

**MINUTES OF THE MEETING OF THE  
BEXAR APPRAISAL DISTRICT  
BOARD OF DIRECTORS  
MARCH 18, 2025**

The Board of Directors of the Bexar Appraisal District met for a meeting at 411 N. Frio in San Antonio, Texas on March 18, 2025 at 6:00 p.m. The items of business were acted upon as shown in the following minutes.

**A. Call to Order**

Mr. Dave Gannon, Board Chair, called the meeting to order at 6:02 pm and acknowledged the presence of the following directors:

Dr. Ralph Barksdale  
Mr. Robert Bruce  
Mr. Jon Fisher arrived at 6:02 pm  
Councilwoman Adriana Rocha Garcia  
Ms. Erika Hizek  
Ms. Naomi Miller  
Mr. Albert Uresti

**B. Statement of Eligibility**

Mr. Gannon stated the Statement of Eligibility was an annual requirement which confirmed specific qualifications for service on the board are met by each board member. He continued stating the statement of eligibility would require a signature.

**C. Public Comments Period**

There were no members of the public present.

**D. Minutes**

Mr. Gannon asked for a motion to approve the minutes of the January 14<sup>th</sup> meeting as written. Councilwoman Garcia approved the minutes. Dr. Barksdale seconded the motion which was unanimously approved.

**E. Budget Ad-Hoc Committee**

Mr. Rogelio Sandoval, Chief Appraiser, informed the board that the district is preparing the preliminary budget and would like the board to consider appointing a budget ad hoc committee.

Mr. Gannon asked for volunteers to serve on the budget ad-hoc committee. Dr. Barksdale and Ms. Miller volunteered to serve as committee members alongside Mr. Gannon.

Mr. Gannon asked for a motion to approve the budget ad-hoc committee. Councilwoman Garcia approved the motion. Mr. Fisher seconded the motion which was unanimously approved.

**F. Adjourn to Executive Session**

1. Section 551.071 Consultation with attorney regarding pending or contemplated litigation, settlement offers, or about matters which the attorney is required to consult with the board. As authorized by this section, this meeting may be convened in closed Executive Session for the purpose of seeking confidential legal advice from the board's legal counsel on any item listed herein. The Chief Appraiser will update the board on recent litigation.
2. Section 551.072 Deliberations regarding real property.
3. Section 551.074 Personnel matters; to deliberate the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee. The board of directors may discuss the Chief Appraiser 2024 performance evaluation and/or vote to amend the current contract.
4. Section 551.076 Deliberations regarding Security Devices.

Upon reconvening into open session, the board of directors may consider and/or vote upon any item discussed in closed Executive Session.

The board adjourned into executive session at 6:06 pm and reconvened at 6:42 pm.

Mr. Gannon stated the board had discussed the performance review for the Chief Appraiser and asked for a motion to approve an adjustment of compensation for the new calendar year.

Councilwoman Garcia moved to increase the Chief Appraiser's salary of 2%. Dr. Barksdale seconded the motion which was unanimously approved.

**G. Discussion Item (Erika Hizel, Board Member)**


The board of directors discussed the independent study on appraisal values in Bexar County.

Ms. Hizel addressed the board stating that Texas A&M had provided information regarding how major cities dealt with mass appraisal. A district provided map of the 2024 Appeals was displayed to compare parcels appealed by owner, and by agent throughout different areas within Bexar County. Statistics from Urban3's Economics of Community Development study was also discussed specifically referencing pages 22 and 24 on median sales price and zip code comparison.

Discussion continued among board members regarding home values, accessibility to appeal, and active community engagement events to make the public aware of the appeal process.

**H. Discussion Item (Erika Hizel, Board Member)**

Mr. Sandoval addressed the board regarding House Bill 27.86 filed by Representative Chris Turner from Tarrant County which would require an annual reappraisal by all appraisal districts.

Discussion among board members continued regarding House Bill 27.86. 

## **I. Chief Appraiser's Report**

### **1. Financial Condition**

Ms. Crystal Khantharoth, Finance Director, presented the board with the Funds Investment Report from December 2024 financials. As of December 31, 2024, total deposits were \$11,579,075.28. Year to date interest earned \$288,308.02 and the district is over collateralized by \$6,121,484.46. Total revenues collected \$26,271,388 with a surplus of \$823,483.00. She stated that there had been several changes to the allocated funds in the reserve accounts.

Ms. Hizel asked if the surplus was in the reserve accounts. Ms. Khantharoth confirmed that part of the surplus amount did go into the reserve accounts and the remaining unaudited amount of \$823,483.00 would be returned to the taxing units in June.

Ms. Hizel asked what was in the reserve accounts. Ms. Khantharoth confirmed that the district had added \$477,000.00 to the General Restricted Fund for a balance of \$4,000,000.00, \$560,000.00 to the General Restricted Election for a balance of \$625,415.87, \$65,000.00 to Digital Orthophotography for a balance of \$165,000.00, \$175,000.00 to the Litigation Expenses for a balance of \$875,000.00, \$275,000.00 to the Retirement Fund for a total of \$387,654.16 and \$100,000.00, to the Technology Fund for a total of \$375,000.00.

### **2. Appraisal Records**

Mr. Tommy Allison, Assistant Chief Appraiser, updated the board on: the preliminary findings of the Property Value Study, the preparation of the appraisal roll for the mailing of notices of appraised value, the conclusion of field activities, and continue to maintain a 30-day processing window of ownership records and exemption processing.

Mr. Uresti confirmed that April 11<sup>th</sup> will be the start date for the mailing of notices and asked when the mailing would be completed. Mr. Sandoval answered they would be all be mailed out in June adding the first mail-out would be Residential, then Business Personal Property, and any remaining accounts with ownership changes or other updates.

## **J. Additional Reports**

### **1. Community Engagement**

Ms. Jennifer Rodriguez, Communications Director, presented a new report to the board which includes Community Interaction Statistics from the Customer Information and Assistance Department, specifically outlining call volume and in person counter activity along with the 2025 Community Engagement Report for February through March.

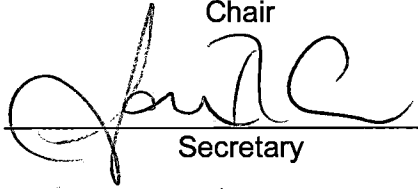
## **K. Adjourn**

Mr. Gannon asked for a motion to adjourn. Mr. Fisher moved to adjourn. Councilwoman Garcia seconded the motion which was unanimously approved.

There being no further business, the March 18, 2025, board of directors meeting adjourned at 7:29 pm.



Chair



Secretary

APRIL 8, 2025

Date