



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

BOARD OF COMMISSIONERS
REGULAR BOARD MEETING - SUMMARY OF MINUTES

September 2, 2026

Corpus Christi Housing Authority

The Board Chairperson convened the meeting at 11:31 a.m. after confirming that a quorum was present, allowing business to proceed.

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

COUNSEL: Jeff Lehrman

STAFF PRESENT:

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

ALSO IN ATTENDANCE: Rick Medrano and DJ Jacobson; 90 Degree Benefits

PUBLIC COMMENTS:

EXECUTIVE SESSION:

Chairperson Smith recessed to closed session to address Legal Matters and Deliberations about Real Property.

The meeting was reconvened at 1:40 p.m. for Open Session.

MINUTES:

Commissioner Gonzalez-Rodriguez motioned to approve the minutes of the July 16, 2026, Special Meeting, July 23, 2026, Regular Meeting, August 19, 2026, Special Meeting, and August 19, 2026, Special Bluebonnet Gardens Meeting. The motion was seconded by Commissioner Garcia. Motion passed (5 - Ayes and 0 - Nays)

CONSENT AGENDA:

Following a discussion of the increasing write-off amounts and clarification of the "other" category, Commissioner Balli motioned to approve, seconded by Commissioner McComb. Motion passed (5 - Ayes and 0 - Nays)

ITEMS FOR CONSIDERATION:

Item 26-22: Karen Miranda requested approval to adopt the revised Community Rules for Bluebonnet Gardens. After some discussion, Commissioner McComb motioned to approve, seconded by Commissioner Garcia. Motion passed (5 - Ayes and 0 - Nays)

Item 26-26: Jose Garcia requested approval to award a contract for installation and replacement of wall-pack lighting at various locations. After some discussion, Commissioner Gonzalez-Rodriguez motioned to approve, seconded by Commissioner Garcia. Motion passed (5 - Ayes and 0 - Nays)

Item 26-27: Debbie Lindsey-Opel requested approval to award contract to Tikler AI, LLC for a cloud-based document management and workflow automation system for a possible five-year period. After some discussion regarding security, budget, and implementation, Commissioner McComb motioned to approve, seconded by Commissioner Balli. Motion passed (5 - Ayes and 0 - Nays)

Item 26-28: Melissa Benavides requested approval to renew the Corpus Christi Housing Authority's self-funded employee benefits plan for the 2026-2027 plan year. Mr. Jacobson and Mr. Medrano made brief comments. After some discussion, Commissioner Gonzalez-Rodriguez motioned to approve, seconded by Commissioner Garcia. Motion passed (5 - Ayes and 0 - Nays)

Item 26-29: Rhen Bass requested approval to ratify an agreement between Corpus Christi Housing Authority and Cravey Real Estate for real estate brokerage services associated with the purchase and closing of the CCISD property, due to exigent circumstances requiring the bypass of normal HUD and CCHA procurement procedures. After some discussion, Commissioner Balli motioned to approve, seconded by Commissioner Gonzalez-Rodriguez. Motion passed (5 - Ayes and 0 - Nays)

Item 26-30: Rhen Bass requested approval ratify the Chief Executive Officer's execution of contracts for the emergency repair and replacement of deteriorated ceilings at La Armada II and La Armada III Apartments. General counsel mentioned staff preparing a more comprehensive history report. After some discussion, Commissioner Gonzalez-Rodriguez motioned to approve, seconded by Commissioner Garcia. Motion passed (5 - Ayes and 0 - Nays)

Item 26-31: Rhen Bass requested approval to ratify the Chief Executive Officers' execution of a contract for the emergency fire damage repair and restoration at Treyway Terrace Apartments. After some discussion regarding insurance claims and delays, Commissioner Gonzalez-Rodriguez motioned to approve, seconded by Commissioner Balli. Motion passed (5 - Ayes and 0 - Nays)

FINANCIAL REPORT

Rhen Bass 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. Budget Workshop
2. Market-based employee compensation adjustments
3. School site due diligence
4. Winter break office closure

BOC COMMENTS

Chair Smith requested to add a discussion on future meetings

ADJOURNMENT

Meeting adjourned at 3:39p.m.



Greg Smith, Chairperson
CCHA Board of Commissioners



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