

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 29, 2020 – 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 10:01 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 Betty Massey. Vice-Chairman Greg Garrison and Commissioner Angela Brown joined the meeting during the presentation of Financial Statements.

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 June 1, 2020 meeting. Commissioner Massey seconded. The motion was approved unanimously among the Commissioners present (Ansell, Turner, and Massey).

Financial Statements

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

Total Operating Revenue:	\$ 20,495,362
Total Operating Expense:	\$ 20,258,904
Net Income:	\$ 236,458
Total Liabilities & Net Assets:	\$101,249,063

Discussion/Action Items

Resolution 2879 – Approval of GHA FY2021 Budgets – Arvle Dunn, Finance Director stated the Resolution was to approve the operating budgets for all funds for GHA's Fiscal Year beginning July 1, 2020 (GHA FY 2021).

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

Resolution 2880 – Approving HAP Equity Adjustment/Transfer of Funds from GHA's Unrestricted Account to GHA's HAP RNP HUD-held Reserved Account – Mr. Dunn

stated the Resolution was to approve the transfer of funds to GHA's HAP restricted account in order to satisfy a requirement from HUD.

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

Resolution 2881 – Approval to Award a Contract for Banking Services – Mr. Dunn stated the Resolution was to approve awarding a contract to Frost Bank. GHA issued a request for proposals and received one proposal. The awarding of the contract was subject to HUD's approval and that language was included in the Resolution.

Commissioner Turner moved approval, and Commissioner Massey seconded. The Resolution was approved by Ansell, Turner, Brown and Massey with Garrison abstaining.

Resolution 2882 – Approval of the Housing Authority of the City of Galveston, Texas Application for HUD Approval to Dispose Property Formerly Known as Oleander Homes – Deyna Sims, Director of Development, stated the Resolution was to approve GHA's submission of an application to the HUD Special Applications Center (SAC) to dispose of the property formerly occupied by Oleander Homes.

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

Resolution 2884 – Approval to Amend Oleander Pre-Development Loan Agreement – Ms. Sims stated the Resolution was to amend the Pre-Development Loan Agreement with developer McCormack Baron Salazar to reflect construction savings from the two completed mixed income developments and allow their use to cover part of the pre-development costs for the mixed income to be built on the former Oleander Homes site.

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

Development Update

Ms. Sims stated Villas on the Strand was 98% occupied and reserved and Cedars at Carver Park was 99% occupied and reserved.

The GLO-developed Project Based Voucher properties were fully leased.

She further stated Galveston City Council would consider site plans for the former Oleander Homes site mixed income development at their July 23 City Council meeting.

The Board adjourned into Executive Session at 10:25 a.m. The open meeting was reconvened at 11:25 a.m.

Resolutions

Resolution 2883 – Approval of Development Concept to Replace Remaining Units –

Deyna Sims stated the Resolution was to approve using a number of scattered sites as part of the replacement strategy to complete the remaining units mandated under the 2010 Conciliation Agreement.

Commissioner Massey moved approval, and Commissioner Turner seconded. The Resolution was approved with the following votes:

YAY – Ansell, Turner, Brown, Massey

NAY – Garrison

Secretary's Report

Ms. Purgason reported that staff was working full-time in the office but GHA's offices had not yet opened to the public due to concerns surrounding the COVID-19 pandemic. She stated Resident Services staff had been working with residents to ensure needs were being addressed, including food distributions.

Ms. Purgason further reported that GHA's Public Housing developments were 97% occupied, and there was a 104% yearly lease-up rate in the Housing Choice Voucher Program. She stated Texas City and Harris County Housing Authorities had absorbed vouchers into their program from ported tenants living in their jurisdictions.

Alex Stephens reported on the Human Capital program that 127 families were being served by the program at The Cedars and The Villas. He further stated 99% of the families reported having essential products including masks that were provided by GHA. He stated 26% of residents lost jobs due to COVID-19 but four individuals had already returned to work and three had return dates scheduled.

The Board meeting was adjourned at 11:33 a.m.