



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

BOARD OF COMMISSIONERS  
REGULAR BOARD MEETING MINUTES

May 28, 2025

Corpus Christi Housing Authority

The meeting was called to order by the Chairperson of the Board at 11:35a.m.

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

**COMMISSIONERS PRESENT:**

Cathy Mehne  
Richard Balli  
Greg Smith  
Joe McComb  
Judith Gonzalez-Rodriguez

**COMMISSIONERS ABSENT:**

**COUNSEL:** Jeff Lehrman

**STAFF:**

Gary Allsup, President and Chief Executive Officer  
Valerie Hernandez, Executive Assistant  
Lisa Garcia, Chief Operating Officer

Karen Miranda, VP Rental Properties  
Debbie Lindsey-Opel, Communication & Special Projects  
Rhen Bass, Chief Financial Officer

**ALSO IN ATTENDANCE:** Sondra Meyer, Susie Saldana, Miles Risley, Jennifer Buxton, Buck Brice, Brent Chesney, Judy Telge, Michael Miller, Mike Pusley, and Rich Larsen

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:** Greg Smith, Joe McComb, and Judith Gonzalez-Rodriguez abstained from reading the Oath of Member of the Housing Authority of the City of Corpus Christi.

**EXECUTIVE SESSION:**

Counsel motioned for the Board to recess to closed session, seconded by Commissioner Balli. Ms. Rachel Clow formally objected to the executive session. Counsel Lehrman noted her objection.

The meeting reconvened at 1:12p.m.

**OPEN SESSION**

**ELECTION OF VICE-CHAIR:** Commissioner McComb motioned Greg Smith for nomination to Vice-Chair, seconded by Commissioner Gonzalez-Rodriguez. Motion passed unanimously.

CEO Allsup requested to move up the auditor's presentation for Action Item 25-FIN-16 due to an unexpected travel change.

**Action Item 25-FIN-16** – Rich Larsen with Novogradac gave a brief summary/report of the Fiscal Year 2023-2024 Audit for Corpus Christi Housing Authority and Coastal Housing Partners.

**MINUTES:**

Commissioner McComb motioned to approve the minutes of the Annual Meeting of April 23, 2025 as presented, seconded by Commissioner Balli. Motion passed unanimously.

#### **PUBLIC COMMENTS:**

There were seven (7) individuals who signed up to speak. All were given three (3) minutes to speak.

Brent Chesney  
Judy Telge  
Michael Miller  
Mike Pusley  
Sandra Meyer  
Susie Saldana  
Miles Risley  
Buck Brice

#### **CONSENT AGENDA:**

Commissioner Smith motioned to approve, seconded by Commissioner Balli. Motion passed by unanimous vote.

#### **ITEMS FOR CONSIDERATION:**

**Action Item 25-EO-25:** Reconsideration and discussion for possible action, including rescission or modification, of the Resolutions approving Memoranda of Understanding and related documents, and instruments to obtain tax-exempt status for the following Apartment Complexes: Azure, Churchill Square, GWR Armon Bay, Ocean Palms Apartments, Sandcastle, Sawgrass, South Lake Ranch, Stoneleigh Apartment, The Icon, The Summit, The Veranda, Tuscany Bay South, Villas of Ocean Drive, Arts at Ocean Drive, Caspian Apartments, Gulf Breeze, Shadow Bend, Bay Vista, Bay Vista Pointe, Baypoint, Solana Vista.

Commissioner McComb made a motion “to pause all pending real estate transactions related to the Workforce Housing Opportunity (W.H.O), including all pending property closures and any new MOU until a future date. The pause means it comes to a halt, we don’t proceed any further until a future notice.” Commissioner Smith seconded and the motion passed by unanimous vote.

**Action Item 25-FIN-16:** Chairperson Mehne asked for acceptance of Fiscal Year 2023-2024 Audit for CCHA and CHP. Commissioner Smith made a motion to accept the audit contingent upon revision to Note 15, subsequent events, to include a schedule of all of the apartment complexes that were under consideration as of May 1, 2025. Motion passed by unanimous vote.

**Action Item. 25-EO-17:** CEO Allsup presented Resolution to approve MOU – Island Villa (Cameron County Housing Finance Corp). Commissioner Smith motioned to table this item, seconded by Commissioner Gonzalez-Rodriguez. Motion passed by unanimous vote.

**Action Item. 25-EO-18:** CEO Allsup presented Resolution to approve MOU – Encore Crossing (Cameron County Housing Finance Corp). Commissioner Smith motioned to table this item, seconded by Commissioner Gonzalez-Rodriguez. Motion passed by unanimous vote.

**Action Item. 25-EO-19:** CEO Allsup presented Resolution to approve MOU – The Retreat (Cameron County Housing Finance Corp). Commissioner Smith motioned to table this item, seconded by Commissioner Gonzalez-Rodriguez. Motion passed by unanimous vote.

**Action Item. 25-RH-20:** Karen Miranda presented a request for approval to enter contract for Exterior Stone Overlay at Wiggins Homes. Commissioner Smith asked if there was a benefit to the overlay. He also asked for the benefits regarding utilities or insurance, asked about three (3) phases and timeframe. Commissioner Gonzalez-Rodriguez asked if a capital needs assessment was completed and which reserves fund it was coming out of. She also asked if any other improvements or critical repairs had been deferred to do this. Commissioner McComb asked if the CCHA sent out RFP or RFQs on these types of projects and how many bidders we received. Commissioner Balli motioned to approved, seconded by Commissioner Smith. Motion passed by unanimous vote.

**Action Item. 25-RH-21:** Karen Miranda presented a request for approval to allocate from Corban Townhomes Reserves for Capital Projects. Commissioner Smith asked who was the owner of Corban Townhomes, who managed it and if investors had to agree to buyout. Commissioner Gonzalez-Rodriguez asked if these projects would go out for bid and for the process.

Commissioner Smith motioned to approved, seconded by Commissioner Gonzalez-Rodriguez. Motion passed by unanimous vote.

**Action Item. 25-EO-22:** CEO Allsup presented approval of Board of Commissioner Recognition for Christine Belin. Commissioner McComb motioned to approved, seconded by Commissioner Gonzalez-Rodriguez. Motion passed by unanimous vote.

**Action Item. 25-EO-23:** CEO Allsup presented approval of Board of Commissioners Recognition for Brian Tietje. Commissioner McComb motioned to approved, seconded by Commissioner Gonzalez-Rodriguez. Motion passed by unanimous vote.

**Action Item. 25-EO-24** CEO Allsup presented approval of Board of Commissioners Recognition for Curtis Clark. Commissioner McComb motioned to approved, seconded by Commissioner Gonzalez-Rodriguez. Motion passed by unanimous vote.

#### FINANCIAL REPORT

Rhen Bass gave a brief report on the Financials for CC Housing Authority and Coastal Housing Partners.

#### CHIEF EXECUTIVE OFFICER'S REPORT

CEO Allsup gave an update on the \$3-4 million HVAC project at La Armada II; 397/400 units complete.

CEO Allsup gave an update on \$2 million Sea Breeze kitchen remodel project; completed full rehab of all kitchens to make them ADA accessible.

CEO Allsup gave an update on the W.H.O. properties which would cost roughly \$340 million built under the tax credit program

CEO Allsup gave an update on the CLEAR program. He invited everyone to a public demolition scheduled June 3, 2025 at 345 Brooks Drive at 10 a.m.

CEO. Allsup gave an update on Lozano school property; infrastructure is complete for the construction of 36 homes.

CEO Allsup gave an update on City of CC Lamar school property; five (5) lots provided by the city to Thanksgiving Home.

CEO Allsup gave update on two (2) micro-developments, areas with 8-10 homes that we are also working on.

CEO Allsup announced Coastal Housing Partners purchased a property on Airport and Baldwin and will be used to house the Maintenance Facility. Cost to purchase property and construction of building was about \$1.5 million.

CEO Allsup gave an update on BBG occupancy, 94-96%.

CEO Allsup gave an update on Housing Choice Voucher program doing well, however, it is only federal funding CCHA receives. A proposal is out by the President to cut Section 8 funding by 43%. For every 10% cut it would impact about 300 families.

CEO Allsup gave an update on Ruthmary Price elevator.

CEO Allsup informed the board we were under contract for a generator for the Central Office and looking into our internet sources to reduce operational issues.

CEO Allsup informed the board Hampton Port, has a boiler system that we would be upgrading for roughly \$38,000.

CEO Allsup announced next meetings for June 25 and July 23. We hope to schedule an orientation before next board meeting.

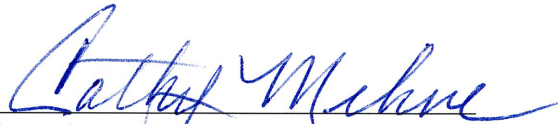
Counsel Lehrman provided clarification of current House Bill 21 which addresses Housing Finance Corporations and impacts Housing Finance Corporations and not public housing authorities.

#### CHAIR/BOARD COMMENTS

Chairperson Mehne acknowledged and praised staff for their hard work and gave a brief statement.

#### ADJOURNMENT

Meeting adjourned at 3:08 p.m.



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



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