



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

BOARD OF COMMISSIONERS
REGULAR BOARD MEETING - SUMMARY OF MINUTES

June 2, 2026

Corpus Christi Housing Authority

The Board Chairperson convened the meeting at 11:30 a.m. after confirming that a quorum was present, allowing business to proceed.

COMMISSIONERS PRESENT:

Greg Smith
Joe McComb (arrived after roll call)
Judith Gonzalez-Rodriguez
Richard Balli

COMMISSIONERS ABSENT:

Lori Garcia

COUNSEL: Jeff Lehrman

STAFF PRESENT:

Rhen Bass, Valerie Hernandez, Melissa Benavides, Tadd Grimes, Jose Garcia, Rose Mary Khosrowsalafi, Debbie Lindsey-Opel

ALSO IN ATTENDANCE: Rich Larsen, Novogradac

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 12:47 p.m. for Open Session.

MINUTES:

Following clarification regarding the use of "summary" in the minutes title, Commissioner McComb motioned to approve the minutes of the April 30, 2026 Annual Meeting, seconded by Commissioner Gonzalez-Rodriguez. Motion passed (4 – Ayes and 0 – Nays)

CONSENT AGENDA:

Following a discussion of the increasing write-off amounts, Commissioner Gonzalez-Rodriguez motioned to approve, seconded by Commissioner McComb. Motion passed (4 - Ayes and 0 - Nays)

ITEMS FOR CONSIDERATION:

Item 26-16: Debbie Lindsey-Opel and Rhen Bass presented a resolution authorizing a three (3) year indefinite contract through cooperative purchasing for the ongoing purchase of maintenance and repair materials, not to exceed \$3,000,000.00. After discussion and concerns raised by Commissioner Balli regarding his apartment, Commissioner Gonzalez-Rodriguez motioned to table the item, seconded by Commissioner McComb. Motion to table passed (4 - Ayes and 0 – Nays)

Item 26-18 was advanced on the agenda.

Item 26-18: Rhen Bass and Rich Larsen presented a resolution accepting the Fiscal Year 2024-2025 Audit for the Corpus Christi Housing Authority and Coastal Housing Partners. After some discussion, the BOC agreed to accept the audit with an amendment to include the subsequent event to establish the reserve for the W.H.O. program in the amount of \$1,762,275.00. Commissioner McComb made a motion to approve, seconded by Commissioner Gonzalez-Rodriguez. Motion passed (4 - Ayes and 0 – Nays)

Open Meeting took a brief break at 2:50 p.m. and resumed at 2:57 p.m.

Item 26-17: Debbie Lindsey-Opel presented a resolution authorizing the Corpus Christi Housing Authority to enter into an agreement with RESPONDAI, LLC for an AI-enabled Advanced Interactive Voice Response System. Commissioners had questions about feedback from other agencies, costs/budgets, staffing, training costs, authentication, and evaluated calls. Legal would review the contract regarding an opting-out provision. Commissioner Balli made a motion to approve, seconded by Commissioner Smith. Motion passed (4 - Ayes and 0 - Nays)

Item 26-19: Chairperson Smith presented recognition for the former chair, Cathy Mehne. Commissioner Smith made a motion to approve, seconded by Commissioner Gonzalez-Rodriguez. Motion passed (4 - 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) Esperanza de Tejas Ribbon Cutting Ceremony
- 2) City- Tenant Based Rental Assistance Rollout
- 3) Hampton Port Apartment Fire Incident
- 4) Tour of El Paso Housing Authority and Housing Authority of the City of Austin
- 5) Board Member Photos
- 6) Four-and-One-Half-Day Workweek Pilot Program

BOC COMMENTS

Chair Smith stated that board members may comment only on items listed on the agenda. They should provide their request before the agenda is posted.

Regarding the Strategic Planning workshop, the board did not decide to schedule it at this time.

Commissioner McComb asked whether the new interactive voice system could help reduce the active HCVP waiting list. Mr. Bass and Mrs. Opel stated that it would not, but noted that another system was already being explored for that purpose.

Commissioner Smith stated that we would meet on June 24 for our next regular meeting.

ADJOURNMENT

Meeting adjourned at 4:01 p.m.



Greg Smith, Chairperson
CCHA Board of Commissioners



Rhen C. Bass, President and CEO



Valerie Hernandez, Secretary