



Nueces Central Appraisal District

Debra D. Morin, RPA, RTA, CCA, CTA
Chief Appraiser

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NOTE NEW MEETING DAY AND TIME

RECEIVED

AGENDA OF THE BOARD OF DIRECTORS NUECES CENTRAL APPRAISAL DISTRICT

MAY 08 2026

KARA SANDS
CLERK OF THE COUNTY COURT
NUECES COUNTY, TEXAS

The Board of Directors of the Nueces Central Appraisal District will hold a Regular Meeting at 9:00 a.m. on Thursday May 14, 2026, in the Board of Directors Room, 1st Floor, Nueces Central Appraisal District office, 201 N. Chaparral, Corpus Christi, Texas 78401. Up to four (4) members may participate remotely. The meeting will also be live streamed. Go to <http://www.nuecescad.net/Board-of-Directors-Agendas-and-Minutes> and click under "Livestream" for this meeting.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact Irene Lugo at (361) 881-9978 at least 48 hours in advance so that appropriate arrangements can be made.

Personas incapacitadas que desean atender esta junta favor de llamar a Irene Lugo a las menos 48 horas de antemano a (361) 881-9978 para hacer los apropiados arreglos.

Persons addressing the Board under the visitor's/audience comments and questions (Public Comment) portion of the meeting should limit their comments to a maximum of three (3) minutes, except that persons addressing the Board through a translator shall limit their comments to six (6) minutes.

Please be advised that during "Public Comment" the Open Meetings Act prohibits the Board of Directors from responding and discussing your comments at length. The law only authorizes them to do the following:

- a) **make a statement of factual information, and or**
- b) **recite an existing policy in response to the inquiry, and or**
- c) **advise the entity that this subject will be placed on the agenda at a later date, and or**
- d) **receive information.**

No board member, staff person or members of the audience shall berate, embarrass, accuse or show any personal disrespect for any member of the staff, board members or public at any board meeting. This policy is not meant to restrain a citizen's first amendment rights.

PUBLIC NOTICE is given that the Nueces Central Appraisal District Board of Directors may go into a closed meeting (executive session) at any time during the meeting in order to discuss matters listed on the agenda, when authorized by the provisions of the Texas Government Code. In the event the board elects to go into a closed meeting (executive session) regarding any agenda item, the section or sections of the Open Meetings Act authorizing the closed meeting (executive session) will be publicly announced by the presiding officer.

The subjects listed below will be the items upon which formal action may be taken. The subjects do not have to be taken in the order listed here but may be brought up in any order at the discretion of the board.

- 1. INVOCATION.
- 2. PLEDGE OF ALLEGIANCE.
- 3. ROLL CALL OF THE BOARD OF DIRECTORS.

DIRECTORS:

Deven Bhakta, Chair _____
 Caitlin Chupe, Vice-Chair _____
 Susie Sullivan, Secretary _____
 Ed Bennett _____
 John Cudd _____
 DeeAnna Heavlin _____
 Gabriele Hilpold _____
 Kevin Kieschnick, Ex Officio _____
 James Magill _____

NON-DIRECTORS:

Debra Morin, Chief Appraiser _____
 Jared Garcia, Deputy Chief Appraiser _____
 Melissa Vela, Attorney _____
 Brian McCabe, TLO _____

- 4. CALL TO ORDER & DETERMINATION OF A QUORUM.

The meeting of the Board of Directors of the Nueces Central Appraisal District will be called to order and let the record show that a quorum of the Board Members are present; that this meeting has been duly called; and that notice of this meeting has been 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.

- 5. PUBLIC COMMENT.
- 6. DISCUSSION AND/OR ACTION, CONSENT AGENDA.

- a) Approval of the Minutes for April 9, 2026, Regular Meeting.
- b) Approval of April 2026 Disbursements.
- c) Receipt of May 2026 Litigation Report.
- d) Receipt of Expenditures as of April 30, 2026.

- 7. TAXPAYER LIAISON OFFICER’S REPORT.
- 8. DISCUSSION AND/OR ACTION TO APPROVE ORDER DESIGNATING APPRAISAL REVIEW BOARD MEMBERS AND/OR AUXILIARY APPRAISAL REVIEW BOARD MEMBERS; SETTING TERMS OF OFFI

9. **DISCUSSION AND/OR ACTION RELATED TO THE APPROVAL OF THE APPRAISAL DISTRICT'S 1ST QUARTER 2026 INVESTMENT REPORT.**
10. **DISCUSSION AND/OR ACTION TO AMEND THE BOARD OF DIRECTORS POLICY MANUAL.**
11. **DISCUSSION OF 2027 BUDGET CALENDAR.**
12. **RECEIVE REPORT IDENTIFYING CURRENT APPRAISAL DISTRICT CONTRACTS.**
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.
 - a. Consult with legal counsel regarding Appraisal Review Board (ARB) member appointments. (Texas Government Code section 551.071).
 - b. Consult with Board attorney and deliberation regarding legal issues related to excess budget funds (Texas Government Code section 551.071).
14. **DISCUSSION AND/OR ACTION RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION.**
15. **CHIEF APPRAISER'S REPORT.**
 - A. Update – Appraisal Notices mailed April 1, 2026.
 - An estimated #138,000 were sent USPS
 - B. Update – Preliminary Values Sent to Entities April 30, 2026.
 - Per section 26.01 of the Texas Property Tax Code
 - C. Update – Appraisal Protest – ARB Equalization Phase Status.
 - From April 1 to July 25
 - D. Update – Community Outreach 2026.
 - Caller Times Article - March 31, 2026
 - Thursday Morning Breakfast Group - April 2, 2026
 - London Business Association - April 2, 2026
 - Island Moon Podcast – Dale Rankin - April 16, 2026
 - Press Release to all TV Stations (Extended Hours) – April 21, 2026
 - KRIS TV Filing Protest – April 21, 2026
 - KIII TV Property Value Help-April 23, 2026
 - Nueces County Republican Party – “How to File Your Protest” – April 30, 2026

- South Texas Jetty – Port Aransas – “Appraised Values Edge Up” – April 30, 2026
- Coastal Bend Association of Realtors – County Appraisal & Tax Seminar – May 4, 2026
- Governor Abbott – “Empowering Texas Taxpayers”
- Meeting with Denise Villalobos – May 8, 2026

E. Next BOD meeting date June 11, 2026, at 9:00 am.

16. SUGGESTED ITEMS FOR THE NEXT REGULAR MEETING.

17. ADJOURNMENT.

SIGNED:



Debra D. Morin, RPA, RTA, CCA

Chief Appraiser