

Minutes of Meeting of
The Housing Authority of the City of Galveston, Texas
Island Community Center – Community Room
4700 Broadway, Galveston, TX 77551
March 26, 2018 – 3:30 p.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 3:00 p.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; Ann Masel, Vice-Chair; and J.T. Edwards.

Commissioners Absent: Melvin Williams
Raymond Turner

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

Approval of Minutes of Previous Meetings

Commissioner Edwards moved to approve the minutes of the February 26, 2018 meeting. Vice-Chair Masel seconded. The motion passed unanimously among the Commissioners present.

Financial Statements

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

Total Operating Revenue Year to Date:	\$ 16,717,235
Total Operating Expense Year to Date:	\$ 12,582,554
Residual:	\$ 4,134,681
Total Assets:	\$ 108,251,003

Discussion Items/Resolutions

Update on Use of Former Oleander Homes Site for Debris Collection in the Event of a Natural Disaster – Mona Purgason stated GHA had received a request for the City of Galveston to utilize the vacant land at the site of the former Oleander Homes as a temporary debris collection site in the case of a natural disaster. She further stated guidance from the HUD Houston Field Office indicated GHA could enter into a contract to provide such a service. Ms. Purgason further stated she would ask the City of Galveston to draft such an agreement and bring it to the Board at a future meeting for consideration.

Resolution #2827 – Recognition of Fair Housing Month and the Fiftieth Anniversary of the Fair Housing Act – Commissioner Edwards moved approval and Vice-Chair Masel seconded.

AYES: Herz, Masel, Edwards
Abstentions: None

NAYS: None
Absences: Williams, Turner

Development and Scattered Sites Update –

Stephanie Beeks of McCormack Baron Management stated there were 5 vacancies in the market rate units at The Villas and 4 vacancies in the market rate units at the Cedars. All of the affordable units at both developments are occupied or reserved.

Deyna Sims, Development Director, stated there had been 62 construction starts, 20 units were occupied, and 8 units were complete and were waiting on infrastructure to be completed by the City. All remaining units are scheduled to be completed by the end of June, 2018.

Human Capital Update –

Alex Stephens of Urban Strategies stated 124 families were enrolled in the Human Capital program at the Cedars and Villas. He further stated that four individuals were placed in employment in March, and two residents earned Bachelor's degrees and would take their teacher certification test this year. 51% of residents in the program are employed.

Secretary's Report

Mona Purgason stated the Public Housing program is nearly 98% leased up and HCV is 101% leased up.

The Board adjourned into Executive Session at 4:19 p.m. and reconvened the open meeting at 5:00 p.m.

The Board temporarily adjourned the Regular Board Meeting to hold a public hearing at 5:00 p.m. on the GHA FY2019 Annual Agency Plan.

There were no comments at the public hearing.

The public hearing was closed by the Chairman at 5:00 p.m.

The Board reconvened the regular meeting at 5:01 p.m.

Discussion Items/Resolutions

Resolution #2828 – Approval to Submit FYB July 1, 2018 (GHA FY2019) Annual Agency Plan to HUD – Commissioner Edwards moved approval and Vice-Chair Masel seconded.

AYES: Herz, Masel, Edwards
Abstentions: None

NAYS: None
Absences: Williams, Turner

The Board meeting was adjourned at 5:01 p.m.