Navarro Central Appraisal District
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Navarro Central Appraisal District
Board of Directors Meeting
May 19, 2026

The Board of Directors of the Navarro Central Appraisal District met at 10:00 a.m., May 19, 2026, with the following members present Mr. A.L. Atkeisson, Mrs. Rosie Travenia, Dr. Seth Brown, Mr. Brad Farmer, Mr. Jeff Smith and Mr. Mike Dowd, TAC. Also attending were Mr. Bud Black, Chief Appraiser, Mr. James Reed, Deputy Chief Appraiser and Mr. Frank Campos of Frank Campos & Associates, PLLC.

This meeting was a regular meeting.

Mr. A.L. Atkeisson called the meeting to order at 10:00 a.m. and delivered the opening prayer, and all Board members recited the pledge of allegiance.

First on the agenda was the proof of posting of notice in accordance with Chapter 551, Texas Government Code, as amended, known as the Texas Open Meetings Act. Mr. Atkeisson established proof of posting of public notice of the meeting in accordance with the Texas Open Meeting Act from the affidavit attached to the foot of the posted agenda.

Next on the agenda was the declaration of quorum. Mr. A.L. Atkeisson declared a quorum of members present.

There were no public comments.

Next on the agenda was the consideration and action of the financial auditor's report for year ending December 31, 2025. Mr. Campos of Frank Campos & Associates, PLLC presented the annual financial report ending December 31, 2025. Mr. Campos reported that the independent auditors report showed a clean on generally accepted statements of the district and they had no issues during the audit. Mr. Campos reported that there were some changes in the budget with some ending slightly above budget and some ending under budget. Mr. Black questioned the monies due to the taxing entities. Mr. Campos stated yes there was an estimate of $1,300. Mr. Atkeisson questioned the notes payable. Mr. Campos stated they are combined with $243,891 being with City National Bank and $392,474 being with the City of Corsicana. Dr. Brown made a motion to accept the financial auditor's report for year ending December 31, 2025. Mrs. Travenia seconded. The motion passed unanimously.

Next on the agenda was the consideration and action on approval of March 10, 2026, minutes of NCAD Board of Directors. After a brief discussion Mrs. Travenia made a motion to accept the minutes as written. Mr. Farmer seconded. The motion passed unanimously.

Next on the agenda was the consideration and action on approval of March 2026 and April 2026 financial reports of NCAD. Mr. Black reported that the journal entries have been made according to the 2025-year end audit. Also, Mr. Black reported that a lot of money is being spent on the litigation line item with a lot of cases pending to be settled. Dr. Brown questioned the monies the district has. Mr. Black stated the district has a certificate of deposit of $50,000. Dr. Brown questioned if the district should put extra money in a Tx Pool. Mr. Black reported that he has looked into it before and it would cost the district more money than it is worth, due to you can some quarterly cost shares come in high then the money goes back out. Mr. Atkeisson stated that it is good for larger taxing entities that are required to keep monies, it is good, but the district does not have enough funds. Dr. Brown made a motion to accept the March 2026 and April 2026 financial reports of NCAD. Mrs. Travenia seconded. The motion passed unanimously.

Next on the agenda was the consideration and action on approval on quarterly reports of public funds investments ending March 31, 2026. Mr. Black stated that this is a requirement to report the quarterly financials of the district. Mr. Black reported the pledge securities of the district for January 2026 was 142%, February 2026 was at 221%, and March 2026 was at 163% which meets the public funds investment policy of 10% fully funded. Dr. Brown made a motion to approve the quarterly report of public funds investments ending March 31, 2026. Mr. Farmer seconded. The motion passed unanimously.

Next on the agenda was the consideration and action on supplemental corrections for 1st quarter 2026 changes made to the appraisal roll for 2025 and prior. After a brief discussion Mrs. Travenia made a motion to accept the supplemental corrections for 1st quarter 2026 changes made to the appraisal roll for 2025 and prior. Mr. Farmer seconded. The motion passed unanimously.

Next on the agenda was the consideration and action of encumbering CD funds for litigation expenses. Mr. Black reported the district has a $54,303 CD that will mature June 13, 2026. Mr. Black recommended that the district cashes the CD when it matures and encumbers the funds into the general fund for litigation. After the discussion Dr. Brown made a motion to cash in on the CD when it matures and to encumber the funds into the litigation line item. Mr. Farmer seconded. The motion passed unanimously.

Next on the agenda was the workshop on Navarro CAD 2027 operating budget. After a discussion the members tabled the agenda item for a later workshop on June 15, 2026, at 9:00 a.m. with the public hearing on July 21, 2026.

Mr. Atkeisson entertained a motion for closed session pursuant to the Texas Government Code Section 551.071 concerning legal matters. Dr. Brown made a motion to enter closed session. Mrs. Travenia seconded. The motion passed unanimously.

At 10:40 a.m. the board members entered a closed session.

At 11:24 a.m. the board members entered open session with no action taken from the closed session.

Next on the agenda was the chief appraiser report. Mr. Black reported the reappraisal process ended this year by the end of March as planned. There were several conversion errors that had to be addressed before we could continue the value study process. Finding and fixing those errors delayed our final value studies and caused us to mail appraisal notices to property owners two weeks later than originally scheduled.

Value estimates were delivered to the taxing jurisdictions on April 29. As is my custom, those value estimates are conservative. Part of the total value has been withheld for value adjustments and ARB ordered value changes. I anticipate that the final certified values will be somewhat higher than those delivered in April, well before final appraised values could be determined for the mineral/utility/industrial properties. I have attached a summary table of the information provided to them to this report.

Appraisal notices were mailed to 21,126 property owners on 32,338 real estate parcels on May 4. The last day to file a protest on these valuations will be June 4.

To date, there have been 183 owners who have filed protests on 216 parcels, with sixteen of those protests settled.

The appraisers have held approximately 50 informal meetings with property owners, discussing property values and making corrections when errors were found.

Appraisal notices for business personal property and the mineral/utility/industrial properties were mailed on Friday, May 15. The last day to file a protest on these appraisals will be June 16.

ARB is scheduled to formally receive the records from me on May 28 and the formal protest season for 2026 will begin.

Even with the delays we have encountered in conversion and notice delivery, we still anticipate being able to follow the planned schedule for ARB hearings and should still be able to certify values by the target date of July 25.

Dr. Brown made a motion to adjourn the meeting. Mrs. Travenia seconded. The motion passed unanimously.

Mr. A. L. Atkeisson adjourned the meeting at 11:31 a.m.

A. L. Atkeisson
Chairman

Lorie Travenia
Secretary or Vice-Chairman