



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

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**REGULAR MEETING MARCH 12, 2026
MINUTES OF THE BOARD OF DIRECTORS
NUECES COUNTY APPRAISAL DISTRICT**

The Board of Directors HELD A MEETING ON Thursday March 12, 2026, in the Board of Directors Room, 1st floor, Nueces County Appraisal District, 201 N Chaparral, Corpus Christi, Texas 78401.

1. INVOCATION.

Irene Lugo led the invocation.

2. PLEDGE OF ALLEGIANCE.

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

3. ROLL CALL OF THE BOARD OF DIRECTORS.

DIRECTORS:

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

NON-DIRECTORS:

Debra Morin, Chief Appraiser	<u>Present</u>
Jared Garcia, Deputy Chief Appraiser	<u>Present</u>
Melissa Vela, Attorney	<u>Present</u>
Brian McCabe, TLO	<u>Present</u>

Ms. Sullivan arrived at 9:04 a.m.

4. 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 Bhakta at 9:01 a.m. and a quorum was certified as present. No conflicts of interest were disclosed.

5. INTRODUCTION OF DEPUTY CHIEF APPRAISER.

Ms. Morin introduced Mr. Jared Garcia as the Deputy Chief Appraiser.

6. PUBLIC COMMENT.

None.

7. DISCUSSION AND/OR ACTION, CONSENT AGENDA.

- a) Approval of the Minutes for February 12, 2026, Regular Meeting.
- b) Approval of February 26 Disbursements.
- c) Receipt of March 2026 Litigation Report.
- d) Receipt of Expenditures as of February 28, 2026.

Ms. Hilpod moved to approve the consent agenda, and Mr. Magill seconded the motion. Motion passed.

8. TAXPAYER LIAISON OFFICER'S REPORT.

Mr. McCabe presented his report to the Board of Directors.

9. DISCUSSION AND/OR ACTION REGARDING BID PROCESS FOR APPLICATIONS FOR THE APPRAISAL DEPOSITORY; ADOPT AN ORDER DELEGATING EVALUATION AUTHORITY TO A SELECTION COMMITTEE.

Mr. Bennett moved to appoint a selection committee for the bank depository, and Mr. Cudd seconded the motion. The motion passed.

10. DISCUSSION AND/OR ACTION TO AMEND GASB 54/DESIGNATION OF FUNDS.

Ms. Chupe moved to amend the GASB 54 designation of funds, and Ms. Sullivan seconded the motion. The motion passed.

11. PRESENTATION OF 2025 NCAD ANNUAL REPORT.

Ms. Morin presented the 2025 Annual Report to the Board of Directors.

12. RECEIVE REPORT IDENTIFYING CURRENT APPRAISAL DISTRICT CONTRACTS.

Ms. Williams reported that the bank depository contract is currently out for bids and that the Microsoft 365 license operates on a subscription basis. She also noted that the district is exploring the possibility of not renewing the custodial contract or soliciting new bids, and instead considering the use of part-time, on-site custodial staff. Additional information will be provided at the April meeting.

13. 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 the 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.

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

None.

15. CHIEF APPRAISER'S REPORT.

Ms. Morin reported on the following items:


- Update – TAAD 45th Annual Conference, February 22-25, 2026, Austin, Texas.
- Update – Selection of ARB Administrator.
- Update – TML insurance rates.
- Next board meeting date: April 9, 2026, at 9:00 a.m.

16. SUGGESTED ITEMS FOR THE NEXT REGULAR MEETING.

None.

17. ADJOURNMENT.

SIGNED:


Secretary