

**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.