



*Nueces County Appraisal District
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Corpus Christi, Texas 78401-2503*

*Debra Morin, RPA, RTA, CCA
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**REGULAR MEETING – AUGUST 14, 2025
MINUTES OF THE BOARD OF DIRECTORS
NUECES COUNTY APPRAISAL DISTRICT**

The Board of Directors held a meeting on Thursday August 14, 2025 in the Board of Directors Room, 1st Floor, Nueces County Appraisal District office, 201 N. Chaparral, Corpus Christi, Texas 78401.

INVOCATION

Irene Lugo led the invocation.

PLEDGE OF ALLEGIANCE

Mr. Kieschnick led the Board of Directors with the Pledge of Allegiance to the United States and Texas Flags.

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>
Melissa Vela, Attorney	<u>Present</u>
Terri Noack, TLO	<u>Present</u>

**Mr. Bennett & Ms. Hilpold attended remotely.*

Also in attendance:

Irma Vera, Director of Administration

CALL TO ORDER & DETERMINATION OF A QUORUM

The meeting of the Board of Directors of the Nueces County Appraisal District was called to order by Chairman Kieschnick at 10:02 a.m. and a quorum was certified as present. No conflict of interests were disclosed.

PUBLIC COMMENT.

None.

DISCUSSION AND/OR ACTION, CONSENT AGENDA.

- a) Approval of the Minutes for July 17, 2025, Regular Meeting.
- b) Approval of July 2025 Disbursements.
- c) Receipt of August 2025 Litigation Report.

Motion was made by Ms. Sullivan to approve consent agenda and Mr. Cudd seconded the motion. Motion passed unanimously.

TAXPAYER LIAISON OFFICER'S REPORT.

Ms. Noack provided her report to the Board of Directors.

DISCUSSION AND/OR ACTION TO APPROVE SELECTION OF PROFESSIONAL APPRAISAL SERVICES PURSUANT TO THE REQUEST FOR QUALIFICATIONS (RFQ) PROFESSIONAL APPRAISAL SERVICES TO INCLUDE THE APPRAISAL OF MINERAL, UTILITY, INDUSTRIAL PROPERTIES AND REAL PROPERTY; AUTHORIZE INTERIM CHIEF TO EXECUTE CONTRACT(S).

Mr. Bhakta motioned to award the contract to Wardlaw Appraisal Group, and to authorize Interim Chief Appraiser to execute contract. Ms. Chupe seconded the motion. Motion passed unanimously.

DISCUSSION AND/OR ACTION RELATED TO THE 2ND QUARTER 2025 INVESTMENT REPORT.

The BOD received a presentation from Ms. Vera on the 2nd Quarter Investment Report. No action was taken.

DISCUSSION AND/OR ACTION TO APPROVE CONTRACT AND RELATED DOCUMENTS WITH DEX IMAGING, LLC FOR COPIER EQUIPMENT AND SERVICES; AUTHORIZE INTERIM CHIEF APPRAISER TO EXECUTE CONTRACT AND RELATED DOCUMENTS.

Ms. Sullivan motioned to approve the contract with Dex Imaging, and authorize Interim Chief Appraiser to execute contract and related documents. Mr. Cudd seconded the motion. Motion passed unanimously.

RECEIVE REPORT IDENTIFYING CURRENT APPRAISAL DISTRICT CONTRACTS.

The BOD received a report from Ms. Vera regarding the current appraisal district contracts. She will report to the BOD six months in advance of when a contract will expire. No action was taken.

Ms. Heavilin arrived at 10:27 a.m.

EXECUTIVE SESSION: PUBLIC NOTICE was given and the Board of Directors went into Executive Session to discuss matters listed on the agenda.

The Board of Directors went into the executive session at 10:27 a.m.

The Board of Directors reconvened in open session at 11:11 a.m.

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

No action was taken.

INTERIM CHIEF APPRAISER'S REPORT.

Ms. Morin reported on the following items:

- Certification of Appraisal Roll
- 38th Ad Valorem Legal Seminar
- TAAO 86th Annual Conference
- Building maintenance
- Parking lot and signage
- TLO evaluation
- Meeting minutes format

No action was taken.

SUGGESTED ITEMS FOR THE NEXT REGULAR MEETING.

None.

ADJOURNMENT

Mr. Cudd motioned to adjourn the meeting and Mr. Bhakta seconded the motion. The meeting adjourned at 11:27 a.m.

SIGNED:



Secretary