

AMENDED MINUTES

GALVESTON CENTRAL APPRAISAL DISTRICT Regular Meeting of the Board of Directors September 10th, 2025

The regular meeting of the Galveston Central Appraisal District Board of Directors was held Wednesday, September 10th, 2025, at 9850 Emmett F. Lowry Expressway, Suite A, Texas City, Texas.

Members present: Don Gartman
Tom Farmer
Cheryl E. Johnson
Matt Doyle
Scott Brast
Kathy Preston
Warren Clark
Will Pate

Members Absent: Chad Tressler

Staff in Attendance: Chief Appraiser Krystal L. McKinney, Executive Assistant Lauren Frame-Finney, Assistant Chief Katharine McGee, Chief Financial Officer Bertha Curry, Director of Business Support Michelle Gilliland, General Counsel Marc Young, Paralegal Michelle Follis, ARB Chairman Joseph Spencer, Taxpayer Liaison Officer Norman Franzke and Agriculture Auxiliary board member John Kupsa.

Guests in Attendance: Property Owner Timothy Heid and Matthew McKinney

1. Open Session – Meeting called to order at 4:00 PM with quorum present.

2. Public Comments – None.

3. Awards – Director of 3rd Quarter will be discussed at next meeting, Samantha Dudley recognized as Employee of the Month.

4. Resolution 2025-5 – amount left of \$214,000 from 2024 budget, sent out notice to entities on August 8th, 2025, to roll left over amount into the 2025 capital outlay to use for other line items; entities have 30 days to let district know if do not agree with, have not received anything as of meeting date. Mr. Brast **MOVED** to approve the Resolution 2025-5. Mr. Farmer **SECONDED** the motion. The **MOTION PASSED, 8 in favor and Mrs. Johnson opposed.**

5. Workshop/Public Hearing Minutes – Mrs. Johnson asked to amend the workshop minutes chief section to include a revised summary with better language, Ms. Preston asked to amend the board comments and take out the word publicly after difficult to justify and the Chairman stated the attendance needed to include Mr. Doyle and Mr. Brast as they were present. Mrs. Johnson **MOVED** to approve the amended workshop and public hearing minutes. Mr. Farmer **SECONDED** the motion. The Motion **PASSED UNANIMOUSLY.**

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6. Regular Meeting Minutes – Mr. Brast asked to amend and include himself and Mr. Doyle in the attendance. Mr. Doyle **MOVED** to approve the amended regular meeting minutes. Mr. Brast **SECONDED** the motion. The Motion **PASSED UNANIMOUSLY**.

7. Financial Reports – Mr. Pate asked to get some metrics that measure the financial performance periodically. Mr. Brast **MOVED** to approve the Financial Reports for the period ending August 31st, 2025. Mr. Pate **SECONDED** the motion. The Motion **PASSED UNANIMOUSLY**.

8. ARB Report – August; 1,359 formal protests heard. Ms. Preston asked for year-to-date number of days the ARB is in the office. Chief McKinney stated 2024; ARB was in the office 64 times and in 2025; 59 times in office. Mr. Spencer stated District has been very supportive.

9. Taxpayer Liaison Officer Report – August; 8 contacts (2 complaints, 2 compliment, 2 inquiries, 2 feedback); nothing further.

10. General Counsel Report – 2024 litigation reduced to ~10 cases; 2 may end up in litigation; 2025 are still coming in. Outside Counsel has 4 open cases; 3 are at American National and 1 is at Greer Herz. No further comments.

11. Executive Session – Closed at 4:31PM; No action required.

12. Reconvened – Re-Opened at 5:03PM; Nothing to discuss.

13. Assistant Chief Appraiser Report – 7 bills passed in the 89th legislative session that affect the Board of Directors; 4,037 protests still open as of today; Appraisers in the field as of October 1st; Comptroller appraisers will be here next month to complete the Property Value Study (PVS) and the district will be hosting classes for USPAP, ethics 101/102.

14. Chief Appraiser Report – Approved FY 2026 Budget copies for the board to pick up after the meeting, nothing further to discuss.

15. Board Comments –

- Preston: 2026 ARB hiring process; gave board written timeline to be prepared to hire ARB; Ms. Frame-Finney stated the district has 11 ARB slots that will need to be filled for the 2026-2027 term, and we have 10 eligible for a re-appointment; Ad was placed in Galveston Daily News; sent to all taxing entities to post at their offices and posted on all of our social networks as well as here at the district. The Chairman asked that the ad be sent to all the board members to get the word out; keep ad-hoc

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committee from beginning of year to conduct interviews, suggested that the board or the TPLO reach out to Mr. Spencer to begin the process, so that the CAD is not involved in the hiring.

- Johnson: Salary analysis passed out to board members and the chief appraiser that was gathered from multiple competitive offices including tax offices and CADs.

16. Correspondence – None.

17. Next Meeting – October 08th, 2025, at 4:00 PM.

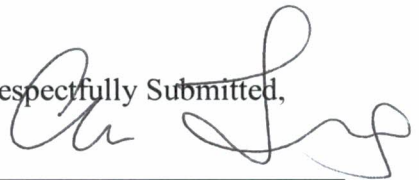
18. Adjournment – 5:19 PM

Approved,



Donald Gartman
Chairman

Respectfully Submitted,



Chad Tressler
Secretary