

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  
January 23, 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**

Vice-Chair Massey moved approval of the minutes of the December 12, 2022 board meeting and Commissioner Turner seconded. The motion was approved unanimously.

### **Financial Statements**

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

Total Operating Revenue:	\$ 31,178,051
Total Operating Expense:	\$ 15,311,666
Net Income:	\$ 15,866,385
Total Liabilities & Net Assets:	\$159,940,020

### **Public Comments**

Eric Temple thanked the Board for the renaming of the building and stated he looked forward to the dedication of the building.

### **Action Items/Resolutions**

*Resolution 2953 – Approval to Amend Contract with Auditors to Reflect Requested Price Increase* – Mr. Dunn stated GHA's current auditors had requested a fee increase due to rising costs and inflation. The request was for 15% over the cost of the 2022 audit work. Commissioner Toliver made a motion to approve the increase but cap it at 10% over the 2022 cost, and Commissioner Turner seconded. The motion 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, electrical, concrete work, stair landings, roofing, HVAC, and parking spaces. Deyna Sims, Director of Real Estate and Development, reported on the 26 scattered site units that 22 units were occupied and 2 were under construction with an expected completion date of late February 2023.

*Housing Report* – Odelia Williams reported on Thanksgiving and Christmas activities at the sites, including senior Bingo, parties, and community meals provided by The Chosen Ones Ministry. Public Housing was leased up at 96.2%. HCV was leased up at 100% monthly and 100% year to date.

*Human Capital Report* – Dr. Fuller of Urban Strategies stated out of 145 assisted families, 130 were receiving services through the Human Capital program. He stated staff had closed 44 Individual and Family Development Plans with positive outcomes. He further reported working residents' average income of \$13.78 per hour. 91% of youth in the program were enrolled in engagement activities.

The Board adjourned into Executive Session at 9:46 a.m. and reconvened the open meeting at 10:09 a.m.

The Board meeting was adjourned at 10:09 a.m.