

Minutes of Meeting of
The Housing Authority of the City of Galveston, Texas
Walter Norris Jr. Island Community Center Community Room
4700 Broadway, Galveston, TX 77551
December 11, 2023 – 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-Chair Betty Massey; Patricia Toliver; Brax Easterwood; and Brenda Hall.

Commissioners Absent: None

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

Approval of Minutes of Previous Meetings

Commissioner Easterwood made a motion to approve the October 30, 2023 minutes and Commissioner Toliver seconded. The motion was approved unanimously.

Financial Statements

Ashland Ray, Assistant Finance Director, reported the following for November, 2023:

Total Operating Revenue:	\$ 17,494,115
Total Operating Expense:	\$ 11,123,707
Net Income:	\$ 6,370,407
Total Liabilities & Net Assets:	\$ 226,709,941

Discussion Items

Possible Information/Education Campaign on the History of GHA Public Housing, including Former Residents, at the Developments – Vice-Chair Massey stated she asked for the item to be discussed after the family of a former Oleander Homes resident requested recognition at the Oleanders at Broadway. Vice-Chair Massey stated the idea was to tell the history of the people and the developments that the Housing Authority has operated over the years. She further stated she didn't think the public recognized the contributions that have been made by residents over the years. She stated the first part of the idea was to install visible outdoor signage at Cedars, Villas, and Oleanders telling the history of those developments. Secondly to create a "Wall of Legends" in the administration building of each of the properties, which would recognize residents who had made a difference at each site. Thirdly, to include printed material about the history of the former developments in the lease-up packet for each site. Lastly to create a

traveling exhibit that would tell the history of GHA and how it had impacted Galveston. The other commissioners expressed support for the ideas and asked for additional information about cost, implementation, etc to be brought back to them.

Public Comments

Sue Johnson, Executive Director of the Nia Cultural Center, thanked the Board for considering the Born Learning Trail, which is a United Way project. She stated the project focuses on brain development for babies and toddlers, and is highly endorsed by Galveston's Families, Children & Youth Board. Each installation is a series of ten signs that offer fun active learning activities for children and their families.

Licia Green with Block Companies, the general contractor for Oleanders, shared information with the Board on the status of Oleanders and Block. She invited the Board to take a tour, and offered help on the GHA History Project.

PJ Simpson stated Block was honored and humbled to build the project here, and although there had been some challenges, they planned to persevere.

Andrew Leslie with Block stated there had been some weather delays, but turnover was happening, and barring any more bad weather they would continue to turn over block by block.

Shawn Arthur, President of the Old Central Carver Park Neighborhood Association, who grew up in public housing, offered to help with the history project.

Tarris Woods asked about ownership of mixed income developments. He stated he was concerned about a plaque he had requested. He asked about security at Gulf Breeze.

Lillian McGrew commended Vice-Chair Massey on the history project and Wall of Legends. She stated the people who used to live in Cedar Terrace and Palm Terrace still have regular meetings and reunions. She stated she would help with the project. She further stated the construction traffic on 53rd near Oleanders is very heavy at certain times of day.

Action Items/Resolutions

Resolution 2973 – Approval to Install a United Way Born Learning Trail in the Walter Norris Jr. Island Community Center – Vice-Chair Massey moved approval of the Resolution and expressed gratitude to Nia Cultural Center, United Way and the Galveston Families, Children & Youth Board, and Commissioner Toliver seconded. The Resolution was approved unanimously.

Secretary's Report

Development Report – Monique Chavoya of MBS reported on The Oleanders at Broadway. She stated Block 1, Building 17 was almost ready to turn over. She stated crews were finishing the canopy, sidewalk, and the bioswales and planters that hold the storm water runoff. She stated some of the bioswales on 51st and 52nd Streets had been holding water too long, so adjustments would have to be made. She stated Block 3 would be the next set of buildings to turn over in January. She stated Block 2 and part of Block 1 on Winnie would turn over in February and March.

Ms. Purgason stated resident activities continued at the public housing sites, and public housing was leased up at 96.22%.

HCV was leased up at 100% monthly and 100% year to date, and there were 155 ports.

Human Capital Report – Dr. Fuller of Urban Strategies stated 129 out of 145 families at the Villas and Cedars were enrolled in the program. There were 21 Family Development Plans/Individual Development Plans completed successfully, and 31 were started for the new month. There were 41 referrals completed with connections. 78 of 92 eligible residents were employed, and the average monthly wage was \$14.46/hour year to date.

The Board meeting was adjourned at 10:32 a.m.



The Oleanders at Broadway & Overview of BLOCK Companies

December 2023

www.blockcompanies.com

LICENSED IN TEXAS, LOUISIANA,
GEORGIA, NORTH CAROLINA, MISSISSIPPI
AND MORE TO COME.

BLOCK COMPANIES



OVERVIEW:

Oleanders At Broadway



BLOCK COMPANIES We Build Success, One Relationship at a Time

THE OLEANDERS APARTMENTS & TOWNHOMES GALVESTON, TEXAS

City of Galveston Certified M/WBE Section 3 Businesses are Strongly Encouraged to Bid.

Contact BLOCK'S Estimator Adrian Villarreal (922) 536-1221 or 713-621-8079 | avillarreal@blockcompanies.com

- Demolition of existing 51 year old building | 13 Storied | Structured Parking Garage
- New Construction of Senior Living Complex on a 1.6 Acre Site | 197 Units of Affordable Housing
- 1 Building | 5 Stories | Podium over Parking | Structural Concrete Slab-on-Water Detention Vault | Structural Wood Framing | Structural Steel at Clubhouse and Common Areas | Brick | (Nichia Panels) | Fiber Cement Panels | Architectural Composite Metal Panels
- Includes Fitness Center | Community Theatre | Laundry | Dining
- Energy Star Certification | IGCCS Green-Bronze Level
- Tax Exempt | Davis Bacon Waiver
- City of Galveston M/WBE Goal 34% | MBE 23% | WBE 11% | Section 3 Businesses 10%

LINE SECTION	SCOPE OF WORK	LINE SECTION	SCOPE OF WORK	LINE SECTION	SCOPE OF WORK
01-01-00	Demolition/Removal	02-01-00	Foundation and Footing	03-01-00	Concrete Reinforcing Steel
01-02-00	Excavation	02-02-00	Asphalt Paving	03-02-00	Asphalt Paving
01-03-00	Structural Steel	02-03-00	Gravel Paving	03-03-00	Gravel Paving
01-04-00	Formwork	02-04-00	Gravel Paving	03-04-00	Gravel Paving
01-05-00	Formwork	02-05-00	Gravel Paving	03-05-00	Gravel Paving
01-06-00	Formwork	02-06-00	Gravel Paving	03-06-00	Gravel Paving
01-07-00	Formwork	02-07-00	Gravel Paving	03-07-00	Gravel Paving
01-08-00	Formwork	02-08-00	Gravel Paving	03-08-00	Gravel Paving
01-09-00	Formwork	02-09-00	Gravel Paving	03-09-00	Gravel Paving
01-10-00	Formwork	02-10-00	Gravel Paving	03-10-00	Gravel Paving
01-11-00	Formwork	02-11-00	Gravel Paving	03-11-00	Gravel Paving
01-12-00	Formwork	02-12-00	Gravel Paving	03-12-00	Gravel Paving
01-13-00	Formwork	02-13-00	Gravel Paving	03-13-00	Gravel Paving
01-14-00	Formwork	02-14-00	Gravel Paving	03-14-00	Gravel Paving
01-15-00	Formwork	02-15-00	Gravel Paving	03-15-00	Gravel Paving
01-16-00	Formwork	02-16-00	Gravel Paving	03-16-00	Gravel Paving
01-17-00	Formwork	02-17-00	Gravel Paving	03-17-00	Gravel Paving
01-18-00	Formwork	02-18-00	Gravel Paving	03-18-00	Gravel Paving
01-19-00	Formwork	02-19-00	Gravel Paving	03-19-00	Gravel Paving
01-20-00	Formwork	02-20-00	Gravel Paving	03-20-00	Gravel Paving
01-21-00	Formwork	02-21-00	Gravel Paving	03-21-00	Gravel Paving
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01-99-00	Formwork	02-99-00	Gravel Paving	03-99-00	Gravel Paving
01-100-00	Formwork	02-100-00	Gravel Paving	03-100-00	Gravel Paving

ESTIMATION RESPONSIBILITIES:
Adrian Villarreal
New York

BLOCK COMPANIES We Build Success, One Relationship at a Time

THE OLEANDERS APARTMENTS & TOWNHOMES GALVESTON, TEXAS

BIDDING STARTS NOVEMBER 2020

CONSTRUCTION STARTS DECEMBER 2020

BLOCK has been awarded Oleander's Senior Living Complex located in Galveston, Texas. This project is funded by the City of Galveston and is subject to M/WBE, Section 3, Pay or Pay and Davis Bacon and Related Acts. BLOCK invites qualified contractors and vendors to submit full proposals for this City of Galveston project. City of Galveston certified Minority Women Owned and Section 3 businesses are strongly encouraged to bid. BLOCK is committed to creating strategic business partnerships that strengthen the local construction industry and sustain our communities.

All Contractors are encouraged to complete the BLOCK Pre-Qualification form prior to BO submission.

Contact Your Rep at Angel@BlockCompanies.com
Complete the pre-qualification TODAY!
Join the **BLOCK** family

MCCORMACK BARON SALAZAR

OLEANDERS AT BROADWAY |

- Project spans 5 city blocks
 - 5 Podium Style Buildings
 - All Constructed 14Ft above ground level
 - 348 Units
 - MBE Goal: 25% | Payments to Subs: *22.54%
 - WBE Goal: 5% | Payments to Subs : *2.42%
- *As of December 2023*

Project Value: \$75M

MEET THE SENIOR PROJECT MANAGER

Andrew Leslie



Born and raised in Galveston, Andrew serves as the Senior Project Manager on Oleanders At Broadway.

Andrew **builds BLOCK success** by managing a team of project managers, engineers, superintendents, forty plus subcontractors, material and manpower. He is responsible for delivering apartment units over a phased, predetermined project schedule, while ensuring project communication flows to and from the owner/developer. Andrew started his construction career in 2008. His experience includes commercial, multifamily, market rate, affordable and schools. He has had responsibility for 22 projects and nearly 3000 units of affordable housing.

Andrew enjoys seeing the result of years of construction and planning leading to the once empty space, now being a home. He loves driving by decades later, and saying, "I helped build that".

Andrew believes affordable housing is the cornerstone for millions of Americans. He says the new community construction breathes new life into a neighborhood and beyond.

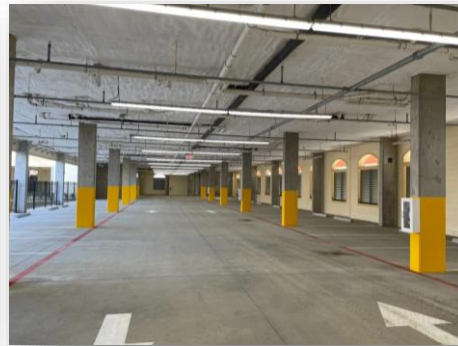
Andrew and his wife, Jessica have two young children.



PROGRESSIONTIMELINE | Exterior:



OLEANDERS | December 2023



CHALLENGES:

Creating Delays on Project

- Incomplete Plans
- Lack of owner consultation with Architect & Consultants
- Lack of Architect consultation with Consultants
- Lack of Research by Architect & Consultants prior to the commencement of the project
- Supply Chain Issues due to COVID-19
- CenterPoint delays and lack of responsiveness
- Major delay due to the lack of a design of the Water Meters

Highlights | Project Delays:

Weather | **23 days**

Soil export delay | **67 days**

Truss Redesign | **47 days**

Electric Meter | **from 25 -92 days depending on the building**



Playground Issue: Design issues relating to the existing soil on site not allowing water to properly drain through to underground drainage system.



BLOCK
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CONSTRUCTION UPDATE:

Oleanders At Broadway





CURRENT TIMELINE TO COMPLETION:

BLK 1 | Temporary Certificate of Occupancy | **December 18, 2023**

BLK 3 | Temporary Certificate of Occupancy | **January 31, 2024**

BLK 4E & 4W | Temporary Certificate of Occupancy | **February 4, 2024**

(Note: Townhomes only. The courtyard pavers/paving/underground drainage will not be at 100% to allow access to townhome garage.)

BLK 4E | Podium | Temporary Certificate of Occupancy | **March 10, 2024**

BLK 4E | Podium | Temporary Certificate of Occupancy | **March 29, 2024**



BLOCK
COMPANIES



OVERVIEW OF BLOCK COMPANIES & A LOOK AT OUR WORK

BUILDING SUCCESS, ONE
RELATIONSHIP AT A TIME.

BLOCK
COMPANIES



ABOUT BLOCK:

Committed to Transforming Communities!

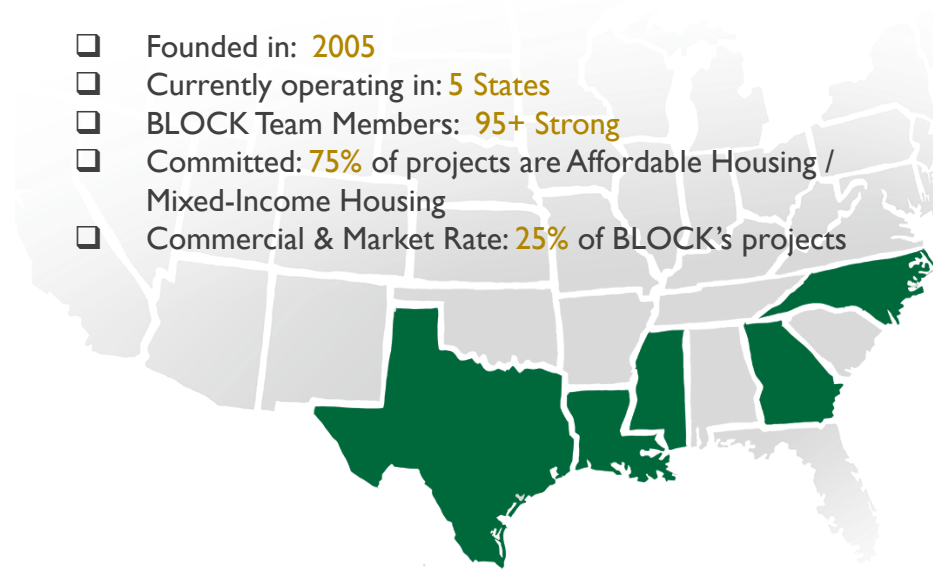
At Block, our company is guided by quality, honesty and hard-work. Our team of highly experienced construction industry professionals are committed to operating with the highest ethical standards-- we believe in doing the right thing each and every time!

We work hard to understand our customers' needs and assist them in achieving their goals – and that goes well beyond constructing quality projects safely, efficiently, on-time and within budget.

Our clients will always receive personalized 24/7 attention and our lines of communication are always open. We know what it takes to cultivate and maintain strong partnerships – including insuring that there is direct partner involvement on each and every project.

Every client is equally important to us – regardless of project size or the length of time of our relationship. From the small, intimate retail spaces to the large, complex multi-family developments, our team is committed to delivering the same high-quality level of service and attention, day-in and day-out.

- ❑ Founded in: **2005**
- ❑ Currently operating in: **5 States**
- ❑ BLOCK Team Members: **95+ Strong**
- ❑ Committed: **75%** of projects are Affordable Housing / Mixed-Income Housing
- ❑ Commercial & Market Rate: **25%** of BLOCK's projects



BLOCK'S COMMITMENT |

To Addressing the Housing Crisis Across Texas and the Southeast United States!

Mixed-Income & Affordable

Units Completed: 4,529

Units Under Construction: 2,726

TOTAL: 7,255



COMMITMENT TO HIRE PROGRAM | *Creating Opportunities for Contractors and Workers!*

Prior to Pre-Bid stage, BLOCK communicates commitment to Section 3 (Employment and Business Concern) and Business Equity Compliance to all interested BLOCK Project Bidders.

Potential Bidders are invited to attend a “Commitment to Hire Workshop/Webinar” to review BLOCK’s Section 3 and Business Equity Program.

All BLOCK Subcontractors with contracts exceeding \$100,000 are required to complete the “BLOCK Commitment to Hire Form”.

This form requests their participation in the Section 3 Business and/or Worker program.

BLOCK’S GATEWAY PROGRAM |

Expansion Efforts Underway for 2024!

Leading by example, in 2021, BLOCK established the Gateway Program.

Providing meaningful work and exposure to neighborhood residents who sought to grow their construction skills and broaden their job experience. BLOCK has created a program to utilize “local talent” while meeting hiring needs and compliance expectations.

Section 3 Workers have been hired directly by BLOCK to work as Gatekeepers, Trainees, Jobsite Assistants and General Laborers throughout the project life cycle.

SUCCESS TIER PROGRAM

Opportunities to Set Contractors and Suppliers Up for Success!

Designed to provide contracting opportunities on Affordable Housing projects for MWSBE and smaller companies that provide trade and /or supplier services.

ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	QTY	UNIT	DESCRIPTION	UNIT PRICE
1	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
2	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
3	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
4	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
5	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
6	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
7	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
8	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
9	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
10	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
11	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
12	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
13	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
14	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
15	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
16	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
17	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
18	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
19	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
20	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
21	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
22	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
23	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
24	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
25	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
26	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
27	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
28	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
29	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
30	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
31	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
32	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
33	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
34	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
35	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
36	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
37	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
38	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
39	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
40	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
41	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
42	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
43	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
44	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
45	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
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98	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
99	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00
100	1	Lot	Site Preparation	150,000.00	1	Lot	Site Preparation	150,000.00





ROSEMARY'S PLACE | Houston, Texas

UNDER CONSTRUCTION
Project Value: \$26M

4-story residential facility with NHP to provide housing for Houston's homeless population. 149-efficiency units with shared common areas, courtyard, rooftop terrace, resident supportive services, and offices.

- **MWSBE Goal: 34% | BLOCK Commitment: 59.51%**
- **Section 3 Goal: 10% | BLOCK Commitment: 15.95%**

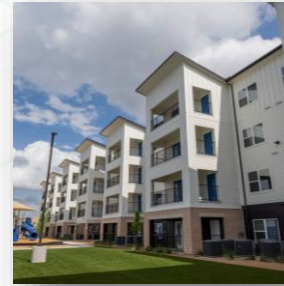


TEMENOS PERMANENT SUPPORTIVE HOUSING | Houston, Texas

COMPLETED FALL 2023
Project Value: \$21M

Podium Style 5/1 consists of 95 single occupancy units and associated common spaces and offices.

- **MBE Goal: 24% | BLOCK Achieved: 64.59%**
- **WBE Goal: 12% | BLOCK Achieved: 16.09%**
- **Section 3 Goal: 10% | BLOCK Achieved: 13.99%**



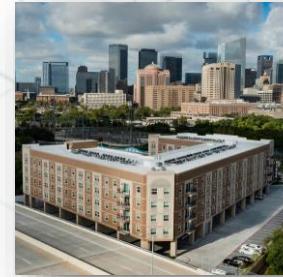
AVENUE ON 34TH STREET | Houston, Texas

NEW CONSTRUCTION
COMPLETED IN 2022

Project Value: \$10.8M

4-story multi-family on 2.1-acre site, comprised of 70-units of affordable housing.

- **MBE Goal: 23% | BLOCK Achieved: 34%**
- **WBE Goal: 11% | BLOCK Achieved: 28.03%**
- **Section 3 Goal: 10% | BLOCK Achieved: 14.96%**



MCKEE CITY LIVING | Houston, Texas

NEW CONSTRUCTION
COMPLETED IN 2022

Project Value: \$42M

Podium Style 4-story comprised of over 130,000 square feet and 120 units of Affordable Housing.

- **MBE Goal: 23% | BLOCK Achieved: 25.06%**
- **WBE Goal: 11% | BLOCK Achieved: 25.20%**
- **Section 3 Goal: 10% | BLOCK Achieved: 16.60%**



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GEORGIA, NORTH CAROLINA, MISSISSIPPI
AND MORE TO COME.

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