



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

BOARD OF COMMISSIONERS
SPECIAL BOARD MEETING MINUTES

January 6, 2026

Corpus Christi Housing Authority

The meeting was called to order by the Board Chairperson at 10:17 a.m., and roll call certified a quorum was present.

COMMISSIONERS PRESENT:

Cathy Mehne
Richard Balli (via zoom)
Greg Smith
Joe McComb
Judith Gonzalez-Rodriguez (via zoom)

COMMISSIONERS ABSENT:

COUNSEL: Jeff Lehrman, Bryan Stone and Bill Helfand (via zoom)

STAFF:

Rhen Bass, Interim Chief Executive Officer	Valerie Hernandez, Secretary
Lisa Garcia, Chief Operating Officer	Karen Miranda, VP Rental Properties
Melissa Benavides, VP Human Resources	Larry Buitron, Sr. VP Maintenance & Construction
Isaiah Norris, VP Housing Choice Voucher Program	Debbie Lindsey-Opel, Communications/Special Projects

ALSO IN ATTENDANCE: Jennifer Buxton and Buck Brice, City of Corpus Christi

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

Counsel requested that we rearrange the agenda items and allow public comments before entering Executive Session.

PUBLIC COMMENTS: (10)

Beth Hayes
Melissa Galan
Robert Martinez
Melissa Garcia
William J. Bruggeman
Kristen Wilburn
Lelia De LaCruz
Mia Diaz
Brad Swearer
Buck Brice

EXECUTIVE SESSION:

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

The meeting was reconvened at 1:22 p.m. for Open Session.

ITEMS FOR CONSIDERATION:

Action Item 26-EO-01: Chairperson Mehne made a motion to adopt the following resolution:

All Corpus Christi Housing Authority involvement with and transactions relating to Armon Bay Apartments; Azure Apartments; Churchill Square Apartments; Ocean Palms Apartments; Sandcastle Apartments; Sawgrass Apartments; Southlake Ranch

Apartments; Stoneleigh Apartments; The Icon Apartments; The Summit Apartments; The Veranda Apartments; Tuscana Bay South Apartments; and Villas of Ocean Drive Apartments as well as the creation of and the Corpus Christi Housing Authority's membership and participation in the business entities known as Armon Bay-CCHA, LLC; Azure Apartments-CCHA, LLC; Churchill Square-CCHA, LLC; Ocean Palms-CCHA, LLC; Sandcastle-CCHA, LLC; Sawgrass-CCHA, LLC; South Lake Ranch-CCHA, LLC; Stoneleigh-CCHA, LLC; Icon-CCHA, LLC; Summit-CCHA, LLC; Veranda-CCHA, LLC; Tuscana Bay-CCHA, LLC; and Villas-CCHA, LLC are hereby declared void ab initio and of no legal effect because all contracts and obligations related to all were undertaken without compliance with the Texas Open Meetings Act and the respective agreements for each were executed by the Corpus Christi Housing Authority's Chief Executive Officer without the authority of a Corpus Christi Housing Authority board vote as to each such transaction.

Accordingly, the Corpus Christi Housing Authority's current Chief Executive Officer and General Counsel are hereby authorized and instructed to take all steps necessary to promptly (1) return all of the subject properties to the private companies that conveyed them to the Corpus Christi Housing Authority; (2) withdraw as a member from all related business entities identified here or dissolve the same; (3) return all fees and rent the Authority received from these private companies as a result of these unauthorized and void transactions; and (4) take all other steps necessary to effect the changes with respect to these thirteen properties and these thirteen limited liability companies voted by the board on January 6, 2026.

Motion was seconded by Commissioner McComb. Motion passed unanimously (5 - Ayes and 0 - Nays).

ADJOURNMENT

Meeting adjourned at 1:35 p.m.



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



Rhen C. Bass, Interim CEO and President
Board of Commissioners
Housing Authority of the City of Corpus Christi



Valerie Hernandez, Secretary
Housing Authority of the City of Corpus Christi