

Minutes of Meeting of
The Housing Authority of the City of Galveston, Texas
Island Community Center Community Room
4700 Broadway, Galveston, TX 77551
December 13, 2021 – 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; Raymond Turner; Greg Garrison; and Patricia Toliver.

Commissioners Absent: (Vice-Chair Massey listened to the meeting virtually)

Others Present: Mona Purgason, Executive Director

Recognition of Outgoing Commissioner

Mona Purgason and Chairman Ansell expressed appreciation to Angela Brown for her service to the Board of Commissioners and presented her with a plaque.

Swearing In of New Commissioner

Chairman Ansell administered the Oath of Office to Patricia Toliver, the Board's new Commissioner.

Approval of Minutes of Previous Meetings

Commissioner Turner moved approval of the minutes of the October 25, 2021 board meeting and Commissioner Garrison seconded. The motion was approved unanimously among the Commissioners present (Ansell, Turner, Garrison, Toliver).

Financial Statements

Arvle Dunn, Finance Director, reported the following for October, 2021:

Total Operating Revenue:	\$ 10,619,343
Total Operating Expense:	\$ 7,116,912
Net Income:	\$ 3,502,431
Total Liabilities & Net Assets:	\$102,499,650

Secretary's Report

Development Report – Deyna Sims, Director of Development, stated the development team continued to meet internally weekly, and bi-weekly with the Texas General Land Office, developer, and consultants. She further stated 24 units had been inspected, and the

environmental review process was ongoing. She stated two of the units would be new construction. Ms. Sims stated some units were expected to come online near the end of the first quarter of 2022.

Monique Chavoya from MBS stated a draw meeting had occurred regarding The Oleanders at Broadway on December 6, and details from that were being discussed. She stated pilings had been placed on Block 3 for the town homes, concrete footings and pilings had been placed on Block 2 for the management/community space, and streets would be cut and concrete would be placed for the streets. She anticipated framers to be on site around February, 2022.

Housing Report – Ms. Purgason stated Public Housing was leased up at 96% and HCV was 95%. She stated staff continued to work diligently to pull from the waiting list, hold briefings, and issue vouchers to increase lease-up. She further stated GHA's waiting lists would open at the end of the month.

MOD Report – Ms. Purgason stated long-time GHA Maintenance and MOD Director John Williams would retire at the end of January, and introduced Travis Bolte as the new Director.

Resident Services Report – Odelia Williams, Public Housing Director, stated Gulf Breeze residents had elections for the officers of the Resident Council, and Holland House would hold elections in January. She further stated activities would resume in January including an exercise class being offered every other Saturday beginning January 8, 2022.

Human Capital Report – Alex Stephens stated the Opportunity and Enrichment program was serving 140 families, and that 71% of eligible residents were employed. Two residents received jobs with Block Construction (The Oleanders development) in October. He further stated they were working with GISD on a dashboard for education data on the children in the program.

The Board meeting was adjourned at 9:26 a.m.