

Minutes of Meeting of
The Housing Authority of the City of Galveston, Texas
Island Community Center – Community Room
4700 Broadway, Galveston, TX 77551
November 25, 2019 – 9:00 a.m.

The Board of Commissioners of the Housing Authority of the City of Galveston, Texas (GHA) met as stated above. Chairman William Ansell 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 Ansell; Vice-Chairman Greg Garrison; Raymond Turner; Angela Brown; and Betty Massey.

Commissioners Absent: None

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

Approval of Minutes of Previous Meetings

Commissioner Massey moved to approve the minutes of the October 28, 2019 meeting. Commissioner Turner seconded. The motion was approved unanimously.

Financial Statements

Arvie Dunn, Finance Director, reported the following for October, 2019:

Total Operating Revenue:	\$ 6,901,177
Total Operating Expense:	\$ 6,858,272
Residual (Net Income)	\$ 42,905
Total Liabilities & Net Assets:	\$108,086,585

Discussion Items/Resolutions

Resolution 2866 – Change of Signatory at Frost Bank to Reflect New Board Chair – Ms. Purgason stated that as William Ansell became the new Board Chair, the signature cards for GHA's bank accounts had to be amended. Vice-Chairman Garrison moved approval and Commissioner Brown seconded. The motion was approved unanimously.

Resolution 2868 – Approval to Award a Contract to Smith Protective Services – Deyna Sims, Procurement Coordinator, stated GHA had been working with a private security firm to provide unarmed security at the public housing sites. As the current contract was close to expiring, GHA issued a Request for Proposals, which were rated by a committee. GHA staff recommended a contract be awarded to Smith Protective Services. Commissioner Turner

moved approval and Vice-Chairman Garrison seconded. The motion was approved unanimously.

Resolution 2867 – Authorizing GHA to Enter Into a Contract with MBS CSS, Inc a Missouri Corporation for Galveston Human Capital Planning and Implementation; Approving as to Form the Subcontract Between Urban Strategies and MBS CSS; and Such Other Action Necessary or Convenient to Carry Out This Resolution – Deyna Sims stated that when McCormack Baron Salazar was procured to be the master developer for the mixed income communities (Cedars and Villas), part of that proposal included a team member for Human Capital planning and implementation, which was Urban Strategies. Urban Strategies began implementing the Human Capital Plan in 2015 with the original contract, which would expire in January, 2020. This Resolution was to approve a new contract for one year with four one-year renewal options. Commissioner Brown moved approval and Commissioner Massey seconded. The motion was approved unanimously.

Resolution 2869 – Authorizing the Executive Director to Enter Into a Pre-Development Agreement for Development of the Former Oleander Site and Such Other Action Necessary or Convenient to Carry Out This Resolution – Ms. Sims stated the Resolution authorized the Executive Director to enter into a pre-development agreement for developing replacement housing on the former Oleander Homes site, as part of the 2012 Reconstruction Plan which also included the GLO-developed Scattered Sites, which are complete. 287 units remain to be developed. Commissioner Massey moved approval and Vice-Chairman Garrison seconded. The motion was approved unanimously.

Human Capital Update

Alex Stephens reported that there were 134 families from Cedars at Carver Park and Villas on the Strand enrolled in GHA's Opportunity and Enrichment (Human Capital) program. He further reported that the program partnered with CompuDoc for student training and enrichment programs and that out of 16 students enrolled, five had perfect attendance. He stated seven residents had recently gained employment and out of the residents able to work, 75% are working. Employed residents' income averaged \$12.07 per hour.

Secretary's Report

Ms. Purgason reported a 98% occupancy rate in Public Housing, and 97% yearly lease-up in the Housing Choice Voucher program. She stated there were 166 families with vouchers searching for housing.

The Board adjourned into Executive Session at 9:54 a.m. and reconvened the open meeting at 10:45 a.m. The Board meeting was adjourned at 10:45 a.m.