

NAVARRO INDEPENDENT SCHOOL DISTRICT

Subject: **Discussion of Guadalupe Appraisal District Acquisition and Renovation of Property**

Date: May 19, 2025

Administrator Responsible/Position: Paul Neuhoff

A. Purpose of Agenda Item:

☒ Information Only ☐ Action Needed ☐ Receive Input

B. Authority for This Action:

☐ Local Policy ☐ Law or Rule ☒ N/A

C. Priority, Goal, or Need Addressed:

☐ Strategic Plan ☐ District/Campus Improvement Plan ☒ Other

Priorities

- ☐ **Priority 1:** Recruiting, Hiring, Coaching, and Retaining High Quality Teachers and Staff to Support Student Outcomes.
- ☐ **Priority 2:** Maximizing Academic Performance.
- ☐ **Priority 3:** Maximizing Co-Curricular and Extra-Curricular Opportunities, Performance, and Engagement.
- ☐ **Priority 4:** Planning, Preparing, and Maintaining Facilities and Environments for Learning.
- ☐ **Priority 5:** Obtaining and Maintaining Top Rated District Recognition

Board Goals for 2023-2028

- ☐ **Goal 1*:** The percent of 3rd grade students that score meets grade level or above on STAAR Reading will increase from 49% to 60% by June 2024, 65% for 2024-2025, 70% for 2025-2026, 75% for 2026-2027, 80% for 2027-2028. **(HB3 Required Goal)**
- ☐ **Goal 2*:** Increased overall student performance in mathematics to 85% Meets Standard by 2028. The percent of 3rd grade students that score meets grade level or above on STAAR Math will increase from 53% to 65% by June 2024, 70% for 2024-2025, 75% for 2025-2026, 80% for 2026-2027, 85% for 2027-2028. **(HB3 Required Goal)**
- ☐ **Goal 3*:** The percentage of graduates that meet the criteria for CCMR will increase from 72% to 88% by August 2024 and increase to 95% by 2028. **(HB3 Required Goal)**

D.

Summary: **Presentation from the Guadalupe Appraisal District on acquisition of property.**

Background Information: **The Guadalupe Appraisal District is considering the purchase and**

renovation of the property at 216 E. College Street, Seguin.

For the appraisal district to proceed, 75% of the taxing units entitled to vote on the appointment of board members must approve the purchase.

The purchase and renovation will be financed. Final costs will be reduced from the sale of the current building owned and operated by the appraisal district.

Currently the district is responsible for 5.838% of the appraisal district budget. The current contribution for the school district to the Guadalupe Appraisal District budget is \$285,130.

The purchase price of the building is \$1,895,000.

The total Probable Renovation Cost is estimated at \$8,401,765, which includes design, construction, project management, contingency, and all associated costs necessary to bring the facility into full operational use. The total cost including the purchase price would be \$10,296,765.

Other options considered (not including the purchase price of the site or FF&E):

Addition of single 8,000 SqFt to existing facility (Land cost not included, 2 acres will be needed)	\$5,166,840
Addition of 2 story 8,960 SqFt to existing facility (Land cost not included, 1 acre will be needed)	\$5,013,158
Renovation of 3 Story Building at College Street Location (21,900 SqFt)	\$3,555,597
Renovation of Classroom Annes and Old Band Hall at College Street Location (5,290 SqFt)	\$1,025,284
Renovation of Gymnasium and Cafeteria at College Street Location (8,600 SqFt)	\$1,496,813

E. Comments Received:

☒ LT

☐ DEIC

☐ Other

All agenda items are reviewed by the Superintendent's Leadership Team.

F. Administrative Recommendation: That the Board review the Guadalupe Appraisal District proposal.

G. Fiscal Impact and Cost: **Amount:** N/A
☐ Budget ☐ Grant/Special Funds ☐ Other
☐ Bond

H. Exhibits: Presentation Slides

I. Action: None

Motion by: _____ second by: _____

FOR: J. Frederick, D. Gilliam, L. Gosch, D. Reinhard, M. Sartain, C. Scheib, B. Stephenson
AGAINST: J. Frederick, D. Gilliam, L. Gosch, D. Reinhard, M. Sartain, C. Scheib, B. Stephenson
ABSTAIN: J. Frederick, D. Gilliam, L. Gosch, D. Reinhard, M. Sartain, C. Scheib, B. Stephenson
MOTION CARRIED/DENIED/POSTPONED