MINUTES

GALVESTON CENTRAL APPRAISAL DISTRICT
Regular Meeting of the Board of Directors
July 8th, 2026

The regular meeting of the Galveston Central Appraisal District Board of Directors was held Wednesday, July 8th, 2026, at 9850 Emmett F. Lowry Expressway, Suite A, Texas City, Texas.

Members present:	Members Absent:
Don Gartman	Kathy Preston
Chad Tressler	Warren Clark
Scott Brast	Cheryl E. Johnson
Will Pate	
Tom Farmer	
Matt Doyle @ 4:10PM	

GCAD Staff in Attendance: Chief Appraiser Krystal L. McKinney, Deputy Chief Appraiser Michael Stephenson, Executive Assistants Lauren Frame-Finney and Michelle Follis, Chief Financial Officer Bertha Curry, Human Resource Director Andrew Saul, General Counsel Marc Young, Paralegal Debbie Hudnall, Mapping Director Anna Garrett, Taxpayer Liaison Officer Norman Franzke

Guests Attending: Galveston Property Owners Timothy Heid and Matt McKinney and Elisa Fortini Family

1. OPEN SESSION
Meeting called to order at 4:00 PM with quorum present.

2. PUBLIC COMMENTS
a. Comments from the Public.
Guests were welcomed. No person had registered to address the Board, and no public comments were received

3. Awards
a. Director of the Second Quarter - Andrew Saul, Director of Human Resources, recognized Anna Garrett, Mapping Director, for her hard work, willingness to assist others, and service to taxpayers.

b. Employee of the Month - July. Mr. Saul recognized Samantha Dudley of the Agent Support Group for her hard work, thoroughness, efficiency, and dedication.

4. Action Items
4a. Review and Consider Resolution 2026-05; Recognizing the Service of Elisa "Lisa" Maria Fortini.
The Board recognized Ms. Fortini's faithful service and extended condolences to her family, friends, and coworkers.
Mr. Tressler MOVED to approve the resolution 2026-05. Dr. Pate SECONDED the motion. The Motion PASSED UNANIMOUSLY, a signed copy was presented to the family.

4b. Review and Consider Approval of Minutes from June 10th, 2026, Regular Meeting.
Mr. Farmer MOVED to approve the minutes as is. Mr. Brast SECONDED the motion. The Motion PASSED UNANIMOUSLY.

4c. Review and Consider Approval of the Financial Report for the Period Ending June 30,2026.
Mr. Tressler MOVED to approve the Financial Report. Dr. Pate SECONDED the motion. The Motion PASSED UNANIMOUSLY.

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4d. Review and Consider Report of the Appraisal Review Board for the Month of July 2026.
The Board received the written Appraisal Review Board report. The ARB Chair, Joseph Spencer, was unavailable due to ARB hearings. No action was taken.

4e. Review and Consider Report of the Taxpayer Liaison Officer for the Month of July 2026.
The Taxpayer Liaison Officer reported 13 June contacts, 2 continued matters, 1 pending procedural complaint, and one resolved matter. No action was taken.

4f. Review and Consider the Deputy Chief Appraiser's Report.
The Deputy Chief Appraiser reported 71,518 protests, with 58,753 settled (approximately 82%), and 12,187 formal ARB decisions during June. Five ARB panels remained at full capacity. Certification was scheduled for July 17, and the 2026-2027 Reappraisal Plan was expected to be presented around September 15. No action was taken.

4g. Review and Consider the Chief Appraiser's Report.
The Chief Appraiser reported that scheduled hearings were projected to leave the District approximately 0.35 percent, or $265 million, below the 95 percent certification threshold. She reviewed value changes, extensive staff and ARB hours, and the unprecedented protest-hearing volume. The Board discussed additional space, ARB members, appraisal staff, and an end-of-season review to prepare for future seasons. No action was taken.

4h. Review and Consider the General Counsel's Report for the Month of July 2026.
General Counsel reported recent dismissals, new lawsuits, and an anticipated increase in 2026 litigation. Arbitration was noted as a potentially less costly option for applicable residential matters. No action was taken.

5. Closed Executive Session
At 4:22 p.m. Chairman Gartman announced the Board would recess into Closed Executive Session pursuant to Texas Government Code §§551.071 and 551.074.

i. In accordance with the Open Meetings Act, Texas Government Code Section § 551.071, attorney-client communication regarding pending litigation, contemplated litigation, and
(2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

ii. In accordance with the Texas Open Meetings Act, the Texas Government Code of Section 551.074, the Board may enter an executive session to discuss any issues related to any specific employee, officer, and/or Board Member.

6. Reconvene in Open Session
At 5:03PM The Board reconvened in Open Session.

7. Action on Closed Executive Session Items
Chairman Gartman announced that there was no action to take on matters discussed in Closed Executive Session.

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8. Additional Action Items
a. None
No additional action items were presented.

9. Comments from the Board of Directors
No additional comments were offered by the Board of Directors.

10. Correspondence
No additional correspondence was presented.

11. Date of Next Regular Meeting
The following meetings were announced:

i. *Workshop: Wednesday, August 12th, 2026, at 3:00PM.*
ii. *Public Hearing: Wednesday, August 12th, 2026, at 3:30PM.*
iii. *Regular Meeting: Wednesday, August 12th, 2026, at 4:00M.*

12. Adjournment
There being no further business, the meeting was adjourned at 5:04 PM.

Respectfully Submitted,

Chad Tressler

Board Secretary

Approved,

Don Gartman

Donald Gartman

Chairman