



Present Day Facility
3000 N. Austin Street
Seguin, TX



Passage of Resolution 2025-03

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE GUADALUPE APPRAISAL DISTRICT REGARDING THE ACQUISITION AND RENOVATION OF 216 E. COLLEGE STREET, SEGUIN, TEXAS, AS THE FUTURE SITE FOR APPRAISAL DISTRICT OPERATIONS

★ WHEREAS, the current location of the Guadalupe Appraisal District is no longer adequate in size or functional utility to meet the needs of the taxing units and taxpayers; and

WHEREAS, the property located at 216 E. College Street, Seguin, Texas, has been identified as a suitable location that provides adequate space to meet these needs; and ★

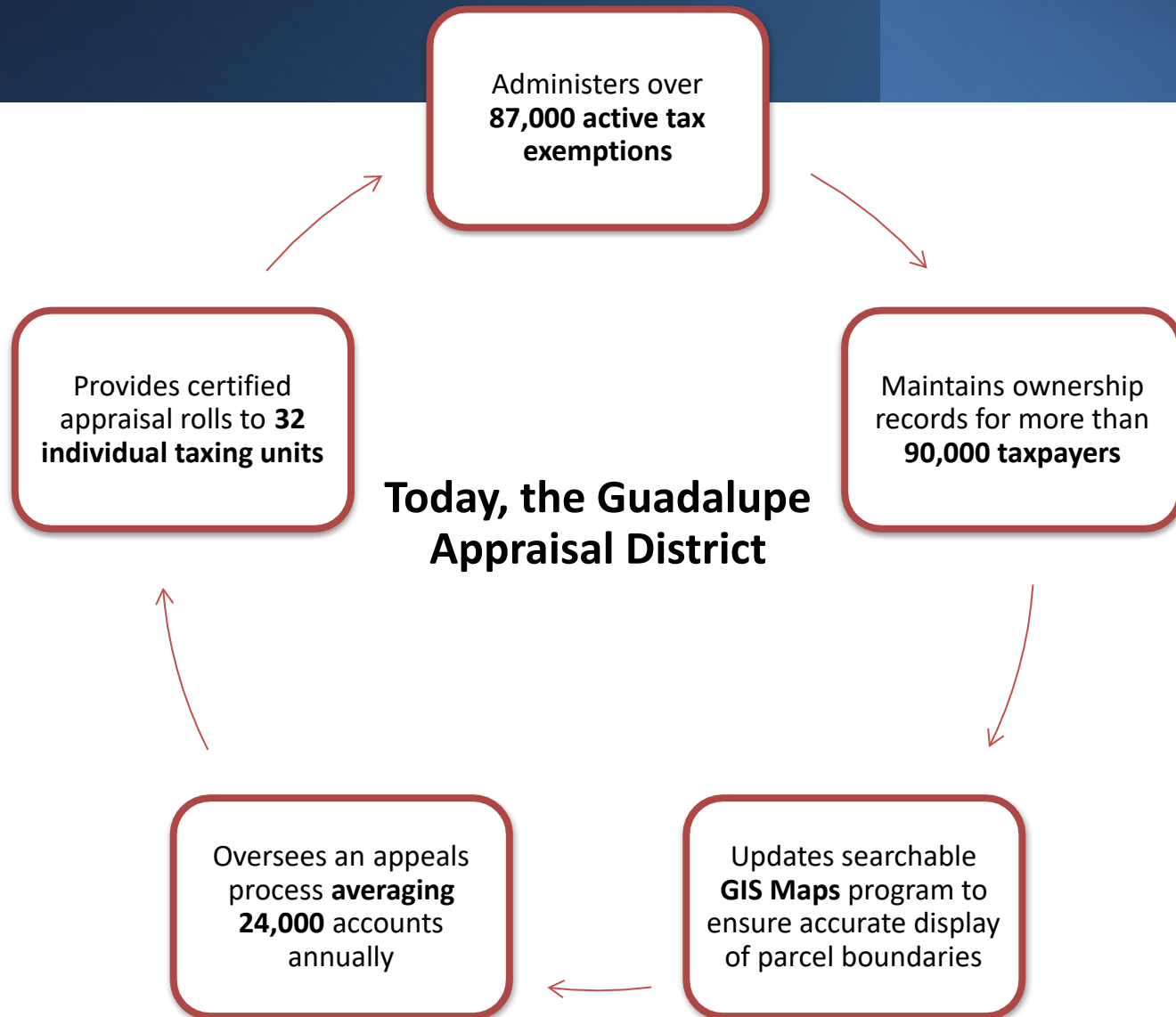
WHEREAS, Section 6.051 of the Texas Property Tax Code authorizes the Board of Directors of an appraisal district to purchase or lease real property and to construct or renovate improvements as necessary to establish and operate the appraisal office;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE GUADALUPE APPRAISAL DISTRICT:

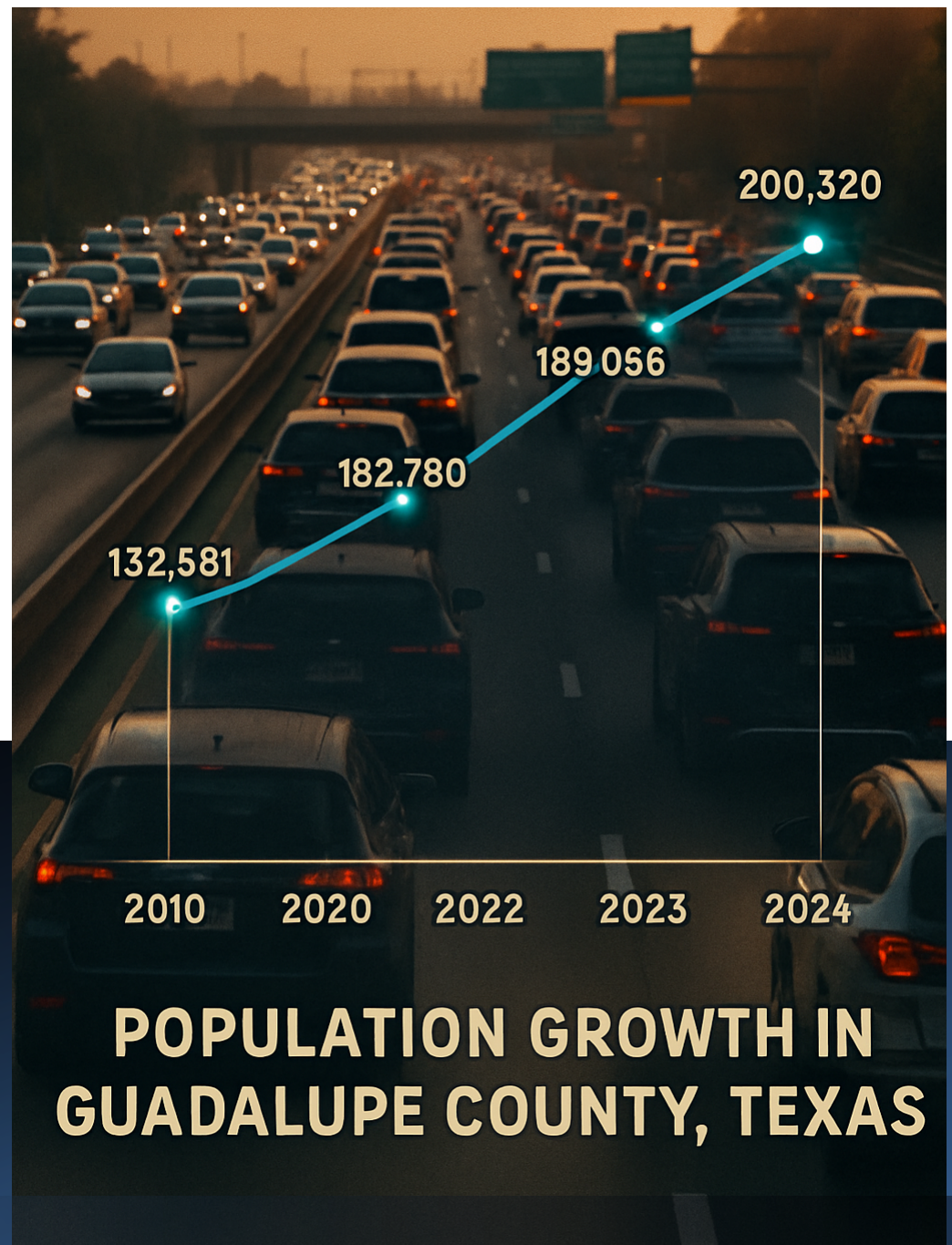
- ★ 1. **Approval of Acquisition and Renovation:** The Board of Directors hereby approves the acquisition and renovation of the property located at 216 E. College Street, Seguin, Texas, for use as the future site of the Guadalupe Appraisal District operations.
2. **Notification and Approval** The Chief Appraiser is directed to notify the presiding officer of each governing body entitled to vote on the approval of this proposal, as required by Section 6.051 of the Texas Property Tax Code. The notification shall include a copy of this resolution and information showing the costs of other available alternatives to the proposal.
3. **Implementation:** Upon receiving the necessary approvals from the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members, the Chief Appraiser is authorized to proceed with the acquisition and renovation of the property.
4. **Effective Date:** This resolution shall take effect immediately upon its passage.

PASSED AND APPROVED this 7th day of May 2025.

More than just appraising....



Impact of Surging Population Numbers....





**2008
Aerial**



**2025
Aerial**

Current Facility Challenges



**Limited Public Service Counterspace:
Extended wait times can be frustrating to taxpayers**





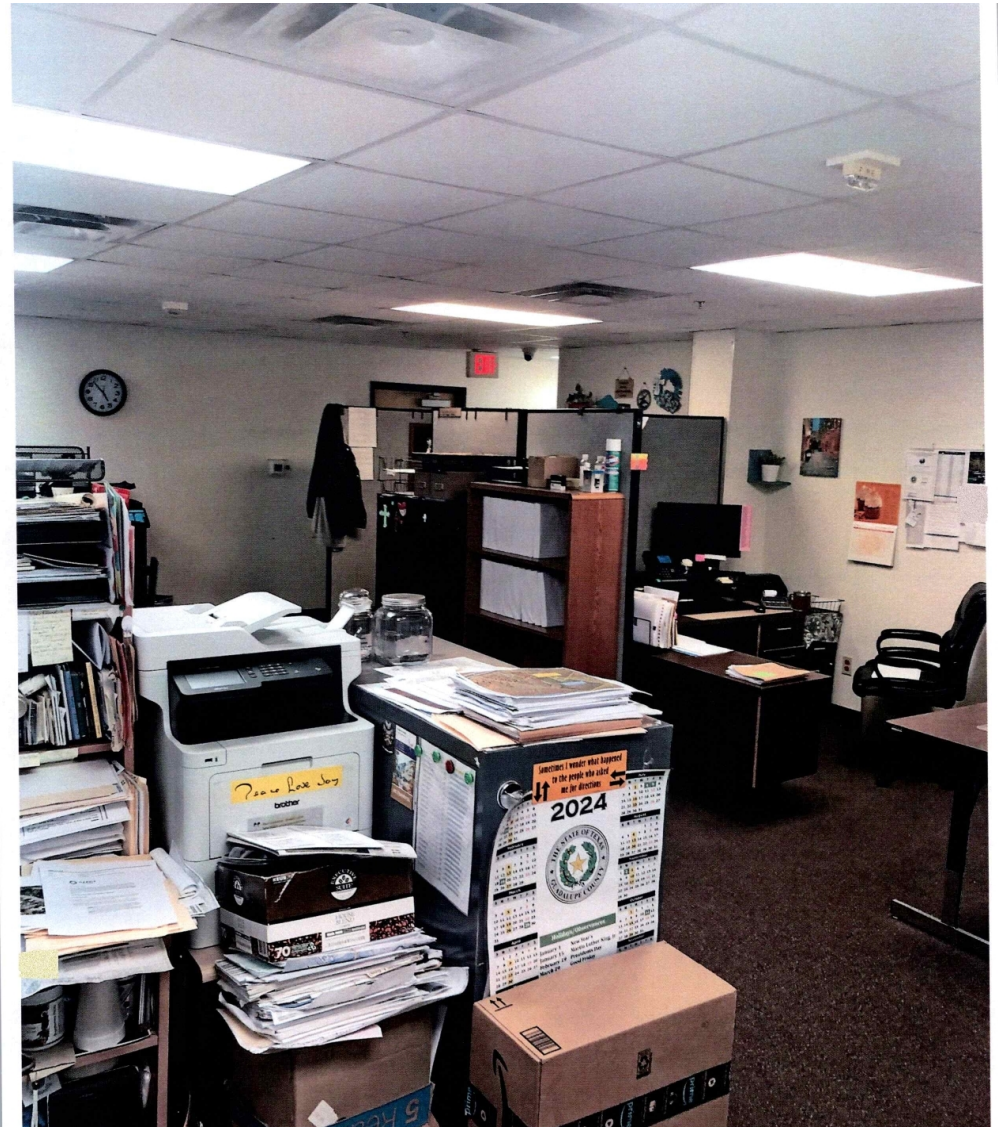
**Public Service Lobby
Accessibility Difficulty for ADA Visitors**



Parking Lot
(Ingress/ Egress)

Workstations

Deeds & Exemptions



Cubicle Workstation





**Inadequate
Restrooms**

IT Workstation and Server Room



Undersized Mail Room



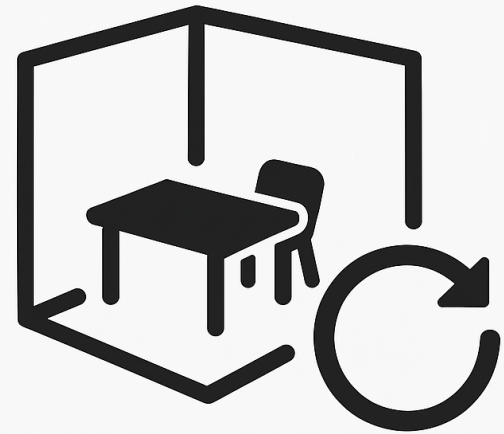
Insufficient Breakroom





Restrictive Walkways

Repurposed Spaces: A Growing Trend





Repurposed Supervisory Offices



Repurposed Storage Closets

A photograph of an office interior. In the foreground, there is a wooden desk with a black office chair. On the desk, there is a keyboard and some papers. To the left, another desk with a computer monitor and a lamp is visible. In the background, there are two open doorways leading to other parts of the office. To the right, there is a large white filing cabinet and a black filing cabinet. The floor is covered with a brown carpet. The text "Administrative Overflow Workstations" is overlaid on the right side of the image.

Administrative Overflow Workstations

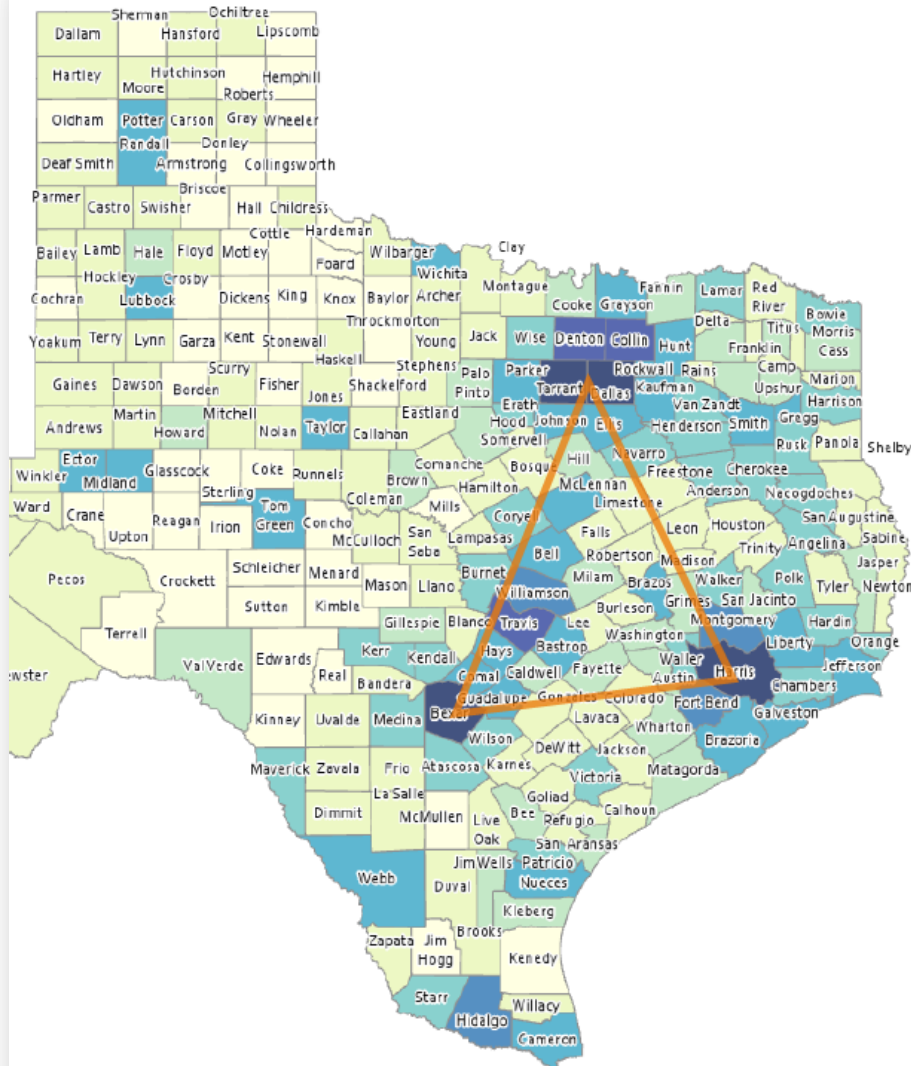
Conference Room Limitations



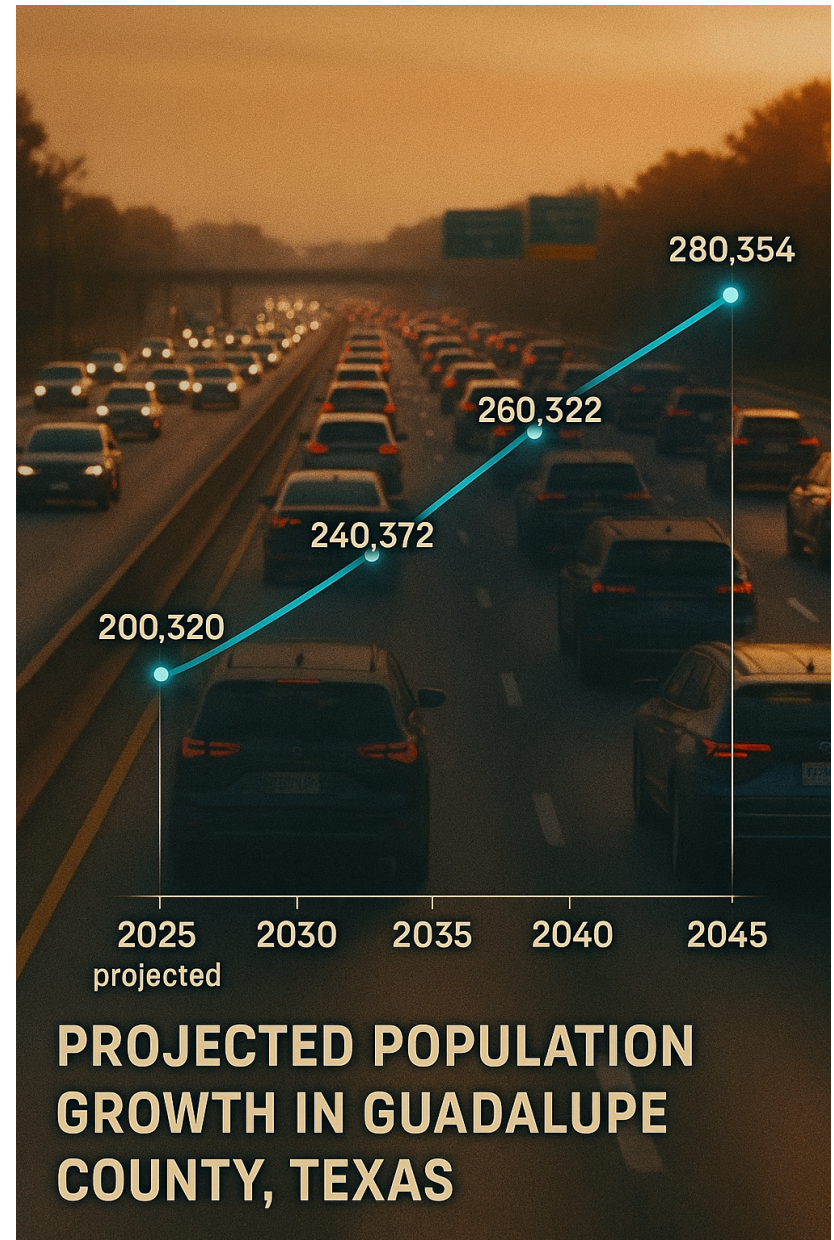


Loss of Public Research Room

Its Geometry!



Strategic Planning for Continued Success.....



Strategic Planning for Growth & Modernization

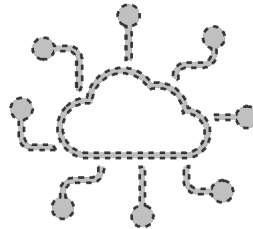
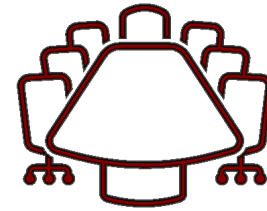
Planning Period
2025 - 2045

Facility Space	<i>Expand square footage; integrate public-facing service areas</i>
Technology	<i>Scalable CAMA system, GIS, exemptions/ application online portals</i>
Staffing	<i>Grow appraisal and customer support staff by 30-50%</i>
Public Services	<i>Increase virtual services, multilingual access, self-service kiosks</i>
Training	<i>Quarterly Open to Public training sessions, host continuing education seminars</i>

Tier 1 Appraisal District

Operational Requirements

**Personnel & Office
Infrastructure**



**Appraisal and
Data Management**

**Customer Services
& Public Resources**

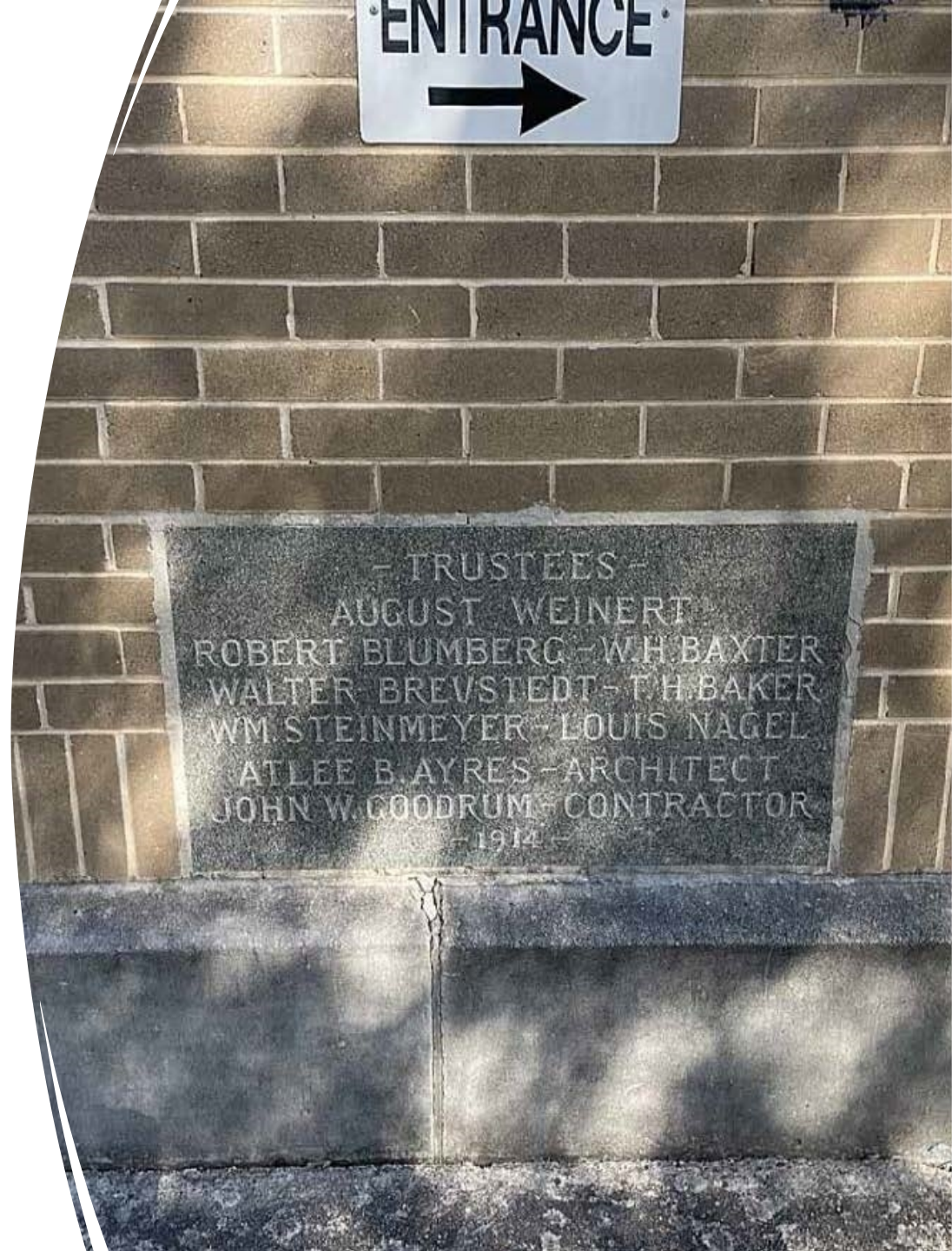


Taxpayer Remedies



Proposed Acquisition & Renovation of 216 E. College Street

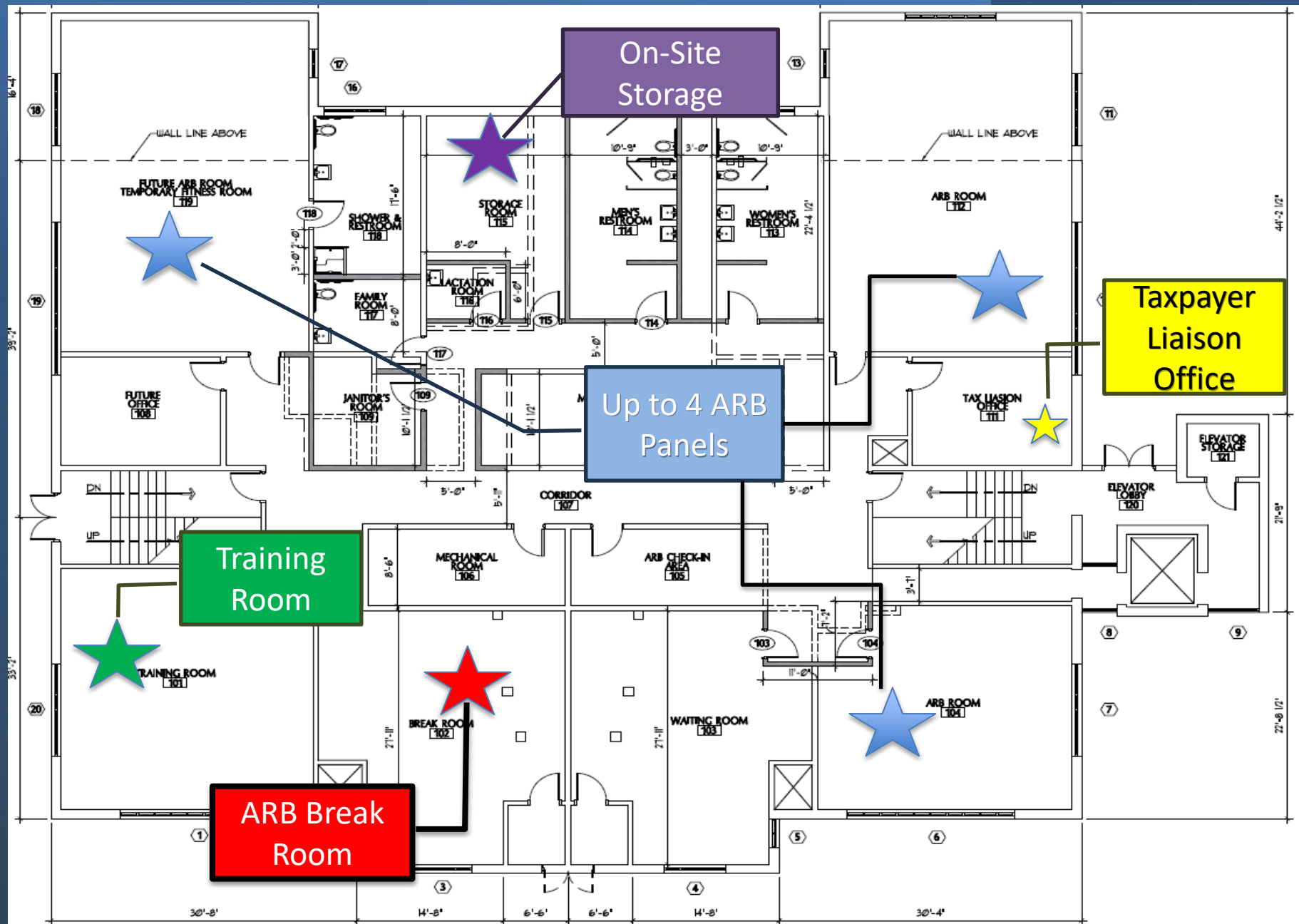
A Strategic
Facilities Solution
for Guadalupe
Appraisal District



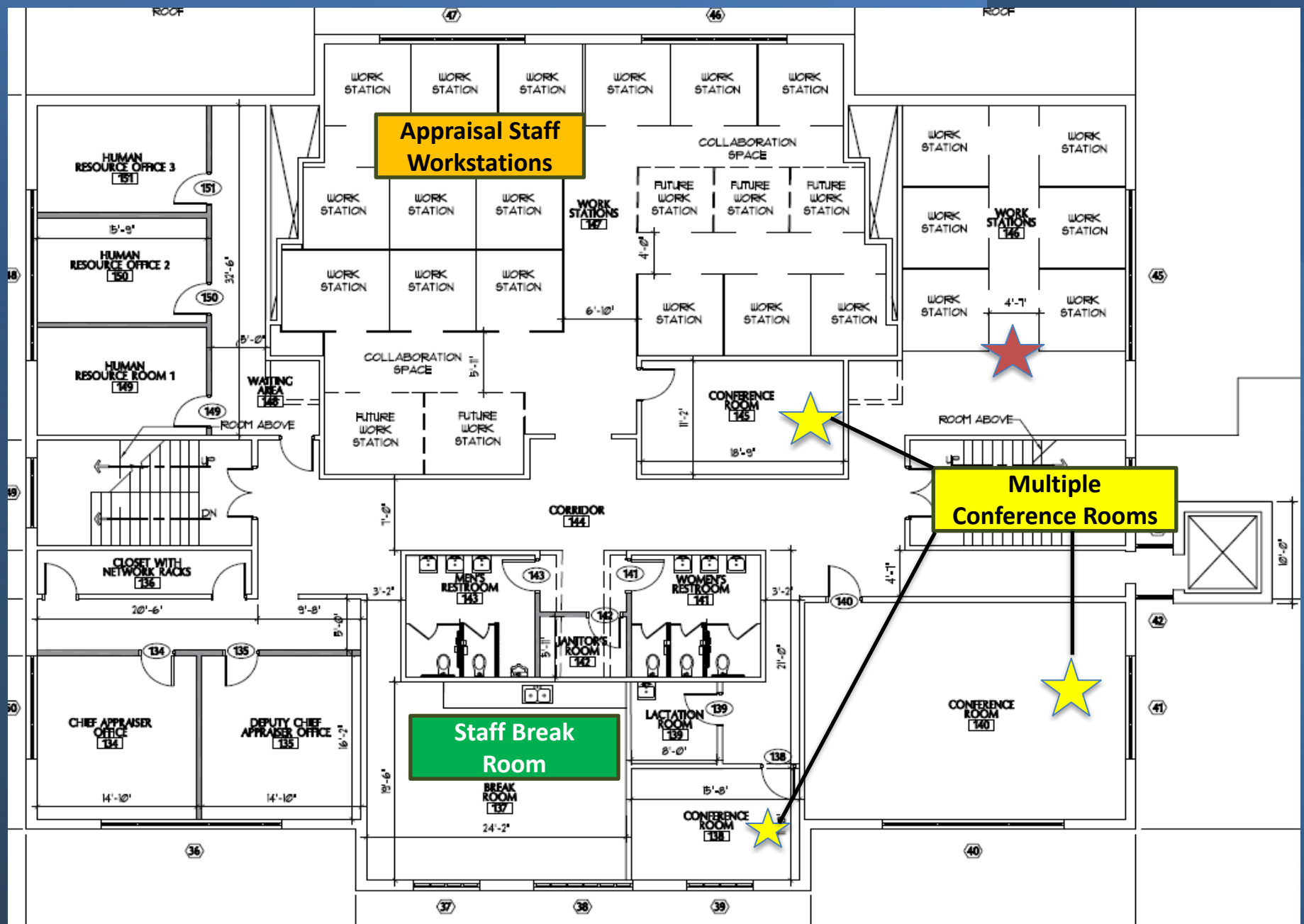


Proposal: *Purchase and
Renovation of 216 E. College Street*

[illegible]



Lower Level



Third Level

Staffing Projections



Suggested increase of 30-50% over course of 20-year planning period



GAD projected to require 12 to 20 new full-time staff members

Taxpayer Remedies



ANNUAL PROTESTS PROJECTED TO
INCREASE TO 40,000 BY 2045



STATE LAW REQUIRES AN INFORMAL
CONFERENCE UPON REQUEST

Probable Cost Projections

<i>Site Acquisition</i>	\$1,895,000
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<i>Opinion of Probable Renovation Cost</i>	<u>\$8,401,765</u>
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<i>Grand Total</i>	<u><u>\$10,296,765</u></u>
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<i>Annual Taxing Unit Funding Increase</i>	16.30%
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<i>As a % of Total Levy*</i>	0.2383%
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****Overall Taxing Unit Funding Increase
is less than a quarter of a percent.***

Financing Terms: 20-yrs @ 6%

***1st Payment:** Tax Year 2027

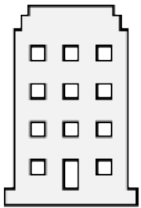
**Funding obligations will not
begin until GAD's 1st Quarter
budget allocation payments
are due for the 2027 tax year.*

Taxing Unit Funding Observations

Funding responsibility is provided in several units of measure for reference purposes.

<i>Taxing Unit</i>	La Vernia ISD
<i>GAD Budget Allocation</i>	0.388%
<i>Probable Annual Funding Requirement</i>	\$3,430.69
<i>Taxable Value Estimate</i>	\$154,640,854
<i>Tax Rate per \$100 of Taxable Value</i>	The tax rate per \$100 of taxable value is approximately \$0.002218
<i>Impact Statement</i>	This tax rate represents 0.22% of one cent per \$100 of taxable value.

Cost Mitigation Projections



Sale of Current Facility



Dedication of Annual
Unspent Budget Funds



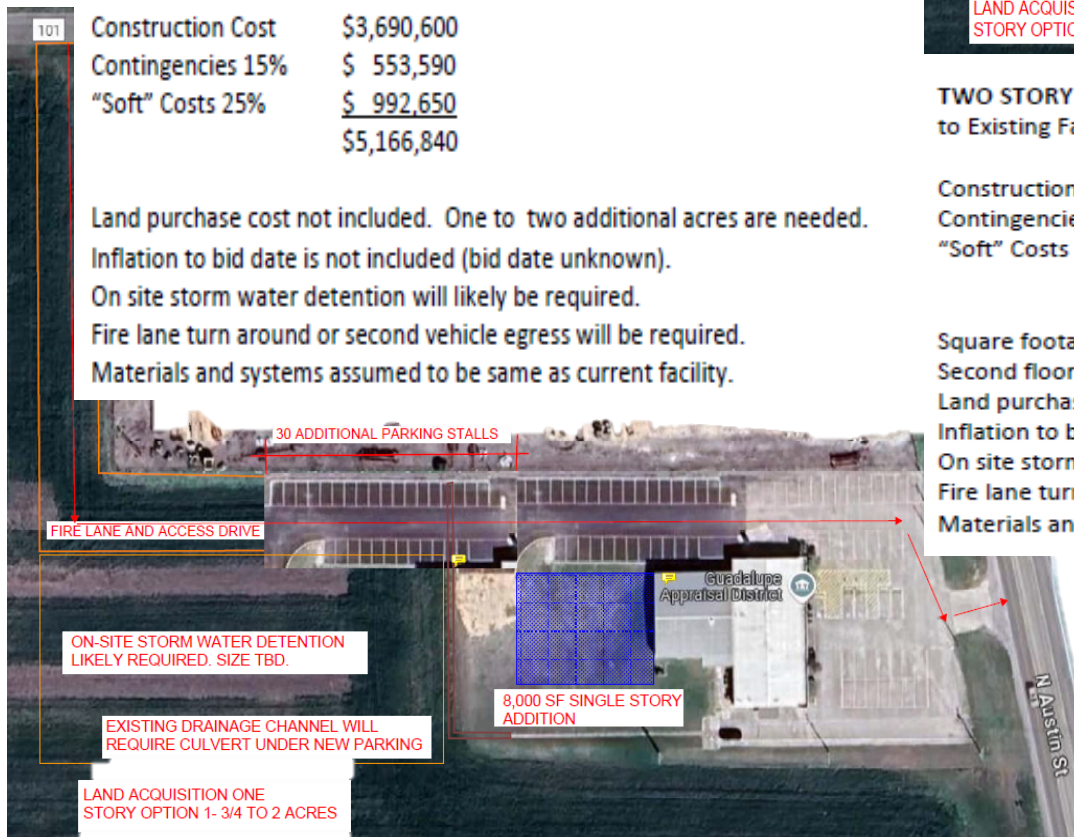
Dedication of Earned
Interest

Alternate Options

SINGLE STORY 8,000 SF ADDITION to Existing Facility Including 30 Additional Parking Stalls

Construction Cost	\$3,690,600
Contingencies 15%	\$ 553,590
"Soft" Costs 25%	<u>\$ 992,650</u>
	\$5,166,840

Land purchase cost not included. One to two additional acres are needed.
Inflation to bid date is not included (bid date unknown).
On site storm water detention will likely be required.
Fire lane turn around or second vehicle egress will be required.
Materials and systems assumed to be same as current facility.



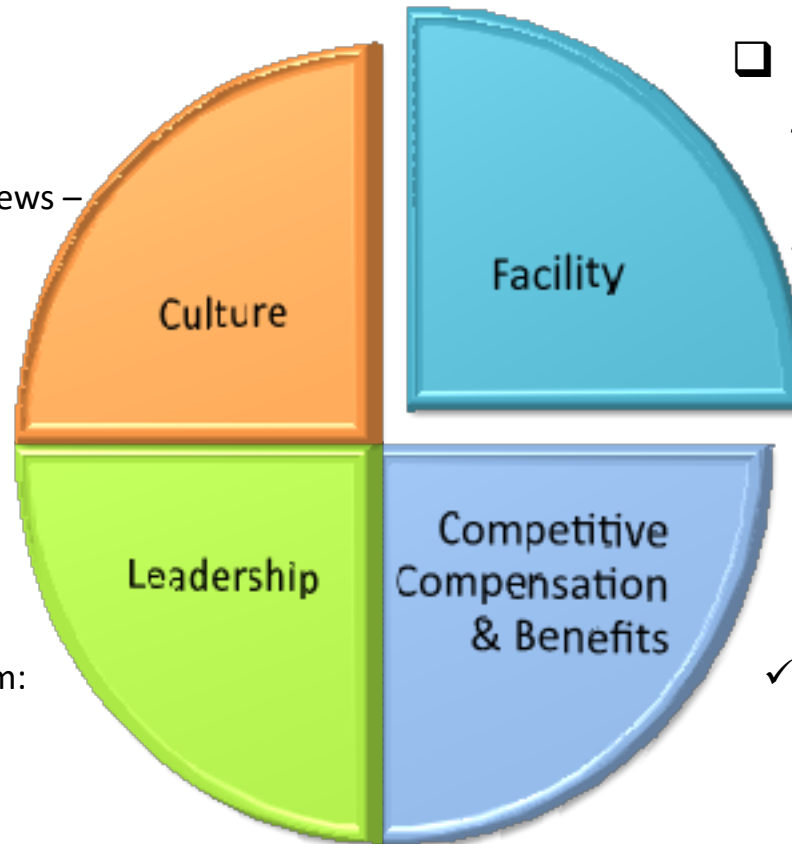
TWO STORY 8,960 SF ADDITION to Existing Facility Including 30 Additional Parking Stalls, 2ND Floor Shell Space

Construction Cost	\$3,580,827
Contingencies 15%	\$ 537,124
"Soft" Costs 25%	<u>\$ 895,207</u>
	\$5,013,158

Square footage increased to account for elevator and 2 stairs.
Second floor not finished out initially. No a/c, no plumbing, limited electrical.
Land purchase cost not included. At least one additional acre is needed.
Inflation to bid date is not included (bid date unknown).
On site storm water detention will likely be required.
Fire lane turn around or second vehicle egress will be required.
Materials and systems assumed to be same as current facility.

Final Thoughts

- ✓ Successfully Passed Annual Comptroller Oversight Reviews – 2008 to Present



- ☐ Modernized facility, Sufficient space to meet demands of growth for next 20 years.

- ✓ Executive Management Team: An Average of 22 years in Service to District

- ✓ Implemented Grade & Step System in 2025 bringing compensation to competitive marketplace levels.

Questions....



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