

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 7, 2021 – 9:00 a.m.

The Board of Commissioners of the Housing Authority of the City of Galveston, Texas (GHA) met as stated above. Vice-Chair Betty Massey called the meeting to order at 9:04 a.m. and declared a quorum was present. She further clarified that the meeting was duly posted. The following commissioners were noted present: Vice-Chair Massey; Raymond Turner; Greg Garrison; and Angela Brown. Chairman William Ansell joined the meeting during the presentation of Financial Statements.

Commissioners Absent: None

Others Present: Mona Purgason, Executive Director
Megan Jones, Legal Counsel
Toni Jackson, Development Legal Counsel

Approval of Minutes of Previous Meetings

Commissioner Brown moved approval of the minutes of the April 26, 2021 board meeting and the May 11, 2021 special meeting and Commissioner Turner seconded. The motion was approved unanimously among the Commissioners present (Massey, Turner, Garrison, and Brown).

Financial Statements

Ashland Ray, Assistant Finance Director, reported the following for April, 2021:

Total Operating Revenue:	\$ 22,796,264
Total Operating Expense:	\$ 18,050,746
Net Income:	\$ 4,745,518
Total Liabilities & Net Assets:	\$100,463,530

Discussion/Action Items - Resolutions

Resolution 2910 – Approval to Award a Contract to Carrier Corporation for Purchase and Installation of Air Conditioner System at Holland House – John Williams, Maintenance and Modernization Director, stated the Resolution was to authorize the purchase and installation of a new air conditioner, which is to replace one approximately eight years old and at the end of its useful life.

Commissioner Turner moved approval of the Resolution and Commissioner Garrison seconded. The Resolution was approved unanimously.

Resolution 2911 – Approval of MOU for Mutual Assistance in a Mandatory Evacuation with City of Galveston – Ms. Purgason stated the Resolution was to approve an agreement with the City of Galveston for the City to use the Island Community Center to stage the evacuation of residents who need assistance to leave the Island in the event of a mandatory evacuation. She further stated it was a renewal of a long-standing agreement and had been reviewed by the attorneys.

Commissioner Turner moved approval of the Resolution and Chairman Ansell seconded. The Resolution was approved unanimously.

Resolution 2912 – Approval to Award a Contract for Cleaning Services – Ms. Purgason stated the Resolution was to approve using a cleaning company for the janitorial services for the Island Community Center and GHA offices. She stated GHA had been utilizing a cleaning service for several months and it had worked well.

Chairman Ansell moved approval of the Resolution and Commissioner Turner seconded. The Resolution was approved unanimously.

Development Update – Deyna Sims, Development Director, stated GHA was on parallel development tracks for Scattered Sites and The Oleanders project. She further stated an RFP was out for developers interested in participating in the Scattered Sites, and responses for Group B were due June 16. For The Oleanders, documents were being drafted and reviewed moving toward closing.

Secretary's Report

Alex Stephens of Urban Strategies reported on the Human Capital program at Cedars and Villas. He stated staff had been working with residents who were unable to pay rent due to the pandemic and that Baker Ripley had a program that had been helping tenants pay their utilities. He stated 65% of the residents who had lost jobs due to the pandemic were currently working, and that the still-unemployed residents were enrolled in educational programs. He stated the average income from employment was \$10.67/hour.

Ms. Purgason reported modernization was ongoing at public housing developments, and that Resident Services staff continued to assist residents with evacuation preparation, and activities would begin to resume as more tenants were vaccinated. She stated Public Housing occupancy was 98%, and HCV lease-up at 98% year-to-date and 95% monthly. She further reported there were 80 vouchers on the street and staff would continue regular briefings and voucher issuance.

The Board adjourned into Executive Session at 9:50 a.m. and reconvened the open meeting at 10:53 a.m.

The Board meeting was adjourned at 10:54 a.m.