

**MINUTES OF THE MEETING OF THE  
BEXAR APPRAISAL DISTRICT  
BOARD OF DIRECTORS  
MAY 13, 2025**

The Board of Directors of the Bexar Appraisal District met for a meeting at 411 N. Frio in San Antonio, Texas on May 13, 2025 at 2:00 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 2:00 pm and acknowledged the presence of the following directors:

Dr. Ralph Barksdale  
Mr. Robert Bruce  
Mr. Jon Fisher  
Councilwoman Adriana Rocha Garcia  
Ms. Erika Hizel  
Ms. Naomi Miller  
Mr. Leslie Sachanowicz  
Mr. Albert Uresti, arrived at 2:41pm

**B. Public Comments Period**

There were no members of the public present.

**C. Minutes**

Mr. Gannon asked for a motion to approve the minutes of the April 8<sup>th</sup> meeting as written. Councilwoman Garcia moved to approve the minutes. Dr. Barksdale seconded the motion which was unanimously approved.

**D. Preliminary 2026 Operating Budget**

Ms. Crystal Khantharoth, Finance Director, presented the 2026 budget with proposed expenditures of \$29,743,477 representing an increase of \$1,567,778 a 5.56% increase from 2025. Operating expenses were 14.07% of the total budget with a net projected change of \$212,188. Capital Expenses of 0.67% of the total budget with a net projected change of \$8,000. Debt service was at 0.00% of the total budget amount as the district does not have debt. Employee expenses were 6.81% of the total budget to include 8 new positions: 6 clerical and 2 appraisers with a proposed 2% compensation adjustment raising the minimum hourly wage to \$18.81 with a net projected change of \$1,026,547. Contract Services were 8.80% of the total budget to include the election expense, making it an unfunded mandate along with Litigation costs due to a 30% increase in lawsuits with a net projected decrease of \$80,300. The district reserved \$1,000,000 for the election and reallocated \$750,000. Information Systems Expenses were 2.81% of the total budget with a net projected change of \$181,648. Project Expenses were 5.77% of the total budget to include the district software programs with a net projected change of \$195,536. Other Expenses were 0.04% of the total budget. Appraisal Review Expenses were 4.03% of the total budget, this included higher certified

mailer and postage costs along with a decrease in ARB Legal Services with a net projected increase of \$24,158. The district's total proposed budget for 2026 was \$29,743,477 which translates to \$41.09 per real property parcel with an average percentage of budget refunded to entities at 3.09%.

Discussion ensued among board members.

Ms. Khantharoth confirmed that the estimated cost for the May election and runoff was \$1.7M and the actual cost was \$1.2M. The district had already paid \$837,420 leaving a balance of \$381,346.08.

General discussion continued among board members with Mr. Charles Wise, Litigation Director, regarding clarification and questions on Litigation.

Mr. Gannon asked for a motion to approve the Preliminary 2026 Operating Budget. Ms. Miller moved to approve the 2026 Operating Budget. Mr. Sachanowicz seconded the motion, which was unanimously approved.

#### **E. Board of Directors Manual**

Mr. Rogelio Sandoval, Chief Appraiser, presented to the board of directors an amendment to Article I, Section 1.7 Public Communications of the Board of Directors Manual to include:

*Comments, questions, and concerns received from a member of the public regarding a director will be forwarded to the officers of the board of directors for review.*

*Requests from a member of the public regarding data provided by the district and used by a director in any public or social forum, both in print or verbally, will be forwarded to the Records Management Officer to be processed according to the Public Information Act.*

Mr. Sachanowicz asked for clarification in the first paragraph on what type of director was being referred to. Ms. Hizel agreed that the amendment should clarify members of the board of directors.

Mr. Gannon asked for a motion to approve the Board of Directors Manual with recommendations. Councilwoman Garcia moved to approve the motion. Dr. Barksdale seconded the motion which was unanimously approved.

#### **F. Ad-hoc Building Committee**

Mr. Sandoval informed the board that the district would like members of the board to consider appointing an ad-hoc building committee.

Ms. Hizel and Mr. Bruce volunteered to be on the Ad-hoc building committee. Mr. Gannon and Dr. Barksdale also mentioned they would like to be on the committee.

This agenda item did not require a motion to be approved.

Conversation continued with Mr. Sandoval mentioning to the board about Bexar Appraisal District updating the name to Bexar Central Appraisal District. This information will be added as an agenda item for further discussion later.

## **G. Adjourn to Executive Session**

At any time during the meeting of the board of directors, the board may retire into closed Executive Session pursuant to Texas Government Code, Sections 551.071, 551.072, 551.074 & 551.076 to discuss any of the following:

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.
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.
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 2:47 pm and reconvened at 3:18 pm. There was no action to be taken.

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

### **1. Appraisal Records**

Mr. Tommy Allison, Chief Appraiser, presented the board with April's recap, May events, and ownership updates. A year-over-year report for Property Protest Trends was also provided to the board.

## **I. Additional Reports**

### **1. Community Engagement**

Ms. Jennifer Rodriguez, Communications Director, presented the board with Community Interaction Statistics, a Community Engagement Map, and a Community Engagement Report for the month of April.


**2. Appraisal Review Board**

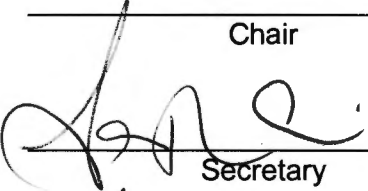
Mr. Daniel George, Appraisal Review Board Chair, presented the board with updates on ARB training. He noted late hearings will be conducted on May 27<sup>th</sup> and 28<sup>th</sup> and ARB will resume May 29<sup>th</sup>.

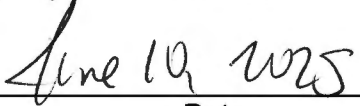
**J. Adjourn**

Mr. Gannon asked for a motion to adjourn. Mr. Sachanowicz approved the motion. Mr. Bruce seconded the motion which was unanimously approved.

There being no further business, the May 13, 2025, board of directors meeting adjourned at 3:28 pm.

  
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Chair

  
\_\_\_\_\_  
Secretary

  
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Date