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

BOARD OF COMMISSIONERS
ANNUAL BOARD MEETING - SUMMARY OF MINUTES

April 30, 2026 Corpus Christi Housing Authority

The Board Vice-Chairperson convened the meeting at 11:34 a.m. after confirming that a quorum was present, allowing business to proceed.

COMMISSIONERS PRESENT:
Greg Smith
Joe McComb
Judith Gonzalez-Rodriguez
Richard Balli
Lori Garcia

COMMISSIONERS ABSENT:

COUNSEL: Jeff Lehrman

STAFF PRESENT:
Rhen Bass, Valerie Hernandez, Melissa Benavides, Isaiah Norris, Tadd Grimes, Karen Miranda, Jose Garcia

ALSO IN ATTENDANCE: Jennifer Buxton, City of Corpus Christi

INSTALLATION OF MAYORAL BOARD APPOINTMENTS AND REAPPOINTMENTS: Lori Garcia, Joe McComb and Richard Balli

ELECTION OF OFFICERS:

Commissioner Greg Smith was elected Chair by Commissioner Gonzalez-Rodriguez, seconded by Commissioner Balli. Motion passed (5 - Ayes and 0 - Nays)

Commissioner Joe McComb was elected Vice-Chairperson by Commissioner Smith, seconded by Commissioner Gonzalez-Rodriguez. Motion passed (5 - Ayes and 0 - Nays)

PUBLIC COMMENTS: None

EXECUTIVE SESSION:

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

The meeting was reconvened at 1:57 p.m. for Open Session.

MINUTES:

Commissioner Balli motioned to approve the minutes of the Regular Meeting of March 24, 2026, seconded by Commissioner Gonzalez-Rodriguez. Motion passed (5 – Ayes and 0 – Nays)

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

ITEMS FOR CONSIDERATION:
Item 26-13: Jose Garcia and Rhen Bass presented a resolution 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. After some

discussion on the staff evaluation and selection, Commissioner McComb made a motion to approve, seconded by Commissioner Balli. Motion passed (5 - Ayes and 0 – Nays)

Item 26-14: Rhen Bass presented a resolution authorizing CCHA to engage Coats Rose, P.C. as counsel; and such other actions necessary or convenient to carry out this resolution. After some discussion and clarification regarding the not-to-exceed amount of $125k, Commissioner Garcia made a motion to approve, seconded by Commissioner Gonzalez-Rodriguez. Motion passed (5 - Ayes and 0 – Nays)

Item 26-15: Rhen Bass presented a resolution 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. Commissioner McComb made a motion to approve, seconded by Commissioner Balli. Motion passed (5 - Ayes and 0 – Nays)

FINANCIAL REPORT

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

CHIEF EXECUTIVE OFFICER'S REPORT

CEO Rhen Bass gave updates on the following:

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

BOC COMMENTS

Chair Smith provided comments on TXNAHRO Conference, financials and audit compliance. Chair Smith praised staff, including being ahead of other agencies in the RAD conversion.

ADJOURNMENT

Meeting adjourned at 2:47 p.m.

Greg Smith, Chairperson
CCHA Board of Commissioners

Rhen C. Bass, President and CEO

Valerie Hernandez, Secretary