



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

BOARD OF COMMISSIONERS
REGULAR BOARD MEETING - SUMMARY OF MINUTES

February 25, 2026

Corpus Christi Housing Authority

The meeting was called to order by the Board Chairperson at 11:32 a.m., and roll call certified a quorum was present.

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

COUNSEL: Jeff Lehrman

STAFF PRESENT:

Rhen Bass, Interim Chief Executive Officer
Lisa Garcia, Chief Operating Officer
Melissa Benavides, VP Human Resources
Isaiah Norris, VP Housing Choice Voucher Program
Tadd Grimes, Director of Finance

Valerie Hernandez, Secretary
Karen Miranda, VP Rental Properties
Larry Buitron, Sr. VP Maintenance & Construction

ALSO IN ATTENDANCE:

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

PUBLIC COMMENTS: (1)

Kathryn Oler

EXECUTIVE SESSION:

Commissioner McComb motioned for the Board to recess to closed session to address Legal Matters, Deliberations about Real Property and Personnel Matters, seconded by Commissioner Smith.

The meeting was reconvened at 1:21 p.m. for Open Session.

MINUTES:

Commissioner Smith motioned to approve the amended minutes of the Board of Commissioners Training of January 13, 2026, seconded by Commissioner Gonzalez-Rodriguez. Commissioner McComb's amendments added further detail about the training and the address where it was conducted. Motion passed (5 – Ayes and 0 – Nays)

Commissioner McComb motioned to approve the minutes of the Regular Board Meeting of January 28, 2026, seconded by Commissioner Smith. Motion passed (5 – Ayes and 0 – Nays)

Board Minutes for Special Meeting of February 6, 2026, were tabled.

CONSENT AGENDA:

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

ITEMS FOR CONSIDERATION:

Item 26-EO-08 Commissioner Smith presented the terms of the employment contract for the position of President and CEO of the Corpus Christi Housing Authority. After some discussion, Commissioner Smith made a motion to approve a one (1) year contract with Mr. Rhen Bass for the position of President and CEO of the CCHA. The employment agreement would be effective 03/01/2026 through 02/28/2027. This motion was seconded by Commissioner Gonzalez-Rodriguez. Motion passed (5 - Ayes and 0 - Nays)

Item 26-FIN-09 Tadd Grimes presented the Fiscal Year 2025-2026 Budget Amendment. Following discussion, Commissioner McComb motioned to approve the resolution with an amendment specifying that the budgeted net income for FY 2025-2026 would be reduced from \$966,407 to \$18,997. This motion was seconded by Commissioner Smith. Motion passed (5 - Ayes and 0 - Nays)

Item 26-RH-10 Karen Miranda presented a contractual agreement with Haynes Electric for the installation & replacement of wall pack lighting at various locations. After some discussion on the RFP, Commissioner Smith made a motion to approve, seconded by Commissioner McComb. Motion passed (5 - Ayes and 0 - Nays)

Action Item 26-EO-11 Rhen Bass presented a resolution to engage Coats Rose, P.C. as counsel throughout the Authority's evaluation of redevelopment options. Commissioner Smith made a motion to approve hiring Coats Rose, P.C., as counsel, with a maximum expenditure not to exceed \$20,000, 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:

- 1) Southwest NAHRO Award
- 2) Texas NAHRO Conference
- 3) Resident Service Youth Outing
- 4) Ocker House Lease
- 5) Physical Capital Needs Assessment Status
- 6) Tree Trimming Status
- 7) Job Description and Compensation Study
- 8) Playscape Replacements
- 9) Next meeting March 24, 2026

BOC COMMENTS

Commissioner Balli conveyed appreciation to the staff and addressed issues related to preventative maintenance.

ADJOURNMENT

Meeting adjourned at 2:36 p.m.


Cathy Melne, Chair
CCHA Board of Commissioners


Rhen C. Bass, Interim CEO and President


Valerie Hernandez, Secretary