

Minutes of Meeting of
The Housing Authority of the City of Galveston, Texas
Island Community Center – Community Room
4700 Broadway, Galveston, TX 77551
July 30, 2018 – 9:00 a.m.

The Board of Commissioners of the Housing Authority of the City of Galveston, Texas (GHA) met as stated above. Commissioner J.T. Edwards 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: J.T. Edwards; Melvin Williams; and Raymond Turner.

Commissioners Absent: None

Others Present: Mona Purgason, Executive Director
 Robert Booth, Legal Counsel

Swearing In of New Commissioners

Mona Purgason, Executive Director and Board Secretary, administered the Oath of Office to new Commissioners William Ansell and Gregory Garrison.

Election of Officers of the Board

Commissioner Edwards nominated Melvin Williams as Chairman of the Board, and Commissioner Turner nominated Commissioner Edwards as Vice-Chairman. The nominations were accepted and agreed upon unanimously.

Approval of Minutes of Previous Meetings

Commissioner Turner moved to approve the minutes of the June 25, 2018 meeting. Vice-Chairman Edwards seconded. The motion passed unanimously.

Discussion Items/Resolutions

#2831 – Approval of FY2019 Budgets – B.I.L. Bruney, Finance Director, stated the Resolution was to approve the budgets for all funds for the Fiscal Year 2019, which began July 1, 2018. Vice-Chairman Edwards moved approval, and Commissioner Ansell seconded. The Resolution was approved unanimously.

#2832 – Approval to Change Bank Signatories – Mr. Bruney stated the Resolution was to approve a change in signatories for all GHA accounts at Frost Bank, as he would be retiring as of August 3, 2018, and there was a new GHA Chairman. Vice-Chairman Edwards moved approval of the Resolution with the inclusion of the name of the newly elected Chairman, Melvin Williams, and Commissioner Turner seconded. The Resolution was approved unanimously.

#2833 – Approval of MOU with Galveston Police Department for Additional Police

Services – Mona Purgason stated GHA contracted with the Galveston Police Department for off-duty officers to perform security services on the premises of the Island Community Center, and the Resolution would approve one year of those services. Commissioner Ansell moved approval, and Vice-Chairman Edwards seconded. The Resolution was approved unanimously.

#2834 – Approval of SEMAP for Submittal to HUD – Ms. Purgason stated the Resolution was to approve the submission of the Section Eight Management Assessment Program documentation, which was an annual self-assessment conducted by the Housing Authority and certified by HUD. Vice-Chairman Edwards moved approval, and Commissioner Turner seconded. The Resolution was approved unanimously.

Development and Scattered Sites Update

Stephanie Beeks of McCormack Baron Management reported there were three vacancies at The Cedars at Carver Park and The Villas on the Strand was 100% occupied.

Deyna Sims reported that there were 89 construction starts for the GLO-developed Project Based Voucher Scattered Sites, and 37 were occupied. She stated the development of the 97 total PBV Scattered Sites would be complete by the end of 2018 according to the GLO.

Human Capital Update

Alex Stephens of Urban Strategies stated there were 131 families enrolled in the Human Capital program at the Villas and The Cedars, which includes 376 individuals. He reported the average monthly income for families enrolled in the program at the Cedars and Villas was \$1,588.00.

Secretary's Report

Odelia Williams, Resident Services Director, reported on Public Housing events that had taken place, including a "Story of My Life" project where residents shared their life experiences with students from a youth group in Minnesota.

GHA's Public Housing developments were 98% occupied, and there was a 98% lease-up rate in the Housing Choice Voucher Program.

Commissioners' Comments

Chairman Williams and Vice-Chairman Edwards welcomed the new Commissioners and stated they were looking forward to working with them.

The Board meeting was adjourned at 10:17 a.m.