



## NAVARRO CENTRAL APPRAISAL DISTRICT

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Karen Morris, R.P.A., R.T.A., C.T.A., C.C.A.  
Chief Appraiser

### BOARD OF DIRECTORS

A.L. (Buster) Atkeisson  
Bill Kilgore  
Don Denbow  
Terry Seth  
Rosie Travenia  
Mike Dowd, TAC

### BOARD OF DIRECTORS NAVARRO CENTRAL APPRAISAL DISTRICT

#### Notice of Regular Called Meeting of the Appraisal District Directors:

Notice is hereby given that a regular called meeting of the Board of Directors of the Navarro Central Appraisal District will convene at 2:00 p.m. on January 21, 2020 at the Appraisal District at 111 E. 1<sup>st</sup> Avenue, Corsicana, Texas.  
The board will consider the following:

#### OPEN SESSION:

1. Call to order, opening prayer and pledge of allegiance.
2. Administering the Oath of Office, Statement of Officer, and Completion of Conflicts of Interest Disclosures to all Board Members- Mr. A.L. Atkeisson, Mr. Don Denbow, Mr. Bill Kilgore, Mr. Terry Seth, Mrs. Rosie Travenia, and Mr. Mike Dowd TAC for the 2020-2021 term.
3. Action Item: Election of Board of Directors members for Chairman, Vice-Chairman, and Secretary for 2020-2021 term.
4. Public Comments on activities of the Appraisal District.
5. Recognition of Linda Dunbar, 20 years of service to Navarro CAD.
6. Action Item: Approval of November 18, 2019 and December 19, 2019 minutes of the NCAD Board of Directors.
7. Action Item: Approval of November and December 2019 financial reports of NCAD.
8. Action Item: Approval of the Personal Safety and Catastrophic Recovery Plan updated January 21, 2020.
9. Action Item: Approve the NCAD Board of Directors Policies and Procedures updated January 21, 2020.
10. Action Item: Updates on building at 1250 N. 45<sup>th</sup> and moving date.
11. Action Item: Approve landscape bid for Dusty's Landscape and Fence Company for new building.
12. Action Item: Approve West 31 request for payment #3.
13. Action Item: Recommendation and Appointment by Resolution of Appraisal Review Board member for the 2020-2021 term, pursuant to Section 41.12 of the Texas Property Tax Code. Appointment of Mrs. Laura Frankos, for 2020-2021.
14. List of active litigation cases for 2019 and prior years:
  - H. Rey Stroube, III and Katherine Baron Stroube (Cause # D19-28074-CV) (Residential, Corsicana ISD)
  - DKR Hospitality, LLC (Cause # C18-27219-CV) (Commercial, Corsicana ISD) (DBA: La Quinta Inn & Suites)
  - TRNL WS LLC (Cause # D19-28161-CV) (Commercial, Corsicana ISD) (DBA: TXI Industries)
  - CFT Developments LLC (Cause # D19-28221-CV) (Commercial, Corsicana ISD) (DBA: Panda Express #2352)
  - SAAKHI Hospitality, LLC (Cause # C19-28222-CV) (Commercial, Corsicana ISD) (DBA: Comfort Inn)
  - Vandan Hospitality, LLC (Cause # D19-28223-CV) (Commercial, Corsicana ISD) (DBA: Best Western)
  - AHC Sterling House of Corsicana LLC (Cause # C19-28239-CV) (Commercial, Corsicana ISD) (DBA: Brookdale Corsicana)
  - True Value Company L.L.C. (Cause # D19-28292-CV) (Industrial, Corsicana ISD)
  - Jalabapa, LLC (Cause # C19-28237-CV) (Commercial, Corsicana ISD) (DBA: Days Inn)
  - Kohl's Inc., Sanview Limited Partnership, Alisue Trust/Sanford Sandleman and Muffrey Trust Susan Sandleman (Kohl's Cors. Distrib Center) (Cause # C19-28318-CV) (Commercial, Corsicana ISD) (DBA: Kohl's)
  - Kohl's Inc. (Business Personal Property) (Cause # D19-28319-CV) (Industrial, Corsicana ISD)
  - Meridian Rail Acquisition Corp. (Cause # C19-28341-CV) (Industrial, Corsicana ISD) (DBA: Greenbrier Rail Services)
  - HEB Grocery Company LP (Cause # C19-28244-CV) (Commercial, Corsicana ISD) (DBA: HEB Grocery)
  - Karen Morris, in her capacity as Chief Appraiser of Navarro Central Appraisal District ns Rylie Transports, Inc. (Cause # D49141-TX) (Personal Property, Corsicana ISD) (DBA: Rylie Transports)
  - CJ2-Edens LLC (Cause #D49185-TX) (Commercial, Corsicana ISD)
  - Bass Industrial Coatings, Inc. (Cause # D49186-TX) (Commercial, Corsicana ISD) (DBA: Bass Industrial Coatings)
15. Chief Appraiser Report including:
  - a) Consideration and possible action relating to appeal to District Court of appraisal review board orders, including authorization for Chief Appraiser to retain experts and other consultants, and to do all other things appropriate for those cases including supplemental orders by the ARB decision.
  - b) Next scheduled board meeting will be March 17, 2020 at 3:00 p.m..

#### CLOSED SESSION:

Pursuant to Texas Government Code Section 551.071:

16. Consultation with counsel concerning

- Pending or contemplated litigation
- A matter or matters in which the duty of the attorney to the Governmental Body under the Texas Rules of Disciplinary Conduct clearly conflicts with Texas Government Code Chapter 551.
- Deliberation regarding real property under Texas Government Code Chapter 551.

17. Deliberation of the appointments, employment, evaluation, reassignment, duties discipline or dismissal of a public officer or employee.

Pursuant to Texas Government Code Section 551.072:

18. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in a open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third party.

**OPEN SESSION:**

19. Continuation of consideration and possible action relating to agenda item 16 thru 18 above.

20. Announcements and relocation to new building for review and adjournment.

This notice is given pursuant to Texas Open Meetings Act, Chapter 551, of the Government Code.

If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the Board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551 Subchapters D and E. Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.