

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 30, 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 9:01 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; Brenda Hall; and newly appointed Commissioner Paula Tobon.

Commissioners Absent: Brax Easterwood

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

Swearing In of New Commissioner

Chair Toliver led newly appointed Commissioner Paula Tobon in the Oath of Office.

Approval of Minutes of Previous Meetings

Vice-Chair Massey made a motion to approve the April 28, 2025 minutes and Commissioner Hall seconded. The motion was approved unanimously among the Commissioners present (Toliver, Massey, Hall, and Tobon).

Presentation of GHA FY2024 Financial Audit

Officials with auditor Berman, Hopkins, Wright & LaHam presented the results of GHA's FY2024 Audit, which included an unmodified opinion and no issues conducting the audit. There were no financial findings. There were two findings in programmatic areas, one in the HCV Program and one in the Public Housing Program. These findings had to do with inaccuracies in tenant files and corrective action had already been taken by the departments involved.

Financial Statements

Ashland Ray, Interim Finance Director, reported the following for May, 2025:

Total Operating Revenue:	\$ 30,214,485
Total Operating Expense:	\$ 24,886,878
Net Income:	\$ 5,327,607
Total Liabilities & Net Assets:	\$ 270,508,925

Public Comments

Dale Pletcher, who lives at The Oleanders at Broadway, stated he has had a hard time contacting management, though he had sent several emails and left messages, and has some maintenance issues including with the security gates and smoke alarms.

Shon Arthur of the Old Central Carver Park Neighborhood Association welcomed Commissioner Tobon and stated their organization does community engagement with the Housing Authority and brings resident concerns to the Board.

Priscilla Brown of Community Action Council stated her organization recently worked with a GHA case manager, Robert Milam, to assist a mutual client. She commended him and their collaborative relationship with GHA.

Action Items/Resolutions

Resolution 3006 – Approval of Change of Signatories at Frost Bank;

Resolution 3007 – Amending Authorized Representatives for Texpool Local Government Investment Pool; and

Resolution 3008 – Amending Authorized Representatives for Local Government

Investment Cooperative (LOGIC) – Mona Purgason announced that with the retirement of former Finance Director Arvle Dunn, Ashland Ray had been promoted to Interim Finance Director, and several accounts needed authorized signers changed due to her new role.

Vice-Chair Massey moved approval of the three Resolutions, and Commissioner Tobon seconded. The motion was approved unanimously among the Commissioners present (Toliver, Massey, Hall, and Tobon).

Resolution 3009 – Approval of GHA FY2026 Budgets – Ms. Ray presented the budgets for the upcoming fiscal year.

Vice-Chair Massey moved approval, and Commissioner Hall seconded. The motion was approved unanimously among the Commissioners present (Toliver, Massey, Hall, and Tobon).

Resolution 3010 – Approval of Updates to HCV Program Administrative Plan – Maria Godwin, HCV Director, presented an updated Administrative Plan including new HUD regulations and requirements.

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

Resolution 3011 – Approval of Updates to LIPH Program Admissions and Continued Occupancy Policy (ACOP) – Odelia Williams, Public Housing Director, presented an

updated Admissions and Continued Occupancy Policy (ACOP) which included new HUD regulations and requirements.

Vice-Chair Massey moved approval, and Commissioner Hall seconded. The motion was approved unanimously among the Commissioners present (Toliver, Massey, Hall, and Tobon).

Secretary's Report

Development – Deyna Sims, Director of Real Estate Development, stated GHA was waiting for an agreement with the Texas General Land Office to move forward with the DRRP program.

Monique Chavoya stated at The Oleanders, things were winding down with the completion of the public improvement work which was accepted by the City of Galveston. Next steps included receiving documentation on the public improvement acceptance, submission of final plat, and the grant closeout.

MOD/Maintenance – Juan Gonzalez, Maintenance and Modernization Director, stated work continued on unit turnover and projects including work on the water tank at Gulf Breeze.

Public Housing and Resident Services – Odelia Williams, Public Housing Director, stated the gardening was being continued at Holland House and had been successful. In addition a community volunteer provided reflective tape for the residents with wheelchairs, scooters, and bicycles so they can be seen in traffic. She stated staff was working on vacancies and Public Housing was leased up at 94%.

The Board meeting was temporarily adjourned at 10:28 a.m. to conduct a public hearing, and reconvened at 10:36 am.

HCV – Maria Godwin, Housing Director, stated HCV was leased up at 98%, there were 25 voucher holders searching for housing, 44 leased VASH vouchers, 110 DV-like vouchers, and 243 outgoing ports, including 162 to Texas City. She further stated the Project Based Voucher waiting list opened earlier in the month with over 11,000 families applying, 90% of those residing outside of Galveston.

Human Capital Report – Dr. David Fuller of Urban Strategies stated at the Cedars and Villas, there were 124 out of 145 households participating, and at Oleanders 142 of 261. There were 84 FDPs and IDPs closed at all three sites combined. There were a total of 63 referrals made with connections to services. At Cedars and Villas, 68 of 86 able-bodied residents were working, and 49 of 90 at Oleanders. Average wage was \$12.94/hour at Cedars and Villas, and \$15.31/hour at Oleanders

The Board Meeting was adjourned at 11:12 a.m.