

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
September 29, 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 9:04 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

Declaration of Conflict of Interest

Commissioner Tobon stated she had a conflict with the discussion of St. Vincent's House utilizing space at 4700 Broadway and would recuse herself from that discussion.

Approval of Minutes of Previous Meetings

Vice-Chair Massey made a motion to approve the September 8, 2025 Board Meeting minutes with the addition of a line about Commissioner Tobon leaving the room before the discussion about St. Vincent's House. Commissioner Easterwood seconded the motion. The motion was approved unanimously.

Financial Statements

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

Total Operating Revenue:	\$ 5,340,370
Total Operating Expense:	\$ 4,941,712
Net Income:	\$ 398,658
Total Liabilities & Net Assets:	\$ 186,569,977

Commissioner Tobon left the dais prior to the Discussion Item.

Discussion Items

Possible Utilization of Space at 4700 Broadway for St. Vincent's House – Linda Rutherford, President of the Board of St. Vincent's House, stated she received floor plans and square footage information for the Walter Norris Jr. Island Community Center, and that her teams informed her that the space would not be suitable for the needs of St. Vincent's House.

Public Comments

Lillian McGrew shared that the community consensus was that while they appreciate what St. Vincent's House does for the community, they did not believe 4700 Broadway was the best location for St. Vincent's House. She stated she hoped they would find space suitable for them elsewhere.

Tarris Woods stated that several charitable funds in Galveston had given to Build Galveston or Vision Galveston. He stated Commissioner Tobon is a member of Build Galveston.

Chair Toliver stated there would be a written report from GHA's attorney regarding any conflicts of interest.

Mr. Knebel stated commissioners had declared conflicts of interest and neither Build Galveston nor Vision Galveston was on today's Agenda.

Mr. Woods stated as soon as GHA has the report back from the attorney he would like a declaratory judgment because he differs and his attorney differs from what the GHA attorney has said.

Mr. Woods further stated that at the last meeting Paula left the room but today she sat in the audience, and he wanted to know which was correct, and which section of the Open Meetings Act would cover that.

Mr. Knebel stated this was the time for the public to make comments to the Board, not the time for the Board or the Board's attorney to answer questions. He further stated Commissioner Tobon declared a conflict and acted in accordance with the law.

Chair Toliver asked what is the right thing to do.

Mr. Knebel stated they really needed to stay on the Agenda and a discussion about Conflicts of Interest was not on today's Agenda. He stated the legal requirement is that Commissioner Tobon does not participate in a discussion for which she declares a conflict. He further stated if the Board has additional questions about what happens when there is a conflict, they need to notice it for the Agenda.

Vice-Chair Massey asked that an item about Conflicts of Interest be put on the October agenda, and Chair Toliver agreed. Commissioner Massey stated advisement from the attorney should include the definition of a conflict, how a Board member should behave, and whether being on one volunteer board causes a conflict with being on another volunteer board.

Action Items/Resolutions

Resolution 3015 – Approval of HCV Program Payment Standards Effective January 1, 2026 – Maria Godwin, Director of Housing, stated the Resolution was to approve GHA's Payment Standards based on a calculation of 110% of HUD's annually published Fair

Market Rents. The Payment Standards are set at 110% to encourage landlords to participate in the program.

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

Resolution 3016 – Approval of HCV Program Utility Allowances Effective January 1, 2026 and Resolution 3017 – Approval of LIPH Utility Allowances Effective January 1, 2026 – Ms. Purgason stated an analysis of local utility costs was required annually to ensure tenants were not paying more than 30% of their monthly income on their housing, including utilities, and was conducted by a third party company. Any change of more than 10% required a new utility allowance to be approved.

Commissioner Easterwood moved approval of both Resolutions and Commissioner Hall seconded. The motions were approved unanimously.

Secretary's Report

Development – Deyna Sims, Director of Real Estate Development, reported that three contracts were executed with the GLO for the DRRP program, and that GHA and GrantWorks had participated in two calls with GLO to kick off the program.

Lou Bernardy of McCormack Baron Salazar gave an update on inspections, maintenance, and repairs at the Oleanders, highlighting the plan of inspecting every unit and all the common areas and addressing any issues.

MOD/Maintenance – Juan Gonzalez, Maintenance and Modernization Director, stated work was being planned and bid on the water tank repair or replacement at Gulf Breeze, and work was ongoing on unit turnovers and modernization.

Public Housing and Resident Services – Ms. Purgason reported that lease up was at 94%, and activities that had taken place included the celebration of the historical designation of Gulf Breeze.

HCV – HCV was leased up at 99% for the month, there were 22 voucher holders searching for housing, 106 DV-like vouchers, and 260 outgoing ports, including 162 to Texas City.

Human Capital Report – Dr. David Fuller of Urban Strategies stated at the Cedars and Villas, 82% of households were participating, and at Oleanders 58%. There were 51 FDPs and IDPs closed at all three sites combined. There were a total of 27 referrals made for basic and emergency services.

Ms. Purgason reported that GHA was working with WNJICC tenants to research regulations and possibly make upgrades to building signage.

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