



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

BOARD OF COMMISSIONERS
ANNUAL BOARD MEETING MINUTES

April 23, 2025

Corpus Christi Housing Authority

The meeting was called to order by the Chairperson of the Board at 11:38p.m.

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

COMMISSIONERS PRESENT:

Cathy Mehne
Christine Belin
Curtis Clark
Richard Balli

COMMISSIONERS ABSENT:

Brian Tietje

COUNSEL: Jeff Lehrman

STAFF:

Gary Allsup, President and Chief Executive Officer
Valerie Hernandez, Executive Assistant
Tadd Grimes, Director of Finance
Lisa Garcia, Chief Operating Officer
Wendy Herman, VP Housing Choice Voucher Program

Karen Miranda, VP Rental Properties
Lorenzo Buitron, VP Maintenance & Construction
Melissa Benavides, VP Human Resources
Debbie Lindsey-Opel, Communication & Special Projects

ALSO PRESENT: Jennifer Buxton, City of Corpus Christi

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

INSTALLATION OF MAYORAL BOARD APPOINTMENTS: None

ELECTION OF OFFICERS:

Commissioner Belin motioned for Cathy Mehne to remain Chairperson and for Curtis Clark to remain Vice-Chairperson, seconded by Curtis Clark. Motion passed by unanimous vote.

EXECUTIVE SESSION:

Chairperson Mehne recessed the Board to closed session to discuss legal and personnel matters. The meeting reconvened at 12:30p.m.

Commissioner Belin motioned to approve the minutes of the Regular Meeting of March 25, 2025 as presented, seconded by Commissioner Balli. Motion passed by unanimous vote.

PUBLIC COMMENTS: None

CONSENT AGENDA:

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

ITEMS FOR CONSIDERATION:

Action Item. 25-EO-07: Gary Allsup requested annual ratification of Bluebonnet Gardens Bylaws. Commissioner Belin motioned to approved, seconded by Commissioner Clark. Motion passed by unanimous vote.

Action Item. 25-EO-08: Gary Allsup requested annual ratification of Corpus Christi Housing Authority Bylaws. Commissioner Clark motioned to approved, seconded by Commissioner Belin. Motion passed by unanimous vote.

Action Item. 25-EO-09: Gary Allsup requested annual ratification of Corpus Christi Finance Corporation Bylaws. Commissioner Belin motioned to approved, seconded by Commissioner Clark. Motion passed by unanimous vote.

Action Item. 25-EO-10: Gary Allsup requested annual ratification of Coastal Housing Partners Bylaws. Commissioner Balli motioned to approved, seconded by Commissioner Clark. Motion passed by unanimous vote.

Action Item. 25-EO-11: Gary Allsup requested annual ratification of Royal Palm Gardens Bylaws. Commissioner Belin motioned to approved, seconded by Commissioner Clark. Motion passed by unanimous vote.

Action Item. 25-EO-12: Gary Allsup requested annual ratification of Thanksgiving Homes Bylaw. Commissioner Balli motioned to approved, seconded by Commissioner Belin. Motion passed by unanimous vote.

Action Item. 25-EO-13: Gary Allsup requested annual ratification of Sea Breeze Bylaws. Commissioner Clark motioned to approved, seconded by Commissioner Balli. Motion passed by unanimous vote.

Action Item. 25-HR-14: Gary Allsup requested annual ratification of Personnel Policy Manual. Commissioner Belin motioned to approved, seconded by Commissioner Clark. Motion passed by unanimous vote.

Action Item. 25-FIN-15: Tadd Grimes requested approval of Internal Control Policy. Commissioner Belin motioned to approved, seconded by Commissioner Clark. Motion passed by unanimous vote.

FINANCIAL REPORT

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

CHIEF EXECUTIVE OFFICER'S REPORT

Mr. Allsup and Lorenzo Buitron introduced a product that may help with water waste issues and consumption.

Mr. Allsup gave an update on HVAC units at La Armada II, 370 complete.

Mr. Allsup gave an update on Sea Breeze kitchen remodels; currently, 192 of 200 are complete.

Mr. Allsup gave an update on Lozano school property; infrastructure is complete.

Mr. Allsup gave an update on occupancy.

Mr. Allsup announced the rebrand of Corpus Christi Housing Authority and Coastal Housing Partners.

Mr. Allsup announced the HCVP - STAR Program started classes on April 22.

Mr. Allsup gave an update on Lamar school property.

CHAIR/BOARD COMMENTS

Commissioner Balli voiced concern over new locks for the outside faucets. Mr. Buitron assured Mr. Balli that all maintenance staff would be equipped with keys; in the event of a fire, tenants should always call the fire department.

Chairperson Mehne acknowledged and praised staff for their hard work.

ADJOURNMENT

Meeting adjourned at 1:02p.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