

Minutes of Meeting of  
The Housing Authority of the City of Galveston, Texas  
(Closed to Public – Electronic/Telephonic Meeting)  
4700 Broadway, Galveston, TX 77551  
June 1, 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 9:07 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  
Carla Cotropia, Legal Counsel  
Toni Jackson, Development Legal Counsel

**Approval of Minutes of Previous Meetings**

Commissioner Turner moved approval of the minutes of the March 30, 2020, April 27, 2020 meetings and the Special Meeting of May 18, 2020. Commissioner Brown seconded. The motion was approved unanimously.

**Financial Statements**

Arvle Dunn, Finance Director, reported the following for March, 2020:

Total Operating Revenue:	\$ 18,600,742
Total Operating Expense:	\$ 18,241,207
Net Income:	\$ 359,535
Total Liabilities & Net Assets:	\$100,606,700

**Discussion/Action Items**

**Resolution 2876 – Approval of Collection Loss Write-Offs** – Arvle Dunn, Finance Director stated the Resolution was to write off uncollectable accounts.

Commissioner Massey moved approval, and Commissioner Turner seconded. The Resolution was approved unanimously.

### Development Update

Deyna Sims, Director of Development, stated there were 4 vacancies in the PBV Scattered Sites with 3 move-ins pending, the Villas on the Strand was 93% occupied, and Cedars at Carver Park was 93% occupied.

The Board adjourned into Executive Session at 9:24 a.m. The open meeting was reconvened at 10:31 a.m.

### Resolutions

**Resolution 2877 – Appointing GHA Commissioners to the Board of Galveston Public Facility Corporation (GPFC)** – Ms. Sims stated that GHA had created the Galveston Public Facility Corporation in 2011 for the purpose of issuing bonds and other development activities. The financing for Oleander includes bonds and tax credits, and the current GHA Board members need to be appointed to the GPFC Board. Commissioner Massey moved approval, and Commissioner Turner seconded. The Resolution was approved unanimously.

Chairman Ansell and the Board pulled Resolution #2878 from the Agenda as per the recommendation of GHA's Development Legal Counsel due to the financing not being in place yet.

### Secretary's Report

Ms. Purgason reported GHA's offices have been closed to the public, maintenance staff has been cleaning and sanitizing, and resident services has been assisting with food boxes and other resident needs. GHA plans to have staff return on site June 8 and begin meeting with clients by appointment only once mitigations have been put in place in the buildings.

Ms. Purgason further reported that GHA's Public Housing developments were 98% occupied, and there was a 106% yearly lease-up rate in the Housing Choice Voucher Program.

Alex Stephens reported on the Human Capital program that food insecurities were down to six percent according to resident polling, and most resident needs are returning back to pre-COVID rates. He reported that the program worked with Smart Family Literacy, St. Vincent's, and Galveston County Food Bank to service resident needs. He stated three residents would be graduating from Ball High School, and one hundred percent of their transition students would be advancing to the next grade.

The Board meeting was adjourned at 10:45 a.m.