

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 28, 2021 – 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; Raymond Turner; and Angela Brown.

Commissioners Absent: Vice-Chair Massey, Garrison

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

Approval of Minutes of Previous Meetings

Commissioner Turner moved approval of the minutes of the June 7, 2021 board meeting and Commissioner Turner seconded. The motion was approved unanimously among the Commissioners present (Ansell, Turner, and Brown).

Financial Statements

Arvle Dunn, Finance Director, reported the following for May, 2021:

Total Operating Revenue:	\$ 23,584,378
Total Operating Expense:	\$ 19,740,826
Net Income:	\$ 3,843,552
Total Liabilities & Net Assets:	\$ 99,636,625

The Board adjourned into Executive Session at 9:05 a.m. and reconvened the open meeting at 9:42 a.m.

Discussion/Action Items - Resolutions

Resolution 2913 – Approval of Collection Loss Write-Offs – Mr. Dunn explained that the Resolution was asking approval to write off uncollected rents and fees in the amount of \$6,711.87.

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

Resolution 2914 – Approval of GHA FY2022 Budgets – Mr. Dunn stated the Resolution was to approve the operating budgets for the upcoming GHA fiscal year beginning July 1, 2021. Ms. Purgason stated the budget included a cost of living raise of four percent for GHA staff.

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

Resolution 2915 – Approval to Contract for Lawn Care Services – Ms. Purgason stated GHA had advertised a bid opening and received two bids, and Beach Town Lawn Services was the lowest bidder. She also stated that GHA had previously contracted with Beach Town Lawn Services and the maintenance director had been satisfied with their work.

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

Ms. Purgason asked Legal Counsel and MBS if there was any reason not to proceed with presenting the remainder of the Resolutions during the Board Meeting. She stated there was a lot of back and forth over the weekend, but that she believed there was a resolution acceptable to all parties. She asked if MBS agreed. Lou Bernardy of MBS stated he had checked with their Counsel that morning and the answer was yes.

Resolution 2916 – Authorizing Actions in Connection with the CDBG-DR Financing for The Oleanders at Broadway – Ms. Jackson stated the Resolution was to approve GHA to be the conduit of CDBG-DR financing to GHA's public facility corporation to loan CDBG-DR funds into the partnership.

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

Resolution 2917 – Authorizing Actions by the GHA Revitalization Corporation in Connection with the CDBG-DR Financing for The Oleanders at Broadway – Ms. Jackson stated this Resolution was to authorize GHA Revitalization Corporation to loan funds into the partnership.

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

Resolution 2918 – Authorizing GHA to Approve and Ratify Actions of Issuance, Sale and Delivery of Galveston Public Facility Corporation Multifamily Housing Revenue Bonds Series 2021 – Ms. Jackson stated this Resolution was the final bond resolution, authorizing the GPFC to pass the Resolution to authorize the issuance of the bonds.

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

Resolution 2919 – Approving and Ratifying Actions in Connection with the Financing for The Oleanders at Broadway – Ms. Jackson stated this Resolution would authorize US Bank to finalize documents for the purposes of providing the construction loan and purchasing the bonds.

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

Resolution 2920 – Authorizing GHA to Approve and Ratify the Admission of an Investor Limited Partner and a Special Limited Partner to The Oleanders at Broadway LP, to Approve Entry into the Development Agreement, and to Approve Entry into the Ground Lease between GHA and The Partnership – Ms. Jackson stated the Resolution was to allow the purchaser of the tax credits, RBC, to enter into the partnership, and the MBS entity as the other partner, as well as authorizing GHA to enter into a ground lease as the landlord, in addition to other agreements.

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

Resolution 2921 – Authorizing GHA to Submit Applications to HUD for Approval of a Mixed Finance Proposal and a Mixed Finance Agreement to the Annual Contributions Contract (ACC), Provide a Subsidy for the Public Housing Units, Enter into a Regulatory and Operating Agreement with the Partnership, Enter into a Ground Lease with the Partnership, Enter into a Purchase Option Agreement with the Partnership – Ms. Jackson stated the Resolution was to authorize actions specific to HUD, including documentation HUD has to provide and approve for the transaction.

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

Development Update – Lou Bernardy stated there had been several ongoing conversations and back and forth over the weekend and a lot of work done by MBS and GHA to resolve the outstanding issues and get the project to closing at the earliest possible date as well as finalize all remaining documents, construction contracts, etc. and start the development.

Secretary's Report

Ms. Purgason reported modernization was ongoing at public housing developments, and that Resident Services staff continued to assist residents with hurricane evacuation

preparation, and activities would begin to resume in future. She reported that washers and dryers for the public housing developments were on backorder and Resident Services staff was providing transportation to laundry facilities in the interim. She stated Public Housing occupancy was 98%, and HCV lease-up at 99% year-to-date and 94% monthly. She further reported HCV staff would continue regular briefings and voucher issuance.

Public Comments

Pat Toliver stated she had some concerns about the parking lots at Gulf Breeze and Ms. Purgason stated staff had addressed those issues. Ms. Toliver stated she appreciated everything the Board was doing.

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