



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

BOARD OF COMMISSIONERS  
REGULAR BOARD MEETING MINUTES

---

July 23, 2025

Corpus Christi Housing Authority

---

The meeting was called to order by the Chairperson of the Board at 11:30a.m.

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

**COMMISSIONERS PRESENT:**

Cathy Mehne  
Greg Smith  
Joe McComb  
Richard Balli  
Judith Gonzalez-Rodriguez

**COMMISSIONERS ABSENT:**

**COUNSEL:** Jeff Lehrman and Bryan Stone

**STAFF:**

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

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:** Jennifer Buxton, City of Corpus Christi

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 agenda items were not specific. Commissioner Smith motioned for the Board to recess to closed session for the matters legal counsel referenced, seconded by Commissioner Gonzalez-Rodriguez. Commissioner McComb arrived at 11:34a.m, during Executive Session.

The meeting reconvened at 1:11p.m. for Open Session.

**MINUTES:**

Commissioner Smith motioned to approve the minutes of the Regular Meeting of June 27, 2025 as presented, seconded by Commissioner McComb. Motion passed unanimously.

**PUBLIC COMMENTS:** None

**CONSENT AGENDA:**

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

**ITEMS FOR CONSIDERATION:**

**Action Item. 25-EO-35:** CEO Allsup presented approval of the resolution Partnering with the City of Corpus Christi non-profit corporation, Corpus Christi Housing Finance Corporation, to contract for the performance of a Comprehensive Housing Study

at a total estimated cost of \$150,000. Commissioner McComb motioned to approve, seconded by Commissioner Judith Gonzalez-Rodriguez. Motion passed by unanimous vote.

**Action Item. 25-EO-36:** CEO Allsup requested approval to Enter into an Agreement for Outside Counsel Representation on behalf of Corpus Christi Housing Authority. After a brief discussion, Commissioner Smith motioned to approve, seconded by McComb. Motion passed by unanimous vote.

**Action Item. 25-EO-37:** Lisa Garcia requested approval of the CCHA 2025 Annual Plan and 2025-2029 Five Year PHA Plan. Commissioner McComb motioned to approve, seconded by Commissioner Gonzalez-Rodriguez. Motion passed by unanimous vote.

**Action Item. 25-HCV-38:** Wendy Herman requested approval of the Proposed Housing Choice Voucher Program (HCVP) Administrative Plan. Commissioner Smith motioned to approve, seconded by Commissioner Gonzalez-Rodriguez. Motion passed by unanimous vote.

**Items below were motioned in a consolidated motion. Commissioner Smith motioned to approve, seconded by Commissioner Gonzalez, Rodriguez.**

**Action Item. 25-TH-39:** Tony Wilson requested approval of the listing and sale of property located at 528 19<sup>th</sup> Street. Motion passed by unanimous vote.

**Action Item. 25-TH-40:** Tony Wilson requested approval of the listing and sale of property located at 3027 Sabinas Street. Motion passed by unanimous vote.

**Action Item. 25-TH-41:** Tony Wilson requested approval of the listing and sale of property located at 3029 Sabinas Street. Motion passed by unanimous vote.

**Action Item. 25-TH-42:** Tony Wilson requested approval of the listing and sale of property located at 3031 Sabinas Street. Motion passed by unanimous vote.

**Action Item. 25-TH-43:** Tony Wilson requested approval of the listing and sale of property located at 3033 Sabinas Street. Motion passed by unanimous vote.

**Action Item. 25-TH-44:** Tony Wilson requested approval of the listing and sale of property located at 3214 Sabinas Street. Motion passed by unanimous vote.

**Items below were motioned in a consolidated motion. Commissioner Smith motioned to approve, seconded by Commissioner Balli.**

**Action Item. 25-TH-45:** Tony Wilson requested approval authorizing contract for construction of a single-family home to be located at 3035 Sabinas Street. Motion passed by unanimous vote.

**Action Item. 25-TH-46:** Tony Wilson requested approval authorizing contract for construction of a single-family home to be located at 3037 Sabinas Street. Motion passed by unanimous vote.

**Action Item. 25-TH-47:** Tony Wilson requested approval authorizing contract for construction of a single-family home to be located at 530 19<sup>th</sup> Street. Motion passed by unanimous vote.

**Action Item. 25-TH-48:** Tony Wilson requested approval authorizing contract for construction of a single-family home to be located at 532 19<sup>th</sup> Street. Motion passed by unanimous vote.

**Action Item. 25-TH-49:** Tony Wilson requested approval authorizing contract for construction of a single-family home to be located at 538 19<sup>th</sup> Street. Motion passed by unanimous vote.

**Action Item. 25-TH-50:** Tony Wilson requested approval authorizing contract for construction of a single-family home to be located at 3626 Mueller Street. Motion passed by unanimous vote.

**Action Item. 25-TH-51:** Tony Wilson requested approval authorizing contract for construction of a single-family home to be located at 3622 Mueller Street. Motion passed by unanimous vote.

**Action Item. 25-TH-52:** Tony Wilson requested approval authorizing contract for construction of a single-family home to be located at 3630 Mueller Street. Motion passed by unanimous vote.

**Action Item. 25-TH-53:** Tony Wilson requested approval authorizing contract for construction of a single-family home to be located at 3634 Mueller Street. Motion passed by unanimous vote.

**Action Item. 25-TH-54:** Tony Wilson requested approval authorizing contract for construction of a single-family home to be located at 3638 Mueller Street. Motion passed by unanimous vote.

**Action Item. 25-TH-55:** Tony Wilson requested approval authorizing contract for construction of a single-family home to be located at 3642 Mueller Street. Motion passed by unanimous vote.

**Action Item. 25-TH-56:** Tony Wilson requested approval authorizing contract for construction of a single-family home to be located at 3646 Mueller Street. Motion passed by unanimous vote.

**Action Item. 25-TH-57:** Tony Wilson requested approval authorizing contract for construction of a single-family home to be located at 3650 Mueller Street. Motion passed by unanimous vote.

**Action Item. 25-TH-58:** Tony Wilson requested approval authorizing contract for construction of a single-family home to be located at 3658 Mueller Street. Motion passed by unanimous vote.

**Action Item. 25-TH-59:** Tony Wilson requested approval authorizing contract for construction of a single-family home to be located at 3662 Mueller Street. Motion passed by unanimous vote.

**Action Item. 25-TH-60:** Tony Wilson requested approval authorizing contract for construction of a single-family home to be located at 3702 Mueller Street. Motion passed by unanimous vote.

**Items below were motioned in a consolidated motion. Commissioner McComb motioned to approve, seconded by Commissioner Smith.**

**Action Item. 25-EO-61:** CEO Allsup requested approval of CLEAR Auction and Sale of Lot 318 Cheyenne Street. Motion passed by unanimous vote.

**Action Item. 25-EO-62:** CEO Allsup requested approval of CLEAR Auction and Sale of Lot 345 Brooks Drive. Motion passed by unanimous vote.

**Action Item. 25-EO-63:** CEO Allsup requested approval of CLEAR Auction and Sale of Lot 542 Balboa Street. Motion passed by unanimous vote.

**Action Item. 25-EO-64:** CEO Allsup requested approval of CLEAR Auction and Sale of Lot 2605 Mary Street. Motion passed by unanimous vote.

**Action Item. 25-EO-65:** CEO Allsup requested approval of CLEAR Auction and Sale of Lot 2607 Mary Street. Motion passed by unanimous vote.

**Action Item 25-EO-66:** Discussion of 2025-2026 Fiscal Year Budget: no action taken. Commissioner McComb requested to see budget at August meeting.

## FINANCIAL REPORT

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

## CHIEF EXECUTIVE OFFICER'S REPORT

CEO Allsup gave updates on the following:

- Status of transfer of ownership of surplus property from CHP to CCHA in order to facilitate lease of property to Habitat for Humanity. Lease approved and had a meeting with the new Executive Interim Director.
- Status of procurement for property and liability insurance with broker of record.
- Status of installation of generator at Ruthmary Price to ensure power for operation of elevators. Will be installed in next tow weeks.
- Status of installation of generator at main office to ensure emergency and continued operations in power failure. Work should start soon.
- Status of WIFI service for Project Based Voucher (PBV) holders per 2024-2025 Budget.
- Federal House Appropriations reflecting potential HUD funding cuts.
- Report on BOC attendance for period August 23, 2016 thru May 23, 2025. Congratulated Commissioner Mehne on 95% attendance rate at board meetings.
- Tours of Properties scheduled for July 24 and July 25. BOC requested to cancel. Commissioner Gonzalez-Rodriguez requested an evening tour.

## CHAIR/BOARD COMMENTS

Chairperson Mehne acknowledged and praised staff for their time and effort.

## ADJOURNMENT

Meeting adjourned at 3:37 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