



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

BOARD OF COMMISSIONERS
REGULAR BOARD MEETING MINUTES

October 30, 2024

11:30 am

Corpus Christi Housing Authority

The meeting was called to order by the Chairperson of the Board at 11:31 am.

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

COMMISSIONERS PRESENT:

Cathy Mehne
Christine Belin
Dr. Brian Tietje

COMMISSIONERS ABSENT:

Richard Balli
Curtis Clark

COUNSEL: Jeff Lehrman

STAFF:

Gary Allsup, President and Chief Executive Officer
Valerie Hernandez, Executive Assistant
Rhen Bass, Chief Financial Officer

Karen Miranda VP Rental Housing
Tony Wilson, VP Thanksgiving Homes
Debbie Lindsey-Opel, Communications & Special Proj.

ALSO PRESENT:

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

EXECUTIVE SESSION:

Chairperson Mehne recessed the Board to closed session to discuss legal and personnel matters. The meeting reconvened at 12:54p.m.

REGULAR SESSION

Commissioner Belin motioned to approve the minutes of the Regular Meeting of August 28, 2024 as presented, seconded by Commissioner Tietje. Motion passed by unanimous vote.

PUBLIC COMMENTS: None

CONSENT AGENDA:

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

ITEMS FOR CONSIDERATION:

Action Item. 24-HCV-38: Gary Allsup requested approval of CLEAR Program. Commissioner Belin motioned to approved, seconded by Commissioner Tietje. Motion passed by unanimous vote.

Action Item. 24-EO-39: Gary Allsup requested approval of Memorandum of Understanding – Churchill Square Apartments. After a brief discussion, Commissioner Belin motioned to approved, seconded by Commissioner Tietje. Motion passed by unanimous vote.

Action Item. 24-EO-40: Gary Allsup requested approval of Memorandum of Understanding – Caspian Apartments. Commissioner Belin motioned to approved, seconded by Commissioner Tietje. Motion passed by unanimous vote.

Action Item. 24-FIN-41: Rhen Bass requested ratification of Purchase of Real Property. Commissioner Tietje motioned to approved, seconded by Commissioner Belin. Motion passed by unanimous vote.

Action Item. 24-FIN-42: Rhen Bass requested ratification of Purchase of HVAC Equipment. Commissioner Belin motioned to approved, seconded by Commissioner Tietje. Motion passed by unanimous vote.

Action Item. 24-FIN-43: Rhen Bass requested approval of Corpus Christi Housing Authority and Coastal Housing Partners 2024-2025 Budget. Commissioner Tietje motioned to approved, seconded by Commissioner Belin. Motion passed by unanimous vote.

Action Item. 24-FIN-44: Rhen Bass requested ratification of Installation of HVAC Equipment – CC Breeze Heating. Commissioner Belin motioned to approved, seconded by Commissioner Tietje. Motion passed by unanimous vote.

Action Item. 24-FIN-45: Rhen Bass requested ratification of Installation of HVAC Equipment – J.A.G. Heating & Cooling. Commissioner Belin motioned to approved, seconded by Commissioner Tietje. Motion passed by unanimous vote.

Action Item. 24-FIN-46: Rhen Bass requested ratification of Installation of HVAC Equipment – 681 Contractors, LLC. Commissioner Belin motioned to approved, seconded by Commissioner Tietje. 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 Occupancy, Maintenance and Thanksgiving Homes.
Mr. Allsup gave update on COO, Lisa Garcia; beginning Nov. 1 with a Meet & Greet.
Mr. Allsup gave staff praise on preparing budget.
Mr. Allsup announced Board Retreat & Meeting combo on Dec. 4 if schedules allowed.
Mr. Allsup announced possible Special zoom meeting to finalize resolutions.
Mr. Allsup gave update on upcoming Tax Credit Budgets.

CHAIR/BOARD COMMENTS

ADJOURNMENT

Meeting adjourned at 1:40p.m.



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



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