Nueces Central Appraisal District
Debra D. Morin, RPA, RTA, CCA, CTA
Chief Appraiser

201 N. Chaparral St.
Corpus Christi, Texas 78401
Telephone No. (361) 881-9978
info@nuecescad.net

REGULAR MEETING JUNE 11, 2026
MINTUES OF THE BOARD OF DIRECTORS
NUECES CENTRAL APPRAISAL DISTRICT

The Board of Directors held a meeting on Thursday June 11, 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.

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

3. ROLL CALL OF THE BOARD OF DIRECTORS.

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

NON-DIRECTORS:	
Debra Morin, Chief Appraiser	Present
Jared Garcia, Deputy Chief Appraiser	Present
Melissa Vela, Attorney	Absent
Brian McCabe, TLO	Present

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 Chairman Deven Bhakta at 9:01 a.m. and a quorum was certified as present. No conflict of interest were disclosed.

5. PUBLIC COMMENT.

Mr. William Schmidt was allotted three minutes to comment on his concerns regarding the Appraisal Review Board (ARB). Counsel for the Board of Directors advised that he could continue his comments during the executive session. Mr. Tom Wheat, counsel for the Appraisal Review Board (ARB), requested that his comments be deferred until the executive session. Ms. Karen Green, Chair, and Ms. Sylvia Benavides, Secretary, of the Appraisal Review Board (ARB), also indicated that they would wait until the executive session to provide their comments.

6. DISCUSSION AND/OR ACTION, CONSENT AGENDA.

a) Approval of the Minutes for May 14, 2026, Regular Meeting.
b) Approval of May 2026 Disbursements.
c) Receipt of June 2026 Litigation Report.
d) Receipt of Expenditures as of May 31, 2026.

Mr. Kieschnick moved to accept the agenda as presented. Ms. Hilpold seconded the motion, and it passed unanimously.

7. TAXPAYER LIAISON OFFICER'S REPORT.

Mr. McCabe presented his report and stated that operations have been running smoothly, which he attributed to the appraisers. He reported that there have been no complaints.

Items #14, 15, 16 will be discussed.

14. 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 9:14 a.m.

The Board of Directors reconvened in open session at 11:13 a.m.

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

16. DISCUSSION AND/OR ACTION REGARDNG THE POSSIBLE REMOVAL OF AN ARB MEMBER.

Mr. Cudd made a motion to remove Mr. Schmidt as an ARB member. Mr. Bennett seconded the motion. The motion carried.

Mr. Magill left the meeting at 11:14 a.m.

8. PRESENTATION OF 2027 PROPOSED BUDGET.

Ms. Morin presented the proposed 2027 budget to the Board members. Following her presentation, Mr. Kieschnick expressed concerns regarding the cost-of-living adjustment and the legal contingency fee. He suggested conducting a survey of entities within the taxing jurisdictions to determine the COLA how they are addressing this matter and the legal contingency fee. Ms. Heavlin questioned whether the district should accrue funds during non-election years so that election expenses do not significantly impact the budget in election years. Ms. Morin stated that the budget could include a line item to allocate funds for election expenses each year, including non-election years, to help offset future election costs.

9. DISCUSSION AND/OR ACTION TO AUTHORIZE SEEKING COMPETITIVE SEALED BIDS (IFB) FOR PROCUREMENT FOR A HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) SYSTEM AND RELATED SERVICES; AUTHORIZE PUBLISHING A NOTICE.

Mr. Kieschnick made a motion to move forward with the HVAC replacement. Mr. Cudd seconded the motion. The motion passed.

10. DISCUSSION AND/OR ACTION RELATED TO THE AUCTION OF VEHICLES.

Mr. Jared Garcia, Deputy Chief Appraiser, requested Board authorization to auction the District's 2014 vehicles 44, 45, 46, 47 & 49. Mr. Kieschnick made a motion to approve the auction of the vehicles. Mr. Cudd seconded the motion. The motion carried unanimously.

11. DISCUSSION AND/OR ACTION RELATED TO THE AUCTION OF COMPUTER EQUIPMENT.

Mr. Della Rocco, IT Manager, requested Board authorization to auction computer equipment that is no longer needed due to technological advancements and equipment replacement. Ms. Heavlin made a motion to approve the auction of the surplus computer equipment. Ms. Hilpold seconded the motion. The motion passed.

12. DISCUSSION AND/OR ACTION TO APPROVE THE RATIFICATION OF THE BANKING SERVICES CONTRACT WITH FROST BANK.

Ms. Heavlin made a motion to approve the ratification of the banking services contract. Mr. Kieschnick seconded the motion. The motion passed.

13. RECEIVE REPORT IDENTIFYING CURRENT APPRAISAL DISTRICT CONTRACTS.

The only contract scheduled for renewal in July is the Microsoft 365 agreement.

Items 14, 15 16 were moved up.

17. CHIEF APPRAISER'S REPORT.

Ms. Morin reported on the following items:

A. Update on 2026 Protests. Total number of protests 37,402.
B. Update 3rd floor project. Work is currently underway.
C. Update Financial Audit engagement letter. Audit not to exceed $17,500
D. Update on GASB 54. Items that have been approved will be transferred to GASB 54

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

18. SUGGESTED ITEMS FOR THE NEXT REGULAR MEETING.

Locking Chief at a 5-year contract. Ms. Hilpold would like to go on record that either August or September have an update on the ARB policies.

19. ADJOURNMENT.

Meeting was adjourned at 11:45 a.m.

SIGNED:

Chairman