

CORPUS CHRISTI HOUSING AUTHORITY
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
CCHA BOARDROOM - 3701 AYERS STREET, CORPUS CHRISTI, TEXAS, 78415
September 23, 2026
11:30 a.m.

AGENDA

CALL TO ORDER

Roll Call/Confirmation of Quorum

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.
 - b) Discuss matters in which the duty of the attorney to Corpus Christi Housing Authority under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflicts
 - c) Discuss potential litigation involving a former employee with general and outside counsel
 - d) Discuss complaint submitted by a former employee to the Mayor's office with general counsel
- 2) Deliberations about Real Property (Texas Government Code Ann. Section 551.072)
 - a) Discuss potential BBG developer proposals
 - b) Discuss Corpus Christi Independent School District (CCISD) property
 - c) Discuss Palo Verde Senior Apartments proposal

MINUTES

Regular Board Meeting of September 2, 2026

CONSENT AGENDA

Write-offs for Tax Credit and BBG Properties – August 2026

NEW BUSINESS

- No. 26-32: Consider and take action to authorize its President and Chief Executive Officer to take the necessary Steps with respect to negotiating development contracts with selected developers and other actions Related thereto.
- No. 26-33: Consider and take action to approve a contract for emergency ceiling grid upgrades at La Armada II and La Armada III to Mammoth Construction for the entire project.

REPORTS/COMMENTS

- Financial Report
 1. Discussion – Proposed 2026-2027 Budget for Corpus Christi Housing Authority and Coastal Housing Partners
- Chief Executive Officer Report
 1. Budget Workshop
 2. School site due diligence
 3. New Chief Operating Officer
 4. National Night Out
 5. Corban Townhomes Refinance
 6. Board of Commissioners Upcoming Meeting Dates

BOARD COMMENTS

- Future Agenda Items

ADJOURNMENT

A RESOLUTION OF THE CORPUS CHRISTI HOUSING AUTHORITY

**A RESOLUTION OF THE CORPUS CHRISTI HOUSING AUTHORITY (THE "HOUSING AUTHORITY")
AUTHORIZING ITS PRESIDENT AND CHIEF EXECUTIVE OFFICER TO TAKE THE NECESSARY STEPS WITH
RESPECT TO NEGOTIATING DEVELOPMENT CONTRACTS WITH SELECTED DEVELOPERS AND OTHER
ACTIONS RELATED THERETO.**

WHEREAS, pursuant to Action Item No. 26-23 on August 19, 2026, the Board of Commissioners of the Housing Authority (the "Board") approved the selected four developers (the "Developers") who were deemed as the most responsive and responsible respondents and desired to make assignments to one or more Developers to plan, acquire, develop, and/or redevelop certain properties (the "Services"); and

WHEREAS, Rhen Bass, the President and Chief Executive Officer (the "CEO"), was authorized to make assignments with one or more Developers for specific properties and to negotiate and execute a separate contract with the assigned Developers regarding such Services on behalf of the Housing Authority (each, a "Contract"); and

WHEREAS, the Board desires to reiterate the authorization to make assignments and to expound on the processes related to the execution of the Contracts;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY, THAT:

Part 1. The CEO remains authorized to make assignments with a Developer or Developers for specific properties and begin predevelopment work.

Part 2. The CEO is authorized to negotiate separate Contracts with each assigned Developer and the CEO will present the negotiated Contracts to the Board prior to execution by CEO as the authorized representative, also known as the contracting officer.

Part 3. That for further clarification and avoidance of doubt, in signification of the approval, correction, authorization and direction granted herein, the Housing Authority is hereby authorized and directed to do any and all other acts necessary or proper in furtherance thereof deemed necessary, convenient or desirable by the Housing Authority, and all acts heretofore taken by the Housing Authority and/or by the CEO to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

PASSED AND APPROVED THIS 23RD DAY of September, 2026.

Greg Smith, Chair
CCHA Board of Commissioners

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

**A RESOLUTION OF THE CORPUS CHRISTI HOUSING AUTHORITY
APPROVAL OF CONTRACT AGREEMENT FOR EMERGENCY CEILING GRID UPGRADES AT
LA ARMADA II AND LA ARMADA III**

BE IT RESOLVED by the Board of Commissioners of the Corpus Christi Housing Authority that, following the withdrawal of Danz Construction from the Emergency Ceiling Grid Upgrades project at La Armada II and La Armada III, approval is hereby granted to award the complete project scope for all 500 residential units to Mammoth Construction in an amount not to exceed \$571,801.80. This revised award replaces the previously proposed split award between Danz Construction and Mammoth Construction and authorizes Mammoth Construction to complete the entire project, subject to all applicable procurement and contract requirements.

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.

Greg Smith, Chair
CCHA Board of Commissioners

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