HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
BOARD OF TRUSTEES

Date: August 24, 2026

Agenda Item: J.8

Board Goal: N/A

Subject: Consideration and possible adoption of a resolution amending a Real Estate Exchange Agreement with The Walton Development Group at future school sites at Camino Real East

Administrator Responsible/Position: Max Cleaver, Chief Operations Officer
Nathan Wensowitch, Exec Dir of Facilities, Construction & Bond Programs

A. Purpose of Agenda Item:

☒ **Action needed** ☐ **Information only** ☐ **Receive input**

B. Authority for This Action:

☐ **Local Policy:** ☒ **Law or Rule:**
CDB – Other Revenues: Sale, Lease, or Exchange of School-Owned Property

C. Goal or Need Addressed: Provide adequate future school sites

D. Summary:

☒ **Previous board action relating to this item:** The Board entered into a real estate exchange agreement with the Walton Group in 2014, which has expired. In October 2025 the Board approved the renewal of the agreement and authorized the Superintendent and Board President to execute documents necessary and convenient.

☐ **Future action anticipated:** N/A

☒ **Background information:** Since October 2025 when the Board authorized the Superintendent and Board President to negotiate a Real Exchange Agreement with the Walton Group, the property has transferred to another owner, The Ridge WC LP. The purpose of this agenda item is to memorialize that transfer for legal sufficiency and public record.

E. Comments Received:

☒ **Cabinet** ☐ **DLT** ☐ **FBOC** ☐ **Teacher Org. Reps.** ☐ **Other:**

F. Administrative Recommendation: Administration recommends adoption of the resolution

G. Fiscal Impact and Cost: N/A

H. Monitoring and Reporting Time Line:
Person responsible for evaluating this decision or action: Max Cleaver, Nate Wensowitch, Legal Counsel

I. Suggested Motion:
I move that the Hays CISD Board of Trustees adopt the resolution amending a real estate exchange agreement with the Walton Development Group for school tracts located in Camino Real East, as shown on the survey documents from Gray Engineering, and authorize the Superintendent and/or Board President to negotiate and execute documents necessary and convenient to complete the transaction, as presented.