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 AUGUST 14, 2025 PUBLIC HEARING

1. Call to order

Meeting called to order by James Valadez at 11:32 a.m. on August 14, 2025.

2. Establishment of Quorum

James Valadez, Chairperson	Appointed	Present
Nicole Conley, Secretary	Appointed	Absent
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	Absent
Dick Lavine	Elected, Place 3	Present
Celia Israel	Travis County Tax Assessor-Collector	Absent
James Valadez, Chairperson	Appointed	Present

Also present were Russell Ledbetter, Deputy Chief of Operations, Mike Mills, Deputy Chief Appraiser, and Dustin Banks, Sr. Attorney

3. Citizens Communication

No citizens communication.

4. Public Hearing on the proposed 2026 Travis Central Appraisal District Budget

a. Open Public Hearing
b. Receive public comment on 2026 proposed budget.
c. Close hearing

RESULT: NOT DISCUSSED – No citizens signed up to discuss the item.

6. Adjournment

MOTION: Approve to adjourn public hearing at 11:33 a.m.
RESULT: **APPROVED [UNANIMOUS]**
MOVER: John Havenstrite **SECONDER:** Dick Lavine

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Blanca Zamora-Garcia, Dick Lavine, Jett Hanna, John Havenstrite

ABSENT: Celia Israel, Shenghao "Daniel" Wang

Respectfully submitted,

Nicole Conley, Secretary

Approved:

James Valadez, Chairperson

TRAVIS CENTRAL APPRAISAL DISTRICT

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

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BLANCA ZAMORA-GARCIA

TCAD - BOARD OF DIRECTORS
MINUTES OF THE AUGUST 14, 2025 MEETING

1. Call to order

Meeting called to order by James Valadez at 11:35 a.m. on August 14, 2025.

2. Establishment of Quorum

James Valadez, Chairperson	Appointed	Present
Nicole Conley, Secretary	Appointed	Absent
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-Late
Dick Lavine	Elected, Place 3	Present
Celia Israel	Travis County Tax Assessor-Collector	Absent

Also present were Russell Ledbetter, Deputy Chief of Operations, Mike Mills, Deputy Chief Appraiser, and Dustin Banks, Sr. Attorney

3. Citizens Communication

- Mark Williams
- Judy Gracey

4. Consent Agenda

a. APPROVAL OF THE MINUTES OF THE JUNE 12, 2025 REGULAR MEETING
b. SECTION 25.25B REPORT
c. ACCOUNTING STATEMENTS
d. BUDGET LINE-ITEM TRANSFERS
e. PERSONNEL REPORT

MOTION: Approve the Consent Agenda 4a-4d
RESULT: **PASSED [UNANIMOUS]**
MOVER: Jett Hanna **SECONDER:** Dick Lavine

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Blanca Zamora-Garcia, Dick Lavine, Jett Hanna, John Havenstrite

ABSENT: Celia Israel, Shenghao "Daniel" Wang

MOTION: Approve the Consent Agenda 4e
RESULT: **PASSED [UNANIMOUS]**
MOVER: Dick Lavine **SECONDER:** Blanca Zamora-Garcia

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Blanca Zamora-Garcia, Dick Lavine, Jett Hanna, John Havenstrite

ABSENT: Celia Israel, Shenghao "Daniel" Wang

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 Kimberly Atkins, Faris Bissex, Paula Efferson, Wilfred Navarro and Irv Triegerman, who have formally resigned, from the Appraisal Review Board.
RESULT: **PASSED [UNANIMOUS]**
MOVER: John Havenstrite **SECONDER:** Shenghao "Daniel" Wang

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

ABSENT: Nicole Conley, Celia Israel

5D. Discussion and possible action on Fiscal Year 2026 proposed budget.

Members of the board heard from Kat Harvey, Director of Administration

MOTION: Move to adopt the fiscal year 2026 budget as presented with a total budget amount of $34,160,900, representing a 5.95% increase over the 2025 adopted budget.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Shenghao "Daniel" Wang **SECONDER:** John Havenstrite

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

ABSENT: Nicole Conley, Celia Israel

5E. Discussion and possible action to include adoption of Texas County and District Retirement System (TCDRS) retirement plan rate for 2026 plan year.

MOTION: Move to table until our next meeting on Thursday, August 21st.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Debbie Cartwright **SECONDER:** Shenghao "Daniel" Wang

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

ABSENT: Nicole Conley, Celia Israel

5F. Discussion and possible action on review and adoption of Financial Policy.

MOTION: Move to table until our next meeting on Thursday, August 21st.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Debbie Cartwright **SECONDER:** Shenghao "Daniel" Wang

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

ABSENT: Nicole Conley, Celia Israel

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

MOTION: Move to table until our next meeting on Thursday, August 21st.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Debbie Cartwright **SECONDER:** Shenghao "Daniel" Wang

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

ABSENT: Nicole Conley, Celia Israel

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

MOTION: Move to table until our next meeting on Thursday, August 21st.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Debbie Cartwright **SECONDER:** Shenghao "Daniel" Wang

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

ABSENT: Nicole Conley, Celia Israel

5I. Discussion and possible action to authorize the Chief Appraiser to appeal the Appraisal Review Board's determination on the Tax Year 2025 protest for Property ID 292257.

MOTION: Move to table until our next meeting on Thursday, August 21st.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Debbie Cartwright **SECONDER:** Shenghao "Daniel" Wang

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

ABSENT: Nicole Conley, Celia Israel

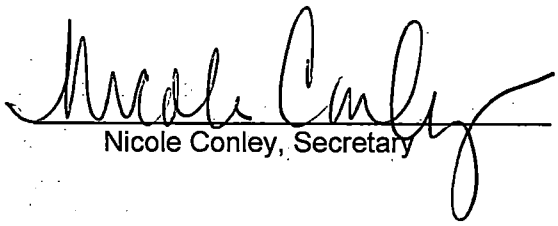
6. Adjournment

MOTION: Move to adjourn
RESULT: **PASSED [UNANIMOUS]**
MOVER: Blanca Zamora-Garcia **SECONDER:** Debbie Cartwright

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

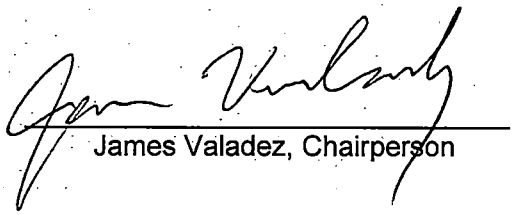
ABSENT: Nicole Conley, Celia Israel

Respectfully submitted,



Nicole Conley, Secretary

Approved:



James Valadez, Chairperson