

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
July 27, 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; Brax Easterwood; Brenda Hall; and J.T. Edwards.

Commissioners Absent: Paula Tobon

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

Recognition of Outgoing Commissioner

Ms. Purgason expressed appreciation for Vice-Chair Massey's service, as her term had expired, and indicated she might be present at a future meeting and be recognized.

Swearing In of New Commissioner

The Oath of Office was administered to Commissioner Edwards by Chair Toliver.

Election of Officers

Commissioner Edwards made a motion to elect himself as Chair, and Commissioner Easterwood seconded the motion. After discussion, Commissioner Edwards withdrew the motion.

Commissioner Easterwood made a motion to elect Pat Toliver as Chair, and Commissioner Hall seconded. The motion was approved unanimously among the Commissioners present (Toliver, Easterwood, Hall and Edwards).

Chair Toliver made a motion to elect Commissioner Easterwood as Vice-Chair seconded by Commissioner Easterwood. The motion was approved with Toliver, Easterwood, and Hall voting Aye and Commissioner Edwards indicating present but not voting.

Approval of Minutes of Previous Meetings

Vice-Chair Easterwood made a motion to approve the June 8, 2026 Board Meeting minutes and Commissioner Hall seconded the motion. The motion was approved as follows:

Ayes: Toliver, Easterwood, Hall
Abstentions: Edwards

Financial Statements

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

Total Operating Revenue:	\$ 29,897,497
Total Operating Expense:	\$ 29,167,858
Net Income:	\$ 729,639
Total Liabilities & Net Assets:	\$ 188,395,247

Public Comments

Shon Arthur expressed appreciation to the Board members for their work and welcomed Commissioner Edwards to the Board.

Action Items (Resolutions)

Resolution 3033 – Approval of GHA FY2027 Budgets – Ms. Ray stated the 2026 actual expenses were increased by 4% to develop the budgets for the new fiscal year. Commissioner Edwards moved approval and Commissioner Hall seconded. The Resolution was approved unanimously among the Commissioners present (Toliver, Easterwood, Hall and Edwards).

Resolution 3034 – Approval of Collection Loss Write-Offs – Ms. Ray stated these were uncollectable amounts totaling \$5,770.47. Commissioner Edwards moved approval and Commissioner Hall seconded. The Resolution was approved unanimously among the Commissioners present (Toliver, Easterwood, Hall and Edwards).

Resolution 3035 – Approval to Contract for Depository Banking Services – Ms. Ray stated GHA had issued an RFP for banking services and received three proposals, and the Committee rated the proposals and recommended Frost Bank. Commissioner Edwards moved approval and Vice-Chair Easterwood seconded. The Resolution was approved unanimously among the Commissioners present (Toliver, Easterwood, Hall and Edwards).

Secretary's Report

Development – Monique Chavoya from MBS updated the Board on Oleanders construction and maintenance issues. Results from the inspections on all the units were being tabulated and the document would be shared once completed. Flooring repairs were being completed and floors that had been flagged for continued inspection were being monitored by MBS. Repairs on existing issues were being completed and warranty repairs were ongoing.

Deyna Sims, Director of Development, reported on the DRRP program that the Oleanders project related to drainage improvements is expected to take eight months to complete which would be within the grant end date, and the Villas on the Strand project related to reconstruction of the building envelope is currently about eight weeks behind schedule. The projects involving GHA's public housing sites are approximately 10-11 weeks behind

schedule. Various options were being discussed to meet the GLO's deadline of September 30, 2027.

MOD/Maintenance – Juan Gonzalez, Maintenance and Modernization Director, reported NSPIRE pre-inspections and repairs were ongoing, and Modernization continued including a large scattered site unit that was being rehabbed.

Public Housing and Resident Services – Public Housing was leased up at 93%.

HCV – HCV was leased up at 102% monthly, and GHA was managing 104 DV-IKE vouchers. There were 266 outgoing ports including 185 to Texas City.

MBM Lease-Up -- Villas was 93% occupied and 95% leased, Cedars was 94% occupied and 99% leased, and Oleanders was 84% occupied and 84% leased.

Human Capital Report – Gilbert Vasquez of Urban Strategies reported on summer activities including an Employment Readiness Workshops, Summer Bash, participation in the Juneteenth parade, and programs including Artist Boat and CompUDopt. There were 27 IDPs and FDPs closed in June, and 26 were started.

Vice-Chair Easterwood welcomed Commissioner Edwards to the Board.

The Board Meeting was adjourned at 10:18 a.m.