

MINUTES

GALVESTON CENTRAL APPRAISAL DISTRICT Regular Meeting of the Board of Directors June 11th, 2025

The regular meeting of the Galveston Central Appraisal District Board of Directors was held Wednesday, June 11th, 2025, at 9850 Emmett F. Lowry Expressway, Suite A, Texas City, Texas.

Members' Present: Donald Gartman
Chad Tressler
Scott Brast
Matt Doyle
Tom Farmer
Kathy Preston
Warren Clark

Members' Absent Will Pate
Cheryl E. Johnson, Tax Assessor Collector

Others present: Chief Appraiser Krystal L. McKinney, Executive Administrative Assistant Lauren Frame-Finney, Deputy Chief of Operations Katharine McGee, Chief Financial Officer Bertha Curry, Business Support Director Michelle Gilliand, General Counselor Marc Young, Paralegal Michelle Follis, Taxpayer Liaison Officer Norman Franzke, and ARB Chair Joseph Spencer.

1. OPEN SESSION

With a quorum present, Chairman, Donald Gartman called the meeting to order at 4:00 PM. He stated that the meeting had been duly called, and the public meeting notice was properly posted in accordance with the Open Meetings Act, Texas Government Code; Chapter 551. He asked the attendees to join in the Pledge to the Flag of the United States, followed by the Pledge to the Texas Flag.

2. Welcome Guests and Comments from the Public.

The chairman welcomed Mr. Manuel Areujo from Harris Govern and suspended the 3-minute rule. Mr. Areujo gave a quick presentation on the Harris Govern CAMA system. Mr. Doyle asked if we could ask for a request for proposal from all of the interested parties and the board not be a part of the process until voting on a company. General Counsel, Marc Young, stated the district will send out the request for proposal and the board moved onto the next agenda item.

3. Awards

a. Director of the Quarter

Katharine stated she was proud to present Michelle Gilliand as the Director of the Second Quarter. Michelle is the business support director, and her peers compliment her by saying she is approachable and gives honest advice. She brings a smile wherever she goes and is always respectful, helpful, professional and overall, a good leader. Michelle is currently facilitating our leadership training program and facilitates the new hires orientation.

b. Employee of the Month

Michelle stated the employee of the month is Paula Pagan, Paula has been with the district for 20 years and is the districts agent coordinator. Paula works diligently to ensure agents are coded correctly and the groups are scheduled seamlessly. She maintains a positive attitude and goes above and beyond to help wherever needed.

4. Review and Consider Approval of the Minutes from the May 14th, 2025, Regular Meeting.

Mr. Tressler **MOVED** to approve the May 14th, 2025, minutes as is. Mr. Doyle **SECONDED** the motion. The Motion **PASSED UNANIMOUSLY**.

5. Discussion of Appraisal Review Board Selection Process and Timeline.

Ms. Preston stated she would like the board to consider if we have any positions expiring at the end of the year or if we are going to vote in new ARB members for 2026 then the board develops a process to advertise and interview well in advance for the positions. General Counsel, Marc Young, stated what he hears being requested is for a timeline, budgetary support for advertising, and to come back with a proposal for the board to adopt to promote the selection of the ARB.

6. CLOSED EXECUTIVE SESSION

The Chairman stated we did not need to go into a closed session and moved onto Item 8.

7. RECONVENED IN OPEN SESSION

The board did not need to reconvene as we did not go into a closed session.

8. Review and Consideration of Amendment to 2025 budget to address Capital Outlay.

Bertha stated during the annual audit it was mentioned that we had excess funds in the amount of \$214,000 and the district is asking that we do not refund the excess funds to the entities as we normally would and use it to pay for capital outlay expenses such as the document scanning and other office needs, this will increase the amount of Capital Outlay only as it will go from \$400,000 to \$614,000.

Mr. Tressler **MOVED** to approve the resolution to amend the 2025 Budget. Mr. Brast **SECONDED** the motion. The Motion **PASSED UNANIMOUSLY**.

9. Review and Consider Approval of the Financial Report for the period ending May 31st, 2025.

Mr. Tressler **MOVED** to approve the Financial Report as is. Mr. Brast **SECONDED** the motion. The Motion **PASSED UNANIMOUSLY**.

10. Review and Consider Report of the Taxpayer Liaison Officer.

Mr. Franzke stated that for the month of May he had 16 contacts; 3 were compliments and 1.5 was a complaint that started out as a complaint and transitioned into an inquiry. I had 1 contact that is still an ongoing situation from a Timothy Hied. The Chairman stated it was a detailed problem that goes back for a long period of time, and he requested that the board be brought up to date on why it happened and who was responsible.

11. Review and Consider Report of the Appraisal Review Board.

Mr. Spencer thanked the board for getting a full appraisal review board setup, all that was done in May was to gather the full board and get everyone sworn and ready to go for the protest hearings. 7 members' terms expire at the end of this year, so when putting together a plan, if there is anything I can do please let me know. Mr. Tressler stated that Mr. Spencer can be the leading edge of advertising for the board and make sure the arb members stick around.

12. Review and Consider the General Counsel Report

General Counsel, Marc Young, stated that he has a 4-page letter that he wrote to Mr. Heid once it was elevated to his attention and a copy will be sent to the board after the meeting. To summarize the letter Marc read a line from the letter stating, as a preliminary matter GCAD disputes and denies your assertions to characterizations back to law. To get back to the report, we've only had 1 individual engage in disorderly conduct and he has been criminally trespassed and is not allowed in the building.

13. Review and Consider the Assistant Chief of Operations Report.

Assistant Chief, Katharine McGee, stated 70,000 protests have been received, most of these are residential. We have a July 25th deadline to certify an estimate of value of at least 95%. I have included in my report a list of the 89th legislative session bills that were sent to the governor, HB148 will pertain to the training and education of the board of directors. If this gets signed I will provide the information to you all at the next meeting. The ARB will need to have a representative that is an attorney that is not representing the ARB, so there will be some additional training and increased costs to the ARB budget.

14. Receive, review, consider, and/or action Chief Appraisers' Report.

Chief McKinney stated that the board has the Supp #11 25.25b's in their binders, this just has to be reported to the board and does not need any action. An excel sheet with the 2024 preliminary certification values and reduction loss from each supplemental roll was passed out to the board members for their records.

15. Comments from the Board of Directors

The board had no comments at this time.

16. Correspondence

There is no correspondence at this time.

17. Set Date of Budget Workshop, Public Hearing and Regular Meeting.

Workshop: Wednesday, August 13th, 2025, at 2:30 p.m.

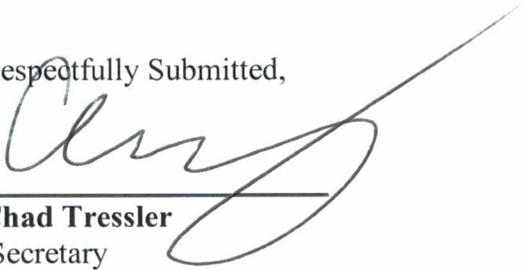
Public Hearing: Wednesday, August 13th, 2025, at 3:45 p.m.

Regular Meeting: Wednesday, August 13th, 2025, at 4:00 p.m.

18. Adjournment

The regular business meeting of the Galveston Central Appraisal District Board of Directors was adjourned, Wednesday, June 11th, 2025, at 5:11PM.

Respectfully Submitted,



Chad Tressler
Secretary

Approved:



Donald Gartman
Chairman