

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 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. Vice-Chair Betty Massey 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: Vice-Chair Betty Massey; Patricia Toliver; Brax Easterwood; and Brenda Hall.

Commissioners Absent: Chairman Ansell

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

Approval of Minutes of Previous Meetings

Commissioner Toliver made a motion to approve the January 29, 2024 minutes and Commissioner Easterwood seconded. The motion was approved unanimously among the Commissioners present (Massey, Toliver, Easterwood, Hall).

Financial Statements

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

Total Operating Revenue:	\$ 30,402,266
Total Operating Expense:	\$ 15,593,412
Net Income:	\$ 14,808,854
Total Liabilities & Net Assets:	\$ 243,342,277

Vice-Chair Massey asked Mr. Dunn to briefly explain the Net Income, and he stated on the surface it looks like GHA has a net profit, but most of the Net Income is money coming from the GLO that passes through GHA to the Master Developer for the Oleanders project.

Public Comments

Tarris Woods inquired about drainage at The Oleanders, quorum issues in speaking with Board Members, and the plaques at the mixed income communities.

Action Items/Resolutions

Resolution 2975 – Updating the Management Information Systems Technology Policy – Ms. Purgason stated this was an update based on technology changes, and that HUD was emphasizing protection of information and data due to the threat landscape.

Commissioner Easterwood moved approval of the Resolution, and Commissioner Hall seconded. The Resolution was approved unanimously among the Commissioners present (Massey, Toliver, Easterwood, Hall).

Resolution 2976 – Approving a Memorandum of Understanding with the Galveston Police Department for Supplemental Police Services – Ms. Purgason stated this was to approve an MOU for supplemental services by police officers at the public housing sites. She further stated GHA has utilized a similar MOU in the past and it worked well. Odelia Williams, Director of Public Housing, stated that contracted security personnel did not have as much authority to address situations as they arise. She additionally stated the police officers would be able to assist in documentation needed by management.

Commissioner Hall moved approval of the Resolution, and Commissioner Toliver seconded. The Resolution was approved unanimously among the Commissioners present (Massey, Toliver, Easterwood, Hall).

Secretary's Report

Development Report – Deyna Sims, Director of Real Estate and Development, stated GHA expected an on-site monitoring review on The Oleanders by the Texas General Land Office during the month of March. In addition, GLO was conducting a remote review of the 97 scattered sites project. She further stated that the design for the plaques at the mixed income sites would be reviewed and the plaques would be ordered and installed.

Monique Chavoya of MBS reported on the Oleanders at Broadway that GrantWorks, Kuniklo, and Block were meeting regularly to address any issues regarding wages and labor compliance. She stated Blocks 2 and 1 were turned over to management, and Block 3 was in process. She stated the two main issues that have slowed progress were the storm water management and windows in three types of town home buildings which had to be replaced due to egress requirements. She stated excess rain water would run into the street in a heavy storm, as the management system was never meant to hold 100% of the storm water. She stated equalizer pipes and additional underground tanks were being installed. She further stated the finished landscaping would address some of the issues.

Commissioner Toliver asked what percentage of storm water was the system meant to address, and Ms. Chavoya stated the agreement with the City was for the system to mitigate 60%. Ms. Chavoya stated certain buildings cannot be turned over until the storm water issue was resolved.

*MOD*Maintenance – Juan Gonzalez, Maintenance and Modernization Director, stated the Board had approved an air handler replacement for Gulf Breeze last summer, and that work would begin in March. He further stated there had been some changes with staffing at the elevator company, and communication and responsiveness should improve. Mr. Gonzalez gave an update on the Virtual Power Plant project, stating there had been a follow up meeting with the representatives, and there were additional questions and issues to be addressed. Ms. Purgason stated the original resolution was to look into the project, and once there were firm costs and details presented, additional Board approvals would be sought.

Public Housing and Resident Services – Ms. Williams stated various organizations were working with the residents, including the Health District doing monthly visits to assess health needs. She stated some of the residents attended the Winterfest Health Fair and the team made some good contacts there. Ms. Williams stated Commissioner Hall was doing a great job leading and providing meals and coordinating activities for the residents. Public Housing was leased up at 94.44%.

HCV – Maria Godwin, Housing Director, stated HCV was leased up at 105% monthly and 101% year to date, and there were 155 total ports, 132 of those to Texas City.

Human Capital Report – Dr. Fuller of Urban Strategies stated 122/145 families at The Cedars and The Villas and 10 families at The Oleanders were enrolled in the program. There were 47 referrals completed with connections. Eighty of 93 of able-bodied residents were working, with an average salary of \$12.58/hour. Seventeen out of 19 pre-school age students were enrolled in an early childhood program.

Ms. Purgason stated as a reminder the March Board Meeting would be in the afternoon with the Agency Plan Public Hearing beginning at 5:00 p.m.

The Board adjourned into Executive Session at 10:12 a.m. and reconvened the open meeting at 10:55 a.m.

The Board meeting was adjourned at 10:57 a.m.