

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
December 8, 2025 – 9:00 a.m.

The Board of Commissioners of the Housing Authority of the City of Galveston, Texas (GHA) met as stated above. Chair Pat Toliver called the meeting to order at 9:05 a.m. and declared a quorum was present. She further clarified that the meeting was duly posted. The following commissioners were noted present: Chair Pat Toliver; Vice-Chair Betty Massey; Brax Easterwood; and Paula Tobon.

Commissioners Absent: Brenda Hall

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

Declaration of Conflict of Interest

Commissioner Tobon stated she had a conflict in any discussion of St. Vincent's House.

Public Comments

Robert Quintero of LULAC stated it was their position that if St. Vincent's House wants space inside the building they are all for it, but they do not support GHA selling any land. He stated there are multiple uses of the property for various things including feeding the hungry and the evacuation of Island residents who cannot evacuate on their own.

Shelby Scarbrough stated she had visited the Housing Authority four times and spoken with several GHA staff members and was not successful in trying to get answers to her questions. She stated she finally spoke with Odelia Williams who was helpful.

Linda Rutherford, President of the Board of St. Vincent's House, stated they are interested in purchasing two acres on the west side of the property. She reminded the Board of the GHA mission statement and stated she could not think of a better fit for the mutual clients of St. Vincent's House and GHA.

Althea Allison, a tenant at The Oleanders, stated she came out to the parking garage on December 1 to find her car was gone. She thought it was stolen, but after speaking with the property manager discovered the manager had requested it to be towed. She stated she received no communication about why, and she was not contacted first. She further stated the security gate has been broken for several months, which has resulted in vandalism and burglary of vehicles including hers.

Makia Thibodeaux, a tenant at The Oleanders, stated she was seeking a resolution for an ongoing mold infestation in her apartment. She stated she and her daughter had been displaced from her unit since July. She stated the management at The Oleanders had

changed five times. She stated they were living with relatives and had to throw away personal items.

Tarris Woods thanked the Board for giving the public additional time to complete their thoughts. He stated he had problems with the sale of any land to St. Vincent's House. He further stated that a similar situation was brought up by Betty Massey a couple of years ago, and that it was wrong to use the land for housing. He stated St. Vincent's House had operated in their current location for almost 50 years, and that this was nothing more than a trap set up by Betty Massey who could not win her way one way so she came through another way, through Paula, who refused to talk to him. He stated it was conduct unbecoming a public official. He stated it was appalling that St. Vincent's House would try to dominate the Housing Authority. He stated he would continue to fight Betty Massey and the Moody Foundation from doing what they want to do.

Approval of Minutes of Previous Meetings

Commissioner Massey made a motion to approve the October 27, 2025 Board Meeting minutes and Commissioner Tobon seconded the motion. The motion was approved unanimously among the Commissioners present (Toliver, Massey, Easterwood, and Tobon).

Financial Statements

Ashland Ray, Interim Finance Director, reported the following for October, 2025:

Total Operating Revenue:	\$ 10,850,404
Total Operating Expense:	\$ 10,265,733
Net Income:	\$ 584,671
Total Liabilities & Net Assets:	\$ 187,183,568

Discussion and/or Action Items

Report from Development Committee regarding Strategic Plan for 4700 Broadway – Vice-Chair Massey stated last month the Development Committee (Chair Toliver and Vice-Chair Massey along with staff) met to discuss a plan to gather broader input on the use of 4700 Broadway. She stated to Mr. Quintero's earlier point, the Board plans to have additional opportunities for public input. She stated in the five-year plan submitted to HUD, GHA said it would revisit potential development for 4700 Broadway (not the building, but the rest of the property). She stated the Committee met with the starting point of Commissioner Hall's idea to use interest groups meeting separately, and worked through to the recommendation of convening a town hall using the Community Room, and ask interested parties to bring ideas. She stated the ideas might range from 'don't do anything' to an RFP for other uses. She stated the meeting is scheduled for January 20, 2026 from 5-7 pm.

Chair Toliver stated she asked the question is the property for sale and the answer was it is not. She stated there is a lot of other property that is up for sale. She asked, "Why 4700 Broadway?" She stated she believed no one in the room is against St. Vincent's House, but she wished they would utilize the space that is available.

Commissioner Easterwood stated he was not in support of selling any of the land to anyone. Chair Toliver stated she didn't want things to get out of control, and no one she talked to was in favor of selling any part of the land. She wanted to make a motion to not sell any of the land to anyone.

Legal Counsel Gus Knebel stated the Board can take any vote they want to, but it doesn't prevent another later vote from being taken that rescinds that vote.

Vice-Chair Massey moved approval of Resolution 3019 in its current form, without taking the sale of any portion of the land off the table.

Chair Toliver made a motion to not sell the land to St. Vincent's House. Commissioner Tobon stated she had a conflict. Mr. Knebel reaffirmed that Commissioner Tobon could not discuss or participate in a vote regarding St. Vincent's House.

Vice-Chair Massey clarified that the motion was to not sell to St. Vincent's House.

There was not a second to Chair Toliver's motion.

Commissioner Easterwood made a motion to not sell any of the land to anyone. Chair Toliver seconded the motion. The Commissioners voted as follows:

Aye – Toliver and Easterwood Nay – Massey Abstentions – Tobon Absences – Hall

Vice-Chair Massey asked if the Board still wanted to hear from the public now that possible sale to anyone had been taken off the table. She stated she wanted to move approval of Resolution 3019 with the restriction that there would be no discussion about selling any of the land.

Deyna Sims, GHA Director of Real Estate and Development, stated she needed clarification on what the Board wanted. She stated she wanted to make sure she did what is legally appropriate and did not expose the Board or GHA to any legal action. She stated she wanted to be sure that the action that was taken to not sell the land was allowed under the Open Meetings Act.

Mr. Knebel stated what was posted was next steps regarding community input on the property. He further stated that just because the Board voted they did not want to talk about selling the land, there should not be a restriction on the public as to what they bring to the Board for ideas on what to do with the land.

Vice Chair Massey amended her motion and moved approval of Resolution 3019 as presented. Commissioner Easterwood seconded. The motion was approved unanimously among the Commissioners present (Toliver, Massey, Easterwood, and Tobon).

Members of the audience asked clarifying questions of the Board regarding the Resolution. Ms. Purgason read Resolution 3019 as follows:

“RESOLUTION NO. 3019

**APPROVAL TO FACILITATE A COMMUNITY MEETING TO DISCUSS
STRATEGIC PLANNING FOR THE PROPERTY LOCATED AT
4700 BROADWAY GALVESTON TEXAS**

WHEREAS, the land encompassing 4700 Broadway is approximately nine acres; and

WHEREAS, there has been some interest within the community to utilize the land located at 4700 Broadway for additional commercial development; and

WHEREAS, the Galveston Housing Authority is committed to transparent communication with its residents and the community; and

WHEREAS, at this time, the Board of Commissioners is committed to maintaining the Island Community Center and is open to community input regarding utilizing a portion of the parking lot for additional commercial development; and

WHEREAS, the Board of Commissioners requested the Development Committee to provide a recommendation on how to gain community input on whether there is interest in utilizing the property, and if so, for what purpose(s).

NOW THEREFORE BE IT RESOLVED that the GHA Board of Commissioners, in approving this Resolution, indicates the desire to facilitate a community strategic planning meeting to discuss utilizing the property at 4700 Broadway for commercial development, with the understanding that the Walter Norris Jr. Island Community Center building on the site will remain as situated.”

Mr. Woods stated “commercial development” were the key words.

Mr. Knebel stated the Resolution was to hear community concerns. He stated it would not be advisable to restrict the ability of the public to say what they wanted.

Mr. Woods stated it was being redundant to hear further input after the Board voted not to sell the land.

Reverend Sykes stated the notification for the public meeting should include the restriction that the public cannot discuss the sale of the property. Mr. Knebel stated his advice to the Board was that that would violate the First Amendment – the community cannot be told not to say that. Reverend Sykes stated the Board voted to not sell the land, so the notice for the public meeting should state when the public comes they need to know it has been voted not to sell the property.

Chair Toliver made a motion to amend Resolution 3019. She stated the property was not for sale. She read a list of the organizations who lease space in the building.

Commissioner Easterwood stated he was willing to second but asked clarifying questions.

Mr. Knebel stated Resolution 3019, to hold a town hall, was approved 4-0. He stated to hold a town hall and tell the public they cannot speak to a certain item is legally precarious.

Action Items/Resolutions

Resolutions 3020 and 3021 – Ms. Sims stated the Resolutions were for necessary start-up items and documentation. She stated the same was done once before for CDBG-DR funds, and it was again necessary for the DRRP funds. She stated Resolution 3020 authorized signatories for the program, and Resolution 3021 was affirming existing policies that were required by the Texas General Land Office

Vice-Chair Massey moved approval of both Resolutions and Commissioner Easterwood seconded. The Resolutions were approved unanimously among the Commissioners present (Toliver, Massey, Easterwood, and Tobon).

Secretary's Report

Development – Deyna Sims, Director of Real Estate Development, stated there were ongoing inspections and repairs at The Oleanders. She further reported that start-up activities were ongoing for the DRRP, including environmental reviews, submission of historic preservation reviews, and gathering additional documentation to submit to GLO.

MOD/Maintenance – Juan Gonzalez, Director of Maintenance and Modernization, reported on complete rehabs of two scattered sites, as well as repairs to the potable water tank lid at Gulf Breeze, and stated many projects would begin with the start of the DRRP grant projects.

HCV – Ms. Purgason stated HCV was leased up at 100%, there were 107 DV-Ike vouchers, 52 of 55 VASH vouchers leased, and 218 outgoing ports, including 171 to Texas City.

MBM Lease-Up -- Villas was 91% occupied, Cedars was 92% occupied, and Oleanders was 87% occupied.

Public Housing and Resident Services – Odelia Williams, Director of Public Housing, reported they had events including Halloween parties, Loteria Bingo, Thanksgiving dinners, and health education visits. Public Housing was leased up at 94%.

Human Capital Report – Dr. David Fuller of Urban Strategies reported the van had been purchased for KoKo Kafé, the Roots to Wellness garden would be started in January at The Oleanders, and a pilot program providing senior pets to senior tenants would begin soon.

The Board Meeting was adjourned at 10:48 a.m.