

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
May 15, 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; Raymond Turner; Patricia Toliver; and Brax Easterwood.

Commissioners Absent: None

Others Present: Mona Purgason, Executive Director
Gus Knebel, Legal Counsel

Approval of Minutes of Previous Meetings

For the minutes of the April 20, 2023 special board meeting, there was one correction requested by Vice-Chair Massey, to change the word “can” to “cannot” on page 7, paragraph four. Commissioner Turner moved approval and Commissioner Toliver seconded. The motion was approved unanimously.

Financial Statements

Arvle Dunn, Finance Director, reported the following for April, 2023:

| | |
|---------------------------------|---------------|
| Total Operating Revenue: | \$ 45,243,702 |
| Total Operating Expense: | \$ 23,704,081 |
| Net Income: | \$ 21,539,622 |
| Total Liabilities & Net Assets: | \$172,576,022 |

Action Items/Resolutions

Resolution 2961 – Recognizing Fair Housing Month – Ms. Purgason stated the Resolution was to recognize April of each year as Fair Housing Month. Vice-Chair Massey moved approval of the Resolution and Commissioner Easterwood seconded. The motion passed unanimously.

Secretary’s Report

Development Report – Deyna Sims, Director of Real Estate and Development, reported on the 26 scattered site units that the two new construction units were complete and 25/26 had an executed HAP contract and were occupied, and staff was working on the last one. Ms.

Sims stated Cedars at Carver Park was 98% occupied and reserved, and Villas on the Strand was 99% occupied and reserved.

Monique Chavoya from MBS reported on the Oleanders and Broadway that community meetings were conducted and the waiting list for the public housing units was opened with over 600 applications received for 174 public housing units. She stated management would work with the applicants on the pre-leasing and leasing process as the construction continues and the first blocks turn over. Ms. Chavoya stated due to delays caused by engineering changes and weather, there would be a request for a change order to extend the completion dates. The first units were scheduled to open on August 1.

Modernization/Maintenance – Travis Bolte, MOD and Maintenance Director, stated work was done in the kitchen at Holland House including an on-demand hot water heater, ice maker, and water bottle fillers to replace the old water fountains. Modernization work continued on units at all developments.

Housing Report – Ms. Purgason stated Public Housing was leased up at 96% and HCV was leased up at 98%. She further stated the public housing waiting list would be open May 23-24 for one bedroom units for elderly and disabled and three-bedroom units, and the HCV and PBV wait lists would be open June 6-7.

Human Capital Report – Dr. Fuller of Urban Strategies introduced resident Diana Lyons, a tenant who is very involved and contributes to all of their events. Dr. Fuller reported the program would be receiving a grant from Artist Boat so their residents would be able to participate in programming including summer camps, after-school activities, and art installations such as murals and pollinator gardens.

The Board meeting was adjourned at 9:35 a.m.