

# HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES

Date: April 24, 2025

Agenda Item: L.7

Board Goal: Community Relations

Subject: Consideration and possible approval of a Development Agreement and Site Donation at the Kolodzey Tract from GRBK Edgewood LLC for Elementary School #18

Administrator Responsible/Position: Max Cleaver, Chief Operations Officer  
Nate 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: CCA (Local) – Bond Interest ☒ Law or Rule: CHG (Legal) – Real Property and Improvements ☐ N/A

**C. Goal or Need Addressed:** Acquire future school sites

**D. Summary:**

- ☒ Previous board action relating to this item: N/A  
☒ Future action anticipated: N/A  
☒ Background information: GRBK Edgewood LLC, the developer of the Kolodzey Tract on Satterwhite Road wishes to donate approximately 11.32 acres of land to Hays CISD for the construction of a future elementary school.

A Donation & Development Agreement, Special Warranty Deed (SWD), title commitment, and survey documents will be required to complete this transaction. These items are being drafted and vetted.

The agreement includes provisions for the District to pay a maximum price (Donee Cap Amount) for its share of water, wastewater, drainage and street improvements, based on the engineer's opinion of probable cost, currently estimated at \$1,427,096. The funding source for this transaction is Bond interest earnings which can be financially code-corrected upon successful passage of the 2025 Bond.

The developer will assume the full cost of natural gas and electrical utilities installation to the school property boundary.

If favorably considered, the Superintendent or designee will coordinate all parties to close the transaction as soon as possible.

Staff intends to review this with the FBOC on April 16, 2025.

**E. Comments Received:**

☒ Cabinet ☐ DLT ☒ FBOC: April 16, 2025 ☐ Other:

**F. Administrative Recommendation:** Consideration and acceptance of a school site donation and authorization to expend funds for infrastructure.

**G. Fiscal Impact and Cost:** Construction Cost of \$1,427,096

☐ Budget

☐ Bond

☒ Other: 2023 Bond Interest Earnings

☐ Budget Amendment Needed

Prior Year Spending: N/A

Reasons for rejecting alternatives: N/A

Future/Ongoing: N/A

**H. Monitoring and Reporting Time Line:**

Person responsible for evaluating this decision or action: Max Cleaver, Nate Wensowitch

Evaluation method and time line: N/A

Next report to the board: The next report would be a schematic design (SD) approval request

**I. Suggested Motion:**

I move that the Hays CISD Board of Trustees accept the donation of the school site in the Kolodzey Tract from GRBK Edgewood LLC, authorize the cost sharing for utilities and infrastructure in the amount of \$1,427,096, and authorize the Board President and/or Superintendent to execute documents necessary or convenient to complete the transaction, as presented.