

Minutes of Meeting of
The Housing Authority of the City of Galveston, Texas
Island Community Center – Community Room
4700 Broadway, Galveston, TX 77551
January 29, 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; Commissioner J.T. Edwards; Commissioner Melvin Williams; and Commissioner Raymond Turner. Vice-Chair Masel arrived during the presentation of the Financial Statements.

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 December 11, 2017 meeting as presented. Commissioner Williams seconded. The motion passed unanimously among the Commissioners present.

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:	\$12,714,447
Total Operating Expense:	\$ 9,423,780
Residual:	\$ 3,290,666
Total Assets:	\$107,205,536

Discussion Items/Resolutions

Resolution #2825 – Approval of Urban Strategies as Lead Agency for Human Capital Plan Implementation – Deyna Sims, Director of Development, stated the Resolution was to extend the contract with Urban Strategies through 2025, or until funds were exhausted. She further stated the current contract with Urban Strategies would end in 2019 and had included a planned transition from Urban to a local entity to implement GHA’s Human Capital Plan. As there was not a local entity able to perform the functions of the Human Capital Lead Agency, Urban would continue in that role. Chairman Herz and Vice-Chair Masel expressed concern that a contract through 2025 might encumber future board members, and asked that a revised version of the contract with a shorter timeframe and a termination clause be brought before the Board in a future meeting.

Commissioner Edwards moved to table the Resolution and Vice-Chair Masel seconded. The following vote was recorded:

AYES: Herz, Masel, Edwards, Williams, Turner
Abstentions: None

NAYS: None
Absences: None

Resolution #2826 – Approval of Correction Deed for 2912 Post Office Street – Carla Cotropia, Legal Counsel, stated a lot with a house had been sold by a predecessor to the GRACE program years ago with an error in the deed which caused an issue when the owner attempted to sell. The Resolution corrected that error.

Vice-Chair Masel moved approval and Commissioner Edwards seconded. The following vote was recorded:

AYES: Herz, Masel, Edwards, Williams, Turner
Abstentions: None

NAYS: None
Absences: None

Development and Scattered Sites Update

Stephanie Beeks of McCormack Baron Management stated 100% of the affordable units at the Cedars and Villas were either occupied or reserved. She stated there were 11 market rate vacancies at The Villas, and 9 at The Cedars. She stated many of the vacancies were due to students completing their classes and leaving Galveston.

Deyna Sims reported on the Scattered Site program that there were 56 construction starts including completed and occupied units. 24 units were completed, 15 had passed GHA's HQS inspection, 5 were occupied, and 9 were waiting on the City to install culverts.

Chairman Herz and Commissioner Edwards asked Ms. Sims if the scattered sites development met the original terms of the NOFA that was put out by the GLO, including certain restrictions on lots being next door to one another, and a prohibition on rehabbed units. Ms. Sims stated it may not seem so, but that the GLO had worked closely with the HUD CPD and Houston Field Office and had obtained approvals for each of the lots upon which they were building.

Secretary's Report

GHA's Housing reports indicated that the HCV program was 99% leased up and Public housing was 97.33% leased up.

The Board adjourned into Executive Session at 10:40 a.m. and reconvened the open meeting at 11:35 a.m.

The Board meeting was adjourned at 11:36 a.m.