



3701 Ayers Street
Corpus Christi, TX 78415
www.hacc.org

BOARD OF COMMISSIONERS
REGULAR BOARD MEETING MINUTES

August 27, 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
Wendy Herman, VP HCVP
Rhen Bass, Chief Financial Officer
Melissa Benavides, VP Human Resources

ALSO IN ATTENDANCE: Jennifer Buxton, City of Corpus Christi and Patterson & Associates Consulting, LLC

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

EXECUTIVE SESSION:

Commissioner Smith motioned for the Board to recess to closed session for the matters legal counsel referenced, seconded by Commissioner Balli.

The meeting reconvened at 12:50p.m. for Open Session.

MINUTES:

Commissioner McComb motioned to approve the minutes of the Regular Meeting of July 23, 2025 as presented, seconded by Commissioner Gonzalez-Rodriguez. Motion passed unanimously.

PUBLIC COMMENTS:

There were two (2) individuals who signed up to speak. All were given three (3) minutes to speak.
Alicia Perez
Jacqueline Bazan

CONSENT AGENDA:

Commissioner Smith motioned to approve, seconded by Commissioner Balli. Motion passed by unanimous vote.

ITEMS FOR CONSIDERATION:

Action Item 25-EO-67: CEO Allsup gave an update on Ruthmary Price Apartments. No action was taken.

Action Item 25-EO-68: CEO Allsup gave an update on Clairelaine Apartments and a resident complaint. No action was taken.

Action Item 25-EO-69: CEO Allsup gave an update on Thanksgiving Homes and related news article. No action was taken

Action Item 25-EO-70: CEO Allsup presented the State of the Authority. No action was taken.

Action Item 25-EO-71: Lisa Garcia presented and requested authorization of purchase for Upgrading Hardware and Firewall. Commissioner McComb motioned to approve, seconded by Commissioner Smith. Motion passed by unanimous vote.

Action Item 25-EO-72: Patterson and Associates presented an AI Automation Readiness Assessment Report. No action was taken.

Action Item 25-EO-73: No action was taken. Counsel stated item was discussed in Executive Session.

Action Item 25-EO-74: Commissioner McComb proposed two Amendments to CCHA Bylaws, Article IV – Delegation of Authority, Section 2. Commissioner McComb motioned to adopt proposed Amendments to the current Bylaws, seconded by Commissioner Balli. Motion did not pass and Commissioner McComb withdrew his motion. After a discussion, Commissioner Smith made a motion that counsel bring revised wording, to our next regularly scheduled meeting, on purchases not to exceed \$50,000., seconded by Commissioner Gonzalez-Rodriguez

Action Item 25-RH-75: Karen Miranda requested approval of proposed Management and Tenant Selection Plans for Bluebonnet Gardens, Corban Townhomes, Sea Breeze and Hampton Port (All Rental Properties). Commissioner Smith motioned to approve with amendment to add Thanksgiving Homes, seconded by Commissioner Gonzalez-Rodriguez. Motion passed by unanimous vote.

Action Item 25-RH-76: Karen Miranda requested approval authorizing CEO to Negotiate and Enter into Lease Agreement for Daycare Facility at Wiggins. Commissioner Smith motioned to approve, seconded by Commissioner Gonzalez-Rodriguez. Motion passed by unanimous vote.

Action Item 25-HR-77: Mel Benavides requested approval of 2025-2026 Plan Year Self-Funded Renewal of Employee Benefits. Commissioner Smith motioned to approve, seconded by Commissioner Balli. 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-78: Tony Wilson requested approval authorizing a contract for the construction of a single-family home to be located at 606 Robert Anderson Way. Motion passed by unanimous vote.

Action Item 25-TH-79: Tony Wilson requested approval authorizing a contract for the construction of a single-family home to be located at 610 Robert Anderson Way. Motion passed by unanimous vote.

Action Item 25-TH-80: Tony Wilson requested approval authorizing a contract for the construction of a single-family home to be located at 613 Robert Anderson Way. Motion passed by unanimous vote.

Action Item 25-TH-81: Tony Wilson requested approval authorizing a contract for the construction of a single-family home to be located at 614 Robert Anderson Way. Motion passed by unanimous vote.

Action Item 25-TH-82: Tony Wilson requested approval authorizing a contract for the construction of a single-family home to be located at 617 Robert Anderson Way. Motion passed by unanimous vote.

Action Item 25-TH-83: Tony Wilson requested approval authorizing a contract for the construction of a single-family home to be located at 618 Robert Anderson Way. Motion passed by unanimous vote.

Action Item 25-TH-84: Tony Wilson requested approval authorizing a contract for the construction of a single-family home to be located at 621 Robert Anderson Way. Motion passed by unanimous vote.

Action Item 25-TH-85: Tony Wilson requested approval authorizing a contract for the construction of a single-family home to be located at 622 Robert Anderson Way. Motion passed by unanimous vote.

Action Item 25-TH-105: Tony Wilson requested approval authorizing a contract for the construction of a single-family home to be located at 662 Robert Anderson Way. Motion passed by unanimous vote.

Action Item 25-TH-106: Tony Wilson requested approval authorizing a contract for the construction of a single-family home to be located at 665 Robert Anderson Way. Motion passed by unanimous vote.

Action Item 25-TH-107: Tony Wilson requested approval authorizing a contract for the construction of a single-family home to be located at 666 Robert Anderson Way. Motion passed by unanimous vote.

Action Item 25-TH-108: Tony Wilson requested approval authorizing a contract for the construction of a single-family home to be located at 669 Robert Anderson Way. Motion passed by unanimous vote.

Action Item 25-TH-109: Tony Wilson requested approval authorizing a contract for the construction of a single-family home to be located at 670 Robert Anderson Way. Motion passed by unanimous vote.

Action Item 25-TH-110: Tony Wilson requested approval authorizing a contract for the construction of a single-family home to be located at 3210 Robert Anderson Way. Motion passed by unanimous vote.

Action Item 25-TH-111: Tony Wilson requested approval authorizing a contract for the construction of a single-family home to be located at 3214 Robert Anderson Way. Motion passed by unanimous vote.

Action Item 25-TH-112: Tony Wilson requested approval authorizing a contract for the construction of a single-family home to be located at 3218 Robert Anderson Way. Motion passed by unanimous vote.

Action Item 25-FIN-113: Rhen Bass presented the Proposed Fiscal Year 2025-2026 CCHA & CHP Annual Operating Budget. No action was taken.

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:

- Update on status of TML and insurance proposals; possibly extend 3 months.
- Update on TML Open Meetings training; possibly at end of year.
- Report on HQS Inspection failures of Tax Credit Properties
- Update on recent Channel 3 News report on Rent Burden in Corpus Christi
- W.H.O. Compliance Report

CHAIR/BOARD COMMENTS


Chairperson Mehne acknowledged and thanked staff.

Commissioner Balli commented on resident concerns regarding demolition and construction of HA properties.

ADJOURNMENT

Meeting adjourned at 5:15 p.m.


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


Rhen C. Bass, Secretary
Board of Commissioners
Housing Authority of the City of Corpus Christi