

Minutes of Meeting of
The Housing Authority of the City of Galveston, Texas
Island Community Center Community Room
4700 Broadway, Galveston, TX 77551
February 28, 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; and Patricia Toliver.

Commissioners Absent: Turner, Garrison

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 31, 2022 board meeting and Vice-Chair Massey seconded. The motion was approved unanimously among the Commissioners present (Ansell, Massey, Toliver).

Financial Statements

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

Total Operating Revenue:	\$ 22,649,464
Total Operating Expense:	\$ 12,619,290
Net Income:	\$ 10,030,174
Total Liabilities & Net Assets:	\$109,269,850

Secretary's Report

Development Report – Deyna Sims, Director of Real Estate and Development, stated the scattered sites project timeline was staying on track, and that the goal was to have units rehabbed and ready for lease-up at the end of June. She stated The Cedars was 97% leased up, and The Villas was 100% leased up.

Monique Chavoya from MBS stated that at The Oleanders site, podiums were being installed, footers were being dug for columns, stairs, and elevators, piles were being cut and driven, and water and sewer tie-ins and other infrastructure work was ongoing. She stated MBS and Block Construction would hold a Women in Construction workshop on March 8.

Housing Report – Ms. Purgason stated Public Housing was leased up at 97% and HCV Year-To-Date was 100%. She stated staff continued to pull from the waiting list and hold briefings to maintain lease-up in public housing and HCV.

Resident Services Report – Odelia Williams reported that the Resident Councils at both sites were resuming, and that more activities would be forthcoming once that happened. She also stated the Community Rooms at both sites received some cleaning and cosmetic updates.

MOD Report – Travis Bolte, Maintenance and Modernization Director, stated work was ongoing at public housing sites, including a new air handling unit, and that staff had participated in preventive maintenance training.

Human Capital Report – Dr. Fuller of Urban Strategies stated the program was serving 139 families at The Cedars and The Villas. He stated \$2,400 of the Barrier Removal fund was used in January, mostly for tuition. He stated one resident received employment in January.

March Board Meeting and Public Hearing – Ms. Purgason stated the March GHA Board meeting would take place in the afternoon, and a public hearing on the Annual Agency Plan would be held at 5:00 p.m., on March 28, 2022.

Public Comments

Tarris Woods complained that GHA's attorney had told him not to communicate with GHA staff, the ED or the Board. He quoted from an email GHA's attorney Robert Booth had sent to Mr. Woods. The email he referenced reads:

"Mr. Woods—

I am the attorney for the Galveston Housing Authority (GHA). Given the nature of your dispute regarding above-referenced tenant and Property, please direct to me all future communications and requests regarding this dispute.

Since GHA is represented by an attorney, you should not directly communicate with any employee of GHA, its Executive Director or its Commissioners regarding this dispute.

Robert"

Portaja Hughes complained that the website AffordableHousing.com had outdated listings and that she had a hard time finding a place to use her voucher in the allotted time.

The Board adjourned into Executive Session at 9:54 a.m. and reconvened the open meeting at 10:26 a.m.

The Board meeting was adjourned at 10:27 a.m.