



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

BOARD OF COMMISSIONERS
REGULAR BOARD MEETING - SUMMARY OF MINUTES

January 28, 2026

Corpus Christi Housing Authority

The meeting was called to order by the Board Chairperson at 11:31 a.m., and roll call certified a quorum was present.

COMMISSIONERS PRESENT:

Cathy Mehne
Greg Smith
Joe McComb
Judith Gonzalez-Rodriguez

COMMISSIONERS ABSENT:

Richard Balli

COUNSEL: Jeff Lehrman, Bryan Stone, Bill Helfand and Sean Higgins

STAFF PRESENT:

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	Tony Wilson, VP Development
Tadd Grimes, Director of Finance	

ALSO IN ATTENDANCE: Amanda Torres, City of Corpus Christi

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

PUBLIC COMMENTS: None

EXECUTIVE SESSION:

Commissioner Smith motioned for the Board to recess to closed session to address the items listed on the agenda, seconded by Commissioner Gonzalez-Rodriguez.

The meeting was reconvened at 1:43 p.m. for Open Session.

MINUTES:

Commissioner Smith motioned to approve the minutes of the Regular Meeting of December 3, 2025, seconded by Commissioner Gonzalez-Rodriguez. Motion passed (4 – Ayes and 0 – Nays)

Commissioner Smith motioned to approve the minutes of the Special Meeting of January 6, 2026, seconded by Commissioner Gonzalez-Rodriguez. Motion passed (4 – Ayes and 0 – Nays)

CONSENT AGENDA:

Commissioner McComb motioned to approve, seconded by Commissioner Smith. Motion passed (4 - Ayes and 0 - Nays)

ITEMS FOR CONSIDERATION:

Action Item 26-RH-02 Larry Buitron presented the contract agreement for exterior painting, exterior site repairs and HVAC replacement at Corban Townhomes. After some discussion, Commissioner Smith made a motion to approve, seconded by Commissioner McComb. Motion passed (4 - Ayes and 0 – Nays)

Action Item 26-HR-03 Melissa Benavides introduced the Social Media Policy for adoption. After some discussion, Commissioner Gonzalez-Rodriguez made a motion to approve, seconded by Commissioner Smith. Motion passed (4 - Ayes and 0 – Nays)

Action Item 26-HR-04 Melissa Benavides introduced the Artificial Intelligence (AI) Usage Policy for adoption. After some discussion, Commissioner Gonzalez-Rodriguez made a motion to approve, seconded by Commissioner McComb. Motion passed (4 - Ayes and 0 – Nays)

FINANCIAL REPORT

Tadd Grimes gave a brief report on the Financials for CC Housing Authority and Coastal Housing Partners.

CHIEF EXECUTIVE OFFICER'S REPORT

Interim CEO Rhen Bass gave updates on the following:

- Commissioners Training – January 13, 2026
- Employee Survey
- Resident Survey
- Physical Needs Assessment (PNA)
- Strategic Planning Session
- Property Lighting Assessment
- Executive Property Walks
- Job Classification and Compensation Study
- Tree Trimming
- Pest Control Complaint

ADJOURNMENT

Meeting adjourned at 2:52 p.m.


Cathy Mehne, Chair
CCHA Board of Commissioners


Rhen C. Bass, Interim CEO and President
Corpus Christi Housing Authority


Valerie Hernandez, Secretary
Corpus Christi Housing Authority