

Minutes of Meeting of  
The Housing Authority of the City of Galveston, Texas  
Island Community Center – Community Room  
4700 Broadway, Galveston, TX 77551  
January 27, 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-Chairman Greg Garrison; Raymond Turner; Angela Brown; and Betty Massey.

Commissioners Absent: None

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

Approval of Minutes of Previous Meetings

Commissioner Massey moved to approve the minutes of the November 25, 2019 meeting. Commissioner Brown seconded. The motion was approved unanimously.

Financial Statements

Arvie Dunn, Finance Director, reported the following for December, 2019:

Total Operating Revenue:	\$ 10,742,653
Total Operating Expense:	\$ 10,621,925
Residual (Net Income)	\$ 120,729
Total Liabilities & Net Assets:	\$108,463,707

Discussion Items/Resolutions

**Resolution 2870 – Ratification of Approved Contract for Elevator Repair at Holland House** – John Williams, Maintenance and Modernization Director, stated the front elevator at Holland House was inoperable and its repair required a cylinder to be manufactured. As time was of the essence, the Board member were canvassed individually by the Executive Director to gain approval for the expenditure, and the Resolution was to formally ratify the approval. Vice-Chairman Garrison moved approval and Commissioner Brown seconded. The motion was approved unanimously.

**Resolution 2871 – Approval of 2020 Public Housing Utility Allowances** – Ms. Purgason stated Resolutions 2871 and 2872 were annual approvals of the utility allowances, which

were required if the average utility costs changed by at least ten percent from the previous year. Commissioner Massey moved approval and Vice-Chairman Garrison seconded. The motion was approved unanimously.

**Resolution 2872 – Approval of 2020 HCV Program Utility Allowances** – Commissioner Brown moved approval and Commissioner Turner seconded. The motion was approved unanimously.

### **Secretary's Report**

Ms. Purgason reported a 97.6% occupancy rate in Public Housing, and 98% yearly lease-up in the Housing Choice Voucher program. She stated there were 29 families with vouchers searching for housing.

### **Development Update**

Deyna Sims, Director of Real Estate Development, stated GHA is moving forward to build the remaining 287 replacement units on the former Oleander Homes site and one other site. She stated GHA and master developer MBS are negotiating the terms of the loan agreement, and that MBS received proposals from architects, and a request for proposals would be advertised for a general contractor. She further stated negotiations were ongoing with the Texas General Land Office on the terms of the subrecipient agreement.

### **Human Capital Update**

Alex Stephens reported highlights from 2019 included 32 new families joining the program, increasing contacts with the participating families by 91%, and 260 out of 287 development plans being completed (an increase of 70% from the previous year). He reported that 32 residents gained employment in 2019, and average income grew by 14%. He further reported that 20 residents enrolled in adult education, and an MOU was executed with Communities in Schools. Data was released by Galveston Independent School District, which led to grants that would pay for a new employee who will focus on youth education.

### **Potential Redevelopment of 4700 Broadway**

Commissioner Massey outlined the history of the demolition and subsequent partial replacement of public housing units lost to Hurricane Ike, and stated that 287 units remained to be built. She further stated that GHA and its development partners searched for suitable land across the Island, but none had been found that met HUD standards and was financially attainable. She stated she put forth the idea that the land on which the Island Community Center sits, 4700 Broadway, which was already owned by GHA, could be a potential site for rebuilding public housing units as part of a mixed income community. She stated that HUD Fair Housing approved the site in terms of the Site and Neighborhood standards. She stated that current tenants (social services) of the Island Community Center were all doing good work, but could do it elsewhere. She stated time was running out for the replacement of the housing units. Chairman Ansell stated that the Board was very early in

the decision-making process regarding potential redevelopment of 4700 Broadway. Commissioner Turner expressed his support of the idea.

The Board adjourned into Executive Session at 9:40 a.m. and reconvened the open meeting at 10:35 a.m. The Board meeting was adjourned at 10:35 a.m.