

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
February 23, 2026 – 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 9:00 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; Brenda Hall; and Paula Tobon.

Commissioners Absent: None

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

Approval of Minutes of Previous Meetings

Vice-Chair Massey made a motion to approve the January 26, 2026 Board Meeting minutes and Commissioner Hall seconded the motion. The motion was approved unanimously.

Public Comments

Eric Temple expressed his support for the Walter Norris Jr. Island Community Center building and encouraged the Board to consider that the community center is more than just a building, it is an essential gathering point for the Island.

Financial Statements

Ashland Ray, Finance Director, reported the following for January, 2026:

Total Operating Revenue:	\$ 19,054,066
Total Operating Expense:	\$ 18,284,058
Net Income:	\$ 770,008
Total Liabilities & Net Assets:	\$ 188,154,320

Discussion Item(s)

GHA Annual Agency Plan for Fiscal Year Beginning July 1, 2026 – Ms. Purgason stated this was the year for the Annual Plan, as the five-year plan was done last year. She stated the document outlines the progress in meeting the goals set out in the five-year plan. The Plan was out for public comment and would be brought before the Board for approval on March 30.

Action Items/Resolutions

Resolution 3027 – Approval of MOU with GPD for Supplemental Police Services – Odelia Williams, Director of Public Housing, stated GPD was providing additional police services at the public housing sites and this was to renew the MOU for an additional year at the same hourly rate, as well as provide for an increase in weekly coverage hours as requested.

Commissioner Tobon moved approval and Commissioner Easterwood seconded. The Resolution was approved unanimously.

Resolution 3028 – Approval of Amendments to GHA Procurement Policy – Deyna Sims, Director of Real Estate Development, stated the Resolution was to amend the Procurement Policy to increase the small purchase threshold to \$150,000 in accordance with higher limits allowed by HUD. The change would provide more efficiency to GHA when procuring goods and services.

Vice-Chair Massey moved approval and Commissioner Tobon seconded. The Resolution was approved unanimously.

Resolution 3029 – Approval to Dispose of Non-Operable Vehicles – Juan Gonzalez, Director of Maintenance and Modernization, stated the Resolution was to dispose of three vehicles that were no longer operable. They would be put up for auction on GovDeals.com.

Commissioner Tobon moved approval and Commissioner Easterwood seconded. The Resolution was approved unanimously.

Secretary's Report

Development – Deyna Sims stated DRRP approvals were progressing including environmental reviews and procurement. Lou Bernardy of MBS provided an update on the progress of inspection and repairs at The Oleanders.

MOD/Maintenance – Mr. Gonzalez reported on modernization and repairs at Scattered Sites and ongoing work to repair or replace a water tank and pump at Gulf Breeze. He further reported that inspections were being done by personnel to prepare for future HUD NSPIRE inspections. In addition, preparations were being made for a power outage at Gulf Breeze on March 10 due to repairs and upgrades by Centerpoint. Mr. Gonzalez stated there would be generators and charging stations available.

Public Housing and Resident Services – Odelia Williams, Director of Public Housing, reported Public Housing was leased up at 93%. The Public Housing waiting list was open earlier in February.

She stated every person in the building had been contacted regarding the power outage to make sure each resident had an alternative, and any medical situations requiring power had been addressed.

HCV – Maria Godwin, Director of Housing, stated HCV was leased up at 102%, and there were 239 outgoing ports, including 182 to Texas City. There were 388 leased PBVs, and 2,097 families were on the waiting list. There were no new vouchers issued, one port-in, and 14 terminations.

MBM Lease-Up -- Villas was 95% occupied, Cedars was 89% occupied, and Oleanders was 83% occupied.

Human Capital Report – Gilbert Vasquez of Urban Strategies reported 121/145 families were participating at Cedars and Villas, and 162 out of 261 at The Oleanders. A total of 39 FDPs and IDPs were closed last month, and 36 were started. There were 14 referrals made and connected for basic and emergency services.

Commissioners' Comments

Vice-Chair Massey stated she was following up on some of the ideas for partnerships for the Community Center.

The Board Meeting was adjourned at 10:33 a.m.