

Minutes of Meeting of  
The Housing Authority of the City of Galveston, Texas  
(Closed to Public – Telephonic Meeting)  
4700 Broadway, Galveston, TX 77551  
April 27, 2020 – 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 9:01 a.m. and declared a quorum was present. He further clarified that the meeting was duly posted. The following commissioners were noted present via telephone conference: Chairman Ansell; Vice-Chairman Greg Garrison; Raymond Turner; Angela Brown; and Betty Massey.

Commissioners Absent: None

Others Present: Mona Purgason, Executive Director  
Carla Cotropia, Legal Counsel  
Toni Jackson, Development Legal Counsel

### Financial Statements

Arvle Dunn, Finance Director, reported the following for March 30, 2020:

Total Operating Revenue:	\$ 16,611,777
Total Operating Expense:	\$ 16,399,081
Residual (Net Income)	\$ 212,696
Total Liabilities & Net Assets:	\$100,448,019

### Discussion Items

#### **Development Update**

Deyna Sims, Director of Real Estate Development, stated pre-development activities for the Oleander site were underway, including a Request for Proposals from MBS for a Section 3/MWBE consultant, and an anticipated report from the Phase 2 testing. She stated a Subrecipient Agreement with the Texas General Land Office was pending. Ms. Sims reported a 94% occupancy rate for The Villas on the Strand, and a 92% occupancy rate for The Cedars at Carver Park, with several applications pending.

#### **Human Capital Update**

Alex Stephens reported that Urban Strategies staff was continuing to monitor needs and provide resources to residents who had lost jobs or had supply needs during the COVID-19 shutdown.

**Secretary's Report**

Mona Purgason reported a 98% lease-up in public housing and 106% Year to Date lease-up in Housing Choice Voucher. She reported that staff continued to work remotely, with maintenance staff on premises daily, and Resident Services staff meeting the needs of public housing residents during COVID-19.

The Board adjourned into Executive Session at 9:21 a.m. and reconvened the open meeting at 11:01 a.m. The Board meeting was adjourned at 11:01 a.m.