

Minutes of Meeting of
The Housing Authority of the City of Galveston, Texas
(Closed to Public – Telephonic Meeting)
4700 Broadway, Galveston, TX 77551
March 30, 2020 – 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 4:04 p.m. and declared a quorum was present via telephonic conference. He further clarified that the meeting was duly posted. The following commissioners were noted present: Chairman Ansell; Vice-Chairman Greg Garrison; Angela Brown; and Betty Massey.

Commissioners Absent: Turner

Others Present: Mona Purgason, Executive Director
Carla Cotropia, Legal Counsel
Toni Jackson, Development Legal Counsel

Approval of Minutes of Previous Meetings

Commissioner Massey moved approval of the minutes of the February 24, 2020 meeting. Commissioner Garrison seconded. The motion was approved unanimously among the Commissioners present.

Financial Statements

Arvie Dunn, Finance Director, reported the following for February, 2020:

Total Operating Revenue:	\$ 14,758,773
Total Operating Expense:	\$ 14,522,054
Residual:	\$ 236,719
Total Liabilities & Net Assets:	\$100,266,941

Discussion Items

Approval to Submit GHA FY 2021 Agency Annual and Five-Year Plans to HUD – Mona Purgason stated the Board would be asked to vote to approve submittal of GHA's Fiscal Year Beginning July 1, 2020 Agency Annual and Five-Year Plans after the 5 PM public hearing. She further stated the Agency Plans outline GHA's plans, goals, and strategies to provide affordable housing for the upcoming fiscal years.

Approval of 4700 Broadway as a Development Site – Ms. Purgason stated Commissioner Massey was the Chair of the Development Committee, and in public meetings GHA indicated the development of 4700 Broadway was being contemplated. Commissioner Massey stated GHA had moved as far as possible without direction from the entire Board.

She further stated GHA had been working with the tenants of 4700 Broadway on relocation prior to the COVID-19 shutdown, and when the crisis passed that could resume. Ms. Massey stated GHA had a conceptual design from MBS, and would be 4700 Broadway in the delivery of 287 remaining units of replacement housing. She stated after discussion in executive session, the Board would need to vote to proceed.

Development Update

Deyna Sims, Director of Development, stated there were five vacancies in the PBV Scattered Sites with three leases pending, the Villas on the Strand was 94% occupied, and Cedars at Carver Park was 90% occupied.

Ms. Sims further stated that regarding development of the remaining 287 replacement public housing units, GHA asked for financing scenarios which was provided by MBS, and on GHA' request, MBS had fine-tuned the document for GHA's further review.

Secretary's Report

Ms. Purgason reported that food delivery had taken place at Gulf Breeze and Holland House, United Healthcare had sponsored a day at the movies for residents, and residents were meeting regarding a community garden. She stated all the resident services activities had been canceled due to COVID and gathering in the lobbies was being strongly discouraged. Ms. Purgason further stated GHA staff was working remotely while continuing to meet the needs of GHA's clients and residents. She stated Resident Services staff had been working to ensure residents had needs met for quarantine during the COVID-19 pandemic. She stated both elevators were operational at Holland House.

Ms. Purgason further reported that GHA's Public Housing developments were 98% occupied, and there was a 106% yearly lease-up rate in the Housing Choice Voucher Program.

The Board adjourned into Executive Session at 4:25 p.m. and reconvened the Open Meeting at 4:59 p.m.

The Board meeting was temporarily adjourned at 5:00 p.m. and a public hearing was called to order. Mona Purgason stated the hearing was to solicit public comment regarding GHA's FY2021 Agency Annual and Five-Year Plans. Ms. Purgason stated the Agency Annual Plan had been out for public comment since February when it was advertised in the newspaper and on GHA's website. She stated no written comments had been received. There were no comments during the public hearing. The public hearing was closed at 5:01 p.m. and the Board meeting was reconvened.

Resolution 2873 – Approval to Submit GHA FY2021 Agency Annual and Five-Year Plans to HUD – Commissioner Garrison moved approval, and Commissioner Massey seconded. The Resolution was approved unanimously among the Commissioners present (Ansell, Garrison, Brown, and Massey).

The Board adjourned into Executive Session at 5:03 p.m. The open meeting was reconvened at 5:27 p.m.

Commissioner Massey moved to defer Resolution 2874 pending GHA's receipt of additional documents from MBS. The motion was approved unanimously among the Commissioners present (Ansell, Garrison, Brown, and Massey).

The Board meeting was adjourned at 5:30 p.m.