

MINUTES OF THE GREGG APPRAISAL DISTRICT REGULAR BOARD OF DIRECTORS MEETING

September 9, 2026

Location: GCAD Office, 4367 W. Loop 281, Longview, TX

1. Chairman Jon Cromer called the meeting to order at 1:33 p.m.
2. Chairman Jon Cromer announced the presence of a quorum. Directors in attendance were Jon Cromer, Anthony Tanner, Michelle Terry, Rev. Lonnie Murphy, A.P. Merritt, Justin Hood, Mark Pevey, and Mark Smith. Also in attendance were Mark Cormier, Cathy Hadley, Marisa Rabadan, Josh Payne, Keli Dial, Stephanie Rhodes, Lena McGill, Jo Lee Ferguson (Longview News Journal) Emily Gaenzle (GCAD Attorney), Brett Miller (BOD Attorney), Wendy Grams (GSA), and Dana Cormier (Citizen). Director Keith Honey attended via phone but did not count towards the quorum and did not participate in any votes, per BOD Attorney Brett Miller.
3. There was no Citizen's Comment.
4. Under the Consent Agenda, the Board considered the August 13, 2026, minutes and July financial reports. A motion by Director A.P. Merritt, seconded by Director Justin Hood, to approve the August 13 minutes carried unanimously. A motion by Director Michelle Terry, seconded by Director A.P. Merritt, to approve the July financial reports. Motion carried unanimously.
5. Discuss and Consider Action on Capitol Appraisal Group Contract for 2027: The Board discussed the services provided by Capitol Appraisal Group, including mineral appraisal services, its approximately 12-year relationship with the District, and an increase of \$5,291 over the prior year. A motion by Director A.P. Merritt, seconded by Director Mark Pevey, to approve the 2027 Capitol contract. Motion carried unanimously.
6. Consider and Take Action on Resolution 2026-05, Election Contract: The Board discussed the election agreement with the county, including the estimated cost, the majority-plus-one requirement, and the runoff date, which had not been established. Resolution 2026-05 authorized Chairman Jon Cromer and Secretary Anthony Tanner to execute the Election Agreement. A motion by Director Rev. Lonnie Murphy, seconded by Director Michelle Terry, to approve Resolution 2026-05. Motion carried unanimously.
7. Discuss and Consider Action on the Board of Directors Policy Manual Update: BOD Attorney Brett Miller advised that Keith Honey could not participate in this item. The Board discussed Appendix 1, Citizen Participation, Item 3, including the two-minute limit and language referring to a microphone and recording equipment. A motion by Director Rev. Lonnie Murphy, seconded by Director Mark Smith, to table item 7 until the next Board meeting. Motion carried unanimously.
8. Chief Appraiser Report – Litigation Update: Mark Cormier presented the revised litigation report in response to Board requests. The report included active lawsuits through August 2026. The Board discussed the breakdown by year, parcel identification numbers, lawsuits involving more than one jurisdiction, and cases carried over from year to year. A year-by-year chart was requested for the next report. No action necessary.
9. The Board entered Executive Session at 2:00p.m.: Pursuant to Texas Government Code Section 551.071- "Consultation with attorney regarding pending or contemplated litigation, a settlement offer, or any matter on which the attorney has a duty to advise the Board under Texas Disciplinary Rules of Professional Conduct" – Litigation Update. Open Session reconvened at 2:26p.m. No action was made.
10. The Board entered Executive Session at 2:27p.m.: Pursuant to Texas Government Code Section 551.074 "Personnel Matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee"--- Chief Appraiser Evaluation/Salary and Section 551.071 "Consultation with attorney regarding pending or contemplated litigation, a settlement offer, or any matter on which the attorney has a duty to advise the Board under Texas Disciplinary Rules of Professional Conduct" -Consultation with Attorney. Open Session reconvened at 4:46p.m. Chairman Jon Cromer announced for the record that, at the beginning of closed session, it had been determined by Board Attorney Brett Miller that Director Keith Honey, who was

participating by telephone, should disconnect from the call and not participate due to the Board's rules and procedures regarding participation by telephone. Chairman Cromer stated that Director Honey was advised accordingly and disconnected from the call prior to the closed session discussion. A motion was made by Director Justin Hood and seconded by Director Re. Lonnie Murphy to move to authorize the board attorney to negotiate a proposed agreement with the chief appraiser concerning his employment contract subject to the board review and approval. Motion carried unanimously. Chairman Jon Cromer also call that a Special Board meeting be schedule for September 25th at 10a.m. No action necessary.

11. Taxpayer Liaison Officer, Resa Norris was not present and Chief Appraiser Mark Cormier stated there was nothing to report at this time.
12. There was no Section 25.25(b) correction.
13. The meeting was adjourned at 4:48 p.m.



CHAIRMAN



SECRETARY