

## **MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF THE KAUFMAN CENTRAL APPRAISAL DISTRICT**

The Board of Directors of the Kaufman Central Appraisal District held a regular meeting on Thursday, March 16, 2023, at 1:30 p.m. at the Appraisal District office located at 3950 South Houston Street in Kaufman, Texas. Board members present included: Robert Dobbs, Bruce Bynum, John Zaby, Don Griffin, Karen Jones, Robby Simons, Dr. Bruce Wood and Teresa Floyd. Staff members present included: Sarah Curtis, Coy Johnson and Vicki White.

- A. Establish a Quorum and Call to Order  
Robert Dobbs, Chairman, established a quorum and called the meeting to order at 1:29 p.m.
- B. Invocation  
Bruce Bynum gave the invocation.
- C. Pledge of Allegiance & Texas Pledge of Allegiance  
Robert Dobbs led the Pledge of Allegiance and the Texas Pledge of Allegiance.
- D. Open Forum
  - 1. Recognition of visitors and persons not on agenda.  
Visitors present included Jay & Debra Elsibai. They attended the meeting to voice their concerns about their Business Personal Property error at their business located at 113 4<sup>th</sup> Street in Terrell, Texas.
- E. Action Items
  - 1. Discussion and Action to approve minutes of the January 19, 2023 Board of Directors meeting.  
John Zaby made motion to approve the minutes. Don Griffin made second. A vote was taken with all being in favor.
  - 2. Discussion and Action to approve financial reports.  
Bruce Bynum made motion to accept the financial reports as presented. Karen Jones made second. A vote was taken with all being in favor.
  - 3. Discussion and Action to approve QLess contract.  
John Zaby made motion to approve the contract with QLess. Robby Simons made second. A vote was taken with all being in favor.
  - 4. Discussion and Action to approve Trepp contract.  
John Zaby made motion to approve the Trepp contract. Karen Jones made second. A vote was taken with all being in favor.
  - 5. Discussion and Action to approve 2022 Financial Audit.  
Dr. Bruce Wood made motion to approve the 2022 Financial Audit. Don Griffin made second. A vote was taken with all being in favor.
  - 6. Discussion and Action to move remaining 2022 funds as designated in the December 15, 2022 Board of Directors meeting.  
Karen Jones made motion to move \$598,000 from the 2022 remaining funds to the building reserve fund. Bruce Bynum made second. A vote was taken with all being in favor.
  - 7. Discussion and Action to move CD and/or reserve accounts to TexPool.  
Karen Jones made motion to move the CD and reserve accounts to TexPool. Bruce Bynum made second. A vote was taken with all being in favor.

F. Discussion Items

1. Chief Appraiser Report
  - a. Building
  - b. Employees
  - c. Property Values and Value Studies
  - d. Appraisal Review Board and Protests
  - e. MAP Review
  - f. Notch Properties
  - g. Public Relations
  - h. Board of Directors
  - i. Lawsuits and Arbitrations

G. Executive Session

The Board of Directors may adjourn to Executive Session to deliberate any matter authorized by Texas Government Code Sec. 551.001 et. Seq. (The Texas Government Open Meetings Act) including:

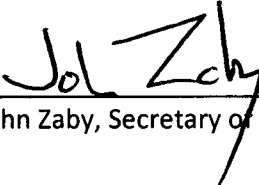
1. Sec. 551.072 – For the purpose of discussing the purchase, exchange, lease, or value of real property.  
Before going into Executive Session Robert Dobbs invited Sarah Curtis, Coy Johnson and Vicki White to remain for Executive Session. Karen Jones made motion to go into Executive Session. Robby Simons made second. A vote was taken with all being in favor. Executive Session started at 2:32 p.m.
  - a. Purchase of land for new office building.
2. Motion to Reconvene into Open Session.  
Don Griffin made motion to resume Open Session. Dr. Bruce Wood made second. A vote was taken with all being in favor. Open Session resumed at 2:39 p.m.

H. Necessary Action as a result of Executive Session

- a. Consider and take action on Resolution No. 3162023-1 Authorizing the Chief Appraiser to make an offer to and negotiate a purchase and sale agreement with the Kaufman Independent School District for the purchase of the 6.5 ACRES OF LAND BEING PART OF WM PETERS SURVEY, TRACTS 35.02 AND 35.04, PROPERTY ID'S 187223 & 51233, CITY OF KAUFMAN, TEXAS, subject to the approval of the Board and the approval of three-fourths of the participating taxing units within the KCAD as required by Texas Tax Code §6.051(b).  
Dr. Bruce Wood made motion to authorize Chief Sarah Curtis to make an offer on the land and negotiate a purchase and sale agreement with the Kaufman Independent School District. Karen Jones made second. A vote was taken with all being in favor.

I. Next Meeting Date & Adjournment

The next meeting date was set for Thursday, May 18, 2023, at 1:30 p.m.  
Meeting adjourned at 2:45 p.m.

  
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John Zaby, Secretary of the Board

**KAUFMAN CENTRAL APPRAISAL DISTRICT**  
**BOARD OF DIRECTORS MEETING**  
DATE March 14, 2023

PRINT NAME	SIGNATURE
1 Jay + Debra Elsibai	Jay + Debra Elsibai
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