

CORPUS CHRISTI HOUSING AUTHORITY
ANNUAL MEETING OF THE BOARD OF COMMISSIONERS
CCHA BOARDROOM - 3701 AYERS STREET, CORPUS CHRISTI, TEXAS, 78415
April 30, 2026
11:30 a.m.

AGENDA

CALL TO ORDER

Roll Call/Confirmation of Quorum

MAYORAL BOARD APPOINTMENTS

ELECTION OF OFFICERS

PUBLIC COMMENTS (Note: There will be a three-minute time limitation)

EXECUTIVE SESSION

- 1) Legal Matters (Texas Government Code Ann. Section 551.071)
 - a) Discuss claims, updated status, and legal issues related to the pending lawsuit, styled *Nueces County v Corpus Christi Housing Authority*, with legal counsel as permitted under 551.071, Tex. Gov't Code.
- 2) Deliberations about Real Property (Texas Government Code Ann. Section 551.072)
 - a) Discuss potential BBG redevelopment projects with general counsel, Coats Rose, P.C., and Ithaka Advisory, LLC as permitted under Texas Government Code Ann. Section 551.072.

MINUTES

Regular Meeting of March 24, 2026

CONSENT AGENDA:

Write Offs for Tax Credit & BBG Properties – March 2026

NEW BUSINESS

- No. 26-13: Consider and potentially take action authorizing a contractual agreement to ABC Home and Commercial Services for Tree Trimming Services at Various Locations in the not-to-exceed amount of \$631,073.88.
- No. 26-14: Consider and potentially take action authorizing Corpus Christi Housing Authority (CCHA) to engage Coats Rose, P.C. as counsel; and such other actions necessary or convenient to carry out this resolution.
- No. 26-15 Consider and potentially take action authorizing the publication of a request for qualifications (RFQ) for Developer Partner Services and the taking of any and all actions necessary or convenient to carry out this resolution.

REPORTS/COMMENTS

- Financial Report
- Chief Executive Officer Report
 1. Donated Laptops for Youth
 2. Retirement of SVP Maintenance & Construction
 3. Leadership Training
 4. Farewell for Former Chairperson
 5. Esperanza de Tejas Ribbon Cutting Ceremony
 6. Security Protocol Review

BOARD COMMENTS

- TXNAHRO Conference

UPCOMING MEETINGS

May 27, 2026 – BOC Meeting

ADJOURNMENT

**A RESOLUTION OF THE CORPUS CHRISTI HOUSING AUTHORITY
APPROVAL OF CONTRACT AGREEMENT FOR TREE TRIMMING SERVICES AT VARIOUS
LOCATIONS**

BE IT RESOLVED by the Board of Commissioners of the Corpus Christi Housing Authority that Approval is hereby granted to award the contractual agreement to ABC Home and Commercial Services for Tree Trimming Services at Various Locations in the Not-to-exceed amount of \$631,073.88.

The Board of Commissioners authorizes and directs the Chief Executive Officer to take the actions required to implement this Resolution, and to do such acts and /or execute such documents as necessary commensurate with instructions and authorizations of this Resolution, and pursuant to all local, state, and federal laws.

Chairperson
CCHA Board of Commissioners

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

Valerie Hernandez, Secretary
Corpus Christi Housing Authority

A RESOLUTION OF THE CORPUS CHRISTI HOUSING AUTHORITY

AUTHORIZING THE CORPUS CHRISTI HOUSING AUTHORITY TO ENGAGE COATS ROSE, P.C. AS COUNSEL; AND SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION

WHEREAS, the Corpus Christi Housing Authority (the "Authority") is undertaking evaluating its portfolio and redevelopment options; and

WHEREAS, the Authority desires to engage the legal services of Coats Rose, P.C. (the "Firm") to provide legal advice throughout its redevelopment efforts by executing an engagement letter with the Firm; and

WHEREAS, the Authority desires to engage the Firm to provide legal services throughout the Authority's redevelopment activities of select properties (the "Redevelopment") and as otherwise requested by the Authority, and

WHEREAS, pursuant to the direction of the Board and the Authority's existing policies, the Firm has already begun work for the Authority and desires to memorialize engagement in a contract for an amount not to exceed \$125,000 for legal services (the "Legal Service Limit Amount"), but which Legal Service Limit Amount may be extended with the approval of the Authority.

NOW THEREFORE, BE IT RESOLVED, there is need for the legal services contemplated by Authority to achieve its goals with the Redevelopment and the Authority desires to make use of the Firm as its counsel; and be it further

RESOLVED, the Authority hereby engages the Firm as its counsel under the terms of the engagement letter; and be it further

RESOLVED, that Rhen Bass. as President and Chief Executive Officer, of the Authority, (the "Executing Officer") is authorized to (i) enter into such documents, agreements or other writings as may be reasonably required to engage the Firm as legal counsel for the Authority up to the Legal Service Limit Amount; and (ii) take such other action as the Executing Officer considers to be appropriate to accomplish the objectives contemplated by these resolutions; and be it further

RESOLVED, that the Executing Officer of the Authority is authorized to execute and deliver all of the documents, instruments, or other writings on behalf of the Authority in consummation of the objectives herein described, each of which shall be in form and substance approved by the Executing Officer, his approval of each such instrument to be conclusively evidenced by his execution thereof, and to take such other action in the consummation of the transactions herein contemplated as the Executing Officer acting shall deem to be necessary or desirable, without the necessity of attestation by any other officer of the Authority and with or without the seal of the Authority and any and all acts heretofore taken by an Executing Officer of the Authority to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority; and be it further

RESOLVED, that execution of the engagement letter by an Executing Officer shall be deemed to be conclusive approval thereof by the Authority; and be it further

RESOLVED, that the Authority ratifies and adopts all actions previously taken on behalf of the Authority toward completion of the actions contemplated by these resolutions.

This resolution shall be in full force and effect from and upon its adoption.

PASSED this 30th day of April, 2026.

Chairperson
CCHA Board of Commissioners

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

Valerie Hernandez, Secretary
Corpus Christi Housing Authority

A RESOLUTION OF THE CORPUS CHRISTI HOUSING AUTHORITY

AUTHORIZING THE PUBLICATION OF A REQUEST FOR QUALIFICATIONS (RFQ) FOR DEVELOPER PARTNER SERVICES AND THE TAKING OF ANY AND ALL ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION

WHEREAS, the CORPUS CHRISTI HOUSING AUTHORITY (the "Authority") has retained Coats Rose, PC ("Coats Rose") for legal services in the redevelopment of certain properties that are owned by the Authority using various financing structures, including the Low-Income Housing Tax Credit Program, and further desires to solicit the services of a developer partner or developer partners by issuing a Request for Qualifications for Developer Partner Services ("RFQ") for said redevelopments; and

WHEREAS, the Authority desires that such solicitation be conducted with the highest level of public transparency; and

WHEREAS, the Authority desires that such solicitation protect the benefits of competitive procurement throughout the selection and evaluation process of respondents to the RFQ; and

WHEREAS, the Authority desires to conduct this solicitation in an expeditious manner; and

WHEREAS, the Authority has determined that the actions herein authorized are in furtherance of the purposes of the Authority;

NOW, THEREFORE, the Board hereby adopts the following resolutions:

BE IT RESOLVED by the Commissioners of the Authority that efforts to draft the RFQ are accepted by the Board and permission is hereby given to move forward with the assistance from Coats Rose in the distribution and management of responses to the RFQ; and

BE IT FURTHER RESOLVED that all acts, transactions, or agreements undertaken prior hereto by the Authority in connection with the foregoing matters, are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED that Rhen Bass, the President and Chief Executive Officer, or his designee (the "Executing Official"), is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the actions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the Executing Official shall deem to be necessary or desirable, and all acts heretofore taken by the Executing Official to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

PASSED AND APPROVED THIS 30TH DAY OF APRIL, 2026.

Chairperson
CCHA Board of Commissioners

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

Valerie Hernandez, Secretary
Corpus Christi Housing Authority