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 SEPTEMBER 11, 2025 MEETING

1. Call to order

Meeting called to order by James Valadez at 11:38 a.m. on, September 11, 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-Late
Jett Hanna	Elected, Place 1	Present- Late
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 Leana Mann, Chief Appraiser, and Dustin Banks, Sr. Attorney

3. Citizens Communication

4. Consent Agenda

a. APPROVAL OF THE MINUTES OF THE AUGUST 14, 2025 PUBLIC HEARING, AUGUST 14, 2025 REGULAR MEETING, AND AUGUST 21, 2025 REGULAR MEETING
b. SECTION 25.25B REPORT
c. ACCOUNTING STATEMENTS
d. BUDGET LINE-ITEM TRANSFERS
e. PERSONNEL REPORT

MOTION: Approve to pull Consent Agenda 4a until the next scheduled board meeting.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Debbie Cartwright **SECONDER:** Nicole Conley

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

ABSENT: Blanca Zamora-Garcia, Celia Israel

MOTION: Approve the Consent Agenda items 4b-4e.
RESULT: **PASSED [UNANIMOUS]**
MOVER: John Havenstrite **SECONDER:** Shenghao "Daniel" Wang

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

ABSENT: Blanca Zamora-Garcia, Celia Israel,

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 Steve Harr and Punit Singh, who have formally resigned, from the Appraisal Review Board.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Nicole Conley **SECONDER:** Shenghao "Daniel" Wang

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

ABSENT: Celia Israel

5D. Discussion on Report from Appraisal Review Board Committee

Members of the board heard from Shenghao "Daniel" Wang, Board Member

RESULT: **DISCUSSED**

5E. Discussion and possible action of the number of Appraisal Review Board Members for 2026.

Members of the board heard from Leana Mann, Chief Appraiser

MOTION: Move to pass Resolution 20250911-5E, Resolution of the Board of Directors of the Travis Central Appraisal District, determining the appropriate number of Appraisal Review Board members for 2026, with an ARB membership of 100 budgeted members, with a total membership not to exceed 125 members.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Shenghao "Daniel" Wang **SECONDER:** Dick Lavine

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

ABSENT: Celia Israel

5F. Discussion and possible action on modification of ARB per diem rates.

Members of the board heard from Leana Mann, Chief Appraiser

MOTION: Move to adopt the ARB per diem rates as presented, effective for the period ending September 19, 2025.
RESULT: **PASSED**
MOVER: Shenghao "Daniel" Wang **SECONDER:** John Havenstrite

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

NAYS: Blanca Zamora-Garcia

ABSENT: Celia Israel

5G. Discussion and possible action on Chief Appraiser report to include field work, 2026 Homestead Verification Project, Community Outreach, Taxpayer Experience Snapshot, and Legislative update.

Members of the board heard from Leana Mann, Chief Appraiser

RESULT: **DISCUSSED**

5H. Discussion and possible action on authorization to purchase homestead verification project subscription through Omnia Cooperative Purchasing Contract No. 2024056-02.

Members of the board heard from Leana Mann, Chief Appraiser

MOTION: Move to authorize the purchase of homestead verification application services with True Roll, using the Omnia Cooperative Purchasing Contract for a term of October 1, 2025 through December 31, 2026, for a total cost of $187,500.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Debbie Cartwright **SECONDER:** Blanca Zamora-Garcia

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

ABSENT: Celia Israel

5I. Discussion and possible action on purchase of Residential Appraisal Subscription through Omnia Cooperative Purchasing Contract No. R240303.

Members of the board heard from Leana Mann, Chief Appraiser

MOTION: Move to authorize the purchase of the Residential Property Appraisal Subscription with C3.ai, using the Omnia Cooperative Purchasing Contract for a term of October 1, 2025 through September 30, 2032, for a total annual cost of $167,857.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Shenghao "Daniel" Wang **SECONDER:** Debbie Cartwright

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

ABSENT: Celia Israel

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

RESULT: **NOT DISCUSSED**

6. Adjournment

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

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

ABSENT: Celia Israel

Respectfully submitted,

Nicole Conley, Secretary

Approved:

James Valadez, Chairperson