

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  
December 9, 2024 – 9:00 a.m.

The Board of Commissioners of the Housing Authority of the City of Galveston, Texas (GHA) met as stated above. Chair Pat Toliver called the meeting to order at 9:00 a.m. and declared a quorum was present. She further clarified that the meeting was duly posted. The following commissioners were noted present: Chair Pat Toliver; Vice-Chair Betty Massey; Brax Easterwood; Brenda Hall; and Belinda Davis.

Commissioners Absent: None

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

### **Approval of Minutes of Previous Meetings**

Vice-Chair Massey made a motion to approve the October 28, 2024 minutes and Commissioner Davis seconded. The motion was approved unanimously.

### **Financial Statements**

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

|                                 |                |
|---------------------------------|----------------|
| Total Operating Revenue:        | \$ 10,681,312  |
| Total Operating Expense:        | \$ 8,689,678   |
| Net Income:                     | \$ 1,991,634   |
| Total Liabilities & Net Assets: | \$ 262,884,098 |

### **Discussion Items**

*FSS Update* – GHA's FSS Coordinator, Cynthia Maddox, explained the basics of the FSS program, and reported that there are currently 55 participants, and a total of more than \$69,000 in escrow that has been saved by many of the participants.

*Possible Landmark Designation for Gulf Breeze* – Commissioner Easterwood stated he had requested the item for the Board's consideration, and that Gulf Breeze may qualify because of its age, the fact that it has maintained its structural integrity, and it is recognized as senior housing in Galveston. In addition it would protect the building into the future.

Catherine Gorman with the City of Galveston Planning Department stated designating a building as a local landmark makes it officially a historical building, with the protection of a

landmark. Any exterior modifications would be reviewed, and it would be protected from demolition.

### **Public Comments**

Tarris Woods inquired about the FSS Coordinator, asked if Galveston Historical Foundation could help with repairs at Gulf Breeze, and asked if HCV Landlords could participate in the Agency Plan process. He asked if GHA placed equipment that was disposed in an auction.

### **Action Items/Resolutions**

*Resolution 2992 – Approval to Contract with Grievance Hearing Officer* – Deyna Sims, Procurement Manager, stated the Resolution was to approve GHA entering into a contract with the law office of Savannah Robinson to act as Grievance Hearing Officer for a one year period with the option to renew for an additional year.

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

*Resolution 2993 – Approval to Purchase Two Trucks* – Juan Gonzalez, Maintenance Director, stated the Resolution was to approve purchasing two Chevrolet trucks to replace one totaled truck and one obsolete truck.

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

### **Secretary's Report**

*Development Report* – Deyna Sims, Director of Real Estate Development, shared that the GLO put out a grant opportunity for funding that had not been expended from Hurricanes Ike, Dolly, Harvey, and other previous disasters. She stated GHA had submitted preliminary information seeking approval to apply for repairs or upgrades at Holland House, Gulf Breeze, and the mixed income communities.

*HCV* – Maria Godwin, Housing Director, stated HCV was leased up at 102% monthly and 101% year to date, there was one VASH admission, and there were 200 outgoing ports, including 139 to Texas City.

*Human Capital Report* – Dr. David Fuller of Urban Strategies stated 127/145 families at The Cedars and The Villas and 99/261 families at the Oleanders were enrolled in the program. 23 referrals were made for basic and emergency services. There were 50 completed referrals for services.

The Board meeting was adjourned at 10:27 a.m.