

Minutes of Meeting of
The Housing Authority of the City of Galveston, Texas
Island Community Center – Community Room
4700 Broadway, Galveston, TX 77551
August 27, 2018 – 9:00 a.m.

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

Commissioners Absent: None

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

Approval of Minutes of Previous Meetings

Commissioner Garrison moved to approve the minutes of the July 30, 2018 meeting. Vice-Chairman Edwards seconded. The motion passed unanimously.

Financial Statements

Arvle Dunn, Finance Director, reported the following for July, 2018:

Total Operating Revenue:	\$1,683,620
Total Operating Expense:	\$1,430,337
Residual:	\$ 253,283
Total Liabilities & Net Assets:	\$109,073,342

Discussion Items/Resolutions

#2835 – Amending GHA’s Authorized Representatives for TexPool – Ms, Purgason stated the Resolution was required to amend the authorized representatives for managing the Authority’s account with TexPool, which is an authorized investment tool, due to B.I.L. Bruney’s retirement from GHA effective August 3, 2018. Vice-Chairman Edwards moved approval, and Commissioner Ansell seconded. The Resolution was approved unanimously.

Development and Scattered Sites Update

Deyna Sims, Development Director, reported there were three vacancies at The Cedars at Carver Park which would be occupied that week, and The Villas on the Strand was 100% occupied.

Deyna Sims reported that there were 89 construction starts for the GLO-developed Project Based Voucher Scattered Sites, 47 were occupied, and 42 were in some phase of construction or inspection. She stated the development of the 97 total PBV Scattered Sites would be complete by the end of 2018 according to the GLO.

Human Capital Update

Alex Stephens of Urban Strategies stated there were 129 families enrolled in the Human Capital program at the Villas and The Cedars, which was 90% participation. He reported the average monthly income for families enrolled in the program at the Cedars and Villas was \$1,639.00. Year to Date the program had helped 35 residents gain employment, and the average wage per hour was \$10.96.

Secretary's Report

Mona Purgason reported that GHA's Resident Services Department works with many of the service organizations to provide food boxes and deliveries for the residents in Public Housing.

She further reported that GHA's Public Housing developments were 98% occupied, and there was a 98% monthly lease-up rate in the Housing Choice Voucher Program.

Ms. Purgason stated the HCV Waiting List would open at the end of the week. Commissioner Edwards noted he had seen ample advertising for the waiting list openings.

She further reported that the Oaks public housing had a REAC inspection and scored very well at 97.

Ms. Purgason stated GHA had not had a response from HUD SAC regarding the disposition of the former Oleander Homes site.

The Board meeting was adjourned at 9:28 a.m.