

Minutes of Meeting of  
The Housing Authority of the City of Galveston, Texas  
Island Community Center Community Room  
4700 Broadway, Galveston, TX 77551  
April 25, 2022 – 9:00 a.m.

The Board of Commissioners of the Housing Authority of the City of Galveston, Texas (GHA) met as stated above. Vice-Chair Betty Massey called the meeting to order at 9:01 a.m. and declared a quorum was present. She further clarified that the meeting was duly posted. The following commissioners were noted present: Vice-Chair Betty Massey; Raymond Turner; and Patricia Toliver.

Commissioners Absent: Chairman William Ansell  
Greg Garrison

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

**Approval of Minutes of Previous Meetings**

Commissioner Turner moved approval of the minutes of the March 28, 2022 board meeting and Commissioner Toliver seconded. The motion was approved unanimously among the Commissioners present (Massey, Turner, and Toliver).

**Financial Statements**

Arvle Dunn, Finance Director, reported the following for March, 2022:

Total Operating Revenue:	\$ 28,738,124
Total Operating Expense:	\$ 16,455,021
Net Income:	\$ 12,283,103
Total Liabilities & Net Assets:	\$112,095,104

**Public Comments**

*Tarris Woods* stated he was concerned about the procurement of the developer for GHA's 26 project-based Scattered Sites.

Commissioner Toliver stated she would like to discuss an item being placed on a future agenda for Mr. Woods.

### **Action Items/Resolutions**

*Resolution 2938 – Designating Authorized Signatories for Documents Under the CDBG Program; Resolution 2939 – Resolution Regarding Civil Rights and Policies for the CDBG Program; and Resolution 2940 – Proclamation for Fair Housing Month*

Deyna Sims stated the Resolutions were recommended by grant administrator GrantWorks as part of the start-up package required by the Texas General Land Office when CDBG funds are used. Many of the policies existed and were in force already but the Resolution provided documentation to ensure all requirements were met.

Commissioner Toliver moved approval of the three Resolutions and Commissioner Turner seconded. The Resolutions were approved unanimously among the Commissioners present (Massey, Turner, and Toliver).

*Resolution 2941 – Authorizing Expedited HCV Program Payment Standards –* Mona Purgason stated HUD offered waivers to increase payment standards up to 120% of the Fair Market Rents for the area due to Covid-related issues. GHA applied for a waiver to implement a payment standard of 120% of FMRs for GHA's HCV program through December 31, 2022. The waiver was approved by HUD and requires Board approval.

Commissioner Toliver moved approval and Commissioner Turner seconded. The Resolution was approved unanimously among the Commissioners present (Massey, Turner, and Toliver).

*Resolution 2942 – Approval to Dispose of Excess Vehicles –* Travis Bolte, Maintenance and Modernization Director, stated the Resolution was to approve selling two vehicles that were at the end of their useful life on auction site GovDeals.com.

Commissioner Turner moved approval and Commissioner Toliver seconded. The Resolution was approved unanimously among the Commissioners present (Massey, Turner, and Toliver).

*Resolution 2943 – Approval of Collection Loss Write-Offs –* Ms. Purgason stated the Resolution was to approve writing off \$16,026.26 uncollectable amounts, of which \$14,627.68 was rent.

Commissioner Turner moved approval and Commissioner Toliver seconded. The Resolution was approved unanimously among the Commissioners present (Massey, Turner, and Toliver).

### **Secretary's Report**

*Development Report –* Deyna Sims, Director of Real Estate and Development, stated the environmental process was ongoing for the development of the 26 Scattered Sites, and it was anticipated that some units would be online beginning in June, 2022.

Monique Chavoya from MBS stated there was a potential delay on The Oleanders due to a design issue with floor trusses, and that more would be known once a re-design occurred. She stated concrete pours, cable stretching, masonry, elevator shafts, column footers and columns, and stairwells were ongoing and framing would begin soon.

*Housing Report* – Mona Purgason stated Public Housing was leased up at 97.56 percent, and HCV was leased up at 100 percent year to date and 101 percent monthly. She stated there were 87 ports to Texas City.

*MOD Report* – Travis Bolte stated work was ongoing at public housing sites, including landscaping, modernization, and rehab, and that electrical work to replace a bus head and poles at Holland House would take place soon.

*Resident Services Report* – Ms. Purgason stated activities were ongoing at the public housing sites and that a new dwelling lease that was updated with the guidance of legal counsel and Board approved as part of GHA's Agency Plan would be implemented soon.

*Human Capital Report* – Dr. Fuller of Urban Strategies stated the staff did a lot of planning in March. He stated St. Vincent's house provided rental assistance of \$1,000 during the first quarter of 2022. He further stated average hourly income of working adults was \$13.40/hour. Dr. Fuller reported 20 children received early childhood services, and seven students were seniors on track for graduation. Dr. Fuller and the staff and residents produced a PSA video for Fair Housing Month which was shared on GHA's website and social media, and will be a model for future videos with the national Urban Strategies team for other programs.

*May Board Meeting Date* – Ms. Purgason stated she would communicate with the Board on a date for the May Board meeting as the regular date fell on Memorial Day.

The Board adjourned into Executive Session at 9:47 a.m. and reconvened the open meeting at 10:22 a.m.

The Board meeting was adjourned at 10:23 a.m.