

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
January 29, 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 Ansell; Vice-Chair Betty Massey; Patricia Toliver; and Brenda Hall. Commissioner Easterwood joined the meeting during the presentation of the Financial Statements.

Commissioners Absent: None

Others Present: Mona Purgason, Executive Director
 Robert Booth, Legal Counsel

Approval of Minutes of Previous Meetings

Vice-Chair Massey made a motion to approve the December 11, 2023 minutes and Commissioner Toliver seconded. The motion was approved unanimously among the Commissioners present (Ansell, Massey, Toliver, and Hall).

Financial Statements

Arvle Dunn, Finance Director, reported the following for December, 2023:

Total Operating Revenue:	\$ 23,247,517
Total Operating Expense:	\$ 13,374,929
Net Income:	\$ 9,872,588
Total Liabilities & Net Assets:	\$ 233,462,675

Action Items/Resolutions

Resolution 2974 – Approval to Design a GHA History Project – Vice-Chair Massey stated GHA started talking in general terms about doing a multi-faceted housing authority history project after the granddaughter of a former resident of Oleander Homes requested recognition for her grandmother. Vice-Chair Massey stated in general, people in Galveston do not recognize that individuals living in public housing play critical roles in the workforce and the community. She stated as she has a background in historic preservation and museums, she had the idea for the history project. She stated she had received input from a variety of people including Commissioner Toliver. She stated she and Commissioner Toliver were presenting the project which included signage at each mixed income property explaining the property's history, signage at each development

that honors people who had lived there in the past (criteria would be determined), printed materials on the history of the properties to be part of the lease packet for anyone who leased at the development, and a mobile exhibit, consisting of moveable panels, about the history of GHA.

Vice-Chair Massey further stated next steps included identifying funding and researching the documented and oral history.

Commissioner Hall asked how long the mobile exhibit would circulate and recommended using QR codes to include additional information.

Vice-Chair Massey stated the timeframe would be determined, but the eventual permanent home would be at the Walter Norris Jr. Island Community Center.

Commissioner Easterwood asked if other public housing developments such as Gulf Breeze could be included as well.

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

Secretary's Report

Development Report – Monique Chavoya of MBS reported on the Oleanders at Broadway. She stated Building 17, Block 1 was turned over to management, and they were punching at the townhomes and podium building in Block 3. She stated MBS was pushing for the last two blocks to be turned over at the end of March. She further stated there were issues with storm water retention and those issues were being addressed.

MOD Maintenance – Ms. Purgason introduced the new Maintenance and Modernization Director, Juan Gonzalez. Mr. Gonzalez stated he was glad to be on board and many things were going on in the department, including the REAC/NSPIRE inspections that took place in December right after he was hired.

Public Housing and Resident Services – Odelia Williams, Public Housing Director, stated there were many events and activities going on in Resident Services, and that staff was working with local agencies to provide hospice and mental health resources for residents. She thanked Commissioner Hall for cooking and doing many other things in public housing, including helping with Resident Council. Public Housing was leased up at 95.78%.

HCV – Maria Godwin, Housing Director, stated there were 11 vouchers with families actively looking for housing, HCV was leased up at 100% monthly and 100% year to date, and there were 158 total ports, 133 of those to Texas City.

Human Capital Report – Dr. Fuller of Urban Strategies stated 357 individuals at the mixed income communities were enrolled in the program. For the month of December,

there were 96 Family Development Plans/Individual Development Plans completed successfully. There were 43 referrals completed with connections. There was \$4,500 in rental assistance, primarily from St. Vincent's, and 85% of able-bodied residents were working.

Commissioner Easterwood asked that the presentation made by Block Construction at the December 11, 2023 Board Meeting be made part of the record by adding it to the minutes of that meeting.

The Board meeting was adjourned at 10:09 a.m.