

**MEETING OF THE
HOUSING AUTHORITY OF THE CITY OF GALVESTON, TEXAS
(VIA VIDEO CONFERENCE AND TELEPHONE CONFERENCE; CLOSED TO PUBLIC)
4700 BROADWAY, GALVESTON, TX 77551
JUNE 28, 2021 – 9:00 A.M.**

A G E N D A

Take notice that a meeting of the Housing Authority of the City of Galveston, Texas will be held as stated above by the Board of Commissioners to discuss, consider, and formally act upon the following agenda(s), as required by the Open Meetings Law.

PURSUANT TO THE SUSPENSION OF CERTAIN PROVISIONS OF THE TEXAS OPEN MEETINGS ACT AND GUIDANCE PROVIDED BY LEGAL COUNSEL, THE HOUSING AUTHORITY MAY CONDUCT ALL OR PORTIONS OF THIS MEETING BY USE OF TELEPHONIC OR ELECTRONIC MEANS WITHOUT A PHYSICAL QUORUM PRESENT IN THE BOARD ROOM.

PUBLIC ACCESS TO THIS MEETING IS AVAILABLE AS FOLLOWS:

Via Dial In: 1-844-854-2222 Access Code 527519#

Join online at: <https://join.freeconferencecall.com/info02973>

Please Note: This meeting will be held via telephone conference as well as a video link. If technical difficulties are experienced, please disconnect and use the telephone conference call number to dial in and listen.

1. Call to Order by presiding officer indicating date and time
2. Determination of a quorum
3. Notice of posting
4. Declaration of Conflict of Interest
5. Approval of Minutes of Previous Meeting(s): June 7, 2021
6. Financial Statements
 - A. Consolidated Financial Statement
 1. Central Office Cost Center (COCC)
 2. Asset Management Project (AMP) #1 – Oleander Homes/Palm Terrace
 3. Asset Management Project (AMP) #2 – Gulf Breeze/Holland House
 4. Asset Management Project (AMP) #3 – Magnolia Homes/Cedar Terrace/Scattered Sites
 5. Asset Management Project (AMP) #4 – Oaks IV
 6. Asset Management Project (AMP) #6 – Cedars at Carver
 7. Asset Management Project (AMP) #7 – Villas on the Strand
 8. Section 8/Housing Choice Voucher (HCV) Program
 9. Island Community Center (ICC)
 10. Disaster Housing Assistance Program (DHAP) – Ike
 11. Development
 - B. Check Register

7. Adjourn Into Executive Session

A. Pursuant to Texas Gov't Code § 551.071 – Consultation with Attorney

8. Reconvene Open Meeting

9. Discussion/Action Items

- A. Approval of Collection Loss Write-Offs**
- B. Approval of GHA FY2022 Budgets**
- C. Approval to Contract for Lawn Care Services**
- D. Authorizing Actions in Connection with the CDBG-DR Financing for The Oleanders at Broadway**
- E. Authorizing Actions by the GHA Revitalization Corporation in Connection with the CDBG-DR Financing for The Oleanders at Broadway**
- F. Authorizing GHA to Approve and Ratify Actions of Issuance, Sale and Delivery of Galveston Public Facility Corporation Multifamily Housing Revenue Bonds Series 2021**
- G. Approving and Ratifying Actions in Connection with the Financing for The Oleanders at Broadway**
- H. Authorizing GHA to Approve and Ratify the Admission of an Investor Limited Partner and a Special Limited Partner to The Oleanders at Broadway LP, to Approve Entry into the Development Agreement, and to Approve Entry into the Ground Lease between GHA and The Partnership**
- I. Authorizing GHA to Submit Applications to HUD for Approval of a Mixed Finance Proposal and a Mixed Finance Agreement to the Annual Contributions Contract (ACC), Provide a Subsidy for the Public Housing Units, Enter into a Regulatory and Operating Agreement with the Partnership, Enter into a Ground Lease with the Partnership, Enter into a Regulatory and Operating Agreement, and Enter into a Purchase Option Agreement with the Partnership**
- J. Development Update**

10. Resolutions

- A. Resolution #2913 – Approval of Collection Loss Write-Offs**
- B. Resolution #2914 – Approval of GHA FY2022 Budgets**
- C. Resolution #2915 – Approval to Contract for Lawn Care Services**
- D. Resolution #2916 – Authorizing Actions in Connection with the CDBG-DR Financing for The Oleanders at Broadway**
- E. Resolution #2917 – Authorizing Actions by the GHA Revitalization Corporation in Connection with the CDBG-DR Financing for The Oleanders at Broadway**
- F. Resolution #2918 – Authorizing GHA to Approve and Ratify Actions of Issuance, Sale and Delivery of Galveston Public Facility Corporation Multifamily Housing Revenue Bonds Series 2021**
- G. Resolution #2919 – Approving and Ratifying Actions in Connection with the Financing for The Oleanders at Broadway**
- H. Resolution #2920 – Authorizing GHA to Approve and Ratify the Admission of an Investor Limited Partner and a Special Limited Partner to The Oleanders at Broadway LP, to Approve Entry into the Development Agreement, and to Approve Entry into the Ground Lease between GHA and The Partnership**
- I. Resolution #2921 – Authorizing GHA to Submit Applications to HUD for Approval of a Mixed Finance Proposal and a Mixed Finance Agreement to the Annual Contributions Contract (ACC), Provide a Subsidy for the**

Public Housing Units, Enter into a Regulatory and Operating Agreement with the Partnership, Enter into a Ground Lease with the Partnership, Enter into a Regulatory and Operating Agreement, and Enter into a Purchase Option Agreement with the Partnership

11. Secretary's report

- A. Resident Services Report**
- B. Modernization Report**
- C. Housing and Lease-Up Reports**
- D. Human Capital Report**
- E. Other**

12. Public Comments

13. Commissioners' Comments

14. Adjournment by Presiding Officer indicating time

On June 24, 2021 a notice of this meeting was sent to City Hall for posting and posted to GHA's website.



**Mona Purgason
Executive Director**

Posted 6-24-2021 Luis Barrera 2:09 PM