TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS
NICOLE CONLEY
CHAIRPERSON
DEBORAH CARTWRIGHT
VICE CHAIRPERSON
ELIZABETH MONTOYA
SECRETARY/TREASURER

LEANA MANN
CHIEF APPRAISER

BOARD MEMBERS
JETT HANNA
CELIA ISRAEL
DICK LAVINE
AARON MORENO
SHENGHAO "DANIEL" WANG

TCAD - BOARD OF DIRECTORS
MINUTES OF THE FEBRUARY 19, 2026 MEETING

1. Call to order

Meeting called to order by Deborah Cartwright at 11:33 a.m. on February 19, 2026.

2. Establishment of Quorum

Vacant, Chairperson	Appointed	Open
Nicole Conley, Secretary	Appointed	Present
Debbie Cartwright, Vice Chairperson	Appointed	Present
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
Bruce Elfant	Appointed	Present

Also present were Leana Mann, Chief Appraiser, and Dustin Banks, Sr. In-House Counsel

3. Citizens Communication

- Judy Gracie

At 11:39 A.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. 551.074; Personnel matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Chief Appraiser or other public officer or employee or to hear a complaint or charge.

MOTION: Move to enter Executive Session
RESULT: **PASSED [UNANIMOUS]**
MOVER: Shenghao "Daniel" Wang **SECONDER**: Nicole Conley

AYES: Debbie Cartwright, Nicole Conley, Bruce Elfant, Celia Israel, Jett Hanna, Shenghao "Daniel" Wang

ABSENT: Dick Lavine

At 12:37 PM, the Board resumed the public session and returned to Item 4.

4. Discussion on report from Board Vacancy Review Committee.

Members of the board heard from Jett Hanna, Board Member

RESULT: **DISCUSSED**

5. Discussion and possible action on appointment of Board Members to fill two vacant appointed positions on the Travis Central Appraisal District Board of Directors.

MOTION: I move to appoint Elizabeth Montoya and Aaron Moreno to the Travis Central Appraisal District Board of Directors for the term ending December 31, 2027.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Bruce Elfant **SECONDER:** Jett Hanna

AYES: Debbie Cartwright, Nicole Conley, Bruce Elfant, Celia Israel, Jett Hanna, Shenghao "Daniel" Wang

ABSENT: Dick Lavine

Vacant, Chairperson	Appointed	Open
Nicole Conley, Secretary	Appointed	Present
Debbie Cartwright, Vice Chairperson	Appointed	Present
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
Bruce Elfant	Appointed	Present
Elizabeth Montoya	Appointed	Present
Aaron Moreno	Appointed	Present

6. Execution of the Statement of Officer and Oath of Office for All Board Members

RESULT: **DISCUSSED**

7. Election of Officers for the Board of Directors: Chairperson, Vice Chairperson, and Secretary / Treasurer

MOTION: I move to elect Nicole Conley as the 2026 Chairperson of the Travis Central Appraisal District Board of Directors.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Debbie Cartwright **SECONDER:** Bruce Elfant

AYES: Debbie Cartwright, Nicole Conley, Aaron Moreno, Bruce Elfant, Celia Israel, Jett Hanna, Elizabeth Montoya, Shenghao "Daniel" Wang

ABSENT: Dick Lavine

MOTION: I move to elect Debbie Cartwright as the 2026 Vice Chairperson of the Travis Central Appraisal District Board of Directors.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Nicole Conley **SECONDER:** Elizabeth Montoya

AYES: Debbie Cartwright, Nicole Conley, Aaron Moreno, Bruce Elfant, Celia Israel, Jett Hanna, Elizabeth Montoya, Shenghao "Daniel" Wang

ABSENT: Dick Lavine

MOTION: I move to elect Elizabeth Montoya as the 2026 Secretary/Treasurer of the Travis Central Appraisal District Board of Directors.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Nicole Conley **SECONDER:** Shenghao "Daniel" Wang

AYES: Debbie Cartwright, Nicole Conley, Aaron Moreno, Bruce Elfant, Celia Israel, Jett Hanna, Elizabeth Montoya, Shenghao "Daniel" Wang

ABSENT: Dick Lavine

Nicole Conley, Chairperson	Appointed	Present
Elizabeth Montoya, Secretary	Appointed	Present
Debbie Cartwright, Vice Chairperson	Appointed	Present
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
Bruce Elfant	Appointed	Present
Aaron Moreno	Appointed	Present

8. Consent Agenda

a. APPROVAL OF THE MINUTES OF THE December 11, 2025 meeting.
b. SECTION 25.25B REPORT
c. ACCOUNTING STATEMENTS
d. PERSONNEL REPORT

MOTION: Move to pass the items on the consent agenda.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Celia Israel **SECONDER:** Shenghao "Daniel" Wang

AYES: Debbie Cartwright, Nicole Conley, Aaron Moreno, Bruce Elfant, Celia Israel, Jett Hanna, Elizabeth Montoya, Shenghao "Daniel" Wang

ABSENT: Dick Lavine

9A. Discussion on report from Ag Advisory Board Committee

Members of the board heard from Deborah Cartwright, Vice Chairperson

RESULT: **DISCUSSED**

9B. Discussion and possible action on appointment of Ag Advisory Board.

MOTION: Move to reappoint Larry Mellenbruch and Tim Van Ackeren be reappointed and Patrick Smith be newly appointed to the Travis Central Appraisal District Agricultural Advisory Board for a two-year term beginning January 1, 2026 through December 31, 2027.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Debbie Cartwright **SECONDER:** Bruce Elfant

AYES: Debbie Cartwright, Nicole Conley, Aaron Moreno, Bruce Elfant, Celia Israel, Jett Hanna, Elizabeth Montoya, Shenghao "Daniel" Wang

ABSENT: Dick Lavine

9C. Discussion and possible action on Appraisal Review Board Chairperson's Report.

Members of the board heard from Meg Brooks, Appraisal Review Board Chairman

RESULT: **DISCUSSED**

9D. Discussion on report from Taxpayer Liaison Committee.

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

RESULT: **DISCUSSED**

9E. Discussion on report from Taxpayer Liaison Officer Committee.

MOTION:	Move to appoint Tony Tran as the Travis Central Appraisal District's Taxpayer Liaison Officer, and for District administrative staff to complete the hiring and onboarding process.
RESULT:	**PASSED**
MOVER:	Debbie Cartwright **SECONDER:** Shenghao "Daniel" Wang

AYES: Debbie Cartwright, Nicole Conley, Aaron Moreno, Bruce Elfant, Celia Israel, Elizabeth Montoya, Shenghao "Daniel" Wang

ABSTAIN: Jett Hanna

ABSENT: Dick Lavine

9F. Annual Review and Adoption of Investment Policy.

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

MOTION:	Move to pass Resolution 20260219-9F Resolution to Adopt Investment Policy, Investment Strategy, Broker/Dealer List, and Training Providers.
RESULT:	**PASSED**
MOVER:	Shenghao "Daniel" Wang **SECONDER:** Bruce Elfant

AYES: Debbie Cartwright, Nicole Conley, Aaron Moreno, Bruce Elfant, Celia Israel, Elizabeth Montoya, Jett Hanna, Shenghao "Daniel" Wang

ABSENT: Dick Lavine

9G. Discussion and possible action on Travis Central Appraisal District's Records Management Policy.

Members of the board heard from Trisha Dangerfield-Bell, TCAD Records Management Officer, Leana Mann, Chief Appraiser, and Dustin Banks, Sr. In-House Counsel

MOTION:	Move to pass Resolution 2026219-9G Resolution to Adopt Records Management Policy.
RESULT:	**PASSED [UNANIMOUS]**
MOVER:	Jett Hanna **SECONDER:** Shenghao "Daniel" Wang

AYES: Debbie Cartwright, Nicole Conley, Aaron Moreno, Bruce Elfant, Celia Israel, Elizabeth Montoya, Jett Hanna, Shenghao "Daniel" Wang

ABSENT: Dick Lavine

9H. Discussion and possible action on contract amendment with Pritchard and Abbott, Inc. for appraisal services for the 2026 tax year.

Members of the board heard from Leana Mann, Chief Appraiser

MOTION: Move to authorize the approval of the contract addendum with Pritchard & Abbott, Inc. for professional appraisal services for the 2026 tax year.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Shenghao "Daniel" Wang **SECONDER**: Debbie Cartwright

AYES: Debbie Cartwright, Nicole Conley, Aaron Moreno, Bruce Elfant, Celia Israel, Elizabeth Montoya, Jett Hanna, Shenghao "Daniel" Wang

ABSENT: Dick Lavine

9I. Discussion on 2025 Strategic Communication Efforts and 2026 Plans and Priorities.

Members of the board heard from Cynthia Martinez, Chief Strategy Officer

RESULT: **DISCUSSED**

9J. Discussion and possible action on Chief Appraiser's Report to include: 2025 Annual Report, Preliminary results of the 2025 Methods and Assistance Program (MAP) Review, 2026 Homestead Verification Program, Community Outreach, and Taxpayer Experience Snapshot.

Members of the board heard from Leana Mann, Chief Appraiser

RESULT: **DISCUSSED**

At 1:33 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. 551.001; Personnel matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Chief Appraiser or other public officer or employee or to hear a complaint or charge.

SEC. 551.071; Consultation with attorney regarding pending and contemplated litigation, settlement offers, and matters on which the attorney has a duty to advise the board under the Texas disciplinary rules and professional conduct of the State Bar of Texas.

MOTION: Move to enter Executive Session
RESULT: **PASSED [UNANIMOUS]**
MOVER: Elizabeth Montoya **SECONDER:** Shenghao "Daniel" Wang

AYES: Debbie Cartwright, Nicole Conley, Aaron Moreno, Celia Israel, Elizabeth Montoya, Jett Hanna, Shenghao "Daniel" Wang

ABSENT: Bruce Elfant, Dick Lavine

9K. Discussion and possible action on Litigation and Appeals related to pending and anticipated lawsuits.

RESULT: **DISCUSSED IN EXECUTIVE SESSION**
At 2:15 PM, the Board resumed the public session and returned to Item 9L.

9L. Adjournment

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

AYES: Debbie Cartwright, Aaron Moreno, Celia Israel, Elizabeth Montoya, Jett Hanna, Shenghao "Daniel" Wang

ABSENT: Nicole Conley, Bruce Elfant, Dick Lavine

Respectfully submitted,

Elizabeth Montoya, Secretary

Approved:

Nicole Conley, Chairperson