

**MINUTES of the Board Meeting**  
of the BOARD OF TRUSTEES of VICTORIA COLLEGE  
**January 26, 2026**

V. Bland Proctor, <i>Chair</i>	Luis A. Guerra, <i>Vice-Chair</i>	John Zacek, <i>Secretary</i>	Dr. Daniel Cano	Catherine McHaney	Dr. Estella De Los Santos	Ron Walker
√	√	√	√	√	√	√

**Also in attendance:** VC Staff: Dr. Jennifer Kent, Mary Ann Rodriguez, Keith Blundell, Cindy Buchholz, Terri Kurtz, Amy Mundy, Darin Kazmir, James Martinez, Amber Baker, Racheal Wilkinson, Betsy Crane, Babette Lowe, Marty Deckard and Matt Wiley.

The Victoria College Board of Trustees met for a board meeting on Monday, January 26, 2026 at 4:00 PM in Corporate Training Room 101 in the Academic Building of Victoria College located at 2200 E. Red River, Victoria, TX. Mr. Bland Proctor, Chair, presided over the meeting.

**A. Call to Order:**

**1. Quorum Call:**

Mr. Bland Proctor called the meeting to order at 4:18 p.m. and announced that a quorum of board members was present.

**2. Certification of the Posting of the Notice of the Agenda**

Dr. Jennifer Kent certified that the agenda had been properly posted per Texas statute also in accordance with the provisions of Sections 551.125 and 551.127 of the Texas Government Code.

**B. Citizen Communication:**

**1. At this time, the public is invited to address the Board of Trustees.**

No members of the public spoke to the Board.

**C. ITEMS FOR CONSIDERATION:**

**1. CONSIDER Minutes of Regular Board Meeting held on November 17, 2025**

Item tabled for future board meeting – minutes inadvertently left off packet.

**2. CONSIDER Minutes of Special Board Meeting held on December 8, 2025**

Item tabled for future board meeting – minutes inadvertently left off packet.

**3. CONSIDER 2025-2026 First Quarter Investment Report**

Mr. Keith Blundell presented. He shared that this is the required quarterly disclosure of our investments for the quarter ended 11-30-25. Due to the current interest rate environment, the college transferred the majority of its available funds to Texpool Prime. The Endowment Fund, General Fund, Auxiliary Fund, Debt Service Fund and Construction Fund accounts earned \$160,935.41 for the quarter. Texpool Prime accounts earned an average of 4.239% for the quarter. Mr. Luis Guerra moved to accept the report as presented. Mrs. Catherine McHaney seconded the motion. Motion carried unanimously.

**4. CONSIDER 2025 September, October, and November Financial Statements**

Mr. Keith Blundell presented. He shared with the board that since the financials are cumulative, he would review only the November financials in detail if everyone was in agreement. Mr. Blundell then began with the Statement of Net Position as compared to the same time last year, that total current cash and investments are at about \$16.4638 million (due to construction) compared to about \$17.311 million same time last year. We are down considerably due to construction. He noted there were no changes in OPEB or Capital Assets since the last audit. Mr. Blundell also noted that current liabilities are favorable to prior year. Total net position is at \$42.204 million. Mr. Blundell then reviewed the Statement of Revenues, Expenditures and Changes in Net Assets for the consolidated fund and the Gonzales Center and other projects funds in detail, asking if any clarification was needed as he proceeded. State appropriations are coming in as planned. Ad-valorem is still too early. He compared current year actual to 2024 actual and explained any differences. Tuition and fees for credit classes are at about 51%. Credit hours and rates are up. Non-credit is at about 31% of budget and we are at 25% of the year so this is also very good. Mr. Blundell also noted that expenditures are at 28.46% and we are at 25% of the year. He also noted that our net (decrease) is at \$7.234MIL compared to \$1.633 last year. He pointed out that is due to the reserves transfer of \$7MIL into the project fund as approved by the board at a past board meeting. Mr. Blundell noted on page 12-14 revenues equal expenditures, that is exactly what we want to see. Mr. Blundell also noted on page 15 of 21 that Auxiliary is at about \$110K in the red compared to about (\$206K) last year. He moved on to page 18 of 21, pointed out that budget adjustments are at net \$0. He noted that on page 19, Gonzales Center still shows a balance of \$868 in case any needed projects occur. Mr. Blundell moved on to page 20 and 21. He shared that currently we have around \$42.776 million in the master plan budget with about \$34.580MIL already expended leaving us at about \$8.196 million. He clarified that this total does not include pledges. Mr. Ron Walker and Mr. John Zacek moved to accept the statements as presented. Dr. Daniel Cano seconded the motion. Motion carried unanimously.

**5. CONSIDER Resolution Approving Investment Policy and List of Eligible Brokers**

Mr. Keith Blundell presented. He shared that in accordance with the Public Funds Investment Act, the Board annually must review the investment policy and approve a list of eligible brokers. Attached is a recommendation with no changes for the year to the investment policy. There were no new brokers added to the approved brokers list. Dr. Daniel Cano moved to accept the resolution as presented. Mr. Ron Walker seconded the motion. Motion carried unanimously.

**6. CONSIDER Policy on Tax Abatement Guidelines and Criteria**

Mr. Keith Blundell presented. He shared that these tax abatement guidelines and criteria were adopted in 2017 and are in accordance with chapter 312 of the Property Tax Code. The change was to add language to section 4.05, regarding the posting of agreements on the College's website. The guidelines allow for the abatement of taxes at the discretion of the board of trustees. The minimum eligibility will be an investment in the reinvestment or enterprise zone that results in an assessed property tax value of at least \$100 million. There are three tiers to the abatement. See Tables 1 and 2 of the documents for the detail of the tiers. Tier 1 is for values between \$100 million to \$250 million and is a 50% abatement for 5 years. Tier 2 is for values between \$250 million to \$500 million and the abatement is between 50% and 75% for 7 years. Tier 3 is for values over \$600 million and abates between 50% and 100% for 10 years. The document also includes a "Buy Local" criterion that asks eligible entities to use its best efforts to use local businesses and labor for construction and operation of improvements.

If adopted, this policy will have a two-year life and can only be amended by three fourths vote of the board.

**Fiscal Impact:**

Reduction in property taxes collected for those companies that meet the minimum criteria and the board approves abatement.

Mrs. Catherine McHaney moved to accept the policy as presented. Dr. Daniel Cano seconded the motion. Motion carried unanimously.

**7. CONSIDER Authorizing Resolution for TPWD Grant Application**

Mr. Keith Blundell presented. He shared that the college is applying for a Texas Parks and Wildlife Department (TPWD grant to create and improve walking trails on the main campus. The trails will include a core mile, arts, STEM, history and PE. The resolution acknowledges the rules of the grant, the matching requirements to be used from MR&R, appointment of a VC representative and the commitment to maintain the trails for 20 years.

**Fiscal Impact:**

There is a 20% match (minimum) that will be covered using VC MR&R funds. There is \$60,000 estimated from VC's major repairs and renovations budget to improve sidewalks.

Mr. John Zacek moved to accept the resolution as presented. Mrs. Catherine McHaney seconded the motion. Motion carried unanimously.

**8. CONSIDER Purchase of Goods/Supplies:**

**a. RATIFICATION – Purchase Increase to the Guaranteed Maximum Price (GMP) for the Construction of the Student Success Center and Surrounding Site Work Contract**

Mr. Keith Blundell presented. He shared that as part of the campus master plan, Drymalla Construction Company submitted a Change Order to the Student Success Center and Surrounding site work Construction Manager at Risk Contract for the renovation of the Fine Art Building and the Library Building demolition. Local Government Code 271.060(c) allows up to 25% of the original contract price (\$33,683,644) for change orders which total \$1,625,627. The difference between the change order and the maximum allowance is a total of \$6,795,284.

**Fiscal Impact:**

\$1,625,627.00; Fine Arts Project (2903-8005-8008-6500) ; Campus Master Plan (2903-8020-8008-6500). The Library demolition is scheduled to begin in February and be done by June/July.

Mr. Ron Walker moved to accept the ratification as presented. Mrs. Catherine McHaney seconded the motion. Motion carried unanimously.

**b. PURCHASE – Roofing Products, Services and Job Order Contracting (JOC) Services for the Academic Building**

Mr. Keith Blundell presented. He shared that they are recommending award to Garland/DBS, Inc.

The Academic Building needs a new roof. The existing roof was installed in 2012 and came with a 10-year warranty. The roof has several areas where water leaks into the building. Scope of work includes fully adhering a new 0.50” coverboard and installing a fully adhered 2-ply ASTM 6162 Type III Modified Bitumen roof system. Replacing all associated sheet metal trim, coping,

and related flashings as needed. Installing new downspouts and raising overflow scuppers as required. Adjusting through-wall scuppers as needed for proper drainage. Providing new conductor heads and downspouts.

**Fiscal Impact:**

\$615,604; Major R&R Budget (1101-2037-7102-1700).

Mr. Luis Guerra and Dr. Daniel Cano moved to accept the purchase as presented. Mr. Ron Walker seconded the motion. Motion carried unanimously

**9. CONSIDER Contract for Election Services**

Dr. Jennifer Kent presented. She shared with the board that we will have four board positions up for reelection in May of this year, District 1, currently held by Dr. Estella De Los Santos, District 3, currently held by Mr. Bland Proctor, District 5, currently held by Mr. Ron Walker and District 7 currently held by Dr. Daniel Cano. Approval of this contract would mean that the Victoria County Elections Administrator will coordinate, supervise and handle all aspects of administering the May 2, 2026 General Election. The College will be responsible for the preparation, adoption, and publication of all required election orders, resolutions, notices and any other documents required by the Texas Election Code. Victoria College will pay the County for equipment, supplies, services, and administrative costs as outlined in the contract. Mrs. Catherine McHaney moved to accept the contract as presented. Dr. Estella De Los Santos seconded the motion. Motion carried unanimously.

**10. CONSIDER Order Calling a Joint Election on May 2, 2026**

Dr. Jennifer Kent presented. She shared with the board that approval would mean the election amount will be pro-rated among all entities participating in the May 2, 2026 election. Dr. Daniel Cano moved to accept the order as presented. Mrs. Catherine McHaney seconded the motion. Motion carried unanimously.

Mr. Bland Proctor shared that after informational items, the board meeting will be called into closed session. No action will be taken afterwards.

**D. Informational Items below were shared:**

**1. President's Report**

Dr. Kent shared some data on enrollment growth and she shared the final events that closed out our 100<sup>th</sup> Year Anniversary.

Mr. Bland Proctor called the meeting into closed session at 5:02PM.

Mr. Bland Proctor called the meeting out of closed session at 5:17pm.

There being no further business, the meeting was adjourned at 5:17 PM.

  
Mr. V. Bland Proctor, Chair

  
Mr. John E. Zacek, Secretary