

Minutes of Meeting of  
The Housing Authority of the City of Galveston, Texas  
Walter Norris Jr. Island Community Center Community Room  
4700 Broadway, Galveston, TX 77551  
December 12, 2022 – 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 9:00 a.m. and declared a quorum was present. He further clarified that the meeting was duly posted. The following commissioners were noted present: Chairman Ansell; Vice-Chair Betty Massey; Raymond Turner; Patricia Toliver; and Brax Easterwood.

Commissioners Absent: None

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 October 31, 2022 board meeting and Vice-Chair Massey seconded, requesting that the RFQ referenced in the discussion of development of 4700 be changed to Request for Qualifications. The motion was approved unanimously.

### **Financial Statements**

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

Total Operating Revenue:	\$ 18,908,815
Total Operating Expense:	\$ 7,974,154
Net Income:	\$ 10,934,660
Total Liabilities & Net Assets:	\$149,840,875

### **Action Items/Resolutions**

*Resolution 2951 – Approval to Contract for Grievance Hearing Officer* – Ms. Purgason stated the Resolution requested approval to contract with the law office of Savannah Robinson for Grievance Hearing services. Ms. Purgason further stated GHA issued an RFP and received two responses, and the Committee reviewed and recommended Ms. Robinson. Commissioner Easterwood moved approval of the Resolution and Commissioner Toliver seconded. The Resolution passed unanimously.

*Resolution 2952 – Approval of Collection Loss Write-Offs* – Ms. Purgason stated the Resolution was to approve writing off \$28,395.71 in uncollectable amounts, which was for the time period of March through December, 2022. Commissioner Turner moved approval and Commissioner Toliver seconded. The Resolution passed unanimously.

**Secretary's Report**

*Development Report* – Monique Chavoya from MBS reported construction was progressing well at The Oleanders at Broadway on all of the blocks, including framing, roofing, installation of windows, electrical, plumbing, and HVAC, and that GLO's 50% inspection would take place after the first of the new year. Deyna Sims, Director of Real Estate and Development, reported on the 26 scattered site units that 17 units were occupied and 2 were under construction with a target completion date of March 2023.

*MOD Report* – Travis Bolte, Maintenance and Modernization Director, stated maintenance and modernization were ongoing including remodeling a unit at Holland House which was damaged by fire. He further stated work on the main breaker at Holland House was scheduled for January. The building would be on generator power during that time.

*Housing Report* – Ms. Purgason reported on Resident Services that planning and activities were ongoing, including food distribution and Holiday parties. Public Housing was leased up at 96%.

Maria Godwin, HCV Director, stated HCV was leased up at 101% monthly and 100% year to date. 42 participants had new vouchers and were seeking housing.

*Human Capital Report* – Dr. Fuller of Urban Strategies stated out of 145 assisted families, 141 were receiving services through the Human Capital program. He stated staff had closed 46 Individual and Family Development Plans with positive outcomes and started 48. He further reported 70% of eligible residents were employed, with an average hourly income of \$14.12. He stated Urban was seeking and forming partnerships with additional partners on the Island.

The Board adjourned into Executive Session at 9:35 a.m. and reconvened the open meeting at 10:20 a.m.

The Board meeting was adjourned at 10:20 a.m.