

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
June 10, 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; Vice-Chair Betty Massey; Patricia Toliver; and Brax Easterwood.

Commissioners Absent: Brenda Hall

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 April 29, 2024 minutes and Commissioner Toliver seconded. The motion was approved unanimously among the Commissioners present (Ansell, Massey, Toliver, Easterwood).

Financial Statements

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

Total Operating Revenue:	\$ 43,536,540
Total Operating Expense:	\$ 22,274,449
Net Income:	\$ 21,262,091
Total Liabilities & Net Assets:	\$ 256,563,979

Presentation of GHA FY2023 Audit Report

Nick Territo of Clifton Larson Allen, senior in charge of the audit for GHA stated the general audit scope included the independent auditor's report and for FY2023 the Housing Authority received an unmodified (clean) audit opinion, which is the best, and is the yearly goal. The audit components also included a report on compliance for each Federal program, financial data schedules, and other supplementary information.

Mr. Territo stated in the single audit report the Housing Choice Voucher program was tested. There were four findings, which were similar to the findings in the FY2022 audit, related to eligibility and inspections, and the Housing Authority had already implemented corrective action in those areas. There were no findings related to the financial statements.

Public Comments

Shawn Arthur stated representatives from GHA Development and MBS attended a meeting of the Old Central Carver Park Neighborhood Association to discuss construction and lease-up at The Oleanders, and the information was valuable to the community in answering their questions. He commended Deyna Sims and stated they look forward to a continued relationship.

Lillian McGrew expressed a desire to continue the search for funding for the Wall of Legends project.

Action Items/Resolutions

Resolution 2980 – Approval of Collection Loss Write-Offs – Mr. Dunn stated these were amounts which were deemed uncollectable after extensive collection efforts, totaling \$31,270.63 over a period of one year.

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

Secretary's Report

Development Report – Monique Chavoya of MBS reported on the Oleanders at Broadway that Block 4 west was turned over to management the first week of June. However 33 units had inoperable washing machines, which was discovered during the punch process, and repairs were being made. She further stated a certificate of substantial completion would be issued in the upcoming weeks. 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 a lot of work was being done on the scattered sites, with modernization and unit turnovers continuing at all sites. In addition a meeting was set to continue discussions on the solar project proposed for public housing sites in cooperation with TEPRI (Texas Energy Poverty Research Institute).

Public Housing and Resident Services – Odelia Williams, Director of Public Housing, stated staff and residents had met to make updates and prepare for hurricane season. Regular activities and other tenant meetings continued. Health fairs and other programs with UTMB were scheduled for the upcoming weeks.

Public Housing was leased up at 95.56%.

HCV – Maria Godwin, Housing Director, stated HCV was leased up at 104% monthly and 101% year to date, four VASH participants were searching for housing, and there were 124 remaining DV-IKE vouchers.

Human Capital Report – Dr. Fuller of Urban Strategies stated 130/145 families at The Cedars and The Villas and 38 families at The Oleanders were enrolled in the program. There were 87 referrals completed with connections. 43 FDPs/IDPs were completed at Cedars and Villas, and 34 at Oleanders. 22 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, as well as issues with lease-up at The Oleanders.

The Board meeting was adjourned at 10:24 a.m.