

Minutes of Meeting of
The Housing Authority of the City of Galveston, Texas
(Closed to Public – Electronic/Telephonic Meeting)
4700 Broadway, Galveston, TX 77551
December 2, 2020 – 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; Greg Garrison; and Angela Brown.

Commissioners Absent: None

Others Present: Mona Purgason, Executive Director
Robert Booth, Legal Counsel
Toni Jackson, Development Legal Counsel

Approval of Minutes of Previous Meetings

Commissioner Brown moved approval of the minutes of the October 26, 2020 meeting. Commissioner Turner seconded. The motion was approved unanimously.

Financial Statements

Arvie Dunn, Finance Director, reported the following for October, 2020:

Total Operating Revenue:	\$ 9,683,909
Total Operating Expense:	\$ 7,212,321
Net Income:	\$ 2,471,588
Total Liabilities & Net Assets:	\$ 98,312,630

Discussion/Action Items - Resolutions

Development Update

Deyna Sims, Development Director, stated development tasks were moving forward. She stated HUD was reviewing the mixed finance proposal.

Monique Chavoya of MBS stated the project architect was moving forward with drawings and planned to submit them to the City of Galveston before the Holidays to begin the permit process. The HUD part 58 process was moving forward with the GLO.

Vice-Chair Massey stated the original closing date was scheduled to be February 3, 2021 and the architect submitted drawings that were 75% complete, but the contractors

could not quote a firm price based on those drawings. Due to that the closing was re-scheduled for March 31, 2021.

Resolution 2894 – Approval to Dispose of Outdated Equipment (Forklift) –

This Resolution was to approve the disposition of a 50 year-old forklift and place it for auction at GovDeals.com. Vice-Chair Massey moved approval of the Resolution and Commissioner Turner seconded. The Resolution was approved unanimously.

Resolution 2895 – Approval to Dispose of Excess Equipment (Vehicles) –

This Resolution was to approve the disposition of vehicles with a lot of wear and tear, some inoperable, which GHA will auction on GovDeals.com. Commissioner Brown moved approval of the Resolution and Commissioner Turner seconded. The Resolution was approved unanimously.

Resolution 2896 – Approval to Contract with Grievance Hearing Officer –

Ms. Sims stated GHA advertised a Request for Proposals for a Grievance Hearing Officer for the Public Housing and HCV Programs. GHA received one proposal from the Law Office of Savannah Robinson, which was the most recent provider of the service. GHA sought and received HUD's approval of the procurement. Commissioner Brown moved approval of the Resolution and Vice-Chair Massey seconded. The Resolution was approved unanimously.

Resolution 2897 – Authorizing Submittal of Rental Assistance Demonstration (RAD) Application to HUD –

Ms. Sims stated this Resolution was to approve the submission of the application to place Cedars at Carver Park and Villas on the Strand into HUD's Rental Assistance Demonstration (RAD) program which would convert the public housing units at those developments to a project based voucher subsidy, a more stable source of subsidy. She stated this would create a portfolio and eventually units at The Oleanders would apply to be part of the RAD portfolio. Vice-Chair Massey moved approval of the Resolution and Commissioner Turner seconded. The Resolution was approved unanimously.

Resolution 2898 – Authorizing Formation of a Texas Public Facility Corporation –

Ms. Sims stated this Resolution was to authorize the creation of a second Public Facility Corporation for purposes of development. She stated the PFC was an instrumentality of GHA and would have the same Board. Commissioner Garrison moved approval of the Resolution and Commissioner Turner seconded. The Resolution was approved unanimously.

Secretary's Report

Ms. Purgason stated GHA's Resident Services report highlighted some Halloween festivities and care packages that had been delivered to residents. She stated transportation was provided to residents who requested it for early voting and on Election Day.

She further stated Modernization was ongoing at public housing developments.

Public Housing occupancy was 97%, and HCV lease-up at 103% year-to-date. There were 2,634 heads of household on the HCV waiting list.

Alex Stephens of Urban Strategies stated they are serving 132 families in the Human Capital program at Cedars and Villas. They held a successful Harvest Fest with a trunk-or-treat. They continued to provide programming for children and adults including small exercise classes in partnership with McCormack Baron Management.

Commissioners' Comments

Commissioner Turner stated some of the tenants at Gulf Breeze decorated the lobby for the Holidays and it was appreciated.

The Board meeting was adjourned at 9:43 a.m.