



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

BOARD OF COMMISSIONERS  
REGULAR BOARD MEETING MINUTES

October 29, 2025

Corpus Christi Housing Authority

The meeting was called to order by the Board Chairperson at 11:31 a.m.

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

**COMMISSIONERS PRESENT:**

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

**COMMISSIONERS ABSENT:**

**COUNSEL:** Jeff Lehrman

**STAFF:**

Rhen Bass, Interim Chief Executive Officer  
Valerie Hernandez, Executive Assistant  
Lisa Garcia, Chief Operating Officer  
Tony Wilson, VP Development

Lorenzo Buitron, Sr. VP Maintenance & Construction  
Tadd Grimes, Finance  
Melissa Benavides, VP Human Resources  
Karen Miranda, VP Rental Housing

**ALSO IN ATTENDANCE:**

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 legal and personnel matters, seconded by Commissioner McComb.

The meeting reconvened at 12:33 p.m. for Open Session.

**MINUTES:**

Commissioner Smith motioned to approve the minutes of the Regular Meeting of September 24, 2025, with a change noted to the CEO Report section, seconded by Commissioner Gonzalez-Rodriguez. Motion passed (5 – Ayes and 0 – Nays)

**PUBLIC COMMENTS:** None

**CONSENT AGENDA:**

Commissioner Smith motioned to approve, seconded by Commissioner Gonzalez-Rodriguez. Motion passed (5 - Ayes and 0 - Nays)

**ITEMS FOR CONSIDERATION:**

**Action Item 25-FIN-116:** Rhen Bass and Tadd Grimes presented the Proposed Fiscal Year 2025-2026 CCHA & CHP Annual Operating Budget. Commissioner Smith made a motion to approve, seconded by Commissioner Gonzalez-Rodriguez. Motion passed (5 - Ayes and 0 – Nays)

**Action Item 25-HCVP-120:** Lisa Garcia requested approval to submit the Section Eight Management Assessment Program (SEMAP) Certification. Commissioner Smith made a motion to approve, seconded by Commissioner McComb. Motion passed (5 - Ayes and 0 – Nays)

**Action Item 25-EO-121:** Rhen Bass recommended that the Board appoint Valerie Hernandez as the Secretary of Corpus Christi Housing Authority. Commissioner Smith made a motion to approve, seconded by Commissioner Gonzalez-Rodriguez. Motion passed (5 - 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:

- Insurance update
- Winter Break (consistent with City and 2024)
- Announcement of new VP of HCVP, Isaiah Norris
- Commissioners Training
- Commissioners Bylaws Workshop
- Commissioners Tour of Properties
- Board Meeting Date Change – December 3
- Federal Government Shutdown – Funding thru December 31
- Resident’s Listening Sessions
- Distribute Properties Profile
- RFP Status
  - Tree Trimming
  - Lights
  - Physical Needs Assessment
  - Water Inspection and Assessment (Leaks addressed, inspecting all properties)
- CEO Meetings: Mayor, County Commissioners, DMC President
- National Night Out – 500+ families in attendance, compliments to staff.
- Procurement Policy Review

**CHAIR/BOARD COMMENTS**

Chairperson Mehne thanked staff for all their work.

**ADJOURNMENT**

Meeting adjourned at 2:21 p.m.

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

  
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