

Minutes of Meeting of
The Housing Authority of the City of Galveston, Texas
Island Community Center – Community Room
4700 Broadway, Galveston, TX 77551
August 5, 2019 – 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 9:05 a.m. and declared a quorum was present. He further clarified that the meeting was duly posted. The following commissioners were noted present: Chairman Williams; Raymond Turner; William Ansell; and Gregory Garrison.

Commissioners Absent: None

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

Approval of Minutes of Previous Meetings

Commissioner Garrison moved to approve the minutes of the June 24, 2019 meeting. Commissioner Turner seconded. The motion was approved unanimously among the Commissioners present (Williams, Turner, Ansell, and Garrison).

Discussion Items

Development and Scattered Sites Update

Deyna Sims, Director of Development, stated 89 of the GLO-developed scattered sites were constructed, 16 of which were waiting on HQS inspections, and 8 were under construction with an expected completion date of August 31, 2019.

Human Capital Update

Alex Stephens reported that there were 138 families from Cedars at Carver Park and Villas on the Strand enrolled in GHA’s Opportunity and Enrichment (Human Capital) program, a total of 377 individuals. He further reported that 19 residents have been placed in employment this year, and the average monthly income is \$10.32/hour. He stated there had been six MOUs signed this year with various service organizations. He stated there would be two Back to School events, August 20 at Cedars and August 21 at Villas.

The Board adjourned into Executive Session at 9:15 a.m. and reconvened the open meeting at 10:31 a.m.

Discussion Items/Resolutions

Resolution 2856 – Approval of MOU with GPD for Police Services at ICC – Mona Purgason stated that off-duty officers from the Galveston Police Department provide security services at the Island Community Center, a benefit to GHA's employees and the tenants of the ICC, including Head Start. She further stated the officers' hourly rate would increase from \$32.50 per hour to \$35.00 per hour upon approval of the MOU.

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

Resolution 2857 – Approval of Updates to GHA Employee Handbook – Ms. Purgason stated the GHA Employee Handbook needed some corrections and clarifications in order to conduct the day to day business at GHA as it relates to the employees.

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

Resolution 2858 – Approval of Subrecipient Agreement with GLO – Ms. Sims stated GHA had received the subrecipient grant agreement from the Texas General Land Office (GLO) , which was for \$90 million to complete 284 public housing replacement units in two phases. She stated GHA and MBS made comments and amendments to the agreement, and the GLO accepted some changes. GHA's Development Legal Counsel, Ms. Toni Jackson, stated she had recommended further changes in relation to the timeline due to GHA not having control of any potential building sites other than Oleander.

Commissioner Ansell moved to table the Resolution pending GHA's legal counsel further discussing possible changes with GLO. Commissioner Garrison seconded. The motion to table was approved unanimously among the Commissioners present (Williams, Turner, Ansell, and Garrison).

Resolution 2859 – Approval of MOU with MBS and GISD – Toni Jackson stated she had concerns about certain portions of the MOU, including the revenue sharing and the ground lease rather than ownership of any potential sites. In addition there were certain business terms that were subject to HUD's approval. She recommended further discussions with the attorney for GISD, and asked that the Board make their approval contingent on the recommended changes.

Commissioner Ansell moved to approve the Resolution subject to GHA's attorney's recommended changes, and Commissioner Turner seconded. The motion was approved unanimously among the Commissioners present (Williams, Turner, Ansell, and Garrison).

Secretary's Report

Ms. Purgason stated the Commissioners had been provided a copy of GHA's Emergency Evacuation Procedures. She further stated GHA has a Memorandum of Understanding with the City of Galveston outlining roles and responsibilities in the event a mandatory emergency evacuation is called for the City of Galveston.

Ms. Purgason reported a 98% occupancy rate in Public Housing, and 98% yearly lease-up in the Housing Choice Voucher program. She stated an allocation of Project Based Vouchers had been placed into the system, and that another Housing Authority had absorbed ports to their jurisdiction, which caused vacancies and brought GHA's monthly lease-up percentage down. As a result, the HCV department has pulled from the waiting list to fill those vacancies.

The Board meeting was adjourned at 10:54 a.m.