

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
February 27, 2023 – 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 Toliver moved approval of the minutes of the January 23, 2023 board meeting and Commissioner Turner seconded. The motion was approved unanimously.

Financial Statements

Arvle Dunn, Finance Director, reported the following for January, 2023:

Total Operating Revenue:	\$ 36,671,132
Total Operating Expense:	\$ 17,326,856
Net Income:	\$ 19,344,275
Total Liabilities & Net Assets:	\$168,562,984

Action Items/Resolutions

Resolution 2954 – Approval to Invest Housing Authority Monies in the Local Government Investment Pool (LOGIC) – Mr. Dunn stated GHA invests certain reserves in LOGIC and the Resolution would allow for additional reserves to be invested. Commissioner Turner moved approval of the Resolution and Commissioner Easterwood seconded. The motion passed unanimously.

Resolution 2955 – Approval of Alternative Work Schedule Policy – Ms. Purgason stated GHA has allowed flexible time on a case by case basis and this Resolution would approve a policy governing the use of flexible time. Employees would still work five days and 40 hours per week, but start and end times could be flexible depending on employee needs. Vice-Chair Massey moved approval of the Resolution and Commissioner Toliver seconded. The motion passed unanimously.

Secretary's Report

Development Report – Deyna Sims, Director of Real Estate and Development, reported on the 26 scattered site units that 23/24 rehabbed units had an executed HAP contract and there was one vacancy. The two new construction units were anticipated to be completed by April. Monique Chavoya from MBS reported construction was progressing well at The Oleanders at Broadway on all of the blocks including electrical, HVAC, insulation, bricks and stucco. MBS would hold a community meeting to update on The Oleanders progress and upcoming leasing on March 22 at the Walter Norris Jr. Island Community Center.

Modernization/Maintenance – Travis Bolte, MOD and Maintenance Director, stated electrical work would be done at Holland House and the building would be on generator power. One scattered site unit would be under modernization.

Housing Report – Odelia Williams reported that recent activities at the public housing sites included Tenant Tuesday meetings, work on the garden at Holland House, a Fat Tuesday event, and a health program conducted by UTMB Occupational Therapy. Public Housing was leased up at 96%. HCV was leased up at 96% monthly with 87 voucher holders actively seeking housing.

Human Capital Report – Dr. Fuller of Urban Strategies stated out of 145 assisted families, 130 were receiving services through the Human Capital program, with a total of 375 individuals being served. He stated staff had opened 30 Individual and Family Development Plans. He further reported one employment placement for January and that 71 out of 91 eligible residents were employed.

The Board adjourned into Executive Session at 9:40 a.m. and reconvened the open meeting at 10:20 a.m.

The Board meeting was adjourned at 10:21 a.m.