

Notice of Meeting

Galveston Island Redevelopment Authority (RDA)

Galveston Housing Finance Corporation (GHFC)

Galveston Property Finance Authority (GPFA)

Tuesday - June 7, 2022 - 1:30 p.m.

City Hall - Room 204

823 Rosenberg, Galveston, Tx

409.797.3510

Agenda

1. Declaration Of A Quorum And Call Meeting To Order
2. Roll Call
3. Conflicts Of Interest
4. Public Comments (Limited To Three Minutes Each)
5. Consider For Approval Minutes Of The May 10, 2022 And May 11, 2022 Meetings.

Documents:

[DRAFT MINUTES_05102022.PDF](#)

[DRAFT MINUTES_05112022.PDF](#)

6. Discuss And Consider Hiring A Bookkeeper For Galveston Housing Finance Corp/Galveston Property Finance Authority
7. Discussion Items To Determine Plan Of Work
 - a. Purchasing Homes for Rehabilitation
 - b. Current Construction Costs
8. Discuss And Consider Approval Of Invoices
 - a. TIRZ 13
 - b. RDA
 - c. GHFC/GPFA
9. Discuss And Consider Treasurer's Report/Bank Statements
10. Real Estate Committee
 - a. Discuss and consider clarifying the mission of the committee
 - b. Discuss and consider the purchase of properties for renovation/development
11. Future Agenda Items
12. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on June 3, 2022 at 2:50 P.M.

Janelle Williams

Janelle Williams, City Secretary

*City Council Members may be attending and participating in the discussions

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE (3) DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY SECRETARY'S OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TEXAS 77550 (409-797-3510).

**Galveston Island Redevelopment Authority (RDA)
Galveston Housing Finance Corporation (GHFC)
Galveston Property Finance Authority (GPFA)
Regular Meeting - May 10, 2022**

5/10/2022 - Minutes

1. Declaration Of A Quorum And Call Meeting To Order

Chairperson Patricia Bolton-Legg declared a quorum and called the meeting to order at 10:00 a.m.

2. Roll Call

Present: Patricia Bolton-Legg, Mark McKenna, Leon Phillips, John Lightfoot, Maureen McCutchen, and Sam Dell'Olio.

Absent: Chris Robb.

3. Conflicts Of Interest

None.

4. Public Comments (Limited To Three Minutes Each)

None.

5. Consider For Approval Minutes Of The April 12, 2022 Meeting

Patricia Bolton-Legg made a motion to approve minutes of the April 12, 2022 meeting, with John Lightfoot seconding the motion. Unanimously approved.

6. TIRZ 13

- a. Discuss and Consider Tax Increment payment for TIRZ 13 in the amount of \$785,000

Patricia Bolton-Legg made a motion to approve the Tax Increment payment for TIRZ 13 in the amount of \$785,000, with John Lightfoot seconding the motion. Unanimously approved.

7. Discuss And Consider Payment Of Invoices

TIRZ 13 - Patricia Bolton-Legg made a motion to approve TIRZ 13 invoices for payment to Ham, Langston & Brezina, LLP in the amount of \$2,392.50, with Sam Dell'Olio seconding the motion. Unanimously approved.

GHFC/GPFA - Patricia Bolton-Legg made a motion to pay all outstanding invoices provided in the agenda packet to Tramonte, Tramonte & Bastien, P.C., with Maureen McCutchen seconding the motion. Unanimously approved.

8. Discussion And Presentations From Guest Speakers

City of Galveston, Grants & Housing Department - Alice Law discussed with the board CDBG and

HOME Investment Partnership programs. She reported on the following: the primary focus is tenant based rental assistance and there is a waiting list of four to five months; the department does not have short term rental assistance; a shortage of larger rental units on the Island; and the Grants & Housing Department's five year plan which will be looked again in 2024. The board discussed the previous development of houses for purchase and down payment assistance to the buyers, low housing stock on the Island, and escalated building materials cost.

City of Galveston, Planning Department - Catherine Gorman discussed with the board the Land Development Regulations, including: minimum lot size, setbacks, building code requirements, fire separation, building height, parking, accessory dwelling units, and historic districts.

9. Discuss And Receive Updated Demographic Profile For Galveston (M. Hay)

Michele Hay discussed with the board the updated demographic profile for Galveston, including: the average rent and mortgage paid in Galveston; new populations; the median household income for the City of Galveston and Galveston County; living wage, minimum wage, and poverty wage; vacant housing units; and housing units with and without a mortgage, median mortgage, and median rental.

John Lightfoot shared information from an MLS Report from the last twelve month on sold lots which showed a huge increase in price.

10. Future Agenda Items

(1) Purchasing homes and possibly churches to rehabilitate (June agenda), (2) list of city owned properties, (3) placing the real estate committee on every agenda for discussion and action, (4) placing the financial report for GHFC/GPFA on every agenda; (5) invite developers to a meeting to discuss the costs to build (June agenda); (6) what assistance will the city provide; (7) hiring and accountant for GHFC/GPFA (June agenda); and (8) exploring container/modular homes.

11. Adjournment

The meeting was adjourned at 11:22 a.m.

**Galveston Island Redevelopment Authority (RDA)
Galveston Housing Finance Corporation (GHFC)
Galveston Property Finance Authority (GPFA)
Regular Meeting - May 11, 2022**

5/11/2022 - Minutes

1. Declaration Of A Quorum And Call Meeting To Order

Chairperson Patricia Bolton-Legg declared a quorum and called the meeting to order at 10:03 a.m.

2. Roll Call

Present: Patricia Bolton-Legg, Mark McKenna, John Lightfoot, Sam Dell'Olio, Maureen McCutchen, and Chris Robb. Leon Phillips arrived at 10:40 a.m.

3. Conflicts Of Interest

None.

4. Public Comments (Limited To Three Minutes Each)

None.

5. Discussion And Presentations From Guest Speakers

Linebarger Goggan Blair & Sampson - Mark Ciavaglia provided the following information, including: (1) a brief history of the tax foreclosure process that started in 1994 under then County Judge Jim Yarbrough; (2) a summary of the current tax foreclosure process which is now online and is very efficient; (3) under an Interlocal Agreement, the GHFC/GPFA has first option to acquire struck off properties that do not sell at the Sheriff's Sale; (4) currently there are no struck off properties; (4) Mark is available as a resource to the board at no cost; (5) the Linebarger firm has an interactive map of tax foreclosure properties on their website at taxsale.lgbs.com.

Vision Galveston - Christine Bryant provided the following information, including: (1) an overview of Vision Galveston with a community-based vision for the Island's future; and (2) clear next steps that include Green Galveston, Build Galveston, Incubate Galveston, Measure Galveston, and Engage Galveston.

Build Galveston - Betty Massey and Marshall Tindall provided the following information, including: (1) the need for affordable workforce housing on the Island which was #2 on the list from the public engagement held by Vision Galveston; (2) forming partnerships focusing on housing programs North of Broadway and West of Downtown; (3) Build Galveston's focus is if you live on this Island then you should have the option to live on this Island; (4) suggests having a small housing summit with all the partners focusing on the area of North of Broadway and West of Downtown; (5) determining what the need is for the big employers on the Island, and (6) commuter rates for Galveston public employers.

Galveston Urban Ministries (GUM) - Josh Dorrel provided the following information, including: (1) Galveston Urban Ministries bought and renovated properties North of Broadway; (2) over the last 12 years GUM invested in properties to help others move into the neighborhood; (3) GUM's goals

are to create healthy, whole neighborhoods focusing on christian community development; (4) new owners of Sandpiper Cove are doing a total renovation; and (5) flooding problems in the neighborhood, house raising is needed.

Galveston Historical Foundation - Dustin Henry provided the following information, including: (1) history and mission of the Galveston Historical Foundation; (2) historic properties restored by GHF including the Samuel Williams house and Ashton Villa; (3) revolving fund properties restored on the Strand; (4) residential properties rehabilitated on Church Street and Avenue M for private sale; (5) purchase and rehabilitation of residential properties that were survivors of the 1900 Storm for low income housing; (6) purchase of houses after Hurricane Ike for rehabilitation; (7) rehabilitation of a duplex that serves as affordable housing for teachers; and (8) a house moved last fall onto GHF's last vacant lot for future rehabilitation. Mr. Henry discussed with the board ideas for a partnership between GHF and GHFC/GPFA.

6. Discuss The Availability And Process Of Acquiring City-Owned Properties
7. Future Agenda Items

The next meeting will be held on June 7, 2022 at 1:30 p.m.

8. Adjournment

The meeting was adjourned at 11:26 a.m.

Janelle Williams, City Secretary

Date Approved: