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MINUTES OF MEETING
15 January 2026
BRAZOS CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTORS

1. Declaration of Quorum and Call to Order.

Mr. Pena, acting as Chair in Mr. DeWitt's absence, having determined that a quorum was present, called the meeting to order at 8:30 a.m. on Thursday 15 January 2026 at 4051 Pendleton Dr., Bryan, Texas.

Members Present: Rafael Pena, Susan Pesl, Marc Deer, Jane Sherman, Bryan McGuire (upon Oath & Statements), Jonna Schreiber and Melissa Leonard.

Members Absent: Kyle DeWitt, Silas Garrett.

BCAD Staff: Dana Horton, Scott Warren and Debbie Lockledge.

BCAD Staff Absent: n/a

Guests: Sandy Griffin by Zoom as Brazos CAD's legal counsel.
Ray Grisham as Brazos CAD's Taxpayer Liaison Officer.
Jeanmarie Baer & Laura Glasby regarding the Homestead Audit.

2. Affirmation of Board Membership Eligibility for Board members with appointment terms of 1/01/2026 – 12/31/2029.

Susan Pesl and Bryan McMcGuire, having received both the Statement on Board Membership Eligibility & Conduct (Sec. 6.035) and the Interest in Certain Contracts Prohibited (Sec. 6.036) in advance to review, signed and dated each statement.

3. Issuance of Oath of Office and Statement of Elected/Appointed Officer for Board members with appointment terms of 1/01/2026 – 12/31/2029.

Ms. Horton administered the Oath of Office and the Statement of Elected/Appointed Officer to Ms. Pesl and Mr. McGuire.

4. Election of Board Officers for 2026.

Ms. Horton noted that she had spoken to both Mr. DeWitt and Mr. Garrett who were both absent from this meeting, and both stated they were willing to continue serving in their current position. The Board may choose to keep the officers the same, those being:

Chair: Kyle DeWitt
Co-Chair: Rafael Pena
Secretary: Silas Garrett

Mr. Deer made the motion for all three current officers as stated above to remain the same; Ms. Schreiber seconded the motion. The motion passed unanimously.

5. Acknowledgement of Visitors and Hear Citizen Co

Ms. Horton introduced Jeanmarie Bayer and Laura Glasby who are scheduled to make a presentation on the Homestead Audit. She also introduced Ray Grisham, Brazos CAD's Taxpayer Liaison Officer (TLO), whose annual review by the Board of Directors is on the agenda.

6. Recognition of affidavits (if any) filed in response to State law on disclosure of conflict of interest.

None.

7. Consent Agenda.

The following items, being on the consent agenda, were considered:

- a. Approval of cash disbursements for December 2025.
- b. Brazos CAD financial account review.
- c. Board of Directors minutes for previous meeting(s).

Ms. Schreiber made the motion to approve the consent agenda; Mr. Deer seconded the motion. The motion passed unanimously.

8. Presentation by Jeanmarie Bayer and Laura Glasby with Purdue, Brandon, Fielder and Mott regarding The Homestead Audit.

Ms. Baer presented, noting this would be considered their final report on the Homestead Audit. For Mr. McGuire's benefit as a new Board member, she gave a brief overview of the Homestead Audit and their procedures. She then updated the Board on changes since their last presentation noting that the return as of this date is \$6,245,065.42 spread out among all the entities. She reminded the Board that there is a new law in place that will require CADs to review homestead exemptions every five years.

9. Chief Appraiser's 4th quarter Investment Report for 2025.

Ms. Horton presented, outlining the specific areas of this report that reflect the changes since her last quarterly report. This being the final report for 2025, she included an overview of 2025 investments. After further discussion, Ms. Schreiber made the motion to accept the Chief Appraiser's 4th quarterly report for 2025; Ms. Pesl seconded the motion. The motion passed unanimously.

10. Discussion, consideration and possible action on:

Mr. Pena read the section on a closed session of the Board of Directors meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, subchapters D and E as it appears at the end of the agenda for this meeting. At 8:52 a.m., the Brazos Central Appraisal District determined that it was reasonable and necessary to go into an Executive Session, and went into Executive Session at 8:52 a.m. to discuss the following matter(s):

Pursuant to Texas Government Code §551.071:

- (1) To meet with its attorney and seek advice regarding pending or contemplated litigation and settlement offers.
- (2) To consult with its attorney regarding matters on which the attorney has a duty to advise the Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas

No action was taken during the Executive Session. The Board adjourned the Executive Session at 9:11 a.m. and immediately reconvened in regular session.

a. Evaluation of the Taxpayer Liaison Officer, as required by Section 6.052(i) of the Property Tax Code (previously tabled).

In the absence of more than 1 Board officer, the TLO's evaluation could not be executed and, therefore, was tabled by motion of Ms. Schreiber and seconded by Ms. Sherman. The motion passed unanimously.

b. Proposed Settlements of Pending Litigation.

Ms. Schreiber made the motion to approve the proposed litigation settlements 1-9 as discussed in Executive Session and outlined in Addendum A; Mr. Deer seconded the motion. The motion passed unanimously.

c. Resolution 26-001 Adopting the 2026 Brazos CAD Investment Policy.

Ms. Horton presented, noting there are no changes from the previous year's investment policy, but pointed out it must be reviewed and accepted annually. Ms. Schreiber made the motion to approve Resolution 26-001; Ms. Sherman seconded the motion. Not having more than 1 Board Officer present, n advice of Brazos CAD legal counsel, this agenda item was tabled until the next Board meeting

d. Acknowledgement of the Taxpayer Liaison Officer's monthly report.

Ms. Horton noted that the TLO is required to send an annual report to the Comptroller's Office in December. That report serves as his December monthly report.

e. Chief Appraiser Update on Appraisal District Activities, Attendance at Meetings and Events; Information on Upcoming Activities.

Ms. Horton presented, noting the following:

- Brazos CAD appraisers continue to work in the field doing appraisals for 2026.
- The TAAD Annual Conference will be 23-25 February in Austin, TX New Board members were encouraged to attend.
- Brazos CAD has received the aerials, and change detection data should be coming soon.

f. January 2026 Appraisal Calendar Activities.

This was covered in 6(e).

11. Consideration of Other Business and Future Agenda Items (no action taken).

Ms. Schreiber announced that this would be her last Board meeting as she will be moving to Minnesota the first week of February. Being an elected member, a new Board member will need to be appointed to finish Ms. Schreiber's term.

Ms. Horton noted that Board members and Appraisal Review Board members are not allowed to have ex parte communications about their properties. She distributed a form to each Board member where they will list all of their properties, and an ex parte code will be added to those properties in the Brazos CAD records. If an appraiser looks up that property ID and the ex parte code comes up, the appraiser will know that an informal conversation related to that property is not allowed.

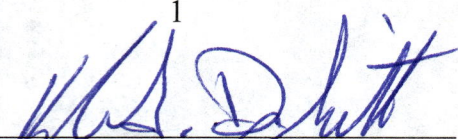
12. Date, Place and Time for Next Board Meeting.

The next regular Board meeting will be Thursday 19 February 2026 at 8:30 a.m. in the Brazos CAD boardroom. A Special Session was also scheduled for Tuesday 6 January 2026 at 8:30 a.m. to address one piece of litigation.

13. Adjournment.

There being no further business, the meeting was adjourned at 9:26 a.m.

Examined and approved as of this ¹ 19th day of February 2026.


Accepted: Chairman

absent
Accepted: Secretary


Accepted: Vice-Chairman

LITIGATION SETTLEMENTS

As Approved by the Board of Directors

15 January 2026

1. Cause No. 24-000677-CV-472

YEAR	PID	AGREED VALUE
2023	13877	\$ 110,000

2. Cause No. 24-002867-CV-472

YEAR	PID	AGREED VALUE
2024	302590	\$ 5,050,000

3. Cause No. 24-002868-CV-472

YEAR	PID	AGREED VALUE
2024	37013	\$ 4,650,000

4. Cause No. 24-002832-CV-472

YEAR	PID	AGREED VALUE
2024	307446	\$ 5,000

5. Cause No. 25-000221-CV-472

YEAR	PID	AGREED VALUE
2024	13877	\$ 110,000
	451236	430,000

6. Cause No. 23-002386-CV-CCL1

YEAR	PID	AGREED VALUE
2023	13272	\$ 25,337,500

7. Cause No. 25-002779-CV-472

YEAR	PID	AGREED VALUE
2025	425365	\$ 1,575,466
	451236	430,000

8. **Cause No. 25-002544-CV-85**

YEAR	PID	AGREED VALUE
2025	81960	\$ 2,575,000

9. **Cause No. 24-002632-CV-85**

YEAR	PID	AGREED VALUE
2024	96922	\$ 21,000,000