



## 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

Terry Seth, Chairman  
A.L. (Buster) Atkeisson, Vice-Chairman  
Bill Kilgore, Secretary  
Don Denbow  
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 March 17, 2020 at the Appraisal District at 1250 N. 45<sup>th</sup> St., Corsicana, Texas.  
The board will consider the following:

#### OPEN SESSION:

1. Call to order, opening prayer and pledge of allegiance.
2. Public Comments on activities of the Appraisal District.
3. Action Item: Presentation and Approval of the 2019 Annual Financial Audit of NCAD by Mr. J.W. Lambright, CPA of Smith Lambright and Associates, P.C. pursuant to Section 6.063 of the Texas Property Tax Code.
4. Action Item: Approval of Final Application and Certification for payment for West 31 Contractors, Inc. and Presentation from Kent Libal.
5. Action Item: Approval of January 21, 2020 minutes of the NCAD Board of Directors.
6. Action Item: Approval of updated December 2019, January and February 2020 financial reports of NCAD.
7. Action Item: Approval and discussion of final financial arrangements for building.
8. 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 vs 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)
9. 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 May 19, 2020 at 2:00 p.m. including Preliminary Budget workshop for 2021.

#### CLOSED SESSION:

Pursuant to Texas Government Code Section 551.071:

10. 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.
11. 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:

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

**OPEN SESSION:**

13. Continuation of consideration and possible action relating to agenda item 10 thru 12 above.
14. 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.