

**Tarrant Appraisal District
Board of Directors Meeting Minutes
Friday, November 8, 2024**

This meeting was conducted in compliance with the Open Meetings Act as written in the statute. A quorum of the members of the Board attended in person at the Tarrant Appraisal District boardroom, 2500 Handley Ederville Rd, Fort Worth, Texas.

These minutes are a summary of the only subjects the Board addressed and the actions it took. For details, see the agenda, supporting documents and video posted on TAD's website at this URL: <https://www.tad.org/board-of-directors> and TAD's YouTube and Facebook channels.

Members Present:

Mr. Alan Blaylock
Mr. Matt Bryant
Ms. Wendy Burgess, Tax Assessor Collector
Mr. Eric Morris
Mr. Gary Losada
Ms. Gloria Peña, Secretary
Mr. Vince Puente, Chair
Ms. Callie Rigney

Also Participating:

Mr. Joe Don Bobbitt, Chief Appraiser
Mr. William Durham, Deputy Chief Appraiser
Mr. Matthew Tepper, TAD Board Attorney

Not Present:

Mr. Rich DeOtte

Chair Puente called the meeting to order at 8:01am, verified a quorum was present and the notice was posted timely. After pledges and invocation, the board took up the following agenda items:

5. Public Comments- Mr. Bennett, Mr. Dodson, Mr. Masterson, & Mr. Crouch spoke.

6. Information Items

a) Report by Taxpayer Liaison Officer

Shirley Jacobson presented the Taxpayer Liaison Report

b) Report by TAD Board of Directors ARB Committee

Mr. Losada presented the ARB Subcommittee Report

c) Report by Chief Appraiser

- i. Public Speaking Engagements**
- ii. Donations**
- iii. CAMA Conversion**
- iv. IT Security Progress**
- v. 2023 Final Arbitration Results**

- vi. **2024 Current Arbitration Status**
- vii. **Property Value Study (PVS) Background & Initial Ratios**

The Chief Appraiser presented his report and the slides were posted with the meeting materials on tad.org after the meeting.

7. Action Items

a. Consent Agenda Items:

- (1) Action regarding approval of Board of Directors meeting minutes from September 9, 2024**
- (2) Action regarding renewal of the annual “CoStar Suite” subscription for 2025**
- (3) Action regarding approval of amendment to previously approved Interlocal Agreement with Tarrant County for Sheriff’s Department Security Services**

Ms. Burgess moved to approve the Consent Agenda Items as presented and Ms. Peña seconded. The vote was unanimous, and the motion passed 8-0.

b. Action regarding payment of the balance due to Tarrant County for the May 2024 TAD Board of Directors election conducted by the Tarrant County Elections Administration office and consider action moving committed funds to the general fund for payment of the election cost

Ms. Pena moved to authorize the transfer of \$696,702 from the building maintenance fund to the general fund to account for the previously paid deposit of \$484,110 and for the payment of the balance due for the May 2024 TAD Board of Directors election and further to authorize the Chief Appraiser pay the remaining balance of \$212,592 to the Tarrant County for the May 2024 TAD Board of Directors election and Ms. Rigney seconded. The vote was unanimous, and the motion passed 8-0.

c. Action regarding payment of Annual Maintenance and Support services provided by Manatron, Inc. and Payment of Annual Escrow Fee

Mr. Blaylock moved to authorize the payment to Manatron as presented and Ms. Pena seconded. The vote was unanimous, and the motion passed 8-0.

d. Action regarding approval of purchase for additional IT contracting service

Authorize the Chief Appraiser to pay Improving Enterprises for expenses incurred for \$21,070.80.

Also, authorize an additional amount not to exceed \$36,000 in contracting work with Improving Dallas.

Mr. Blaylock moved to approve the amendment as presented and Mr. Bryant seconded. The motion passed 6-2, with Mr. Losada and Ms. Rigney voting no.

e. Action regarding award of contract for homestead exemption audit services

Ms. Pena moved to authorize the Chief Appraiser to negotiate a one-year contract containing an out clause with True Roll to provide Homestead exemption audit services at the intermediate level as presented with the understanding that the state of Texas only

requires an audit once every 5 years and the contract would be in an amount not to exceed \$424,000. Mr. Blaylock seconded. The motion passed unanimously, 8-0.

f. Action regarding award of contract for mineral & utility appraisal services

Mr. Losada moved to authorize the Chief Appraiser to negotiate with Capitol Appraisal Group for the three-year (2025-2027) mineral, electric, and gas utility appraisal services contract as presented with a funding out clause and the option of two additional years (2028-2029) per the unit cost rates and not to exceed dollar amounts listed:

2025: \$297,000
2026: \$300,000
2027: \$303,000
2028: \$306,000 (TAD option)
2029: \$310,000 (TAD option)

Mr. Blaylock seconded. The motion passed unanimously, 8-0.

g. Action regarding award of contract for bank depository services

Ms. Burgess moved to designate First Financial Bank as the district depository for a two-year term through 2026 as presented and Ms. Pena seconded. The motion passed unanimously, 8-0.

h. Actions regarding purchase of TreppCRE subscription services

Ms. Pena moved to authorize the Chief Appraiser to enter into a contract with Trepp for the TreppCRE subscription service as presented under Option 2 for a 62-month total term (November 2024-December 2029) at a total cost of \$465,000 and authorize payment for the initial year of TreppCRE service to commence in January 2025 at a cost of \$80,000. Ms. Burgess seconded. Mr. Puente offered a friendly amendment to include a funding out clause, and that amendment was accepted by Ms. Pena and Ms. Burgess. The motion passed unanimously, 8-0.

i. Consider and possible action on penalty & interest waiver requests for late allocation payments from taxing entities for good cause

- (1) City of Grand Prairie
- (2) HEB ISD
- (3) Keller ISD
- (4) City of Burleson
- (5) Tarrant County

Mr. Bryant moved to *not* waive penalty and interest requested by the entities listed below. Ms. Rigney seconded. The motion passed, unanimously, 8-0.

8. Recess to Executive/Closed Session Pursuant to the Following Part(s) of the Texas Open Meetings Act Government Code Ch. 551, for the Following Purposes:

- Section 551.076 – Deliberation regarding the deployment, or specific occasions for implementation, of security personnel or devices related to Board of Directors meetings
- Section 551.074 – Deliberation regarding the upcoming annual job performance evaluation of the Chief Appraiser

The board recessed to Executive Session at 11:22am.

9. Return to Open Session for Possible Action on Items Deliberated on in Executive/ Closed Session

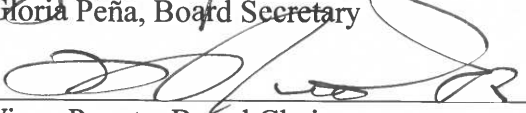
The board returned from Executive Session at 1:16pm. No action was taken.

10. Propose Future Agenda Items; Set Next Meeting Date; Adjourn

- a. Next Published Meeting date is December 13th, 2024 at Tarrant Appraisal District, 2500 Handley Ederville Rd, Fort Worth, Texas.
- b. The board was asked to submit requested future agenda items to the Chairman & Chief Appraiser by email no later than 8-days prior to next scheduled meeting (to allow time for draft process and posting).
- c. The meeting adjourned at 1:17pm.



Gloria Peña, Board Secretary



Vince Puente, Board Chair