MINUTES OF THE MEETING OF THE
BEXAR CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTORS
July 13, 2026

The Board of Directors of the Bexar Central Appraisal District met for a meeting at 411 N. Frio in San Antonio, Texas, on July 13, 2026, at 1:30 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 1:30 pm and acknowledged the presence of the following directors:

Ms. Naomi Miller
Ms. Erika Hizel
Mr. Jon Fisher
Dr. Ralph Barksdale
Mr. Leslie Sachanowicz
Mr. Albert Uresti arrived at approximately 1:34 PM
Councilwoman Ivalis Meza Gonzalez joined via Zoom at approximately 1:37 PM

B. Board of Directors Vacancy

Mr. Gannon provided a high-level overview of the process for the board of directors vacancy. He stated that at the end of the process, a single candidate was nominated, Mr. Jonathan Melendez. Mr. Gannon asked for a motion to approve the filing of the board vacancy. Mr. Sachanowicz motioned to approve Mr. Melendez to fill the board of directors vacancy, and Ms. Hizel seconded the motion. Mr. Uresti commented on the vacancy process and motioned to approve Ms. Diana Arevalo; no second motions were made. Mr. Uresti also motioned to approve Mr. David Sosa; no second motions were made. The motion to appoint Mr. Melendez to fill the vacancy on the board was approved unanimously.

C. Swearing in of new board member

District Court Judge Jacqueline Valdes was in attendance to perform the swearing in of Mr. Jonathan Melendez for the remaining 2026 elected term.

D. Public Comments Period

There were no members of the public present.

E. Minutes

Mr. Gannon asked for a motion to approve the minutes from the June 8, 2026, board meeting as written. Mr. Sachanowicz approved the minutes, and Ms. Miller seconded the motion which was unanimously approved.

F. 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 1:44 pm and reconvened at approximately 2:45 pm.

J. Chief Appraiser's Report

1. Financial Condition

Ms. Khantharoth presented the board with the Funds Investment Report from the May financials. As of May 31, 2026, total deposits were $13,043,663. Year to date interest earned was $127,698.42, and the district was over collateralized by $5,701,312. Total revenues collected $15,087,908, with a surplus of $3,690,960. She stated there were no changes to the designated cash funds.

Ms. Hizel inquired whether the district would encumber funds for the building and asked if the process would be completed in September. Ms. Khantharoth responded that further discussion would occur when the district completed its encumbrance and surplus process in September or October. Ms. Hizel noted that the million dollars for the building had been encumbered for some time and had remained unchanged for the past four years. She then asked if there were any additional encumbrances on those funds. Ms. Khantharoth stated there were no additional encumbrances on the funds for the building.

Mr. Sandoval recommended that the district meet with the building ad hoc committee to discuss the matter further. Mr. Uresti proposed that the board review the 30% operating reserve account and consider dropping it to 20% due to the financial challenges the taxing entities are currently facing.

Additional discussion ensued among the board members.

2. Appraisal Records

Mr. Tommy Allison, Assistant Chief Appraiser, presented the board with the appraisal roll correction report as authorized by Section 25.25b, adding there were no accounts to report for the second quarter of 2026.

Mr. Allison also provided the board with an overview of the property tax calendar for July, which includes the certification of the roll to the tax assessor and taxing units, adding the district was on track to certify on July 17th. He continued, stating that by July 20th, the Appraisal Review Board must timely hear and resolve all protest accounts by that date. He added that by July 25th, the chief appraiser shall certify the records to the assessor for the taxing units within the county. Mr. Allison reported that after 11 weeks of the 2026 protest season, the district is in a good position to certify, having processed over 120,000 protests to date out of the 183,000 that had been received and certifying around 95% by the end of Friday, July 17, 2026.

General discussion ensued among the board members.

3. Recognition

Mr. Sandoval informed the board that the district's staff had completed the cybersecurity and AI training program as required by Government Code Sections 2054.5191, 2063.103, and 2063.104.

Mr. Sandoval also presented the board with the district's Transparency Star for Open Government and Compliance Award from the Texas Comptroller of Public Accounts, recognizing the district's commitment to transparency and compliance.

K. Additional Reports

1. Taxpayer Liaison

Mr. Christopher White, Taxpayer Liaison, addressed the board and stated he would present his reports at the next meeting.

2. Appraisal Review Board

Mr. Daniel George, Appraisal Review Board Chair, addressed the board and stated he would present items at the next meeting.

L. Adjourn

Mr. Fisher moved to adjourn the meeting. Dr. Barksdale seconded the motion, which was unanimously approved.

There being no further business, the July 13, 2026, board of directors meeting adjourned at approximately 2:59 pm.

Chair

Ralph E. Barksdale

Secretary

August 17, 2026

Date

The entire meeting was recorded. Copies of the recording will be available upon written request to our Records Management Officer for one year following the date of the meeting at which these minutes are approved.