TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS
JAMES VALADEZ
CHAIRPERSON
DEBORAH CARTWRIGHT
VICE CHAIRPERSON
NICOLE CONLEY
SECRETARY/TREASURER

BOARD MEMBERS
JETT HANNA
JOHN HAVENSTRITE
CELIA ISRAEL
DICK LAVINE
SHENGHAO "DANIEL" WANG
BLANCA ZAMORA-GARCIA

LEANA MANN
CHIEF APPRAISER

TCAD - BOARD OF DIRECTORS
MINUTES OF THE MAY 13, 2025 MEETING

1. Call to order

Meeting called to order by James Valadez at 11:30 a.m. on, May 13, 2025.

2. Establishment of Quorum

James Valadez, Chairperson	Appointed	Present
Nicole Conley, Secretary	Appointed	Present
John Havenstrite	Appointed	Present
Debbie Cartwright	Appointed	Present
Blanca Zamora-Garcia	Appointed	Present
Jett Hanna	Elected, Place 1	Present
Shenghao "Daniel" Wang	Elected, Place 2	Present
Dick Lavine	Elected, Place 3	Present
Celia Israel	Travis County Tax Assessor-Collector	Present

Also present were Leana Mann, Chief Appraiser, and Dustin Banks, Sr. Attorney

3. Citizens Communication

4. Consent Agenda

a. APPROVAL OF THE MINUTES OF THE MARCH 13, 2025, REGULAR MEETING
b. SECTION 25.25B REPORT
c. ACCOUNTING STATEMENTS
d. BUDGET LINE-ITEM TRANSFERS
e. PERSONNEL REPORT
f. TAXPAYER LIAISON REPORT

MOTION: Approve the Consent Agenda
RESULT: **PASSED [UNANIMOUS]**
MOVER: Shenghao "Daniel" Wang **SECONDER:** Blanca Zamora-Garcia

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Blanca Zamora-Garcia, Celia Israel, Dick Lavine, Jett Hanna, John Havenstrite, Shenghao "Daniel" Wang

ABSENT: None

5A. Discussion and possible action on Appraisal Review Board Chairman Report.

Members of the board heard from Barry McBee, Appraisal Review Board Chairman

RESULT: **DISCUSSED**

5B. Discussion and possible action on removal of Appraisal Review Board Members that have resigned.

Members of the board heard from Barry McBee, Appraisal Review Board Chairman

MOTION: Move to accept the resignations of Carolyn Baylor, Andrea Black, Linda Chagoya, Woobin Chang, Leigh Hearn, Michael Passman, and Allen Roberts.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Shenghao "Daniel" Wang **SECONDER:** Celia Israel

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Blanca Zamora-Garcia, Celia Israel, Dick Lavine, Jett Hanna, John Havenstrite, Shenghao "Daniel" Wang

ABSENT: None

5C. Discussion and possible action on Taxpayer Liaison Committee Report.

Members of the board heard from James Valadez, Board Chairman

RESULT: **DISCUSSED**

5D. Discussion and possible action on Contract Committee Report.

Members of the board heard from Deborah Cartwright, Board Officer, and Jett Hanna, Board Member

RESULT: **DISCUSSED**

5E. Discussion and possible action on Budget Committee Report.

Members of the board heard from Nicole Conley, Board Officer and Dick Lavine, Board Member

RESULT: **DISCUSSED**

5F. Discussion and possible action on Chief Appraiser report to include: 2025 protest season, Homestead Verification Program, Community Outreach, Report, Taxpayer Experience Snapshot, 2025 Mass Appraisal Report, and Legislative update.

Members of the board heard from Leana Mann, Chief Appraiser

RESULT: **DISCUSSED**

5G. Discussion and possible action on extensión of contract with current financial depository, Wells Fargo Bank, N.A., for a period of July 1, 2025 through June 30, 2027.

Members of the board heard from Leana Mann, Chief Appraiser

MOTION:	**Move approval of extending the contract with Wells Fargo Bank from the period of July 1, 2025 through June 30, 2027.**	
RESULT:	**PASSED [UNANIMOUS]**	
MOVER:	Debbie Cartwright	**SECONDER:** Jett Hanna

AYES: James Valadez, Debbie Cartwright, Blanca Zamora-Garcia, Celia Israel, Dick Lavine, Jett Hanna, John Havenstrite, Shenghao "Daniel" Wang

ABSENT: Nicole Conley

5H. Discussion and possible action on renewal of contract for Taxpayer Liaison Officer.

MOTION:	**Move approval of the contract that we've distributed to you here today.**	
RESULT:	**PASSED [UNANIMOUS]**	
MOVER:	Jett Hanna	**SECONDER:** Shenghao "Daniel" Wang

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Blanca Zamora-Garcia, Celia Israel, Dick Lavine, Jett Hanna, John Havenstrite, Shenghao "Daniel" Wang

ABSENT: None

5I. Discussion and possible action on amendments to Chief Appraiser employment contract.

MOTION:	Move that we approve the First Amendment to the employment contract for the Chief Appraiser that has been presented.	
RESULT:	**PASSED [UNANIMOUS]**	
MOVER:	Debbie Cartwright	**SECONDER:** Dick Lavine

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Blanca Zamora-Garcia, Celia Israel, Dick Lavine, Jett Hanna, John Havenstrite, Shenghao "Daniel" Wang

ABSENT: None

At 12:48 P.M. All THE BOARD moved to executive session; TO DELIBERATE ON ANY MATTER AUTHORIZED BY TEXAS GOVERNMENT CODE SEC. 551.001 *et seq* [THE TEXAS OPEN MEETING ACT] INCLUDING:

SEC. 551.071; Consultation with attorney regarding pending or contemplated litigation, settlement offers and matters on which the attorney has a duty to advise the Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas.

MOTION: Move to enter Executive Session
RESULT: **PASSED [UNANIMOUS]**
MOVER: Blanca Zamora-Garcia **SECONDER**: Shenghao "Daniel" Wang

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Blanca Zamora-Garcia, Celia Israel, Dick Lavine, Jett Hanna, John Havenstrite, Shenghao "Daniel" Wang

ABSENT: None

At 1:45 PM, the Board resumed the public session and returned to Item 5J.

5J. Discussion and possible action on litigation and appeals related to pending and anticipated lawsuits.

RESULT: **DISCUSSED IN EXECUTIVE SESSION**

5K. Adjournment

MOTION: Approve Adjournment
RESULT: **PASSED [UNANIMOUS]**
MOVER: Shenghao "Daniel" Wang **SECONDER**: Nicole Conley

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Blanca Zamora-Garcia, Dick Lavine, Jett Hanna, Shenghao "Daniel" Wang

ABSENT: Celia Israel, John Havenstrite

Respectfully submitted,

Nicole Conley, Secretary

Approved:

James Valadez, Chairperson