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To whom it may concern,

The Gonzales Central Appraisal District would like to be added to the agenda for the next meeting to discuss the acquisition of land for the construction of a new office facility for the Appraisal District.

A sample agenda text:

Consideration and possible action regarding resolution by Gonzales Central Appraisal District Board of Directors to purchase land and construct an appraisal district headquarters building and site improvements.

Sincerely,

John H. Liford

John H. Liford, Chief Appraiser

Gonzales Central Appraisal District

STATE OF TEXAS §

COUNTY OF GONZALES §

RESOLUTION FOR PURCHASE OF LAND, FOR CONSTRUCTION OF AN APPRAISAL OFFICE FACILITY, AND FOR FINANCING OF PURCHASE AND CONSTRUCTION

WHEREAS, the Gonzales Central Appraisal District ("District") is charged by Texas Tax Code to appraise property and perform other functions authorized or required by law; and

WHEREAS, Texas Tax Code section 6.05(a) requires that each appraisal district shall establish an appraisal office; and

WHEREAS, the Board of Directors has determined that the current appraisal office is insufficient for the needs of the District; and

WHEREAS, Texas Tax Code section 6.051 authorizes the board of directors of an appraisal district to purchase or lease real property and construct improvements as necessary to establish and operate the appraisal office; and

WHEREAS, the District's Board of Directors has determined that the acquisition of land identified as

> All of Lot No. 6-A in the Amending Plat of Lot No. 6, Range No. 1 East of Water Street Original Outer Town of Gonzales City of Gonzales. As Recorded on 08-25-2026, Document No. 26331742, Plat Slide 192A of the Deed Records of Gonzales County, Texas.

and new construction of an office building and site improvements on this land, is the most appropriate and cost-effective plan for relocation of the offices of the Gonzales Central Appraisal District; and

WHEREAS, the Board of Directors proposes for the District to acquire the land identified above and to pay a sale price estimated at $200,000 for this land not including closing costs, if any, and to construct an office building, parking improvements, landscaping, infrastructure, and other improvements on the land described in this resolution, estimated to cost $2,250,000 for the land and the construction of building, parking, landscaping, infrastructure and other improvements, and to obtain financing for such acquisition of land and construction of building, parking improvements, landscaping, infrastructure and other improvements on the land described in this resolution and for construction and permanent loans, the acquisition of land and construction of improvements being subject to approval of three quarters of the taxing units entitled to adopt resolutions pursuant to Texas Tax Code section 6.051; and

WHEREAS, Texas Tax Code section 6.051(b) provides that the purchase or: lease of real property or construction of improvements by an appraisal district must be approved by the governing bodies of three quarters of the taxing units entitled to adopt resolutions pursuant to that section; and

NOW THEREFORE BE IT RESOLVED, that on the date shown below the Board of Directors of the Gonzales Central Appraisal District proposes, in accordance with Texas Tax Code section 6.051, to acquire land identified as

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and to pay $200,000 for this land not including closing costs, if any, and to construct an office building, parking improvements, landscaping, infrastructure, and other improvements on the land described in this resolution, estimated to cost $2,250,000 for the land and the construction of building, parking, landscaping, infrastructure and other improvements, and to obtain financing for such acquisition of land and construction of building, parking improvements, landscaping, infrastructure and other improvements on the land described in this resolution and for construction and permanent loans, the acquisition of land and construction of improvements being subject to approval of three quarters of the taxing units entitled to adopt resolutions pursuant to Texas Tax Code section 6.051; and

BE IT FURTHER RESOLVED, that the Chief Appraiser is directed to notify the presiding officer of each governing body entitled to vote on the approval of this proposal by delivering a copy of this resolution, together with information showing the costs of other available alternatives to this proposal.

BE IT FURTHER RESOLVED, that the Chief Appraiser is directed to carry out all other activities in furtherance of this resolution.

Adopted this 12th day of September 2024.

Sue Gartman
Chairman

Secretary

STATE OF TEXAS §

COUNTY OF GONZALES §

RESOLUTION BY THE WAELDER INDEPENDENT SCHOOL DISTRICT APPROVING A PROPOSAL BY THE GONZALES CENTRAL APPRAISAL DISTRICT RELATING TO THE PURCHASE OF LAND, FOR CONSTRUCTION OF AN APPRAISAL OFFICE FACILITY, AND FOR CONSTRUCTION AND PERMANENT LOANS

WHEREAS, the Gonzales Central Appraisal District ("District") is charged by Texas Tax Code to appraise property and perform other functions authorized or required by law; and

WHEREAS, Texas Tax Code section 6.05(a) requires that each appraisal district shall establish an appraisal office; and

WHEREAS, Texas Tax Code §6.051 authorizes the board of directors of an appraisal district to purchase or lease real property and construct improvements as necessary to establish and operate the appraisal office; and

WHEREAS, Texas Tax Code section 6.051(b) requires that the acquisition or conveyance of real property or the construction or renovation of a building or other improvement by an appraisal district must be approved by the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members; and

WHEREAS, the Board of Directors of the District proposed by resolution ("Board Resolution") dated September 12, 2024 to acquire land identified as

> All of Lot No. 6-A in Amending Plat of Lot No. 6 Range No. 1 East of Water Street Original Outer Town of Gonzales City of Gonzales. As Recorded on 08-25-26, Document No. 26331742, Plat Slide 192A of the Deed Records of Gonzales County, Texas

and to pay sale price estimated at $200,000 for this land not including closing costs, if any, and to construct an office building, parking improvements, landscaping, infrastructure, and other improvements to the land described in this resolution, estimated to cost $2,250,000 for the land and the construction of building, parking, landscaping, infrastructure and other improvements, and to obtain financing for such acquisition of land and construction of building, parking improvements, landscaping, infrastructure and other improvements to the land described in this resolution and for construction and permanent loans, all subject to approval of three quarters of the taxing units entitled to adopt resolutions pursuant to Texas Tax Code section 6.051; and

WHEREAS, the Chief Appraiser of the Gonzales Central Appraisal District has notified the Waelder Independent School District (sometimes referred to in this resolution as "WISD") of the proposal by the Board of Directors of the Gonzales Central Appraisal District by delivering to

the President of the Board of Trustees of WISD a copy of the Board Resolution together with information showing the costs of other available alternatives to the proposal.

NOW THEREFORE BE IT RESOLVED, that on the date shown below the Board of Trustees of the Shiner Independent School District approves, in accordance with Texas Tax Code section 6.051(b), the proposal by the Board of Directors of the Gonzales Central Appraisal District to do all things proposed in the Board Resolution dated September 12, 2024.

BE IT FURTHER RESOLVED, that the Board of Trustees of WISD finds that the Chief Appraiser of the Gonzales Central Appraisal District has notified WISD of the proposal by the Board of Directors of the Gonzales Central Appraisal District by delivering to the President of the Board of Trustees of WISD a copy of the Board Resolution together with information showing the costs of other available alternatives to the proposal.

Adopted this _____.

_____

President

ATTEST:

_____

Secretary

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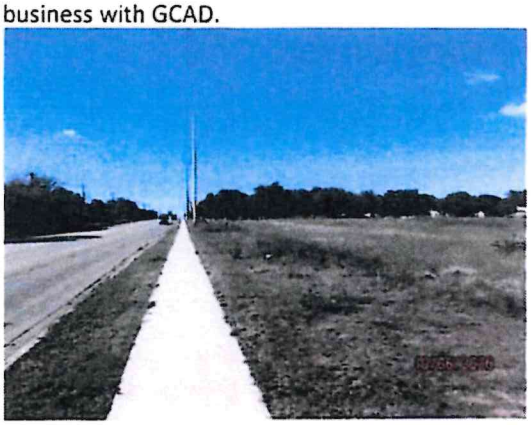
To the Voting Taxing Entities

Re: A new office property for Gonzales Central Appraisal District

In 2020 Gonzales Central Appraisal District (GCAD) moved from their longtime office at 928 St. Paul Street to the Gonzales County Courthouse Annex on Sarah DeWitt Drive. The County remodeled the portion of the Annex that had been occupied by the County Clerk for GCAD. With this new office, each employee had an individual office which provided privacy for clients. The office was approximately 11,000 square feet with three restrooms. In late 2023 the Annex was declared uninhabitable so GCAD had to move. The Robert Lee Brothers Jr. Memorial Library had an office of approximately 4,841 square feet that was available for lease and GCAD moved in the space in January 2024.

In 2024 the GCAD Board of Directors ("Board") decided that a new property was necessary to better serve the public. The Board also set some guidelines concerning the new property that were discussed by the voting taxing entities when GCAD was attempting to obtain a new property in 2018. The first guideline was that the property already be tax exempt so that no taxing entity would lose tax revenues. The second was that the property not belong to a taxing entity.

With the guidelines taken into consideration, GCAD has located a parcel of land now owned by the Gonzales Lodge #30 AF & AM (Masons) known as the Gonzales Masonic Cemetery. The particular parcel of land is where the Masons have been cutting hay next to the Odd Fellows Cemetery. The Masons have had the City of Gonzales rezone the cemetery from Single Family Residential to Light Commercial as they wish to build a new lodge there in the future. The land is on Highway 183 in Gonzales between East Cone Street and East Wallace Street. The Masons have agreed to sell two acres of this property to GCAD. The property is now tax exempt. It is also well known and accessible to everyone who may have business with GCAD.





The proposed property and improvements are estimated to cost $2,250,000.00. The land cost is $200,000.00 and the improvements cost is $2,050,000.00. The building is 7,700 square feet and will have 21,000 square feet of parking. All figures are an estimate. This cost was in the GCAD budget for 2026 and will continue until completed.

GCAD had been looking for a new property before the Board decided to try to obtain one. We found four properties for a possible office.

The first one was the former nursing home, Cartwheel Lodge. This property had been listed for sale at $499,500. As the owner would not let GCAD in the building to determine the amount of remodeling necessary, and the acquisition would remove revenue from the taxing entities, this property was removed from consideration.





The second property belongs to Gonzales ISD and is a five-acre tract of land on CR 239 A, just north of the Best Western Hotel. As CR 239 A is a narrow road and the traffic could become a problem when GISD opens their new facility here and the GCAD employees and customers all start using the road. As the property is now owned by a taxing entity, it was removed from consideration.





A third property is on St. Louis Street and was know as Cravens Truck Stop & Convenience Store. One problem with this property is the underground fuel storage tanks. The tanks would have to be removed and the area cleaned before the Texas Commission on Environmental Quality could issue a clean report on the property for any rebuilding. As this property is now owned by the County of Gonzales as Trustee, a taxing entity, it was removed from consideration.





A fourth property was also considered. The commercial store next to the Randall Rather Building. The property has approximately 8,208 square feet and is a two story building with a mezzanine level. The property would need an elevator installed for our use. The property also has limited parking space. The owners are asking $537,400.00. If GCAD acquired this property, it would be removing tax revenue from the entities, so it was removed from consideration.



I have enclosed a copy of a resolution adopted by the Board proposing the purchase of land and construction of improvements described in this letter. According to Property Tax Code section 6.051(b), formal approval by the taxing units participating in the Gonzales Central Appraisal District is permitted but not required. Should your entity's governing body decide to disapprove the District's proposal, it must do so by resolution adopted on or before the 30th day after your receipt of the Board's resolution proposing the purchase of land and construction of improvements. Additionally, any resolution disapproving the Board's proposal must be filed with the chief appraiser on or before the 10th day after that 30th day.

I am happy to answer any questions you may have, and I am ready to make a presentation should your governing body wish to take this matter up pursuant to an agenda item.

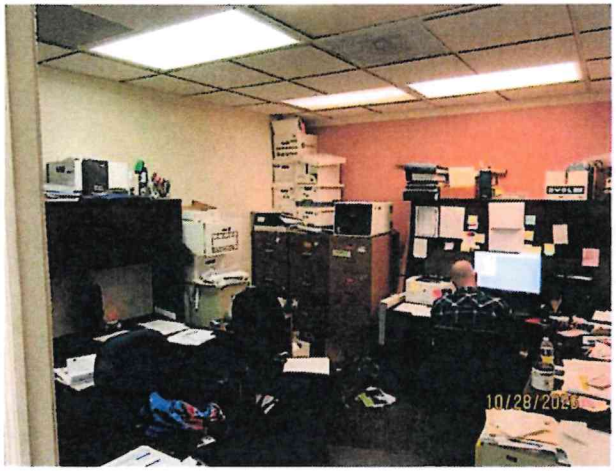

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