

*Nueces County Appraisal District
201 N. Chaparral, Ste. 206
Corpus Christi, Texas 78401-2503*

*Debra Morin, RPA, RTA, CCA
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**REGULAR MEETING- SEPTEMBER 11, 2025
MINUTES OF THE BOARD OF DIRECTORS
NUECES COUNTY APPRAISAL DISTRICT**

The Board of Directors held a meeting on Thursday September 11, 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>*Remote</u>
Caitlin Chupe	<u>Present</u>
John Cudd	<u>Present</u>
DeeAnna Heavilin	<u>Present</u>
Gabriele Hilpold	<u>Absent</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 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 August 14, 2025, Regular Meeting.
- b) Approval of August 2025 Disbursements.
- c) Receipt of September 2025 Litigation Report.
- d) Receipt of Statement of Expenditures as of August 31, 2025.

Motion was made by Mr. Cudd to approve consent agenda, and Ms. Sullivan 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 REGARDING ANNUAL EVALUATION OF TAXPAYER LIAISON OFFICER.

Mr. Bhakta made a motion to table the item for the next board meeting. Mr. Magill seconded. Motion passed.

RECEIVE UPDATE ON 2024 FINANCIAL AUDIT.

Mr. Cudd is moving to table item for next meeting. Mr. Bhakta seconded. Motion passed.

RECEIVE REPORT IDENTIFYING CURRENT APPRAISAL DISTRICT CONTRACTS.

Ms. Vera presented list of contracts that are coming up.

RECEIVE CHIEF APPRAISER RAMIRO "RONNIE" CANALES' LETTER OF RETIREMENT EFFECTIVE ON JANUARY 1, 2026.

Ms. Sullivan made a motion to accept Chief Appraiser Ramiro "Ronnie" Canales' letter of retirement. Ms. Chupe seconded the motion. It passed.

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 10:12 a.m.

The Board of Directors reconvened open session at 10:48 a.m.

Mr. Bennett attended remotely at 10:52 a.m.

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

No action was taken.

DISCUSSION AND/OR ACTION REGARDING PROCESS FOR REPLACING CHIEF APPRAISER.

Mr. Cudd made a motion to establish a committee to process the replacement of the Chief Appraiser and work in conjunction with the NCAD HR Specialist. Ms. Sullivan seconded. Motion passed unanimously.

INTERIM CHIEF APPRAISER'S REPORT.

Ms. Morin reported on the following items:

- TAAO 86th Annual Conference
- 38th Ad Valorem Legal Seminar
- Public Investment Funding Training
- Board Member Appointments
- Circuit Breaker expiration 2026
- Auction of office furniture.


SUGGESTED ITEMS FOR THE NEXT REGULAR MEETING.

None.

ADJOURNMENT.

Mr. Cudd motioned to adjourn the meeting and Ms. Heavilin seconded the motion. The meeting adjourned at 11:03 a.m.

SIGNED:


Secretary