

Minutes of Meeting of
The Housing Authority of the City of Galveston, Texas
Island Community Center – Community Room
4700 Broadway, Galveston, TX 77551
June 25, 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 Herz called the meeting to order at 9:01 a.m. and declared a quorum was present. He further clarified that the meeting was duly posted. The following commissioners were noted present: Irwin “Buddy” Herz, Chairman; Melvin Williams; and Raymond Turner.

Commissioners Absent: J.T. Edwards

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

Approval of Minutes of Previous Meetings

Commissioner Turner moved to approve the minutes of the June 4, 2018 meeting. Commissioner Williams seconded. The motion passed unanimously among the Commissioners present.

Financial Statements

B.I.L. Bruney, Finance Director, presented the May 2018 financial statements as follows:

Total Operating Revenue Year to Date:	\$ 22,917,834
Total Operating Expense Year to Date:	\$ 17,431,355
Residual:	\$ 5,486,479
Total Assets:	\$ 109,675,123

Discussion Items/Resolutions

#2829 – Approval of Write-Offs – Ashland Ray, Assistant Finance Director, stated this Resolution was to approve the write-off of uncollectable amounts in the public housing program including rent and fees. Commissioner Williams moved approval, and Commissioner Turner seconded. The motion was approved unanimously with three Commissioners present.

#2830 – Approval of Human Capital Fund Budget Amendment – Deyna Sims, Development Director, stated this Resolution was to amend the budget for the continuation of the Human Capital program through 2020 utilizing Urban Strategies. She further stated the original budget did not contemplate that Urban Strategies would continue to serve the families in the Human Capital program to the same extent, as the original intention was to turn over the implementation of the program to a local organization.

Commissioner Williams stated he believed there was a local agency that could take over GHA's Human Capital program but he had not said anything because he is the Executive Director of that agency. He stated the program was successful due to the local staff, and that he was concerned that GHA paid so much for "program coordination" which apparently goes to someone at Urban Strategies who is supposed to be overseeing things. He further stated that a local agency on the ground could work with local staff to do the things that truly help people get out of poverty and ensure things are sustainable for the next generation, and that needed to be explored.

Commissioner Williams moved approval of the Resolution, and Commissioner Turner seconded. The motion was approved unanimously with three Commissioners present.

Ms. Sims stated that this budget amendment did not include the extra expense for Urban Strategies' to vet another local organization to potentially take over the Human Capital program. She stated there might need to be an additional budget amendment for that at a future date.

Development and Scattered Sites Update

Deyna Sims, Development Director, stated that in the GLO scattered sites program, there had been 77 construction starts and 33 units were occupied.

Vice-Chair Masel joined the meeting during the Development update.

Stephanie Beeks of McCormack Baron Management reported the Villas and Cedars are both 100% leased up in the affordable units, and though there were 11 market rate vacancies at the Villas and 8 at the Cedars, there were applications pending for all those units.

Human Capital Update

Alex Stephens of Urban Strategies stated there were 132 families enrolled in the Human Capital program at the Villas and The Cedars, which includes 372 individuals. He reported an additional four residents had gained employment since the previous Board meeting in early June.

Secretary's Report

Mona Purgason stated GHA had been conducting yearly hurricane evacuation preparation, and had met with the City of Galveston Emergency Management Director regarding the use of the ICC as the evacuation staging area.

She further reported the Public Housing program is 98% leased up and HCV is 98% leased up. She stated 152 of GHA's vouchers were being used (ported) to lease up in Texas City.

Ms. Purgason stated that George Fuller, Executive Director of the Texas City Housing Authority, had reached out to GHA to inquire about utilizing some of the Ike disaster funding to develop low income housing in Texas City. This is allowable per the 2012 Reconstruction Plan created by the Texas General Land Office and signed by the City of Galveston and the Galveston Housing Authority. She stated she would be meeting with Mr. Fuller to discuss further.

On behalf of GHA, Ms. Purgason thanked outgoing Commissioners Chairman Herz and Vice-Chair Masel and presented them with plaques recognizing their six years of service. She stated they are leaving the Agency in high performer status for both housing programs for the last few years.

Chairman Herz stated how wonderful it had been to work with top-notch people and that as Board members, they never had to micro-manage.

Vice-Chair Masel stated that there was absolutely no way they could have gotten through the chaos as new Board members if it had not been for GHA management and staff. She stated it had been a pleasure to work together as an amazing team and make a difference.

The Board meeting was adjourned at 10:02 a.m.