

Minutes of the meeting of the Board of Directors for Chambers County Appraisal District, held on September 8, 2022.

A meeting of the Board of Directors for the Chambers County Appraisal District was held with the following members present:

Joe Crumpler, Chairman
John Iles, Member
Tan Williams, Member
Joey Presnall, Member

Also present were Mitch McCullough, Chief Appraiser and Stephanie Muniz, Assistant Chief Administrator.

The meeting was called to order by Chairman Crumpler at 10:51 am.

The Minutes of the May 19, 2022 Board Meeting were presented to the Board for review and with a motion from Member Iles and second by Member Presnall, to approve the minutes as presented. Motion passed unanimously.

The Minutes of the May 19, 2022 Budget Hearing were presented to the Board for review and with a motion from Member Williams and second by Member Iles, to approve the minutes as presented. Motion passed unanimously.

Chief Appraiser McCullough presented the May, 2022 expenditures to the board for review and after discussion motion was made by Member Iles and seconded by Member Williams to approve same. Motion passed unanimously.

Chief Appraiser McCullough presented the June, 2022 expenditures to the board for review and after discussion motion was made by Member Iles and seconded by Member Williams to approve same. Motion passed unanimously

Chief Appraiser McCullough presented the July, 2022 expenditures to the board for review and after discussion motion was made by Member Iles and seconded by Member Williams to approve same. Motion passed unanimously

Chief Appraiser McCullough presented the August, 2022 expenditures to the board for review and after discussion motion was made by Member Iles and seconded by Member Williams to approve same. Motion passed unanimously

Chief Appraiser McCullough presented the May, 2022 Financial Report to the board and after discussion, motion was made by Member Iles and seconded by Chairman Crumpler to approve same. Motion passed unanimously.

Chief Appraiser McCullough presented the June, 2022 Financial Report to the board and after discussion, motion was made by Member Iles and seconded by Chairman Crumpler to approve same. Motion passed unanimously.

Chief Appraiser McCullough presented the July, 2022 Financial Report to the board and after discussion, motion was made by Member Iles and seconded by Chairman Crumpler to approve same. Motion passed unanimously.

Chief Appraiser McCullough presented the August, 2022 Financial Report to the board and after discussion, motion was made by Member Iles and seconded by Chairman Crumpler to approve same. Motion passed unanimously.

Chief Appraiser McCullough presented the October 1, 2022 – September 30, 2023 Computer System Lease / License Agreement to the Board for review. After review and brief discussion, motion was made by Member Presnall to approve the contract as presented, motion was seconded by Member Iles. Motion passed unanimously.

Chief Appraiser McCullough presented the Board with a rough draft sketch of an interior buildout the District is requesting be completed to accommodate our growing staff. After review and discussion, motion was made by Member Williams approving the appraisal district to seek bids for the interior buildout and modifications requested; motion was seconded by Member Iles. Motion passed unanimously.

Chief Appraiser McCullough informed the Board that we had hired two new employees since our last meeting, Lilyana Vargas whom we had previously informed them of and Ali Kontominas that comes to the District from HCAD. Chief Appraiser McCullough told the board that they both have hit the ground running and are off to an outstanding start and we are so excited to have them aboard.

Chief Appraiser McCullough informed the Board that we settled our 2021 lawsuit with Home Depot and the suit with Chambers Town Center (Showbiz) was non-suited in August. 2022 we currently have 8-10 lawsuits involving a couple of dozen accounts and an equal number of arbitrations have been filed as well.

No Public Comment

Chief Appraiser McCullough advised the Board he visited with former Chief Appraiser, Michael Fregia in recent weeks. He informed the Board that Mr. Fregia asked him to ask the boards for another COLA for the retirees. Mitch stated that he had no problem reaching out to Tim Krause with TCDRS and requesting that Tim come visit with the board about the potential impact in doing so. Board members voiced their concern that it may be too soon for another COLA because last COLA was so substantial. They did suggest the most appropriate timing for this topic or a visit with TCDRS may be at the March, 2023 meeting prior to budget planning, but that we should discuss it at some other time. Mitch advised the board he had a meeting with Commissioner Combs,

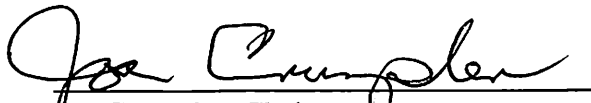
Bobby Hall, Brad Wilber and BJ Simon of the West Chambers Economic Development regarding the creation of the County's first Transportation Reinvestment Zone. He advised we are working with them to get accounts coded to reflect their location within this zone. Chief Appraiser McCullough advised the Board that the district's roll with this new zone is strictly clerical in nature. He advised once we receive their signed resolution that we would code the accounts accordingly and create the requested reports and it will be up to their board to track values and manage this zone. At this time, we are still awaiting their final resolution for creation of the zone. Chief Appraiser McCullough advised that he had a conference call with two of our representatives from Capitol Appraisal Group, BJ Simon of the WCCED, Victor Brownlees of the City of Baytown, and Eileen Hughett of Fulcrum Bioenergy. Fulcrum is a company that converts waste from landfills into jet fuel. They are currently in the process of deciding on building this plant in Louisiana or Chambers County. They will likely have a 10 year abatement with Chambers County and a 15 year IDA with the City of Baytown. Based on the information provided during this conference, it appears the feedstock that they use will be in continuous interstate commerce and may never gain taxable situs in our county. The CAD will appraise the property, apply the appropriate exemptions and at the end of the abatement agreement, the property would come on the roll at full market value.

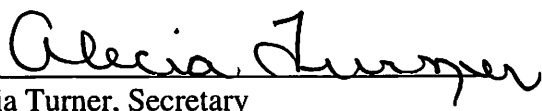
No Board Comments.

Chairman Crumpler set the next regular meeting for October 27, 2022 at 10:00 am.

With a motion from Member Williams and second by Member Presnall, Board adjourned at 11:45 am.

Approved the 27 day of October, 2022.


Joe Crumpler, Chairman
Board of Directors
Chambers County Appraisal District


Alecia Turner, Secretary
Board of Directors
Chambers County Appraisal District