

**NOTICE OF MEETING
GALVESTON HOUSING FINANCE CORPORATION/GALVESTON PROPERTY
FINANCE AUTHORITY
OF THE CITY OF GALVESTON
THURSDAY, AUGUST 21, 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 Minutes
 - 5.b May 8, 2025 Minutes
 - 5.c June 12, 2025 Minutes
 - 5.d July 10, 2025 Minutes
6. Presentation of Texas Legislative Updates and Impacts (S. Bakko)
7. Presentation of GHFC/GPFA past projects and activities (M. Stasney/J. Listowski)
8. Discuss presentation to City Council Workshop (C.Wright/M.Stasney)

9. Discuss and Consider Partnership with and Financial Commitment to Build Galveston regarding the LA Morgan Project (C. Wright/M/ Stasney)

10. Administrative Matters

- 10.a **Discuss and Receive Committee Updates (C. Wright)**

- 10.b **Discuss and Consider Treasurer's Report (C. Robb)**

- 10.b.1 Review and Approve Outstanding Invoices

- 10.b.1.a *GHFC_Tramonte, Tramonte Bastien Legal Inv_260.00_07.2025*

- 10.b.1.b *GPFA_Tramonte Tramonte Bastien Legal Inv_260.00_7.2025*

- 10.b.1.c *GHFC_Walsh & Assoc Bkg Inv_900.00_07.24.2025*

- 10.b.1.d *GPFA_Walsh & Assoc Bkg Inv_900.00_07.24.2025*

- 10.b.2 Review and Approve Reimbursement Requests

- 10.b.2.a *TALHFA membership - \$370.00 - Cody Wright*

- 10.b.2.b *TALHFA Conference registration - \$535.00 - Cody Wright*

- 10.b.3 Review and Approve Travel Advance for TALHFA Conference (C.Wright)

- 10.b.4 Discuss and consider CPA's 2025 Q2 recommendations

- 10.b.5 Update on other financial transactions

- 10.b.6 Update on TexPool

- 10.c **Discuss Upcoming Meetings/Events**

11. Request Agenda Items For Future Meetings

12. 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 08/18/2025 at 10:00 AM.

Michele Hay, Economic Development Coordinator

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).

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

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

July 15, 2025

Invoice submitted to:

2022-14

GHFC

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

Period ending 6/30/2025

In Reference To: General: 2022

Invoice #15909

Professional Services

	<u>Hours</u>
6/6/2025 REB Responded to e-mails from M. Hay regarding Board Meeting attendance on 6/12; Went to City website and printed Agenda; reviewed Agenda	0.05
6/12/2025 REB Board Meeting attendance	1.25
6/17/2025 REB Sent GHFC 2007 MCC Program Guide to Board	

	<u>Amount</u>
For professional services rendered	1.30 \$260.00
Previous balance	\$560.00
Balance due	\$820.00

pd ck 1001 6/13/25 -380.00
pd ck 1006 7/10/25 -180.00
balance due 260.00

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

August 6, 2025

Invoice submitted to:

2022-14

GHFC

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

Period ending 7/31/2025

In Reference To: General: 2022

Invoice #15930

Professional Services

Hours

7/12/2025 REB Sent e-mail to Cody Wright and Mark Stasney regarding 7/10 meeting

7/23/2025 REB Received e-mail from Cody Wright regarding City Council Workshop cancellation; sent thanks

Amount

For professional services rendered

0.00 \$0.00

Previous balance

\$820.00

Balance due

\$820.00

pd ck 1001 6/13/25 -380.00

pd ck 1006 7/10/25 -180.00

balance due 260.00

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

July 15, 2025

Invoice submitted to:

City of Galveston Property Finance Authority, Inc.
c/o Michele Hay
Economic Development Coordinator
3015 Market St
Galveston, TX 77550

2022-09

Period ending 6/30/2025
In Reference To: General:2022
Invoice #15907

Professional Services

		<u>Hours</u>
6/6/2025	REB Responded to e-mails from M. Hay regarding Board Meeting attendance on 6/12; Went to City website and printed Agenda; reviewed Agenda	0.05
6/12/2025	REB Board Meeting attendance	1.25
		<u>Amount</u>
For professional services rendered		1.30 \$260.00
Previous balance		\$370.00
Balance due		\$630.00
pd ck 1002 6/13/25		-200.00
pd ck 1005 7/10/25		-170.00
balance due		260.00

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

August 6, 2025

Invoice submitted to:

City of Galveston Property Finance Authority, Inc.
c/o Michele Hay
Economic Development Coordinator
3015 Market St
Galveston, TX 77550

2022-09

Period ending 7/31/2025
In Reference To: General:2022
Invoice #15927

Professional Services

7/12/2025 REB Sent e-mail to Cody Wright and Mark Stasney regarding 7/10 meeting

	<u>Hours</u>	
		<u>Amount</u>
For professional services rendered	0.00	\$0.00
Previous balance		\$630.00
Balance due		\$630.00
		<i>pd ck 1002 6/13/25 -200.00</i>
		<i>pd ck 1005 7/10/25 -170.00</i>
		<i>balance due 260.00</i>

EDWARD J. WALSH

and ASSOCIATES

CERTIFIED PUBLIC ACCOUNTANTS

Established 1932

Moody National Bank Tower · Suite 602
Post Office Box 538 · Galveston, Texas 77553 · (409) 763-4626

EDWARD J. WALSH, JR., CPA
EDWARD J. WALSH, III, CPA, CFE
KEVIN C. WALSH, CPA

EDWARD J. WALSH, SR., CPA (1901-1960)

*Members of American Institute and Texas
Society of Certified Public Accountants*

*Association of Certified
Fraud Examiners*

Galveston Housing Finance Corporation
Development Services Department
Michele Hay, Economic Dev. Coordinator
P.O. Box 779
Galveston, TX 77553

Invoice

Invoice # 24607

7/24/2025

Accounting & tax services rendered in:

900.00

Posting and adjusting financial records from April 1, 2025 to June 30, 2025

Reconciliation of bank and investment accounts, discussions with bank concerning account balances, interest rate, etc.

Preparation and posting of general ledger

Preparation of compilation financial reports

Discussions and emails with prior Board members and current and prior Treasurer, etc.

Discussions with City of Galveston Economic Development Coordinator Michelle Hay

Fee per agreement of \$300 per monthly accounting period

Total

\$900.00

EDWARD J. WALSH

and ASSOCIATES

CERTIFIED PUBLIC ACCOUNTANTS

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Society of Certified Public Accountants*

*Association of Certified
Fraud Examiners*

Galveston Property Finance Corporation
Development Services Department
Michele Hay, Economic Dev. Coordinator
P.O. Box 779
Galveston, TX 77553

Invoice

Invoice # 24608

7/24/2025

Accounting & tax services rendered in:

900.00

Posting and adjusting financial records from April 1, 2025 to June
30, 2025

Reconciliation of bank and investment accounts, discussions with
bank concerning account balances, interest rate, etc.

Preparation and posting of general ledger

Preparation of compilation financial reports

Discussions and emails with prior Board members and current and
prior Treasurer, etc.

Discussions with City of Galveston Economic Development
Coordinator Michelle Hay

Fee per agreement of \$300 per monthly accounting period

Total

\$900.00

3305 Northland Drive, Suite 312
Austin, Texas 78731

INVOICE 583



Galveston Housing Finance Corporation
2410 Ave Q 1/2
Galveston, Texas 77550
United States

Invoice # 583
Invoice Date 07/31/2025
Invoice Due 08/30/2025

Amount Due	\$ 0.00
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Transactions

Description	Amount
Membership Join - Issuer (through Dec 31, 2025) - 1 year - \$370.00	\$ 370.00

Payments

Description	Amount
Credit Card Payment - Mastercard 5643 on 07/31/2025	-\$ 370.00

Total Amount	\$ 370.00
Amount Paid	-\$ 370.00
Amount Due	\$ 0.00

If your dues are more than \$1,000.00, we ask that you please make a check payable to: TALHFA

NEW ADDRESS:
Texas Association of Local Housing Finance Agencies
3305 Northland Drive, Suite 312
Austin, Texas 78731

Or you may pay online with a credit card by logging in to your member account.

3305 Northland Drive, Suite 312
Austin, Texas 78731

INVOICE 588



Galveston Housing Finance Corporation
Cody Wright
2410 Ave Q 1/2
Galveston, Texas 77550
United States

Invoice # 588
Invoice Date 08/04/2025
Invoice Due 09/03/2025

Amount Due	\$ 0.00
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Transactions

Description	Amount
Jessica Randle: Registration Fee - Individual Registration - \$535.00	\$ 535.00

Payments

Description	Amount
Credit Card Payment - Mastercard 5643 on 08/04/2025	-\$ 535.00

Total Amount	\$ 535.00
Amount Paid	-\$ 535.00
Amount Due	\$ 0.00

If your dues are more than \$1,000.00, we ask that you please make a check payable to: TALHFA

NEW ADDRESS:
Texas Association of Local Housing Finance Agencies
3305 Northland Drive, Suite 312
Austin, Texas 78731

Or you may pay online with a credit card by logging in to your member account.