

**NOTICE OF MEETING
GALVESTON HOUSING FINANCE CORPORATION/GALVESTON PROPERTY
FINANCE AUTHORITY
OF THE CITY OF GALVESTON
THURSDAY, JULY 10, 2025 - 10:00 AM
CITY HALL - ROOM 204
823 ROSENBERG
GALVESTON, TEXAS
409.797.3510**

REGULAR MEETING AGENDA

1. Declaration of a quorum and call meeting to order
2. Roll Call
3. Conflict of Interest Declaration
4. Public Comment On Agenda Items
5. Consider Approval Of Meeting Minutes
 - 5.a April 10, 2025 meeting
 - 5.b May 8, 2025 meeting
 - 5.c June 12, 2025 meeting
6. Presentation on Texas Legislative Updates and Impacts (S. Bakko)
7. Discuss and Consider enrolling in SETH programs (C.Wright)
 - 7.a 5 Star Texas Advantage
 - 7.b HAT Program (Homeownership Across Texas)
 - 7.c Mortgage Credit Certificates

8. Presentation and discussion on the City's Comprehensive Plan. (B. Brown)
9. Discuss and Consider Partnership with Build Galveston on the LA Morgan Project. (C. Wright/M. Stasney)
10. Discuss and Consider Items to Present for future City Council Workshop. (C. Wright/M. Stasney)

11. Administrative Matters

- 11.a Review and discuss quorum requirements (C.Wright)
- 11.b Discuss and Receive Updates from Committees
- 11.c Discuss Upcoming Meetings/Events (C. Wright)
- 11.c.1 Discuss TALHFA Conference: September 17 - 19, 2025, Round Rock, TX
- 11.d Discuss and Consider Treasurer's Report (C. Robb/C. Wright)
- 11.d.1 Review and Approve Outstanding Invoices
- 11.d.1.a Tramonte, Tramonte & Bastien Legal Services - CGPFA Invoice 15890 for \$170.00
- 11.d.1.b Tramonte, Tramonte and Bastien Legal Services - GHFC Invoice #15981 for \$180.00
- 11.d.2 Review other financial transactions
- 11.d.3 Update on TexPool

12. Request Agenda Items For Future Meetings

13. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on 07/03/2025 at 04:00 PM.

Michele Hay, Economic Development Coordinator

Please note: Members of the City Council may be attending and participating in the discussion.

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE (3) DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY SECRETARY'S OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TEXAS 77550 (409-797-3510).

One or more members of the Galveston Housing Finance Corporation/Galveston Property Finance Authority may attend the meeting by videoconference. A quorum of the members of the board will be physically present at the meeting location.



**GALVESTON HOUSING FINANCE CORPORATION
GALVESTON PROPERTY FINANCE AUTHORITY**

UPCOMING EVENTS AND MEETINGS OF INTEREST

- Thursday, July 24, 2025: City Council Workshop
- Thursday, August 14, 2025: GHFC/GPFA Board Meeting
- Thursday, August 28, 2025: City Council Meeting
- Thursday, September 11, 2025: GHFC/GPFA Board Meeting
- Wed - Fri, September 17-19, 2025: [TALHFA Annual Conference](#)

Galveston Housing Finance Corporation / Galveston Property Finance Authority

2025 Calendar

Meeting Recurrence: 2nd Thursday of each month

Time: 10:00 am

Location: Room 204, City Hall

2025

JANUARY

01/07/25	GHFC/GPFA Board Meeting @ 10:00am
<i>Room 100, City Hall</i>	

FEBRUARY

02/13/25	GHFC/GPFA Board Meeting @ 10:00am
<i>Room 204, City Hall</i>	

MARCH

03/13/25	GHFC/GPFA Board Meeting @ 10:00am
<i>Room 204, City Hall</i>	

APRIL

04/10/25	GHFC/GPFA Board Meeting @ 10:00am
<i>Room 204, City Hall</i>	

MAY

05/08/25	GHFC/GPFA Board Meeting @ 10:00am
<i>Room 204, City Hall</i>	

JUNE

06/12/25	GHFC/GPFA Board Meeting @ 10:00am
<i>Room 204, City Hall</i>	

2025 , cont

JULY

07/10/25	GHFC/GPFA Board Meeting @ 10:00am
<i>Room 204, City Hall</i>	

AUGUST

08/21/25*	GHFC/GPFA Board Meeting @ 10:00am
* <i>date change due to Council Meeting conflict</i>	

SEPTEMBER

09/25/25 *	GHFC/GPFA Board Meeting @ 10:00am
* <i>date change due to Council Meeting conflict</i>	

OCTOBER

10/09/25	GHFC/GPFA Board Meeting @ 10:00am
<i>Room 204, City Hall</i>	

NOVEMBER

11/20/25 *	GHFC/GPFA Board Meeting @ 10:00am
* <i>date change due to Council Meeting conflict</i>	

DECEMBER

12/18/25 *	GHFC/GPFA Board Meeting @ 10:00am
* <i>date change due to Council Meeting conflict</i>	

GHFC/GPFA Board Members

Cody Wright, President

Mark Stasney, Vice President

Chris Robb, Treasurer

Cornelia Harris Banks, Secretary

Jimmy Clore

Mark McKenna

Jessica Randle

Council Liaison

Bob Brown, District 3

City Staff

Michele Hay, Economic Development

Trevor Fanning, Legal Dept

Janelle Williams, City Secretary

GHFC/GPFA Attorney

Robert Bastien

GHFC/GPFA Bookkeeping

Eddie Walsh, Edward Walsh & Assoc

Robert E. Bastien

Tramonte, Tramonte & Bastien, P. C.
1605 23rd Street
Galveston, TX 77550

June 20, 2025

Invoice submitted to:

City of Galveston Property Finance Authority, Inc.

2022-09

c/o Michele Hay
Economic Development Coordinator
3015 Market St
Galveston, TX 77550

Period ending 5/31/2025

In Reference To: General:2022

Invoice #15890

Professional Services

Hours

5/7/2025	REB	Reviewed Agenda for meeting and gathered documents in preparation for meeting	0.10
5/8/2025	REB	Board meeting	0.75

Amount

For professional services rendered

0.85

\$170.00

Previous balance

\$510.00

Accounts receivable transactions

5/8/2025 Payment - Thank You

(\$310.00)

Total payments and adjustments

(\$310.00)

Balance due

\$370.00

Robert E. Bastien

Tramonte, Tramonte & Bastien, P. C.
1605 23rd Street
Galveston, TX 77550

June 20, 2025

Invoice submitted to:

GHFC

2022-14

c/o Michele Hay
Economic Development Coordinator
3015 Market St
Galveston, TX 77550

Period ending 5/31/2025

In Reference To: General: 2022

Invoice #15891

Professional Services

		<u>Hours</u>
5/7/2025 REB	Reviewed Agenda for meeting and gathered documents in preparation for meeting	0.10
5/8/2025 REB	Board meeting	0.75
5/30/2025 REB	Received two e-mails from M. Stasney regarding Ron Williams and Board meeting 6/12	0.05
		<u>Amount</u>
For professional services rendered	0.90	\$180.00
Previous balance		\$690.00
Accounts receivable transactions		
5/8/2025 Payment - Thank You		(\$310.00)
Total payments and adjustments		(\$310.00)
Balance due		\$560.00