



3701 Ayers Street  
Corpus Christi, TX 78415  
[www.hacc.org](http://www.hacc.org)

BOARD OF COMMISSIONERS  
REGULAR BOARD MEETING MINUTES

June 27, 2025

Corpus Christi Housing Authority

The meeting was called to order by the Chairperson of the Board at 11:36a.m.

Upon roll call those Commissioners found to be present and absent were as follows:

**COMMISSIONERS PRESENT:**

Cathy Mehne  
Greg Smith  
Joe McComb  
Judith Gonzalez-Rodriguez

**COMMISSIONERS ABSENT:**

Richard Balli

**COUNSEL:** Jeff Lehrman

**STAFF:**

Gary Allsup, President and Chief Executive Officer  
Valerie Hernandez, Executive Assistant  
Lisa Garcia, Chief Operating Officer  
Tony Wilson, VP Development

Lorenzo Buitron, Sr. VP Maintenance & Construction  
Debbie Lindsey-Opel, Communication & Special Projects  
Rhen Bass, Chief Financial Officer  
Melissa Benavides, VP Human Resources

**ALSO IN ATTENDANCE:** Miles Risley, Buck Brice, Jennifer Buxton, Michael Miller, Susie Saldana, Mike Pusley, Roxanna Whitley, Sondra Meyer, Susie Saldana and Lance Gilliam

The meeting having been duly advertised and convened the Chair declared a quorum present and business was transacted as follows:

**EXECUTIVE SESSION:**

Ms. Rachel Clow formally objected to the executive session because it was not properly noticed. Commissioner Smith asked Chair Mehne to state the matters to be discussed in Executive Session. Chair Mehne read the three (3) matters and counsel stated that the agenda items fall into the categories of Executive Session. Commissioner Smith motioned for the Board to recess to closed session for the matters legal counsel referenced, seconded by Commissioner Gonzalez-Rodriguez.

The meeting reconvened at 1:09p.m. for Open Session.

**MINUTES:**

Commissioner McComb motioned to approve the minutes of the Regular Meeting of May 28, 2025 as presented, seconded by Commissioner Smith. Motion passed unanimously.

**PUBLIC COMMENTS:**

There were seven (7) individuals who signed up to speak. All were given three (3) minutes to speak.

Miles Risley  
Buck Brice  
Jennifer Buxton  
Michael Miller  
Susie Saldana  
Mike Pusley  
Roxanna Whitley

#### **CONSENT AGENDA:**

Commissioner Smith motioned to approve, seconded by Commissioner Rodriguez-Gonzalez. Motion passed by unanimous vote.

#### **ITEMS FOR CONSIDERATION:**

**Action Item. 25-EO-17:** CEO Allsup presented Resolution to approve MOU – Island Villa (Cameron County Housing Finance Corp). Commissioner Smith motioned to deny this item, seconded by Commissioner Gonzalez-Rodriguez. Motion passed by unanimous vote.

**Action Item. 25-EO-18:** CEO Allsup presented Resolution to approve MOU – Encore Crossing (Cameron County Housing Finance Corp). Commissioner Smith motioned to deny this item, seconded by Commissioner Gonzalez-Rodriguez. Motion passed by unanimous vote.

**Action Item. 25-EO-19:** CEO Allsup presented Resolution to approve MOU – The Retreat (Cameron County Housing Finance Corp). Commissioner Smith motioned to deny this item, seconded by Commissioner McComb. Commissioner Smith said he appreciated the public's comments that they made towards these action items. Motion passed by unanimous vote.

**Action Item. 25-FIN-26:** Rhen Bass requested approval to Purchase the Limited Partners' Interest in Corban Townhomes, LP. Commissioner Smith asked if there were any issues with Corban site selection. Commissioner Smith motioned to approved, seconded by Commissioner Gonzalez-Rodriguez. Motion passed by unanimous vote.

**Action Item. 25-FIN-27:** Rhen Bass requested approval to Secure a Mortgage Loan for Thanksgiving Homes Rental Properties. Commissioner Smith motioned to approved, seconded by Commissioner Gonzalez-Rodriguez. Motion passed by unanimous vote.

**Action Item. 25-EO-28:** CEO Allsup requested approval of resolution authorizing negotiation of a Long-Term Lease between CCHA and Habitat for Humanity for excess property near Coastal Housing Partners new maintenance operations facility. Commissioner Smith asked if we could negotiate a clause. Commissioner Smith motioned to approved, seconded by Commissioner Gonzalez-Rodriguez. Motion passed by unanimous vote.

**Action Item. 25-EO-29:** CEO Allsup presented approval of resolution Partnering with the City of Corpus Christi to contract for the performance of a Comprehensive Housing Study at a total estimated cost of \$150,000. Jennifer Buxton, City of CC, provided a scope. Commissioner McComb motioned to approved, seconded by Commissioner Smith. Motion passed by unanimous vote.

**Action Item. 25-EO-30:** CEO Allsup requested approval to establish a new W.H.O. – Voucher Program. Commissioner Smith asked if it was included in the budget. Commissioner Smith motioned to approved, seconded by Commissioner Gonzalez-Rodriguez. Motion passed by unanimous vote.

**Action Item. 25-EO-31:** Discussion, review and possible action(s) including additions, deletions, and/or modifications to Corpus Christi Housing Authority Bylaws. Commissioner McComb brought up concerns regarding the day of the BOC monthly meeting, the agenda order, compliance of Bylaws and routine purchase limits. Commissioner Smith made a motion to have a workshop at a future date to discuss amending all of the current Bylaws of the Corpus Christi Housing Authority and its subsidiary entities. Commissioner Gonzalez-Rodriguez seconded and the motion passed by unanimous vote.

**Action Item. 25-EO-32:** Discussion and possible action regarding CEO Allsup's Employment Review, total compensation and benefits, and employment contract. Commissioner Smith discussed CEO Allsup's compensation. No action was taken.

**Action Item. 25-EO-33:** Reconsideration and discussion for possible action, including rescission or modification, of the Resolutions approving Memoranda of Understanding and related documents, and instruments to obtain tax-exempt status for the following Apartment Complexes: Azure, Churchill Square, GWR Armon Bay, Ocean Palm Apartments, Sandcastle, Sawgrass, South Lake Ranch, Stoneleigh Apartment, The Icon, The Summit, The Veranda, Tuscany, Bay South, Villas of Ocean Drive, Arts at Ocean Drive, Caspian Apartments, Gulf Breeze, Shadow Bend, Bay Vista, Bay Vista Pointe, Baypoint, Solana Vista. Chairperson Mehne made a motion to direct counsel to investigate and evaluate the resolutions passed by the City of Corpus Christi. Commissioner McComb seconded and the motion passed by unanimous vote.

**Action Item. 25-EO-34:** Discussion and possible action to retain new and temporary legal counsel and/or to direct CCHA staff to initiate request for proposal or other appropriate procurement process for legal counsel. Commissioner Gonzalez-Rodriguez made a motion to direct general counsel to retain temporary legal counsel for the purpose of investigating compliance of Open Meetings Act. Commissioner McComb seconded and the motion passed by unanimous vote.

#### FINANCIAL REPORT

Rhen Bass gave a brief report on the Financials for CC Housing Authority and Coastal Housing Partners.

#### CHIEF EXECUTIVE OFFICER'S REPORT

Commissioner Smith informed the Board that items for comment or report needed to be listed on the agenda for compliance.

#### CHAIR/BOARD COMMENTS

Chairperson Mehne acknowledged and praised staff for the great job they were doing.

Commissioner Smith also thanked the staff, fellow commissioners and the public.

CEO Allsup thanked the board for dedicating their day for the agency.

#### ADJOURNMENT

Meeting adjourned at 3:15 p.m.



Cathy Mehne, Chair  
Board of Commissioners  
Housing Authority of the City of Corpus Christ



Gary Allsup, Secretary  
Board of Commissioners  
Housing Authority of the City of Corpus Christi