



*Nueces Central Appraisal District
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**REGULAR MEETING APRIL 9, 2026
MINUTES OF THE BOARD OF DIRECTORS
NUECES CENTRAL APPRAISAL DISTRICT**

The Board of Directors HELD A MEETING ON Thursday April 9, 2026, in the Board of Directors Room, 1st floor, Nueces Central Appraisal District, 201 N. Chaparral, Corpus Christi, Texas 78401.

1. INVOCATION.

Irene Lugo led the invocation

2. PLEDGE OF ALLEGIANCE.

Ms. Sullivan 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>Absent</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 Heavlin | <u>Present</u> |
| Gabriele Hilpold | <u>Present</u> |
| Kevin Kieschnick, Ex Officio | <u>Present</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. Gabriele Hilpold was attending remotely.

Ms. Caitlin Chupe attended remotely at 10:07 a.m.

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 by Secretary Susie Sullivan at 9:01 a.m. and a quorum was certified as present. No conflict of interest were disclosed.

5. PUBLIC COMMENT.

None.

6. DISCUSSION AND/OR ACTION, CONSENT AGENDA.

- a) Approval of the Minutes for March 12, 2026 Regular Meeting.
- b) Approval of March 2026 Disbursements.
- c) Receipt of April 2026 Litigation Report.
- d) Receipt of Expenditures as of March 31, 2026.
- e) Section 25.25 (b) Correction of Appraisal Roll Notice 1st quarter.

A motion was made by Mr. Kieschnick to approve the consent agenda and seconded by Mr. Cudd. The motion passed.

7. TAXPAYER LIAISON OFFICER'S REPORT.

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

8. DISCUSSION AND/OR ACTION TO APPROVE ORDER DESIGNATING APPRAISAL REVIEW BOARD MEMBER; SETTING TERM OF OFFICE.

A resolution was presented to approve the appointment of Mr. Terrence O'Conner to the Appraisal Review Board for a one-year term, January 1, 2026 through January 1, 2027. Mr. Kieschnick made a motion to approve the resolution, which was seconded by Ms. Heavilin. The motion carried.

9. DISCUSSION AND/OR ACTION TO APPROVE THE CHIEF APPRAISER'S APPOINTMENT OF TWO ADDITIONAL AGRICULTURAL ADVISORY BOARD MEMBERS, PURSUANT TO TAX CODE SECTION 6.12.

A motion was made by Mr. Cudd to appoint Mr. Trey Wyatt and Mr. Walter Menias to the Agriculture Advisory Board. The motion was seconded by Mr. Bennett and carried.

10. DISCUSSION AND/OR ACTION TO APPROVE THE THIRD FLOOR PROJECT.

Mr. Kieschnick made a motion to approve the third-floor project, which was seconded by Mr. Cudd. The motion carried.

11. DISCUSSION AND/OR ACTION TO DESIGNATE FROST BANK AS THE DISTRICT'S DEPOSITORY PER RFP-2023-02; APPROVE THE DEPOSITORY BANKING SERVICES CONTRACT; AND AUTHORIZE THE CHIEF APPRAISER TO EXECUTE THE CONTRACT.

Ms. Williams, Interim Director of Administration, recommended that the Board designate Frost Bank for depository banking services for a two-year term, June 1, 2026 through May 31, 2028, with a possible two-year extension upon expiration of the initial term, and to bring the contract to the next meeting. Mr. Kieschnick made a motion to designate Frost Bank as the depository, which was seconded by Mr. Magill. The motion carried.

12. DISCUSSION AND/OR ACTION TO REDESIGNATE BUDGETED POSITIONS TO CREATE AN IN-HOUSE JANITORIAL POSITION.

Ms. Williams presented the redesignated budget positions and requested Board approval. A motion was made by Mr. Kieschnick to redesignate a budgeted position to create an in-house custodial position, and the motion was seconded by Mr. Bennett. The motion passed.

13. DISCUSSION AND/OR ACTION TO APPROVE COMPUTER ASSISTED MASS APPRAISAL SYSTEM (CAMA) CONTRACT WITH TRUE PRODIGY TECH SOLUTIONS, LLC.

Ms. Morin requested Board approval of the Computer Assisted Mass Appraisal (CAMA) system contract with True Prodigy Tech Solutions, LLC. Mr. Bennett made a motion to approve, which was seconded by Mr. Cudd. The motion passed.

14. RECEIVE REPORT IDENTIFYING CURRENT APPRAISAL DISTRICT CONTRACTS.

Ms. Williams reported that there are no changes to any contracts expiring soon.

15. 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.

The Board of Directors went into the executive session at 9:20 a.m.

The Board of Directors reconvened in open session at 10:07 a.m.

Ms. Chupe attended the meeting remotely

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

No action was taken.

17. CHIEF APPRAISER'S REPORT.

Ms. Morin reported on the following items:

- Update - Appraisal Notices mailed April 1, 2026.
- Update - Public Outreach for 2026.
- Update - Purchase of security cameras.
- Update - District Name Change.
- Update - March 24, 2026, power outage.
- Next board meeting date: May 14, 2026, at 9:00 a.m.

18. SUGGESTED ITEMS FOR THE NEXT REGULAR MEETING.

None.

19. ADJOURNMENT.

Motion was made by Ms. Hilpold and seconded by Mr. Cudd. Meeting adjourned at 10:16 a.m.

SIGNED:


Secretary