

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 31, 2025 – 3:30 p.m.

The Board of Commissioners of the Housing Authority of the City of Galveston, Texas (GHA) met as stated above. Chair Patricia Toliver called the meeting to order at 3:34 p.m. and declared a quorum was present. She further clarified that the meeting was duly posted. The following commissioners were noted present: Chair Patricia Toliver; Vice-Chair Betty Massey; Brax Easterwood; and Brenda Hall.

Commissioners Absent: Belinda Davis

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

Approval of Minutes of Previous Meetings

Commissioner Easterwood made a motion to approve the minutes of February 24, 2025 and March 10, 2025 and Commissioner Hall seconded. The motion was approved unanimously among the Commissioners present (Toliver, Massey, Easterwood, and Hall).

Financial Statements

Arvle Dunn, Finance Director, reported the following for February, 2025:

Total Operating Revenue:	\$ 26,600,766
Total Operating Expense:	\$ 17,900,031
Net Income:	\$ 8,700,735
Total Liabilities & Net Assets:	\$ 270,051,256

Public Comments

Jasmine Payne, a resident at Gulf Breeze, inquired about the future of Gulf Breeze, and expressed concern over some issues she experienced.

Tarris Woods inquired about the Wall of Legends. He also stated he had the document from Robert Booth about conflict of interest.

Discussion Items/Action Items

Resolution 3001 – Recognizing April as Fair Housing Month – Ms. Purgason stated this was an annual recognition acknowledging April as Fair Housing Month. She further stated GHA staff would participate in upcoming training.

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

Resolution 3002 – Approving MOU with GPD for Supplemental Police Services – Odelia Williams, Director of Public Housing, stated the police department had been very helpful in providing services and reports, and being responsive when needed for incidents that are beyond the scope of the management.

Commissioner Hall agreed it had been very helpful, and expressed the need for additional hours if the budget should allow.

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

Resolution 3004 – Authorizing GHA to Negotiate and Execute a Contract Extension with MBS CSS, Inc for Galveston Human Capital Plan Planning and Implementation – Deyna Sims, Director of Real Estate Development, stated the Resolution was to enter into an additional contract for Human Capital services through Urban Strategies that include case management, economic mobility, health and wellness, and education. There was money left in the budget and the extension would be funded for at least two additional years. Urban Strategies committed to including Galveston in their national fundraising campaign to raise money for the additional years.

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

Secretary's Report

Development Report – Monique Chavoya of MBS stated they had received final unconditional lien release from Block Construction, and had worked to complete capital contribution items. Public Improvements were almost complete and MBS continued working with the City for PI work and street dedication.

MOD/Maintenance – Juan Gonzalez, Maintenance and Modernization Director, stated work was being done on scattered sites electrical boxes as well as insulation of pipes at Gulf Breeze. Remodeling and Modernization work continued and make readies were being turned over. Ms. Purgason complimented the work of the Maintenance department and stated the REAC Inspection preliminary score was 97.

Public Housing and Resident Services – Odelia Williams, Director of Public Housing, stated four units at Gulf Breeze would be leased by Friday, and there were tenants ready to be leased up at Holland House. Public Housing was leased up at 94%. Ms. Williams

stated Commissioner Hall hosted a Men's Fellowship as well as a fundraiser crawfish boil. She further stated April events would include Easter activities at Holland House as well as programming from Texas A&M Extension and Texans Recovering Together.

HCV – HCV was leased up at 97% monthly and 99% year to date, and there were 55 families searching for units. There were 232 total outgoing ports, 154 of those to Texas City.

Human Capital Report – Dr. David Fuller, Senior Project Manager, reported 89% participation at Cedars and Villas and 44% at Oleanders. 18 new IDPs and FDPs were established at Cedars and Villas, and 17 at Oleanders. There were 29 referrals made with connections to services. The year-to-date average annual income was \$23,717 at Cedars and Villas and \$20,307 at Oleanders.

The Board temporarily adjourned the Board Meeting at 4:52 p.m. to hold a public hearing.

The Board reconvened the meeting at 5:13 p.m.

Action Items/Resolutions

Resolution 3003 – Authorizing Submittal of GHA FY 2026 (FYB July 1, 2025) Agency Annual and Five-Year Plans to HUD – Ms. Purgason stated the Plans had been discussed with the Board as well as the Resident Advisory Board, and had been out for public comment for the required time period.

Commissioner Hall moved approval with the addition of two items in the five-year plan: develop and conduct a phased implementation to document GHA history and former tenants, and increase security, and Commissioner Easterwood seconded. The motion was approved unanimously among the Commissioners present (Toliver, Massey, Easterwood, and Hall).

The Board meeting was adjourned at 5:18 p.m.