

MINUTES

GALVESTON CENTRAL APPRAISAL DISTRICT Board of Directors Workshop August 12th, 2026

A workshop of the Galveston Central Appraisal District Board of Directors was held Wednesday, August 12th, 2026, at 9850 Emmett F. Lowry Expressway, Suite A, Texas City, Texas.

Members present:

Don Gartman
Chad Tressler
Scott Brast
Will Pate
Warren Clark
Kathy Preston
Cheryl E. Johnson
Matt Doyle [Came in at 3:05 PM]

Members Absent:

Tom Farmer

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, Strategic Communications & Information Services Director Michelle Gilliland, General Counsel Marc Young, Paralegal Debbie Hudnall Agriculture Advisory Board member John Kupsa and Taxpayer Liaison Officer Norman Franzke.

Guests Attending: Galveston Property Owner Timothy Heid.

1. OPEN SESSION

The workshop was called to order at 3:00 PM with quorum present. Notice was properly posted in accordance with the Texas Open Meetings Act, Texas Government Code Chapter 551.

2. Welcome Guests

Guests were welcomed.

3. Comments from the Public.

No person had registered to address the Board, and no public comments were received

4. Review, Discuss, and may make possible recommendations concerning and regarding Galveston Central Appraisal District's Proposed 2027 Operating Budget. No final action will be taken.

- (a) Chief Appraiser McKinney and staff presented the proposed 2027 Operating Budget of \$9,913,025, an increase of \$325,254, or 3.39%, over the 2026 adopted budget.
- (b) **CAMA System and Reserves**
The Board discussed costs associated with the new CAMA system, including approximately \$275,000 in annual maintenance and \$115,000 reserved to operate the legacy system during the transition. Staff advised that the new system consolidates several existing services and is expected to improve efficiency. The Board requested that the unrestricted fund balance be shown separately from capital expenditure reserves.
- (c) **Staffing and Salaries**
The proposed budget included two entry-level appraiser positions for land and real property. Staff stated the positions would be funded through salary reallocations from departed higher-paid employees. The Board discussed merit increases, employee retention, career advancement opportunities, and the need for staff to address aerial-imagery exception reports and increased protest activity.
- (d) **Technology and Space Planning**

MINUTES

GALVESTON CENTRAL APPRAISAL DISTRICT

Board of Directors Workshop

August 12th, 2026

(e) The Board discussed expected technology efficiencies, continued county growth, fieldwork using mobile devices, ARB staffing demands, and office-space limitations. The Board also discussed possible additional space, including space associated with the county annex or health district.

(f) **Other Discussion**

The Board discussed ARB alternate-member needs and encouraged continued consideration of qualified applicants. The Board took no final action during the Workshop.

5. ADJOURNMENT

There being no further business, the Workshop was adjourned at 3:27PM.

Respectfully Submitted,



Chad Tressler
Board Secretary

Approved,



Donald Gartman
Chairman

MINUTES

GALVESTON CENTRAL APPRAISAL DISTRICT

Regular Meeting of the Board of Directors

August 12th, 2026

The regular meeting of the Galveston Central Appraisal District Board of Directors was held Wednesday, August 12th, 2026, at 9850 Emmett F. Lowry Expressway, Suite A, Texas City, Texas.

Members present:

Don Gartman
Chad Tressler
Scott Brast
Will Pate
Warren Clark
Kathy Preston
Cheryl E. Johnson
Matt Doyle

Members Absent:

Tom Farmer

GCAD Staff in Attendance: Chief Appraiser Krystal L. McKinney, Deputy Chief Appraiser Michael Stephenson, Executive Assistants Lauren Frame-Finney, Michelle Follis, Chief Financial Officer Bertha Curry, Strategic Business Director Michelle Gilliland, Director of Human Resources Andrew Saul, General Counsel Marc Young, Paralegal Debbie Hudnall, Taxpayer Liaison Officer Norman Franzke, and Appraisal Review Board Chairman Joseph Spencer.

Guests Attending: Galveston Property Owners Timothy Heid, Matt McKinney and Property Agent Tommy Watson.

1. OPEN SESSION

Chairman Gartman called the meeting to order at 4:00 PM. A quorum was present, and notice was properly posted in accordance with the Texas Open Meetings Act, Texas Government Code Chapter 551. The pledges to the United States and Texas flags were recited.

2. WELCOME GUESTS AND PUBLIC COMMENTS

Guests were welcomed. No public comments were received.

3. AWARDS

a. Employee of the Month – August

The Board recognized Elizabeth Weldon of the Property Owner Assistance Department for her punctuality, professionalism, diligence in assisting property owners, and support during staff absences.

4. ACTION ITEMS

a) Review and Consider Approval of Minutes from July 8th, 2026, Regular Meeting.

Mrs. Johnson MOVED to approve the minutes as is. Mr. Tressler SECONDED the motion. The Motion PASSED UNANIMOUSLY.

b) Review and Consider Approval of the Financial Report for the Period Ending July 31st, 2026.

Mrs. Johnson MOVED to approve the Financial Report. Mr. Tressler SECONDED the motion. The Motion PASSED UNANIMOUSLY.

c) Review and Consider Report of the Appraisal Review Board for the Month of July 2026

ARB Chairman Joseph Spencer reported that approximately 7,800 protests were reviewed during July and that the District certified with less than 5% of total appraised value under ARB review. He thanked District staff and ARB members for their work during the protest season.

d) Review and Consider Report of the Taxpayer Liaison Officer for the Month of July 2026

Mr. Franzke reported five July contacts. Four required no TLO action. One feedback document was provided to the Board, and the complaint pending since May 31st was completed. He advised that the contact list would be revised to clarify matters requiring no TLO action.

e) Review and Consider the Deputy Chief Appraiser's Report

Deputy Chief Appraiser Stephenson reported that the District certified with 4.45% of assessed value under ARB review, the first time in District history to certify at that level. Approximately 7,400 protests and \$2.6 billion in net taxable value remained under review. Three ARB panels will continue through September. Appraisal departments have begun field reviews, audits, and aerial-imagery review. The 2026–2027 Reappraisal Plan must be adopted by September 15th and was expected to be presented at the next meeting.

f) Review and Consider the Chief Appraiser's Report

Chief Appraiser McKinney presented the latest Texas Tax Code §25.25(b) reports and advised that no Board action was required. She also announced that the Houston Chronicle recognized GCAD as a 2026 Best Place to Work, following the District's recognition in 2024 and 2025.

g) Review and Consider the General Counsel's Report for the Month of July 2026

General Counsel Marc Young reported more than 120 lawsuits filed and approximately 80 to 90 served, representing a higher-than-normal pace. Three matters remained from 2025, along with two 2024 cases. Counsel advised that matters would be resolved through settlement when appropriate.

h) Discuss, Consider, and Take Possible Action to Approve and Adopt the Proposed 2027 Operating Budget

Mr. Tressler MOVED to approve the 2027 Operating Budget as discussed during the Workshop. Mr. Doyle SECONDED the motion. The Motion PASSED UNANIMOUSLY.

5. CLOSED EXECUTIVE SESSION

At 4:14 PM, Chairman Gartman announced that the Board would recess into Closed Executive Session pursuant to Texas Government Code §§551.071 and 551.074.

- (i) Attorney-client communication regarding pending or contemplated litigation and matters in which the attorney's duty under the Texas Disciplinary Rules of Professional Conduct conflicts with Chapter 551.
- (ii) Discussion of matters related to a specific employee, officer, and/or Board Member.
- (iii) Deliberation regarding the appointment of Appraisal Review Board Members and/or Appraisal Review Board Auxiliary Members.

6. RECONVENE IN OPEN SESSION

At 4:54 PM, the Board reconvened in Open Session.

7. CONSIDERATION AND ACTION ON ANY ITEM DISCUSSED DURING CLOSED EXECUTIVE SESSION

Mr. Tressler MOVED to direct the General Counsel to prepare a resolution regarding the complaints of Timothy Heid for consideration and possible approval at the next Board meeting. Mr. Doyle SECONDED the motion. The Motion PASSED UNANIMOUSLY.

8. ADDITIONAL ACTION ITEMS

(a) Review and Consider Discussion Regarding Meeting Dates and Times

The Board discussed reducing or consolidating meetings during months with limited required business while maintaining sufficient meetings for statutory deadlines, ARB appointments, and public transparency. The Board agreed to retain the existing meeting day and time. The Chief Appraiser will review statutory requirements, identify months that may be omitted, and circulate a proposed schedule for future consideration. No final action was taken.

9. COMMENTS FROM THE BOARD OF DIRECTORS

Dr. Pate, Mr. Clark, and Mrs. Johnson thanked GCAD staff for a clear and well-organized budget process and recognized the work completed during the appraisal and protest season.

10. CORRESPONDENCE

There was no correspondence to report.

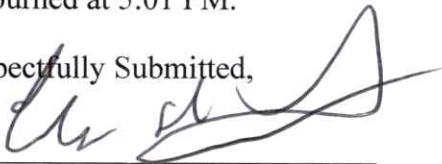
11. SET DATE OF NEXT REGULAR MEETING

The next regular meeting was scheduled for Wednesday, September 9th, 2026, at 4:00 PM.

12. ADJOURNMENT

A motion was made to adjourn. There being no further business, the meeting was adjourned at 5:01 PM.

Respectfully Submitted,



Chad Tressler
Board Secretary

Approved,



Donald Gartman
Chairman