

Minutes of Meeting of
The Housing Authority of the City of Galveston, Texas
Walter Norris Jr. Island Community Center Community Room
4700 Broadway, Galveston, TX 77551
August 26, 2024 – 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 William Ansell; Vice-Chair Betty Massey; Patricia Toliver; Brax Easterwood; and Brenda Hall. Newly appointed Commissioner Belinda Davis was also in attendance.

Commissioners Absent: None

Others Present: Mona Purgason, Executive Director
 Gus Knebel, Legal Counsel

Recognition of Outgoing Commissioner

Mona Purgason presented Bill Ansell with a plaque and expressed appreciation for his years of service to the Housing Authority as a Commissioner and as Chair. Vice-Chair Massey expressed appreciation for Mr. Ansell's good humor and steady leadership.

Swearing In of New Commissioner

Vice-Chair Massey administered the Oath of Office to Belinda Davis, and the Commissioners welcomed her to the Board.

Election of Officers

Pat Toliver was nominated and accepted as Chair of the Board, and Betty Massey was nominated and accepted as Vice-Chair.

Approval of Minutes of Previous Meetings

Vice-Chair Massey made a motion to approve the July 29, 2024 minutes and Commissioner Easterwood seconded. The motion was approved unanimously.

Financial Statements

Arvle Dunn, Finance Director, reported the following for July 2024:

Total Operating Revenue:	\$	3,560,604
Total Operating Expense:	\$	1,963,026

Net Income:	\$ 1,597,578
Total Liabilities & Net Assets:	\$ 261,786,284

Public Comments

Shon Arthur of the Old Central Carver Park Neighborhood Association welcomed Commissioner Davis and congratulated Chair Toliver on the new position. He stated they wanted to continue to work with the Housing Authority and commented on the barriers and standing water at The Oleanders at Broadway.

Action Items/Resolutions

Resolution 2985 – Approval to Submit Section Eight Management Assessment Program (SEMAP) to HUD – Purgason stated it was an annual requirement for Housing Authorities to self-evaluate on 14 indicators to measure performance, then submit to HUD for their review. GHA's reported score indicated it was a high performer.

Chair Toliver moved approval of the Resolution, and Commissioner Easterwood seconded. The Resolution was approved unanimously.

Resolution 2986 – Approving Amendment to Contract with EJP Consulting for Technical Assistance and Development Consulting Services – Deyna Sims stated GHA had used EJP as a consultant for the Redevelopment program, and due to delays in the completion and lease-up, as well as pending closeout of the program, it was necessary to extend the contract.

Chair Toliver moved approval of the Resolution, and Vice-Chair Massey seconded. The Resolution was approved unanimously.

Secretary's Report

Development Report – Ms. Purgason reported that the Grand Opening for The Oleanders at Broadway was scheduled for September 25, 2024 at 10 am.

Monique Chavoya of MBS reported the project is over budget, due to delays, additional builders risk, and other costs including architects and consultants had gone up. Ms. Chavoya stated enhancements including flumes, sump pumps, fencing, and bio swales for the storm water mitigation system were change orders costing an additional approximately \$425,000. She stated those costs go against the Developer Fee for MBS but there would be an ability to get additional equity from the tax credits investor.

MOD Maintenance – Juan Gonzalez, Director of Maintenance and Modernization, reported staff was mainly working on unit turnover. He reported maintenance and MOD employees participated in the Texas Housing Association annual conference.

Public Housing and Resident Services – Public Housing was leased up at 93%. Ms. Purgason stated there had been a lot of unit turnover, and the waiting list for Public Housing would probably be opened in the next month.

HCV – Maria Godwin, Housing Director, stated HCV was leased up at 103% for the month of July and there were 185 outgoing ports, including 150 to Texas City.

Human Capital Report – Dr. David Fuller of Urban Strategies stated 129/145 families at The Cedars and The Villas and 49 families at The Oleanders were enrolled in the program. 25 FDPs/IDPs were completed. Eighteen referrals were made for basic and emergency services. Seven residents received rental assistance at the Villas and Cedars.

Commissioners' Comments

Vice-Chair Massey stated she would like to establish a strategic plan for the Board.

Commissioner Easterwood stated he was interested in having a conversation about landmarking Gulf Breeze.

The Board meeting was adjourned at 10:18 a.m.