

Minutes of Meeting of
The Housing Authority of the City of Galveston, Texas
Island Community Center Community Room
4700 Broadway, Galveston, TX 77551
March 28, 2022 – 4:00 p.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 4:00 p.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; Greg Garrison; and Patricia Toliver.

Commissioners Absent: None

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

Approval of Minutes of Previous Meetings

Vice-Chair moved approval of the minutes of the February 28, 2022 board meeting and Commissioner Turner seconded. The motion was approved unanimously.

Financial Statements

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

Total Operating Revenue:	\$ 24,782,704
Total Operating Expense:	\$ 14,570,285
Net Income:	\$ 10,212,419
Total Liabilities & Net Assets:	\$110,578,312

Secretary's Report

Development Report – Monique Chavoya from MBS stated that at The Oleanders site, the podium was poured for the management building, concrete columns were formed and poured for Block 3, and work was continuing on the underground electrical conduits.

Deyna Sims, Director of Real Estate and Development, stated the environmental process was ongoing for the development of the 26 Scattered Sites, and some units would be available beginning in June, 2022.

Housing Report – Maria Godwin, HCV Director, stated HCV lease-up at the end of February was 101%, with a year-end projection of 100% lease-up. She further stated GHA managed 157 DV-IKE vouchers, 50 VASH, and 112 Project Based Vouchers.

Public Housing was leased up at 97%.

Resident Services Report – Odelia Williams reported that GHA staff hosted Tenant Tuesday meetings with the residents to answer questions and address concerns. She stated Resident Council meetings were taking place and that community partners were working with staff and Resident Councils to arrange more activities. Ms. Williams further stated a community garden was planned at Holland House in conjunction with UTMB and Seeding Galveston.

MOD Report – Travis Bolte, Maintenance and Modernization Director, stated work was ongoing at public housing sites, including emergency replacement of the boiler unit at Holland House, demolition work on units at Gulf Breeze that will be remodeled and rehabbed, and modernization at The Oaks including new flooring.

Human Capital Report – Dr. Fuller of Urban Strategies stated the program was serving 141 families at The Cedars and The Villas, which was 97% participation. He stated 18 out of 19 service referrals during the month resulted in connections, and 128 students were participating in enrichment activities.

Public Comments

Tarris Woods stated he was concerned that work was being done on the 26 PBV Scattered Sites project without a contract. Chairman Ansell explained that approved pre-development work was ongoing until required environmental reviews were completed.

Action Items/Resolutions

Resolution 2935 – Approval to Dispose of Excess Equipment – Travis Bolte stated the Resolution was to approve disposing of office cubicles that had been purchased for the Disaster Housing Program (DHAP) after Hurricane Ike and were no longer in use.

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

Resolution 2936 – Ratifying Contract for Emergency Holland House Boiler Repair – Travis Bolte stated the boiler for hot water at Holland House went out causing an exigent situation for the residents, so quotes were obtained and a plumbing company that could do the work expeditiously was identified. The Resolution was to ratify approval of a contract with Lister Plumbing, as the Board members' individual approval had been obtained prior to the work being completed.

Commissioner Toliver moved approval and Vice-Chair Massey seconded. The Resolution was approved unanimously.

The Board adjourned into Executive Session at 4:47 p.m. and reconvened the open meeting at 4:59 p.m.

The Board temporarily adjourned the GHA Board Meeting to conduct a Public Hearing on GHA's Annual Agency Plan at 4:59 p.m.

The GHA Board Meeting was reconvened at 5:03 p.m.

Action Items/Resolutions

Resolution 2937 – Authorizing Submittal of GHA FY2023 (FYB July 1, 2022) Agency Annual Plan to HUD – Mona Purgason stated the Resolution was to approve submittal of GHA's Agency Annual Plan to HUD.

Vice-Chair Massey moved approval and Commissioner Garrison seconded. The Resolution was approved unanimously.

The Board meeting was adjourned at 5:08 p.m.