in case of a natural disaster. She stated GHA may be required to request and receive permission from HUD before going forward with any such agreement. The Board requested staff to pursue permission from HUD.

Development and Scattered Sites Update

Stephanie Beeks of McCormack Baron Management reported that almost 100% of the affordable units at the Cedars and Villas were occupied, with one PBV unit being leased beginning in March. She stated there were 5 market rate vacancies at The Villas, and 6 at The Cedars.

Deyna Sims reported on the Scattered Site program that there were 62 construction starts including completed and occupied units. She further stated 31 units were completed and had passed final building inspections, 19 had passed GHA's HQS inspection, and 17 were occupied, and there were 46 units scheduled to be completed by the end of February, with the remainder of the units slated to be completed around June 15, 2018.

Human Capital Update

Alex Stephens of Urban Strategies reported there were 124 households at the Cedars and Villas enrolled in GHA's Opportunity and Enrichment (Human Capital) Program, a total of 354 individuals. He further reported that 51% of the population was working, with 64% of that population working full-time. He further reported four individuals were placed in employment since the beginning of 2018.

Secretary's Report

GHA's Housing reports indicated that the HCV program was 101% leased up and Public housing was 97.78% leased up.

The Board adjourned into Executive Session at 9:43 a.m. Chairman Herz had left the meeting near the end of the Executive Session. Vice-Chair Masel reconvened the open meeting at 10:35 a.m.

The meeting was adjourned at 10:35 a.m.