

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
July 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 9:01 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; Patricia Toliver; Brax Easterwood; and Brenda Hall. Vice-Chair Massey joined the meeting during the Secretary's Report.

Commissioners Absent: None

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

Approval of Minutes of Previous Meetings

Commissioner Easterwood made a motion to approve the June 10, 2024 minutes and Commissioner Toliver seconded. The motion was approved unanimously among the Commissioners present (Ansell, Toliver, Easterwood, and Hall).

Financial Statements

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

Total Operating Revenue:	\$ 47,066,191
Total Operating Expense:	\$ 24,612,529
Net Income:	\$ 22,453,662
Total Liabilities & Net Assets:	\$ 258,850,310

Action Items/Resolutions

Resolution 2981 – Approval of GHA FY2025 Budgets – Mr. Dunn stated this was the budget for the upcoming fiscal year beginning July 1, and all the budget items had been discussed with department Directors.

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

Resolution 2982 – Approval to Contract with Auditing Firm – Deyna Sims, Procurement Manager, stated GHA advertised a Request for Proposals, and there were three

responses. A committee evaluated and ranked the proposals and Berman, Hopkins ranked highest. The contract would be for one year with four one-year renewal options.

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

Resolution 2983 – Approval to Dispose of Non-Operable Vehicle – Mr. Dunn stated the vehicle had been involved in an accident and was totaled by the insurance company. If approved, the insurance company would tow the vehicle and compensate GHA for the loss.

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

Resolution 2984 – Approving Actions in Connection with Ratifying the Approval of the First Amendment to the Limited Partnership Agreement – Toni Jackson, Development Legal Counsel, stated the Resolution was to ratify changes to the agreement approved by Galveston Public Facility Corporation and the partnership for The Oleanders at Broadway, and was necessary due to requirements by the lender.

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

Secretary's Report

Development Report – Monique Chavoya of MBS reported on the Oleanders at Broadway that punch lists for exterior work was ongoing with Block Construction, as well as landscaping and warranty items. She stated the full punch list would be presented to Block in the coming days. Ms. Chavoya stated overall there was no major damage during Hurricane Beryl, but that it had delayed some work on striping and signage as well as installation of tanks underground to hold storm water. Ms. Chavoya stated MBS continued to work on the issues with the bio swales and storm water mitigation system. Water storage tanks would be added under some swales and fencing would be erected around others.

MOD Maintenance – Juan Gonzalez, Director of Maintenance and Modernization, reported crews continued to work on unit turnover, modernization work, and repairs to insulation and pipes at Gulf Breeze. He stated they were exploring options for additional power at sites during emergencies.

Public Housing and Resident Services – Odelia Williams, Director of Public Housing, stated staff worked many hours during the power outage caused by Hurricane Beryl, and

there were many community members and volunteers that helped with meals and supplies.

Public Housing was leased up at 94.44%.

HCV – Maria Godwin, Housing Director, stated HCV was leased up at 104% monthly, one VASH participant was searching for housing, and there were 180 ports, including 148 to Texas City.

Human Capital Report – Gilbert Vasquez of Urban Strategies stated 130/145 families at The Cedars and The Villas and 45 families at The Oleanders were enrolled in the program. 24 FDPs/IDPs were completed at Cedars and Villas, and 21 at Oleanders. There were two employment placements. 19 school-age students were enrolled in an early childhood program.

Commissioners' Comments

Commissioner Toliver expressed concerns about the drainage of the storm water at The Oleanders, and thanked staff for their efforts during the aftermath of Hurricane Beryl. She further thanked community members for their help and support of the tenants of Holland House after the Hurricane.

The Board meeting was adjourned at 10:04 a.m.