

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
March 25, 2024 – 4:00 p.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 4:00 p.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 Easterwood made a motion to approve the February 26, 2024 minutes and Commissioner Hall seconded. Commissioner Toliver asked that the accuracy of the Development report regarding block turnover at The Oleanders be checked. The motion was approved unanimously among the Commissioners present (Massey, Toliver, Easterwood, Hall).

Financial Statements

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

Total Operating Revenue:	\$ 37,764,398
Total Operating Expense:	\$ 17,749,377
Net Income:	\$ 20,015,022
Total Liabilities & Net Assets:	\$ 253,943,731

Public Comments

Tarris Woods inquired about issues he raised at the last meeting: the Capital Fund Grant, which is used for modernization of public housing; and quorum issues in citizens speaking with Board Members, which legal counsel Gus Knebel addressed by stating that as long as no more than two Commissioners were discussing Housing Authority business there was not an issue.

Lillian McGrew inquired about leasing at The Oleanders. She stated the flyer said that two and three bedroom apartments were becoming available. Oleanders staff clarified that the notice was for the waiting list opening.

Secretary's Report

Development Report – Mona Purgason stated that according to the Construction report, the date of completion for The Oleanders had been pushed back, now estimated as May 1, 2024. She further stated the GLO had been on site for a review of the CDBG-DR grant funding The Oleanders project, and it had gone well.

MOD Maintenance – Juan Gonzalez, Maintenance and Modernization Director, stated a lot of big ticket items were completed in March, including the air handler for Gulf Breeze, and the modernization of units and sites continued.

Public Housing and Resident Services – Public Housing was leased up at 94.4% and staff continued to work on lease-up and late rents.

HCV – Maria Godwin, Housing Director, stated HCV was leased up at 105% monthly and 101% year to date, and there were five VASH families searching for units. There were 168 total ports, 144 of those to Texas City.

Human Capital Report – Marvin Jackson, Lead Family Support Specialist for Urban Strategies, reported 129/145 families at the Villas and Cedars were in the program, a total of 349 individuals. He stated so far 18 families had signed up at The Oleanders. He stated 35 new development plans were started at Cedars and Villas, and 11 at the Oleanders. He stated 75/91 able-bodied individuals were employed at Cedars and Villas with an average wage of \$12.66/hour.

The Board temporarily adjourned the Board Meeting at 4:47 p.m. to hold a public hearing.

The Board reconvened the meeting at 5:11 p.m.

Action Items/Resolutions

Resolution 2977 – Authorizing Submittal of GHA FY 2025 (FYB July 1, 2024) Agency Annual Plan to HUD – Based on feedback during the public hearing regarding the Agency Annual Plan, the Board desired the addition of a sentence in the Resolution to reflect that there had been a previous discussion and tabling of a Resolution to utilize 4700 Broadway as a Development site. Commissioner Easterwood moved approval of the Resolution as amended, and Commissioner Toliver seconded. The motion was approved unanimously among the Commissioners present (Massey, Toliver, Easterwood, Hall).

The Board meeting was adjourned at 5:27 p.m.