

Minutes of Meeting of  
The Housing Authority of the City of Galveston, Texas  
Island Community Center – Community Room  
4700 Broadway, Galveston, TX 77551  
April 29, 2019 – 9:00 a.m.

The Board of Commissioners of the Housing Authority of the City of Galveston, Texas (GHA) met as stated above. Vice-Chairman J.T. Edwards 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: Vice-Chairman Edwards; Raymond Turner; and Gregory Garrison.

Commissioners Absent: Williams  
Ansell

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 19, 2019 meeting. Commissioner Garrison seconded. The motion was approved unanimously among the Commissioners present (Edwards, Turner, and Garrison).

Financial Statements

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

Total Operating Revenue:	\$ 15,564,816
Total Operating Expense:	\$ 15,036,633
Residual:	\$ 528,183
Total Liabilities & Net Assets:	\$109,454,461

Resolutions

**Resolution 2847 – Approval to Amend GHA Procurement Policy** – Deyna Sims, Procurement Manager, stated this Resolution was to bring GHA's procurement policy into alignment with new guidance from HUD increasing the threshold for micro purchases from \$2,000 to \$10,000.

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

**Resolution 2848 – Approval to Dispose of Obsolete Equipment** – Mr. Dunn stated the Resolution was to recycle an obsolete phone system and computer servers for which disposition was previously approved by the GHA Board.

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

**Resolution 2849 – Approval of Collection Loss Write-Offs** – Mr. Dunn stated the Resolution was to write off uncollectable accounts totaling \$12,591.57, of which \$9828.97 is for rent.

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

### Discussion Items

#### **Development and Scattered Sites Update**

Deyna Sims, Development Director, reported 115 out of 122 units were occupied at the Cedars at Carver Park, and 149 out of 160 units were occupied at Villas on the Strand.

Ms. Sims further reported that 64 of the GLO-developed scattered sites were complete and occupied, four were constructed and waiting for certificates of occupancy, and that according to the GLO, construction of the remaining units was expected to be complete by summer 2019.

Ms. Sims stated that GHA staff and consultant met with representatives from the City of Galveston and the Texas General Land Office (GLO) to discuss the 284 remaining public housing replacement units. She further stated that GHA needs to enter into a subrecipient agreement with GLO to proceed with that portion of the redevelopment.

#### **Human Capital Update**

Alex Stephens reported that 79% of the residents in GHA's Opportunity and Enrichment (Human Capital) Program are working, and 75% of those employed have been employed for over one year. He stated three residents are enrolled in vocational training and several have completed training and educational programs in the past year.

#### **Secretary's Report**

Ms. Purgason reported that GHA's Public Housing developments were 98% occupied, and there was a 99% monthly lease-up rate in the Housing Choice Voucher Program. She further reported that there were 195 ports to other jurisdictions (177 to Texas City).

The Board adjourned into Executive Session at 9:48 a.m. and reconvened the open meeting at 10:43 a.m.

The Board meeting was adjourned at 10:43 a.m.