

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  
July 31, 2023 – 8:30 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 8:30 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; Patricia Toliver; Brax Easterwood; and Brenda Hall.

Commissioners Absent: Massey

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

### **Swearing In of New Commissioner**

Chairman Ansell welcomed new Commissioner Brenda Hall and administered the Oath of Office.

### **Approval of Minutes of Previous Meetings**

Commissioner Easterwood made a motion to approve the June 28, 2023 minutes and Commissioner Toliver seconded. The motion was approved unanimously among the Commissioners present (Ansell, Toliver, Easterwood, and Hall).

### **Discussion/Action Items (Resolutions)**

*Resolution 2965 – Designating Authorized Signatories for Contractual Documents and Documents for a License Agreement with CirclesX Recovery, LLC – Ms. Purgason stated the Board had heard a presentation from CirclesX at the previous meeting and discussed the topic. Mr. Booth stated the Resolution was to authorize GHA to enter into a license agreement with CirclesX which is the plaintiff in a lawsuit against multiple natural gas producers, giving GHA the potential to recover due to increased expenses for electricity arising from Winter Storm Uri. Commissioner Easterwood moved approval of the Resolution and Commissioner Toliver seconded. The motion was approved unanimously among the Commissioners present (Ansell, Toliver, Easterwood, and Hall).*

*Resolution 2966 – Approval to Explore a Partnership with the Kempner Fund and Texas Energy Poverty Research Institute (TEPRI) for a Possible Virtual Power Plant at a GHA Public Housing Development – Ms. Purgason stated the Board had discussed the item at the previous meeting, and the Resolution was to explore the partnership and move forward if it is physically and financially feasible. Travis Bolte, Maintenance and*

Modernization Director, stated he had a phone call with TEPRI, and was able to discuss lease terms, benefit (rent) to GHA, installation, battery life, etc. He stated typical lease agreements are for 30 years, and typical income as rent (for usage of the property) is \$15,000 to \$25,000 per year. In addition there is potential savings on electricity from power generation, and the potential for backup power. He further stated the installation and maintenance of the equipment is funded by the project. Commissioner Toliver moved approval of the Resolution and Commissioner Hall seconded. The motion was approved unanimously among the Commissioners present (Ansell, Toliver, Easterwood, and Hall).

*Resolution 2967 – Approval to Contract for Cleaning/Janitorial Services –* Deyna Sims, Director of Real Estate and Development, stated GHA solicited proposals for janitorial services for the Walter Norris Jr. Island Community Center, and the evaluation committee recommended entering into a contract with Ambassador Services. Commissioner Easterwood moved approval of the Resolution and Commissioner Toliver seconded. The motion was approved unanimously among the Commissioners present (Ansell, Toliver, Easterwood, and Hall).

*Resolution 2968 – Approving a Contract with Star Service Inc to Complete Replacement of Air Handler Unit at Gulf Breeze Apartments –* Mr. Bolte stated there were currently four air handlers covering the first floor of Gulf Breeze, and one of the original air handlers needed to be replaced. Star Service Inc is part of a pre-approved purchasing co-op. Commissioner Easterwood moved approval of the Resolution and Chairman Ansell seconded. The motion was approved unanimously among the Commissioners present (Ansell, Toliver, Easterwood, and Hall).

### **Secretary's Report**

*Development Report –* Deyna Sims reported on the 26 scattered site units that all units were occupied and staff and GrantWorks were in the process of closing out the grant.

Monique Chavoya of MBS reported on The Oleanders at Broadway that the first block (management building) should be turned over in September. Ms. Chavoya further reported construction was progressing well, including trim-out of units (installing hardware, lights, appliances, etc), painting, and plumbing for pool and splash pad. On the other blocks, work continued including masonry, electrical, and insulation.

*Modernization/Maintenance –* Travis Bolte, MOD and Maintenance Director, stated modernization work continued at Gulf Breeze and Holland House including external caulking around windows and AC units, and repair of concrete that had buckled. He further stated plumbing work to replace old valves and joints was ongoing within the concrete at Gulf Breeze.

*Housing Report –* Odelia Williams, Public Housing Director, reported on Resident Services that staff was working on transitioning to paperless systems, including working

with residents on email and text notifications. United Healthcare provided a movie night for residents as well as tea cakes on July 4th. Public Housing was leased up at 95.78%.

Maria Godwin, HCV Director, reported HCV was leased up at 99%. There were 240 vouchers on the streets. There were 130 ports including 113 to Texas City.

*Human Capital Report* – Dr. Fuller of Urban Strategies stated 86% of assisted families at Cedars and Villas were receiving services through the Human Capital program. He stated staff had closed 34 Individual and Family Development Plans with positive outcomes. He further reported that 75 out of 89 eligible residents were employed, and the average hourly income year to date was \$14.08/hour. 69% of residents had health insurance, and representatives from the health care marketplace continued to work with residents to increase that percentage.

Ms. Purgason mentioned MBS and GHA were working on plaques recognizing the former Commissioners and GHA's partners in the development of Cedars and Villas to be placed at the sites.

The Board meeting was adjourned at 9:41 a.m.