

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
June 28, 2023 – 10:00 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 10:00 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; Patricia Toliver; and Brax Easterwood.

Commissioners Absent: None

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

Approval of Minutes of Previous Meetings

Vice-Chair Massey made a motion to approve the May 15, 2023 minutes with a correction to the number of public housing units at Oleanders mentioned in the Development report, and Commissioner Turner seconded. The motion was approved unanimously.

Public Comments

Tarris Woods inquired about recognizing Commissioners and Council members who were serving when certain GHA properties were approved.

Discussion Items

CirclesX – Joe Jaworski stated Winter Storm Uri had great economic impact which will last thirty years. He stated there is a very serious lawsuit presently on file in Harris County which is an unjust enrichment action due to a market shortage created during the winter storm by turning the natural gas off and causing the price of electricity to rise. The Plaintiff is CirclesX, and the Housing Authority could assert a claim regarding property damage not covered by insurance, as well as the difference in electricity charges caused by the natural gas shortage.

Paul Moore with CirclesX, stated they are a software company based in Houston, with many patents and patents pending related to energy monitoring and procurement. He stated the natural gas companies drew down production, withheld supply from the market, and did mass injections into storage facilities on the four coldest days in Texas history. He stated CirclesX is seeking a licensing agreement with GHA to identify and help recover GHA's losses.

The Board instructed staff to place an action item on the next Agenda to authorize the Executive Director to sign the agreement to begin the process of identifying GHA's losses.

Jack Johnson Statue Preservation – Earl Jones, the artist who created the Jack Johnson statue at The Oaks, and Travis Bolte, GHA Maintenance and Modernization Director, presented information on the damage to the statue and potential ways to repair and reinforce it, including using a podium and moving the statue to a more visible area. Ms. Purgason stated GHA is committed to the restoration.

Virtual Power Plant – Ms. Purgason stated GHA was approached regarding participating in a pilot program for a Virtual Power Plant. She stated it's an installation of solar panels, possibly at one of the public housing or mixed income sites. A local foundation is interested in financing the pilot project. Ms. Purgason stated HUD is not opposed to the idea, as they have investigated using more sustainable energy sources going forward. The Board instructed staff to place the item for further discussion and possible action at the next meeting.

Financial Statements

Arvle Dunn, Finance Director, reported the following for May, 2023:

Total Operating Revenue:	\$ 53,071,988
Total Operating Expense:	\$ 25,971,225
Net Income:	\$ 27,100,763
Total Liabilities & Net Assets:	\$176,724,095

Action Items/Resolutions

Resolution 2962 – Approval of GHA FY2024 Budgets – Mr. Dunn stated the budget for the upcoming year was formulated using the previous year's actual amounts and any anticipated expenses for each department, adjusted for inflation. Commissioner Turner moved approval of the Resolution and Commissioner Toliver seconded. The motion passed unanimously.

Resolution 2963 – Approval of Collection Loss Write-Offs – Mr. Dunn stated the amounts are uncollectable after multiple attempts. Vice-Chair Massey moved approval of the Resolution and Commissioner Easterwood seconded. The motion passed unanimously.

Resolution 2964 – Approval to Contract for Lawn Care Services – Deyna Sims, Director of Real Estate and Development, stated GHA solicited proposals for lawn care services for GHA properties, and the evaluation committee recommended entering into a contract with Beach Town Lawn Service, which submitted the lowest and most responsive proposal. Commissioner Easterwood moved approval of the Resolution and Commissioner Turner seconded. The motion passed unanimously.

Secretary's Report

Development Report – Deyna Sims reported on the 26 scattered site units that all units were occupied and there would be a review of the tenant files by GLO as part of the process of closing out the grant.

Lou Bernardy of MBS reported an extension request was made to the GLO due to delays that occurred in the development of The Oleanders at Broadway. Mr. Bernardy further reported construction was progressing well, including trim-out of units, pool installation, and exteriors. He stated the first building (management building) should be turned over in September.

Modernization/Maintenance – Travis Bolte, MOD and Maintenance Director, stated modernization work continued at Gulf Breeze and a scattered site. Additional repair work continued at Gulf Breeze including HVAC and plumbing.

Chairman Ansell had to leave after the Modernization report, and Vice-Chair Massey presided over the remainder of the meeting.

Housing Report – Odelia Williams, Public Housing Director, reported on Resident Services and activities, including a Father's Day meal served by staff, and Donuts for Dads. Public Housing was leased up at 96%.

Maria Godwin, HCV Director, reported HCV was leased up at 98%. There were 41 vouchers on the streets.

Human Capital Report – Dr. Fuller of Urban Strategies stated out of 145 assisted families, 133 were receiving services through the Human Capital program, with a total of 390 individuals being served. He stated staff had closed 30 Individual and Family Development Plans with positive outcomes. He further reported that 74 out of 89 eligible residents were employed, and the average hourly income year to date was \$14.10/hour.

Recognition of Outgoing Commissioner – Ms. Purgason presented Commissioner Turner with a plaque and thanked him for his years of service to the GHA Board. The Board members also expressed their appreciation to Mr. Turner.

The Board meeting was adjourned at 11:52 a.m.