

Minutes of Meeting of
The Housing Authority of the City of Galveston, Texas
Island Community Center Community Room
4700 Broadway, Galveston, TX 77551
June 27, 2022 – 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; and Patricia Toliver.

Commissioners Absent: Greg Garrison

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

Approval of Minutes of Previous Meetings

Commissioner Turner moved approval of the minutes of the April 25, 2022 board meeting and Commissioner Toliver seconded with the request that it be noted in the minutes that she had inquired about placing an item on a future agenda for Tarris Woods. Ms. Purgason acknowledged the request and stated based on a conversation with Commissioner Toliver prior to the meeting believed that the request had been rescinded. Commissioner Toliver acknowledged and requested that it be mentioned in the minutes that the initial request was made. Commissioner Turner accepted the amendment to the motion and the motion was approved unanimously among the Commissioners present (Ansell, Massey, Turner, and Toliver).

Financial Statements

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

Total Operating Revenue:	\$ 34,508,817
Total Operating Expense:	\$ 20,465,221
Net Income:	\$ 14,043,597
Total Liabilities & Net Assets:	\$114,399,398

Action Items/Resolutions

Resolution 2944 – Approval to Enter Into a Contract with Quadel Inc for Remote Quality Control Services – Deyna Sims, Procurement Coordinator, stated the Resolution was to approve entering into a contract with Quadel, a national firm whose Quality Control software was currently being utilized by GHA, for remotely quality checking documentation, data, and

calculations in multiple randomly selected files from each of the the housing programs each month.

Commissioner Toliver moved approval of the Resolution and Vice-Chair Massey seconded. The Resolution was approved unanimously among the Commissioners present (Ansell, Massey, Turner, and Toliver).

Resolution 2945 – Approval to Enter Into a Contract with Advantage Pro-Kleen for Cleaning Services at Gulf Breeze and Holland House – Ms. Sims stated the Resolution was approval to enter into a contract for cleaning services at Gulf Breeze and Holland House. She stated the previous contract was terminated early due to non-performance, and that a remedy period had been offered and performance continued to be unacceptable. She further stated Advantage Pro-Kleen was the second choice of the evaluation committee of the proposals received and reviewed.

Commissioner Turner moved approval of the Resolution with a change to a typo in two dates, and Commissioner Toliver seconded. The Resolution was approved unanimously among the Commissioners present (Ansell, Massey, Turner, and Toliver).

Resolution 2946 – Approval of GHA's FY2023 (FYB July 1, 2022) Budgets – Mr. Dunn stated the Budget was based on actual expenditures from the previous eleven months, multiplied by an inflation factor, and any additional requests from department directors for the upcoming year.

Commissioner Turner moved approval of the Resolution and Vice-Chair Massey seconded. The Resolution was approved unanimously among the Commissioners present (Ansell, Massey, Turner, and Toliver).

Secretary's Report

Development Report – Deyna Sims, Director of Real Estate and Development, stated HUD approved the use of funds for the 26 Scattered Sites and GHA entered into a Development Agreement with and issued a Notice to Proceed to Schumer-Yarbrough for the units that will be rehabbed. She stated it was anticipated that some of the units would be online in June, with more following in July and August.

Housing Report – Ms. Purgason stated Public Housing was leased up at 97 percent, and HCV was leased up at 100 percent monthly. She stated 51 VASH vouchers were leased, and there were 87 ports to Texas City. The Commissioners had some questions about how the waiting list works.

MOD Report – Travis Bolte, Maintenance and MOD Director, stated an electrical bus head was replaced at Holland House, and more work would be necessary due to rotten poles. He stated site work and refreshing was ongoing at all properties and pest control was ongoing along with damage repair at The Oaks.

Resident Services Report – Odelia Williams, Public Housing Director, stated 144 residents were signed up to evacuate with the City and GHA in the event of a mandatory evacuation. She reported activities were being planned at the sites, including CPR classes.

Human Capital Report – Dr. Fuller of Urban Strategies stated out of 145 assisted families, 141 were receiving services (total of 398 individuals) through the Human Capital program. He stated staff had closed 38 Individual Development Plans and started 49. He further stated 75 of 97 work-eligible residents were employed. He reported on a resident who was employed in May after having gone through UTMB's fast track program, and was receiving a salary of \$19/hour. He further reported 21 of 30 children were enrolled in early childhood services, and 136 of 157 youth were enrolled in enrichment activities.

The Board adjourned into Executive Session at 9:47 a.m. and reconvened the open meeting at 10:23 a.m.

Commissioner Toliver requested a future discussion on preferences and the waiting list

The Board meeting was adjourned at 10:26 a.m.