



Nueces Central Appraisal District

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PUBLIC HEARING AND REGULAR MEETING JULY 9, 2026 MINUTES OF THE BOARD OF DIRECTORS NUECES CENTRAL APPRAISAL DISTRICT

The Board of Directors held a meeting on Thursday July 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.

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>Absent</u>
Ed Bennett	<u>Present</u>
John Cudd	<u>Present</u>
DeeAnna Heavlin	<u>Absent</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. Chupe attended remotely.

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.

Ms. Robin Sanders provided a brief overview of the tax appraisal protest process after attending a seminar. She stated that Section 41.461 addresses taxpayers' rights. While she noted that she was not fully familiar with all the details of the tax appraisal protest process, she shared general information presented at the seminar. She also discussed taxpayers' rights, including the right to protest a property tax appraisal and request a fair review of their property's assessed value.

RECESS MEETING.

Chairman recessed the meeting.

6. PUBLIC HEARING.

The public hearing opened at 9:08 a.m.

OPEN PUBLIC HEARING.

The Board of Directors will conduct a public hearing on the proposed 2027 Nueces Central Appraisal District budget.

None.

CLOSE PUBLIC HEARING.

Public hearing is closed.

RECONVENE MEETING.

Meeting was reconvened at 9:08 a.m.

7. DISCUSSION AND/OR ACTION, CONSENT AGENDA.

- a) Approval of the Minutes for June 11, 2026, Regular Meeting.
- b) Approval of June 2026 Disbursements.
- c) Receipt of July 2026 Litigation Report.
- d) Receipt of Expenditures Budget vs Actual as of June 30, 2026.
- e) Section 25.25 (b) Correction of Appraisal Roll Notice 2nd quarter.

Ms. Hilpold moved to approve the consent agenda, and Mr. Kieschnick seconded the motion. The motion passed unanimously.

8. TAXPAYER LIAISON OFFICER'S REPORT.

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

9. DISCUSSION AND/OR ACTION RELATED TO THE 2027 PROPOSED BUDGET.

Ms. Morin, Chief Appraiser, informed the Board of Directors of the changes made to the proposed budget. Mr. Cudd moved to approve the proposed 2027 budget, and Mr. Kieschnick seconded the motion. The motion passed unanimously.

10. DISCUSSION RELATED TO THE 2025 FINANCIAL AUDIT.

Ms. Morin reported that the auditors were on-site on June 29 and 30 to collect data. She stated that the audit is approximately 75% complete and that the final audit is expected to be completed in time for presentation at the August or September Board meeting.

11. DISCUSSION AND/OR ACTION TO APPROVE THE CONTRACT WITH NUECES COUNTY CLERK FOR ELECTION SERVICES ON BEHALF OF THE DISTRICT RELATED TO THE NOVEMBER 3, 2026 ELECTION/RUNOFF; AND AUTHORIZE THE CHIEF APPRAISER TO EXECUTE.

Mr. Kieschnick moved to approve the contract and authorized the Chief Appraiser to execute it. Ms. Hilpold seconded the motion. The motion passed unanimously.

12. DISCUSSION AND/OR ACTION TO APPROVE THE "AGREEMENT TO CONDUCT JOINT ELECTION" WITH NUECES COUNTY RELATED TO THE NOVEMBER 3, 2026 ELECTION; AND AUTHORIZE THE CHIEF APPRAISER TO EXECUTE.

Mr. Kieschnick moved to approve the agreement to conduct joint election. Mr. Cudd seconded the motion. The motion passed unanimously.

13. DISCUSSION AND/OR ACTION TO APPROVE THE AGREEMENT WITH LINEBARGER GOGGAN BLAIR & SAMPSON, LLP FOR HOMESTEAD EXEMPTION MONITORING SERVICES; AND AUTHORIZE THE CHIEF APPRAISER TO EXECUTE.

Mr. Bennett moved to approve the agreement with Linebarger Goggan Blair & Sampson LLP for Homestead Exception Monitoring Services and to authorize the Chief Appraiser to execute the agreement. Mr. Magill seconded the motion. The motion passed unanimously.

14. DISCUSSION AND/OR ACTION RELATED TO ENTERING INTO AN EMPLOYMENT CONTRACT WITH THE CHIEF APPRAISER.

Mr. Cudd moved to direct the Board of Directors' legal counsel to draft an employment contract for the Chief Appraiser, including appropriate contract terms and an alternative clause for the Board's consideration, and to present the draft at a future Board meeting for review. Mr. Bennett seconded the motion. The motion passed unanimously.

15. RECEIVE REPORT IDENTIFYING CURRENT APPRAISAL DISTRICT CONTRACTS (\$50,000 AND ABOVE).

Ms. Morin reported that the district is working to secure a contract for Microsoft 365 licenses and will present the contract to the Board at the next meeting.

16. 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.

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

18. CHIEF APPRAISER'S REPORT.

Ms. Morin reported on the following items.

- A. Investment committee held its quarterly meeting on June 29th.
- B. 2026 protests total was 41,041 and still active 11,586.
- C. The district will conduct a Public Surplus auction for older fleet vehicles and surplus computer equipment. Additional information will be available on the district's website. The auction will run from July 27 through August 7.
- D. The Texas Association of Appraisal Officers conference will be held in Grapevine, Texas, from August 30 through September 2. She also noted that the Ad Valorem Taxation Seminar will be held in San Antonio, Texas, from August 22 through August 28.
- E. Next BOD meeting date August 13, 2026, at 9:00 am.

19. SUGGESTED ITEMS FOR THE NEXT REGULAR MEETING.

Data Centers, ARB hearings, need to be video and audio and updating ARB policies.

20. ADJOURNMENT.

Meeting was adjourned at 9:40 a.m.

SIGNED:


Secretary