

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 28, 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 9:00 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

### **Election of Officers**

Pat Toliver was nominated to continue as Chair, and Betty Massey was nominated to continue as Vice-Chair. There were no additional nominations.

### **Approval of Minutes of Previous Meetings**

Commissioner Hall moved approval of the June 30, 2025 Board Meeting minutes and Commissioner Tobon seconded. The motion was approved unanimously.

### **Public Comments**

Tarris Woods shared concerns that Vice-Chair Massey, who is affiliated with Build Galveston, has a conflict of interest with her position as a Commissioner with the Galveston Housing Authority.

### **Action Items/Resolutions**

*Resolution 3012 – Approval of Collection Loss Write-Offs* – Ashland Ray, Interim Finance Director, stated the Resolution was to approve write-offs in the amount of \$6157.62 due to uncollectable balances.

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

### **Secretary's Report**

*Development* – Mona Purgason stated the construction was finished at The Oleanders. She further stated GHA is working on the DRRP and waiting on a contract from the Texas General Land Office.

*MOD/Maintenance* – Juan Gonzalez, Maintenance and Modernization Director, stated work was ongoing on unit turnovers and water tank replacement at Gulf Breeze. He further stated a walk-through was to take place to look at the potential DRRP projects.

*Public Housing and Resident Services* – Odelia Williams, Public Housing Director, stated events and activities had taken place including Fourth of July, Bingo, and a yard sale. She stated staff was working on vacancies and Public Housing was leased up at 94%.

*HCV* – HCV was leased up at 98% for the month, there were 59 voucher holders searching for housing, 109 DV-Ike vouchers, and 251 outgoing ports, including 167 to Texas City.

*Human Capital Report* – Brittany Key of Urban Strategies stated at the Cedars and Villas, there were 128/145 households participating, and at Oleanders 151/261. There were 41 FDPs and IDPs closed at all three sites combined. There were a total of 22 referrals made with connections to services. Average income for those working at Cedars and Villas was \$23,851 and for Oleanders \$24,133.

### **Commissioners' Comments**

Vice-Chair Massey stated she and the Chair visited with the Board Chair of an agency that has interest in partnering on the 4700 Broadway property. She asked that it be put on the next Agenda as a discussion item. She stated it might be in the form of a lease or selling a portion of the property.

Commissioner Easterwood stated he was approached about possible changes to the sign for the Walter Norris Jr. Island Community Center. He further stated that Gulf Breeze received a designation as a local historical landmark, and there would be a reception on September 10 to celebrate the designation.

Chair Toliver asked if anyone else had anything to share.

Johnny, a landlord, stated she had issues with a former tenant against whom she had received a judgment.

Tarris Woods stated he had heard that St. Vincent's was looking for new space due to flooding issues, and he was concerned that Commissioner Tobon had a conflict of interest on the GHA Board due to her position as Director of St. Vincent's House.

The Board Meeting was adjourned at 9:49 a.m.