

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  
February 24, 2025 – 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 9:05 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; and Brenda Hall.

Commissioners Absent: Belinda Davis

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

**Approval of Minutes of Previous Meetings**

Commissioner Easterwood made a motion to approve the February 10, 2025 minutes and Commissioner Hall seconded. The motion was approved unanimously.

**Financial Statements**

Arvle Dunn, Finance Director, reported the following for January, 2025:

Total Operating Revenue:	\$ 17,293,333
Total Operating Expense:	\$ 15,539,052
Net Income:	\$ 1,754,281
Total Liabilities & Net Assets:	\$ 262,997,642

**Secretary's Report**

*Development* – Monique Chavoya stated at The Oleanders, work continued on closeout of the grant funding and needed acceptance from the City of Galveston of street dedications and public improvements.

*MOD/Maintenance* – Juan Gonzalez, Maintenance and Modernization Director, stated crews were working on alarm systems, lighting at all properties, and unit turnover, and preparation for the REAC Inspection on Scattered Sites scheduled for March 21.

*Public Housing and Resident Services* – Odelia Williams, Director of Public Housing, stated staff was working with Mounting Horizons and other community organizations on new programming for the residents. She thanked Commissioner Hall for the excellent work on events and other improvements. Public Housing was leased up at 94%.

*Human Capital Report* – Dr. David Fuller of Urban Strategies stated 127/145 families at The Cedars and The Villas and 111/261 families at the Oleanders were enrolled in the program. He further stated they would now track average annual income, and the current average annual income was \$23,417 for Cedars and Villas, and \$20,307 for Oleanders.

The Board meeting was adjourned at 9:45 a.m.