

Minutes of Meeting of
The Housing Authority of the City of Galveston, Texas
(In Person and Electronic/Telephonic Meeting)
Island Community Center
4700 Broadway, Galveston, TX 77551
July 26, 2021 – 9:00 a.m.

The Board of Commissioners of the Housing Authority of the City of Galveston, Texas (GHA) met as stated above. Vice-Chair Betty Massey called the meeting to order at 9:03 a.m. and declared a quorum was present. She further clarified that the meeting was duly posted. The following commissioners were noted present: Vice-Chair Massey; Greg Garrison; and Angela Brown.

Commissioners Absent: Ansell, Turner

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 June 28, 2021 board meeting and Commissioner Garrison seconded. The motion was approved unanimously among the Commissioners present (Massey, Garrison and Brown).

Presentation of GHA FY2020 Audit

Gaby Miller, CPA, Director of State and Local Government for CliftonLarsonAllen LLP, presented the results of GHA's Fiscal Year 2020 (July 1, 2019 – June 30, 2020) audit. She reported that the audit engagement scope included the auditors' opinion on financial statements, report on internal controls and compliance, and a report of each major federal program and schedule of expenditures of federal awards required by uniform guidance. She stated their report was unmodified.

In response to a question from Vice-Chair Massey, Ms. Miller stated internal controls are comprised of segregation of duties, multiple reviews and approvals, authorized signers of checks, etc.

In the FY2020 audit, the program that was tested most rigorously was the Section 8 Housing Choice Voucher program. There were no single audit findings and no financial statement findings.

Ms. Miller further stated GHA staff was good to work with, and there were no disagreements or difficulties, and no uncorrected misstatements.

She thanked finance and program staff for their cooperation, and Ms. Purgason did as well.

Discussion/Action Items - Resolutions

Resolution 2922 – Approval to Dispose of Outdated Equipment – Ms. Purgason explained that the Resolution was asking approval to dispose of a tractor and forklift which had been purchased over twenty years ago, had flooded during Hurricane Ike and had limited use since.

Commissioner Garrison moved approval of the Resolution and Commissioner Brown seconded. The Resolution was approved unanimously among the Commissioners present (Massey, Garrison, Brown).

Resolution 2923 – Approving the Actions in Connection with Ratifying the Approval of the Post-Issuance Compliance Policies and Procedures for Tax Exempt Debt and Such Other Actions Necessary or Convenient to Carry out this Resolution – Ms. Jackson explained the Resolution was for GHA to approve Galveston Public Facility Corporation's ratification of a policy for tax-exempt bonds.

Commissioner Garrison moved approval of the Resolution with a correction on the Table of Contents under Exhibit A to change the wording to "Galveston Housing Authority" and Commissioner Brown seconded. The Resolution was approved unanimously among the Commissioners present (Massey, Garrison, Brown).

Secretary's Report

Development Report – Deyna Sims reported that GHA and MBS had closed on the financial transaction for The Oleanders at Broadway and that demolition on the existing building on the site should start mid-August. She stated the groundbreaking event is in the process of being planned for September 14. She further stated GHA had received a draft of the scattered sites agreement and was in the process of evaluating the proposals that had been received from the RFP.

Lou Bernardy of MBS congratulated GHA on the closing. He stated contractors have begun to mobilize in anticipation of getting on site.

Ms. Sims stated Villas was 99% occupied with two vacancies and two apps pending. Cedars was 94% occupied with seven vacancies and five apps pending. The PBV scattered sites had five vacancies and five move-ins scheduled.

Housing Report – Ms. Purgason reported that Public Housing was leased up at 99% and HCV at 94% monthly and 96% year to date. She further stated vouchers were continuing to be issued. She reported Texas City Housing Authority had absorbed quite a few vouchers into their system which contributed to HCV's lower lease-up percentages. She stated there were 88 current ports to Texas City, and that Texas City HA was likely to absorb again before the end of the year.

Modernization Report – John Williams reported there was ongoing Modernization and that there had been issues getting materials like cabinets and countertops, washers and dryers,

air conditioner units, etc. He further reported issues with finding and retaining staff, as was happening all over the country.

Resident Services Report – Odelia Williams, Public Housing Director, stated staff was preparing spaces for future resident activities, meeting with community partners, and talking with residents about forming new resident councils.

Human Capital Report – Alex Stephens reported that 136 families were participating in the program, and that staff had been focused on bringing rent delinquencies up to date and providing connections for residents for help with rent and utilities. Job training and other training programs, as well as children's programs were ongoing. Ms. Sims stated Mr. Stephens had received a job promotion and there would be a job opening for a new associate project manager for Galveston's Urban Strategies program.

The Board adjourned into Executive Session at 9:51 a.m. and reconvened the open meeting at 10:17 a.m.

The Board meeting was adjourned at 10:18 a.m.