TRAVIS CENTRAL APPRAISAL DISTRICT

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

LEANA MANN
CHIEF APPRAISER

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

TCAD - BOARD OF DIRECTORS
MINUTES OF THE JUNE 12, 2025 MEETING

1. Call to order

Meeting called to order by James Valadez at 11:31 a.m. on June 12, 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	Absent
Jett Hanna	Elected, Place 1	Present
Shenghao "Daniel" Wang	Elected, Place 2	Present
Dick Lavine	Elected, Place 3	Absent
Celia Israel	Travis County Tax Assessor-Collector	Present

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

3. Citizens Communication

- Judy Gracey

4. Consent Agenda

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

MOTION: Approve the Consent Agenda
RESULT: **PASSED [UNANIMOUS]**
MOVER: Debbie Cartwright **SECONDER:** John Havenstrite

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Celia Israel, Jett Hanna, John Havenstrite, Shenghao "Daniel" Wang

ABSENT: Blanca Zamora-Garcia, Dick Lavine

5A. Discussion and possible action on Taxpayer Liaison Report.

Members of the board heard from Betty Thompson, Taxpayer Liaison

RESULT: DISCUSSED

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

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

RESULT: DISCUSSED

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

Members of the board heard from Betty Thompson, Taxpayer Liaison

MOTION: Move to remove Ryan Doonan, Adrienne Isom, and Charles Kruetz, wo have formerly resigned, from the Appraisal Review Board.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Celia Israel **SECONDER:** Shenghao "Daniel" Wang

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Celia Israel, Jett Hanna, John Havenstrite, Shenghao "Daniel" Wang

ABSENT: Blanca Zamora-Garcia, Dick Lavine

5D. Discussion and possible action on modification of the number of Appraisal Review Board Members for 2025.

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

MOTION: Move to pass Resolution 20250612-5D Resolution of the Board of Directors of the Travis Central Appraisal District modifying the appropriate number of Appraisal Review Board members for 2025.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Shenghao "Daniel" Wang **SECONDER:** John Havenstrite

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Celia Israel, Jett Hanna, John Havenstrite, Shenghao "Daniel" Wang

ABSENT: Blanca Zamora-Garcia, Dick Lavine

5E. Discussion and possible action on 2024 Annual Comprehensive Financial Report and financial audit results.

Members of the board heard from Joey Elmore, Eide Baily LLP

MOTION: Move approval of accepting the 2024 audit results and the Annual Comprehensive Financial Report.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Nicole Conley **SECONDER:** Jett Hanna

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Celia Israel, Jett Hanna, John Havenstrite, Shenghao "Daniel" Wang

ABSENT: Blanca Zamora-Garcia, Dick Lavine

5F. Discussion and possible action on fiscal year 2026 proposed budget.

Members of the board heard from Leana Mann, Chief Appraiser, and Kat Harvey, Director of Administration

MOTION: Move approval of alternate one, which proposes a 5.95% increase in 2026 budget with an additional FTEs of seven, with the understanding that we fully expect to be looking at the same kind of increase in 2027, and that we want to consider retention of options that could be brought to us during the year for purposes of using reserve funds that might be used as incentives for employees.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Debbie Cartwright **SECONDER:** Nicole Conley

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Celia Israel, Jett Hanna, John Havenstrite

ABSENT: Blanca Zamora-Garcia, Dick Lavine, Shenghao "Daniel" Wang

5G. Discussion and possible action on Chief Appraiser report to include: 2025 protest season, Community Outreach, Report, Taxpayer Experience Snapshot, and Legislative update.

Members of the board heard from Leana Mann, Chief Appraiser

RESULT: **DISCUSSED**

At 1:29 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: Shenghao "Daniel" Wang **SECONDER:** Nicole Conley

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Celia Israel, Jett Hanna, John Havenstrite, Shenghao "Daniel" Wang

ABSENT: Blanca Zamora-Garcia, Dick Lavine

At 1:55 PM, the Board resumed the public session and returned to Item 5I.

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

RESULT: DISCUSSED IN EXECUTIVE SESSION

5I. Adjournment

MOTION: Move to adjourn
RESULT: **PASSED [UNANIMOUS]**
MOVER: John Havenstrite **SECONDER:** Shenghao "Daniel" Wang

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Jett Hanna, John Havenstrite, Shenghao "Daniel" Wang

ABSENT: Blanca Zamora-Garcia, Dick Lavine, Celia Israel

Respectfully submitted,

Nicole Conley, Secretary

Approved:

James Valadez, Chairperson