

Minutes of Meeting of
The Housing Authority of the City of Galveston, Texas
(Closed to Public – Electronic/Telephonic Meeting)
4700 Broadway, Galveston, TX 77551
March 29, 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; Greg Garrison; and Angela Brown.

Commissioners Absent: Massey

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 March 1, 2021 board meeting and Commissioner Brown seconded. The motion was approved unanimously among the Commissioners present (Ansell, Turner, Garrison, and Brown).

Financial Statements

Arvie Dunn, Finance Director, reported the following for February, 2021:

Total Operating Revenue:	\$ 13,727,120
Total Operating Expense:	\$ 10,907,117
Net Income:	\$ 2,820,003
Total Liabilities & Net Assets:	\$ 98,476,173

Discussion/Action Items - Resolutions

Development Update – Monique Chavoya of McCormack Baron Salazar stated the partnership was moving toward closing for construction financing, and that Block Construction would share final construction costs by March 31. She stated they were reviewing the budgets to find money for reserves and insurance, and waiting on insurance costs. She further stated they were working with the City of Galveston on building permits.

Resolution 2905 – Approval to Dispose of Excess Equipment

Mr. Dunn stated the Resolution was to dispose of a printer/plotter that was purchased in 2009 that is no longer needed or used by GHA. The printer would be posted for auction on

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

Resolution 2906 – Approval to Purchase Passenger Vans

Mr. Dunn stated the Resolution was to approve the purchase of three vans, one 12-seat passenger van and two eight-seat passenger vans, to be used by GHA for transportation, equipment, and resident services. Commissioner Brown moved approval of the Resolution and Commissioner Turner seconded. The Resolution was approved unanimously among the Commissioners present (Ansell, Turner, Garrison, and Brown).

Resolution 2907 – Approval of Amended HCV Program Payment Standards

Ms. Purgason stated the Resolution was to amend GHA's payment standards effective June, 2021 to 110% of HUD's Fair Market Rents. This would encourage landlord participation. Commissioner Turner moved approval of the Resolution and Commissioner Brown seconded. The Resolution was approved unanimously among the Commissioners present (Ansell, Turner, Garrison, and Brown).

Secretary's Report

Ms. Purgason reported that staff continued to be on-site but not open to the public yet due to the pandemic. She stated Resident Services staff continued to assist residents with needs and had provided help making and getting to vaccine appointments. She further stated Modernization was ongoing at public housing developments.

Public Housing occupancy was 98.5%, and HCV lease-up at 98% year-to-date. Ms. Purgason stated the one-bedroom public housing waiting list had been opened for one day and received about 500 applications, and that the HCV and PBV waiting lists would be opening once those lists had been updated.

Alex Stephens of Urban Strategies reported on the Human Capital program at Cedars and Villas. He stated 131 families were enrolled in the program. He further stated 60% of eligible residents were employed, and 79% of the youth were enrolled in enrichment programs. He further stated Change Happens, an organization that helps individuals and families navigate the health insurance marketplace, would be partnering with the Human Capital program on site. He stated staff had assisted residents with access to the Covid-19 vaccine.

The Board adjourned into Executive Session at 9:25 a.m. and reconvened the open meeting at 9:50 a.m.

The Board meeting was adjourned at 9:50 a.m.