



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

BOARD OF COMMISSIONERS  
REGULAR BOARD MEETING MINUTES

September 27, 2023

11:30 am

Corpus Christi Housing Authority

The meeting was called to order by the Chair of the Board at 11:32 am.

Upon roll call those Commissioners found to be present and absent were as follows:

**COMMISSIONERS PRESENT:**

Cathy Mehne  
Curtis Clark  
Richard Balli  
Hilda Dalfonso  
Dr. Brian Tietje

**COMMISSIONERS ABSENT:**

**COUNSEL:** Jeff Lehrman

**STAFF:**

Gary Allsup, President and Chief Executive Officer  
Valerie Hernandez, Executive Assistant  
Rhen Bass, Chief Financial Officer  
Tony Wilson, Director of Development  
Anton Shaw, VP HCV Program  
Marisa Smithwick, VP Training & Technology

Karen Miranda, Director of Human Resources  
Ester Cox, VP Rental Housing  
Brian Bray, VP Administrative Services  
Lorenzo Buitron, VP Construction & Maintenance  
Jennifer Guerrero, Director of Rental Properties

**Also Present:**

The meeting having been duly advertised and convened the Chair declared a quorum present and business was transacted as follows:

**INSTALLATION OF BOARD MEMBER:** Oath of Office for Dr. Tietje

**EXECUTIVE SESSION:**

Chairperson Mehne recessed the Board to closed session to discuss legal and personnel matters. The meeting reconvened at 12:41.m.

**INSTALLATION OF BOARD MEMBER:** Oath of Office for Hilda Dalfonso

Commissioner Clark motioned to approve the minutes of the Regular Meeting of June 21, 2023 as presented, seconded by Commissioner Balli. Motion passed by unanimous vote.

**OPEN FORUM:** None

**CONSENT AGENDA:**

Commissioner Clark motioned to approve, seconded by Commissioner Tietje. Motion passed by unanimous vote.

**ITEMS FOR CONSIDERATION:**

**Action Item. 23-HCVP-09-992:** Anton Shaw requested approval of Revisions to Housing Choice Voucher Program Administrative Plan. After a brief discussion, Commissioner Clark motioned to approved, seconded by Commissioner Balli. Motion passed by unanimous vote.

**Action Item. 23-EO-09-993:** Gary Allsup requested approval of Amending the Thanksgiving Homes Sales Program. After a brief discussion, Commissioner Dalfonso motioned to approved, seconded by Commissioner Tietje. Motion passed by unanimous vote.

**Action Item. 23-AS-09-994:** Brian Bray requested approval of Contractual Agreement Trash Collection Services. After a brief discussion, Commissioner Clark motioned to approved, seconded by Commissioner Dalfonso. Motion passed by unanimous vote.

**Action Item. 23-FIN-09-995:** Rhen Bass requested approval of 2024 Corpus Christi Housing Authority & Affiliates Budget. After a brief discussion, Commissioner Balli motioned to approved, seconded by Commissioner Dalfonso. Motion passed by unanimous vote.

### **FINANCIAL REPORT**

Rhen Bass gave a brief report on the Financials for CC Housing Authority and Affiliates

### **CHIEF EXECUTIVE OFFICER'S REPORT**

Mr. Allsup gave an update on the Tax Credit properties; acquiring 100% and refinance.

Mr. Allsup reported that Maintenance staff, HCV Program and Rental properties all working hard to improve occupancy.

Mr. Allsup stated we were looking at another school site with 50 lots.

Mr. Allsup gave an update on the internal renovations, new offices and replacing windows.

Mr. Allsup reported that the Sea Breeze Refinance would be brought to the next meeting.

Mr. Allsup announced next meeting on October 25.

Mr. Allsup stated we'd be looking into dates for a retreat/workshop in January.


### **CHAIR/BOARD COMMENTS**

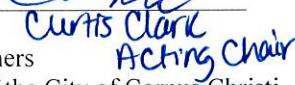
Staff gave brief introductions.


Commissioner Clark asked about an investment advisor, Mr. Bass stated we were looking into it.

### **ADJOURNMENT**

Meeting adjourned at 1:56p.m.

  
Cathy Mehne, Chair  
Board of Commissioners  
Housing Authority of the City of Corpus Christi

  
Curtis Clark  
Acting Chair

  
Gary Allsup, Secretary  
Board of Commissioners  
Housing Authority of the City of Corpus Christi