

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 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 9:00 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

**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**

Commissioner Easterwood moved approval of the July 28, 2025 Board Meeting minutes and Commissioner Tobon seconded. The motion was approved unanimously.

**Financial Statements**

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

Total Operating Revenue:	\$ 2,617,684
Total Operating Expense:	\$ 2,238,118
Net Income:	\$ 379,566
Total Liabilities & Net Assets:	\$ 187,254,057

Commissioner Tobon left the room 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, presented information about the history and work of St. Vincent's House and explained their need for new office and clinic space. She presented an example of how new office space could be built on the property that houses the Walter Norris Jr. Island Community Center, adjacent to the existing buildings.

Chair Toliver stated there is land for sale in other areas of the Island that could be potential sites for a new St. Vincent's House property. She stated she was more comfortable if St. Vincent's House would enter into a lease for space in the already existing building. She asked that the square footage of the available space in the building be given to St. Vincent's House so they could see if it would work for them. She stated she would like to put that on the next Agenda for discussion.

Chair Toliver stated members of the community could ask questions of Ms. Rutherford.

Tarris Woods stated he believed Betty Massey had a conflict of interest being on the Board of GHA. In addition he stated Angela Brown was the President of the Galveston Diaper Bank which partners with St. Vincent's House, and he believed that is also a conflict of interest. He stated they needed to find out who is financing this, if it's the same Sealy and Smith, if so they bought Port Holiday Mall from Galveston Housing Authority, and he believed they would be buying "this property out here." He stated the services "was basically blacks... but as the demographics began to change and more white people began to need those types of service, now we need to move from over there." He stated he wanted to know if the Moodys are in partnership and if St. Vincent's House gets any money from them, and what kind of connection there is with UTMB. He stated, "UTMB uses black people over there, as they do their little community service, send their intern doctors over there to practice on black people as guinea pigs..."

Ms. Rutherford stated every major foundation in the City of Galveston gives money to St. Vincent's House because they are very good at what they do.

Vice-Chair Massey requested that an item be put on the October Board Meeting agenda to consider a master plan for the property at 4700 Broadway absent of any reference to St. Vincent's House.

### **Public Comments**

Tarris Woods stated he wanted an investigation into whether Betty Massey has a conflict of interest since she serves on the Mary Moody Board, and Paula Tobon, since St. Vincent's House works with Angela Brown on the Galveston Diaper Bank.

Lillian McGrew stated she appreciated what St. Vincent's House did for the community, but was not convinced 4700 Broadway was the best location for St. Vincent's House, since hurricane evacuations have taken place and cars were parked there during emergencies, as well as disaster assistance being available there.

Priscilla Brown stated she knew St. Vincent's House did a lot for the community, but there were events when the Community Center parking lot was full, and there was a lot going on in the building already.

### **Action Items/Resolutions**

*Resolution 3013 – Ratifying Submission of Section Eight Management Assessment Program (SEMAP) to HUD* – Maria Godwin, Director of Housing, stated the Resolution

was to ratify the submission of the SEMAP to HUD, which was due on August 29. GHA submitted SEMAP before the deadline.

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

*Resolution 3014 – Approval of MOU with Galveston Police Department for Supplemental Police Services at Walter Norris Jr. Island Community Center* – Ms. Ray stated the Resolution was to approve a Memorandum of Understanding with the Galveston Police Department to have off-duty uniformed officer(s) at the Walter Norris Jr. Island Community Center to provide supplemental police services. The police services would be up to 40 hours per week with an annual cost not to exceed \$104,000.

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

### **Secretary's Report**

*Development* – Deyna Sims, Director of Real Estate Development, stated GHA is working with the grant administrator on the DRRP, including site visits and responding to requests for additional information. GHA was waiting on contracts from the Texas General Land Office.

Lou Bernardy of McCormack Baron Salazar presented an action plan for the Oleanders, which included responding to specific issues submitted by residents, as well as staffing issues and a unit-by-unit inspection with the design and construction team to find and address any issues discovered.

*Public Housing and Resident Services* – Odelia Williams, Public Housing Director, stated events and activities had taken place including a hot dog day for the residents, and a Bingo night. Upcoming events included the Gulf Breeze reception celebrating the landmark designation and National Night Out on October 7. She stated staff was working on vacancies and Public Housing was leased up at 94%.

*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 some of the upcoming work would be completed as part of the DRRP program.

*HCV* – HCV was leased up at 99% for the month, there were 43 voucher holders searching for housing, 108 DV-Ike vouchers, and 249 outgoing ports, including 167 to Texas City.

*Human Capital Report* – Dr. David Fuller of Urban Strategies stated at the Cedars and Villas, there were 128/145 households participating, and at Oleanders 154/262. There were 85 FDPs and IDPs closed at all three sites combined. There were a total of 48 referrals made for basic and emergency services

The Board Meeting was adjourned at 10:55 a.m.