Wharton County Junior College

Board of Trustees
Agenda Item

Date of Board Meeting: November 17, 2026

Recommendation: Authorize issuance of a public invitation for bids for the potential sale of Brooking Hall, a College-owned real property located at 0 University Avenue (Legal Description: WM.KINCHELOE BLOCK 58A-1A-1A), in accordance with applicable Texas law.

Background and Rationale:

Wharton County Junior College owns real property located at 0 University Avenue (Legal Description: WM.KINCHELOE BLOCK 58A-1A-1A). Decommissioned since June 2019, this former residence hall is no longer used by the College and the Board has expressed interest in exploring its potential sale.

Administration requests authorization to initiate an invitation for bids to determine market interest and obtain offers for the property. The solicitation will be conducted in accordance with applicable statutory requirements governing the sale of real property by a public junior college district.

All bids received will be evaluated and presented to the Board for consideration. Authorization to solicit bids does not constitute approval to sell the property, and any proposed sale will require subsequent Board action.

Budgetary Implications: Not Applicable

Resource Personnel: Clarissa Bueno, Director of Purchasing
Scott Cunningham, VP of Finance and Administration

Approval:

Cabinet-Level Member

11/10/26
President

RESOLUTION

DECLARING CERTAIN REAL PROPERTY TO BE SURPLUS PROPERTY AND AUTHORIZING WHARTON COUNTY JUNIOR COLLEGE TO SOLICIT SEALED BIDS FOR THE SALE OF SAID PROPERTY

WHEREAS, Wharton County Junior College (the "College") is a public junior college located in Wharton County, Texas; and

WHEREAS, the College owns certain real property identified as follows:

Brooking Hall, a former residence hall, located at 0 University Ave, Wharton, Texas, with a legal description of WM.KINCHELOE BLOCK 58A-1A-1A, and being the same property referred to as Property ID 56281 by the Wharton County Appraisal District.

WHEREAS, the Board of Trustees of Wharton County Junior College (the "Board") has determined that the above-described properties are not presently needed for educational or institutional purposes and are surplus to the College's current and reasonably anticipated operational needs; and

WHEREAS, the Board has determined that it is in the best interest of the College to solicit sealed bids to evaluate the potential sale of these properties under terms and conditions favorable to the College; and

WHEREAS, Texas Local Government Code Section 272.001 establishes requirements for the public notice and solicitation of sealed bids for the sale of real property owned by a political subdivision of the State of Texas, subject to applicable exceptions; and

WHEREAS, the Board desires to authorize the President or her designee to initiate the competitive bidding process while retaining final authority to approve or reject any proposed sale.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF WHARTON COUNTY JUNIOR COLLEGE THAT:

1. **Incorporation of Recitals.** All of the above recitals are incorporated into and made a part of this Resolution.

2. **Declaration of Surplus Property.** The Board hereby declares the properties identified above to be surplus to the current and reasonably anticipated educational and operational needs of the College.

3. **Authorization to Solicit Bids.** The Board hereby authorizes the President or her designee to take all actions necessary or appropriate to solicit sealed bids for the sale of the properties, either individually or through separate solicitations, in accordance with Texas Local Government Code Section 272.001 and other applicable laws.

4. **Public Notice and Bid Procedures.** The President or her designee is authorized to prepare and publish the required public notices, establish bid submission procedures and deadlines, obtain appraisals or other property information as appropriate, and establish proposed terms and

conditions for the solicitation. All required notices shall be published in accordance with applicable law.

5. **Evaluation of Bids.** Following the receipt of bids, the administration shall review and evaluate all submissions and present the results, together with any recommendation, to the Board for consideration.

6. **Reservation of Board Authority.** The Board expressly reserves the right to reject any and all bids and to decline to sell either property. Nothing in this Resolution constitutes acceptance of a bid, approval of a sale, or authorization to execute a deed or other instrument conveying ownership of either property.

7. **Final Board Approval Required.** Any proposed sale of either property shall be subject to subsequent approval by the Board of Trustees, including approval of the purchaser, purchase price, and material terms and conditions of the transaction.

8. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

PRESENTED AND PASSED this 17 day of November, 2026, by a vote of _____ Ayes and _____ Nays by the Board of Trustees of Wharton County Junior College.

SIGNED:

_____

Priscilla Metcalf, MD; Chair
WCJC Board of Trustees

ATTEST:

_____

Jay Roussel; Secretary
WCJC Board of Trustees

PID 56281 | 0 UNIVERSITY AVE

General Info

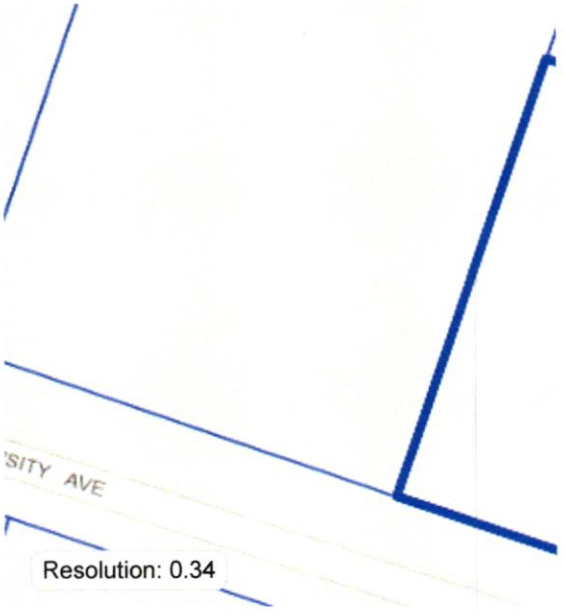
ACCOUNT
Property ID: 56281
Geographic ID: 10730-058-001-71
Tax Office ID: 56281
Type: R
Agent:
Legal Description: WM.KINCHELOE BLOCK 58A-1 A-1A

Property Use:

OWNER
Name: WHARTON COUNTY JR COLLEG E
Secondary Name: ATTN: SCOTT CUNNINGHAM VP OF FINANCE
Mailing Address: 911 E BOLING HWY WHARTON T X 77488
Owner ID: 3697543
% Ownership: 100.000000 %
Exemptions: EX - Exempt
State Code: F1
Homestead Audit:

LOCATION
Address: 0 UNIVERSITY AVE, WHARTON
Market Area:
Market Area CD: COMM
Map ID: W12

PROTEST INFORMATION
Protest Status:
Informal Date:
Formal Hearing Date & Time:



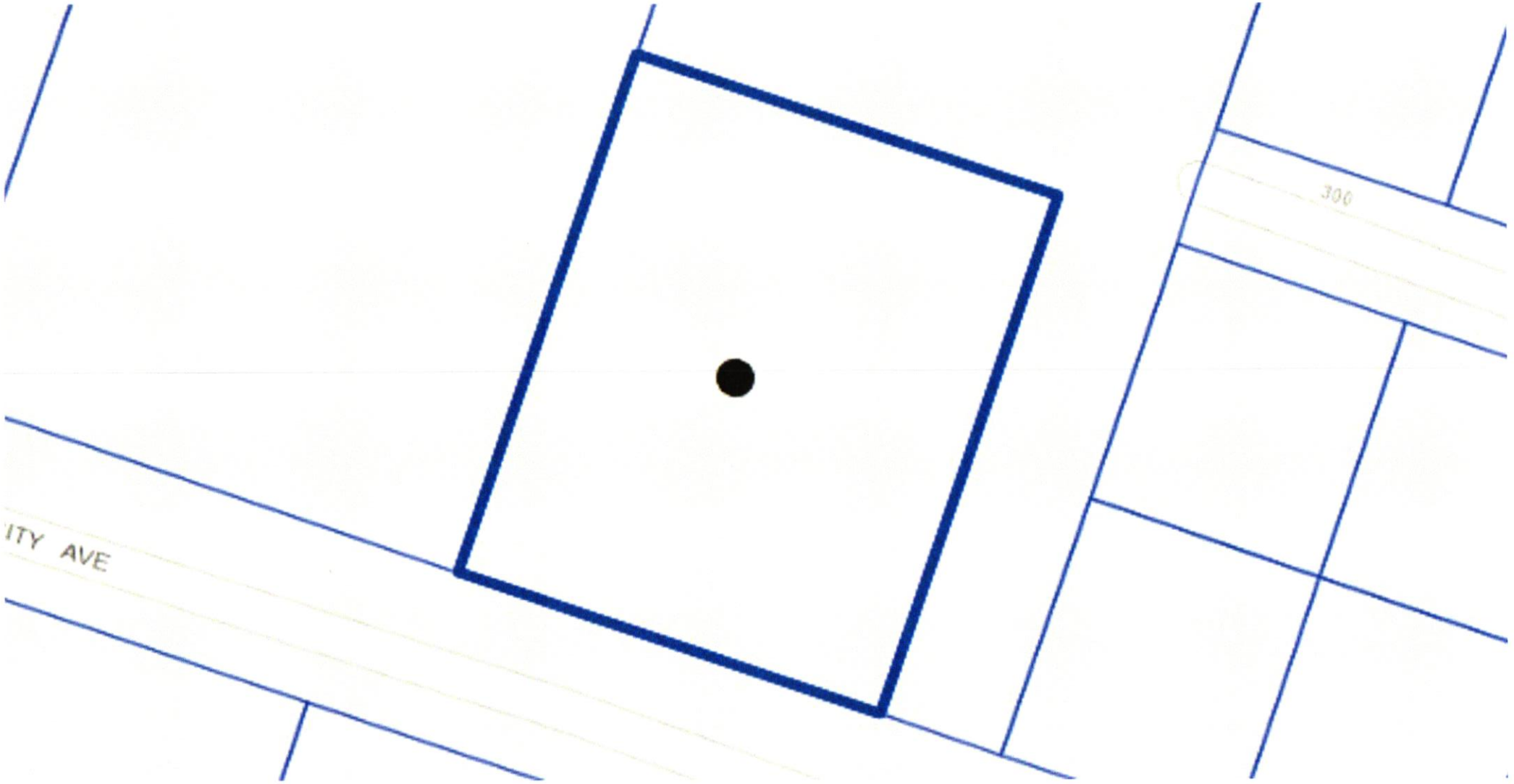
Values

Map Disclaimer

CURRENT VALUES

Land Homesite	0
Land Non-Homesite	0
Special Use Land Market	0
Total Land	0
Improvement Homesite	0
Improvement Non-Homesite	372,176
Total Improvement	372,176
Market	372,176
Special Use Exclusion (-)	0
Appraised	372,176
Value Limitation Adjustment (-)	0
Net Appraised	372,176

VALUE HISTORY


300
ITY AVE