

Nueces County Appraisal District
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**MEETING OF THE BOARD OF DIRECTORS
NUECES COUNTY APPRAISAL DISTRICT**

The Board of Directors held a special meeting on Wednesday, May 15, 2025.

INVOCATION

Debra Morin led invocation.

PLEDGE OF ALLEGIANCE

Mr. Kieschnick led the Pledge of Allegiance.

ROLL CALL OF THE BOARD OF DIRECTORS

DIRECTORS:

Kevin Kieschnick, Chair	<u>Present</u>
Deven Bhakta, Vice-Chair	<u>Present</u>
Susie Sullivan, Secretary	<u>Present</u>
Ed Bennett	<u>Present*</u>
Caitlin Chupe	<u>Present</u>
John Cudd	<u>Present</u>
DeeAnna Heavilin	<u>Present</u>
Gabriele Hilpold	<u>Present</u>
James Magill	<u>Present</u>

NON-DIRECTORS:

Debra Morin, Interim Chief Appraiser	<u>Present</u>
Leticia Roberts, Asst. Chief Appraiser	<u>Present</u>
Melissa Vela, Attorney	<u>Present</u>
Terri Noack, TLO	<u>Present</u>

****Mr. Bennett attended the meeting remotely.***

CALL TO ORDER & DETERMINATION OF A QUORUM

The meeting of the Board of Directors of the Nueces County Appraisal District will be called to order at 10:06 am. A quorum was present, a notice properly posted in accordance with the Texas Open Meetings Act, Texas Government Code 551 and that any conflict-of-interest affidavits have been received and placed on file as required by law.

PUBLIC COMMENT.

Ms. Robin Sanders is concerned because the Appraisal District has her property appraised at a high value. She lives in a blighted area, and the value of her property keeps going up. She stated that homes in the area could be nice starter homes, but with the value going up and the area being blighted, no one would want to buy in that area.

Ms. Susie Saldana addressed the board and expressed her concerns regarding how they treated Mr. Canales. She emphasized that he was an excellent Tax Assessor and made significant contributions to the Appraisal District. She believed that whatever issues the board had with him were not serious enough to justify having him escorted out of the building. Although she does not regularly attend the meetings, Ms. Saldana stated that she stays informed about the situation through community discussions. She urged the board to reconsider any plans to make changes, insisting that there is nothing that needs to be cleaned up. Ms. Saldana insisted that Mr. Canales should not be removed until a thorough and proper investigation is completed, conducted for valid reasons.

DISCUSSION AND/OR ACTION, CONSENT AGENDA.

- a) Approval of the Minutes for April 19, 2025, Regular Meeting.
- b) Approval of the April 2025 Disbursements.
- c) Receipt of June 2025 Litigation Report.

No discussion on the consent agenda. Motion was made by Ms. Sullivan and Mr. Cudd second. Motion passed.

TAXPAYER LIAISON OFFICER'S REPORT.

Ms. Noack reported that there were no comments, suggestions, or complaints. However, she noted that the third floor is particularly busy, as they are still handling protests and conducting hearings. Ms. Noack also mentioned that two members of the ARB have resigned, which has increased the number of auxiliary vacancies to four. In response, Mr. Tiller, the ARB chair, asked Ms. Noack to recruit more applicants. She has begun advertising the openings and hopes to have some applications by the June meeting to select new auxiliary members.

DISCUSSION AND/OR ACTION TO APPROVE MARCH 2025 DISBURSEMENTS.

Ms. Vera, the Director of Administration, presented a spreadsheet detailing the delivery dates, invoice dates, and amounts. The spreadsheet also included the amount paid by credit card, the

amount paid in cash, the date money was withdrawn, and the total amount in petty cash. Mr. Kieschnick inquired about the high fuel charges, especially since the move was from Caranachua to Chaparral. Ms. Vera stated that we are not sure how they give an estimate of the fuel charges. Ms. Vera said we would obtain quotes for future transport to ensure better pricing. Mr. Cudd asked where quotes should be requested at the breakoff point, emphasizing that obtaining quotes will maintain transparency for everyone involved. Ms. Heavilin made a motion to approve the disbursements for March 2025, which Ms. Hilpold seconded. The motion carried.

DISCUSSION AND/OR ACTION RELATED TO THE APPROVAL OF THE APPRAISAL DISTRICT'S 1ST QUARTER 2025 INVESTMENT REPORT.

Ms. Vera reported on the first quarter investment report. The quarter earned a 3.03% return on investment versus the benchmark of 4.21%. The district collateralized all the balances per investment policy requirements, and earnings on district funds total \$54,426 that goes into investee in TexPool. Ms. Hilpold asked if the district could invest outside with other institutions. Ms. Vera said no. The motion was made by Ms. Hilpold and second by Mr. Magill. Motion passes.

EXECUTIVE SESSION: PUBLIC NOTICE is given that the Board of Directors may elect to go into Executive Session anytime during the meeting to discuss matters listed anywhere on the Agenda, when authorized by the Open Meetings Act, Chapter 551 of the Texas Government Code. Should the Board of Directors elect to go into Executive Session, the section or sections of the Open Meetings Act authorizing the Executive Session will be publicly announced by the presiding officer. Upon completion of the Executive Session, the Board of Directors may take such action as appropriate in an open session.

The Board of Directors went into the executive session at 10:28 am.

The Board of Directors went into an open session at 11:19 am.

DISCUSSION AND/OR ACTION RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION

No action taken.

DISCUSSION AND/OR ACTION REGARDING UPDATING AUTHORIZED USER(S) FOR TEXPOOL.

Ms. Vera is requesting that the board authorize updates to the TexPool users. Specifically, she is asking to remove Ronnie Canales and Angela Jackson and add Debra Morin and Irma Vera. Mr. Bhakta made a motion to approve this request, which was seconded by Ms. Sullivan. The motion passed.

DISCUSSION AND/OR ACTION RELATED TO THE AUCTION OF VEHICLES.

Ms. Vera stated that the board had previously approved the auction of four vehicles and is now requesting authorization to auction four additional ones. All these vehicles are 2010 Fords and are parked in a different lot that has been vandalized and is no longer operational. Ms. Sullivan made a motion to auction the vehicles, which was seconded by Ms. Hilpold. The motion passed.

DISCUSSION AND/OR ACTION RELATED TO VENDOR PAYMENT FOR 2024 HOMESTEAD AUDIT.

Ms. Vera indicated that on December 11, 2024, the board approved the allocation of funds for the homestead audit related to GASB 54. Although the money was not included as a line item in the 2024 budget, it was originally assigned back in December 2023 and reallocated in December 2024. Ms. Vera informed the board that the funds are available, and the invoice has been paid. Mr. Kieschnick requested a motion for ratification. Mr. Cudd made the motion, and Mr. Bhakta seconded it. The motion carried.

DISCUSSION AND/OR ACTION TO RATIFY AGREEMENT WITH ESCUTIA WOODS PLLC FOR PROCUREMENT SERVICES.

Ms. Vera stated that the agreement has been signed. Motion made by Mr. Cudd to ratify the agreement and Ms. Sullivan seconded. Motion passed.

DISCUSSION ON STATUS OF REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL APPRAISAL SERVICES TO INCLUDE THE APPRAISAL OF MINERAL, UTILITY, AND INDUSTRIAL PROPERTIES.

Ms. Morin, the Interim Chief Appraiser, announced that our next meeting will focus on discussing the revised order, which was signed on January 8th. This order outlines the formation of a committee to determine who within the appraisal district would be most qualified to serve on it. The details of this committee will be addressed at the upcoming meeting. Additionally, we aim to have the Request for Qualifications (RFQ) issued by June and the selection process completed by July, setting a start date of September 1, 2026, for the appraisal year.

DISCUSSION OF 2026 BUDGET CALENDAR.

Ms. Vera presented the 2026 Budget calendar. Mr. Bhakta will not be able to attend the July 10th meeting. The board will consider moving the meeting to July 17th so all board members can attend; they will discuss it.

DISCUSSION AND/OR ACTION TO AMEND THE BOARD OF DIRECTORS POLICY MANUAL.

No recommendations from the board.

INTERIM CHIEF APPRAISER'S REPORT.

Ms. Morin reported that on April 1, a total of 146,203 appraisal notices were mailed out. Currently, there are 15,073 protests that have been filed. Of these, 6,272 are submitted online, while 8,081 properties have been protested in person. The commercial property notices were mailed out on April 11, Business Personal Property notices will be sent on June 20, and the notices for industrial and light industrial properties will be mailed on May 21. On April 30, the preliminary values were sent to the entities, along with additional information regarding the Corpus Christi Housing Authority property, Davis, and the new Bay. The community outreach mobile workshops were all held on Saturdays. The first workshop took place in Port Aransas on April 26, where thirty-two taxpayers attended, resulting in nineteen protests that were settled. The next workshop was in Robstown on May 3, attended by fifteen taxpayers, all of whom protested and settled. On May 10, the district opened to the public from 8:30 AM to 2:00 PM. A total of twenty-seven taxpayers attended, and thirty calls were received. Ms. Morin noted that although the numbers are not large overall, the cost and effort required to move the workshops are more cumbersome than simply having the office open. Legal will be attending the Ad Valorem Seminar from September 17 to 19 in San Antonio. The IAAO Conference scheduled for September 21 to 24 in Orlando, Florida, was canceled due to high costs. Instead, they will attend the TAAO conference from August 24 to 27 in Round Rock. The Financial Audit will be presented in July.


SUGGESTED ITEMS FOR THE NEXT REGULAR MEETING.

The Eagle View Contract will expire in September. The numbers show what it would cost to have the County appraised a third of the County.

ADJOURNMENT.

Ms. Hilpod motioned to adjourn the meeting, and Mr. Cudd seconded. The meeting adjourned at 11:39 am.

SIGNED:


Secretary