

**MINUTES OF THE MEETING OF THE
BEXAR APPRAISAL DISTRICT
BOARD OF DIRECTORS
OCTOBER 14, 2025**

The Board of Directors of the Bexar Appraisal District met for a meeting at 411 N. Frio in San Antonio, Texas on October 14, 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, Chair, called the meeting to order at 2:05 pm and acknowledged the presence of the following directors:

Mr. Jon Fisher
Dr. Adriana Rocha Garcia
Ms. Erika Hizek
Ms. Naomi Miller
Mr. Leslie Sachanowicz

B. Public Comments Period

There were no members of the public present.

C. Minutes

Dr. Rocha Garcia moved to approve the minutes of the regular board meeting. Mr. Sachanowicz seconded the motion which was unanimously approved.

D. Contract – Group Insurance

Mr. Rogelio Sandoval, Chief Appraiser, introduced Bill Rusteberg, Risk Managers.us, to present group insurance benefits to the board. Mr. Rusteberg recommended Blue Cross Blue Shield of Texas as the district's medical carrier for 2026, and Avesis as the vision carrier for 2026 and 2027.

Mr. Sachanowicz moved to approve the contract with Blue Cross Blue Shield for group insurance. Dr. Rocha Garcia seconded the motion which was unanimously approved.

Mr. Fisher moved to approve the contract with Avesis for vision insurance. Ms. Hizek seconded the motion which was unanimously approved.

E. Contract – Audit Services

Ms. Crystal Khantharoth, Finance Director, asked for board approval to enter a contract for audit services with abip PC in the amount of \$34,500 with the contract starting on January 1, 2026, and expiring on December 31, 2026. This would be a third and final renewal for abip.

Ms. Miller moved to approve the contract with abip PC for audit services. Mr. Fisher seconded the motion, which was unanimously approved.

F. Contract – Security Services

Ms. Khantharoth mentioned that this was an informational item to notify the board that a request for proposal had been issued and would close the first week of November. The district would return to give the board their recommendations and ask for approval of the contract.

G. Contract – Temporary Services

Ms. Khantharoth asked for board approval to enter a contract for temporary services with Dependable Business Solutions in the amount of \$185,000 with the contract starting on January 1, 2026, and expiring on December 31, 2026. This would be a third and final renewal for Dependable Business Solutions.

Mr. Sachanowicz moved to approve the contract with Dependable Business Solutions for temporary services. Dr. Rocha Garcia seconded the motion, which was unanimously approved.

H. Contract – Laser Printing and Mailing Services

Ms. Khantharoth asked for board approval to enter a contract for laser printing and mailing services with VariVerge in the amount of \$355,000 with the contract starting on December 1, 2025, and expiring on November 30, 2026. This would be a second year renewal for VariVerge.

Mr. Sachanowicz moved to approve the contract with VariVerge for laser printing and mailing services. Dr. Rocha Garcia seconded the motion, which was unanimously approved.

I. Contract – Aerial Orthophotography

Ms. Khantharoth asked for board approval to enter a contract for aerial orthophotography with Nearmap U.S. Inc. in the amount of \$262,500 with the contract starting on January 1, 2026, and expiring on December 31, 2026. This would be a third and final year renewal for Nearmap.

Mr. Sachanowicz moved to approve the contract with Nearmap U.S. Inc. for aerial orthophotography. Ms. Miller seconded the motion, which was unanimously approved.

J. Contract – Telecommunication/Mineral Services

Ms. Khantharoth asked for board approval to enter a contract for telecommunications and mineral services with Capital Appraisal Group in the amount of \$79,800 with the contract starting on January 1, 2026, and expiring on December 31, 2026. This would be a second year renewal for Capital Appraisal Group.

Ms. Miller moved to approve the contract with Capital Appraisal Group for telecommunications and mineral services. Mr. Sachanowicz seconded the motion, which was unanimously approved.

K. Intent to encumber funds

Mr. Sandoval informed the board the district expected a surplus of \$1,300,000 and, with board approval, would encumber the following funds: \$350,000 for Computer Assisted Mass Appraisal software, \$125,000 to add to Litigation Expenses, and \$100,000 to add to the Technology Reserve. Pending a final audit, \$725,000 will be returned to the taxing units.

As this was an informational only item, board action was not required. Approval of the encumbrance would be requested at the next meeting.

L. Update to district name change

Mr. Sandoval reminded the board the district's name change from Bexar Appraisal District to Bexar Central Appraisal District had been approved in July and the new name would begin being utilized by the end of October. He noted the district's front sign will be updated November 10th in preparation for the district's official name change beginning January 1st.

This was information only and no action from the board was required.

M. Update on Proposition 11 and 13 on November 4th Ballot

Mr. Sandoval provided data on the proposed increased exemption data that would be voted on in November to include Proposition 13, a state mandated homestead exemption at \$100,000 that would increase to \$140,000, and Proposition 11, a state mandated over 65 and surviving spouse exemption at \$10,000 and would increase to \$60,000. The report also included information outlining 2025 school district exemption changes.

N. 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. The chief appraiser will inform the board of directors of pending 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.
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 2:28pm and reconvened at 2:57pm. There was no action to be taken.

O. Chief Appraiser's Report

1. Financial Condition

Ms. Khantharoth presented the board with the Funds Investment Report from August 2025 financials. As of August 31, 2025, total deposits were \$12,148,996.36. Year to date interest earned \$216,017.48 and the district was over collateralized by \$4,940,445.12. Total revenues collected were \$21,427,686 with a surplus of \$3,995,663. She stated there were no changes to the designated cash funds.

2. Appraisal Records

Mr. Tommy Allison, Assistant Chief Appraiser, presented the board with the third quarter 25.25b report along with the appraisal records report that included an update to the 2025 protest season. He noted the protest season concluded on Friday October 3, 2025, district staff was engaged in appraisal field work, and training and education.

3. Recognition

Mr. Sandoval mentioned that the district was recognized for the seventh year in a row as San Antonio Express News' Top Workplace for 2025.

P. Additional Reports

1. Community Engagement

Ms. Jennifer Rodriguez, Communications Director, presented the September 2025 Community Interactions Statistics report along with the details on the four Community Engagement Events that were scheduled during the month of September.

2. Taxpayer Liaison Report

Mr. L. Christopher White, Taxpayer Liaison, presented the board with the Taxpayer Liaison Reports for July, August, and September. Mr. White also provided the Appraisal Review Board ad-hoc committee members with scheduling information on upcoming ARB interviews.

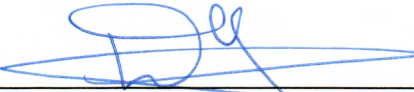
3. Appraisal Review Board

Mr. Daniel George, Appraisal Review Board Chair, mentioned October 3rd would be the last day of hearings, adding the ARB would return in December to conduct late hearings. He also provided an update on the ARB Open House and ARB Forum and thanked the district for assisting during the previous weeks.

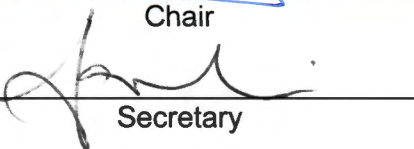
Q. Adjourn

Ms. Miller moved to adjourn the meeting. Mr. Fisher seconded the motion which was unanimously approved.

There being no further business, the October 14, 2025, board of directors meeting adjourned at 3:28 pm.



Chair



Secretary

NOVEMBER 12, 2025

Date