

College Station Independent School District

Success...each life...each day...each hour



MEMORANDUM

To: Dr. Clark Ealy, Superintendent
 From: Mike Martindale, Deputy Superintendent
 Date: November 9, 2016
 Subject: Purchase of property and construction of a new office building by the Brazos Central Appraisal District

Agenda Item: J – 1.
 Board Priority/
 District Goal: Priority 3, Goal 4

Background

The Board of Directors of the Brazos Central Appraisal District desires to seek approval to purchase 2.15 acres of land and construct new office space of approximately 11,500 square feet with a total estimated project cost of \$3,200,000 to establish and operate the Brazos Central Appraisal District.

College Station ISD would assume an estimated annual increase in costs of approximately \$24,000 by approving this resolution. However, the equity build over time with BCAD owning their own facility as opposed to a continued leasing of its current office space would provide a benefit to the district and all other taxing entities involved.

Taxing Entity	% BCAD Budget	2016 Current Allocated Annual Occupancy costs (Lease Option)	2017 Projected Allocated Annual Occupancy Costs (Purchase Option)	Estimated Annual Increased Cost to Entities
COUNTY	0.2118	\$33,868	\$48,874	\$15,006
CITY BRYAN	0.0859	\$13,736	\$19,822	\$6,086
CITY COLLEGE STATION	0.1051	\$16,806	\$24,253	\$7,446
BISD	0.2542	\$40,648	\$58,659	\$18,010
CSISD	0.3349	\$53,553	\$77,281	\$23,728
Other Entities	0.0081	\$1,295	\$1,869	\$574
Estimated Total All Entities	1.0000	\$159,906	\$230,758	\$70,852

mm

Mike Martindale
 Deputy Superintendent for
 Business and Operations

1812 Welsh Avenue
 College Station, TX 77840
 979-764-5400 -- www.csisd.org

CLARK C. EALY, Ph.D.
 Superintendent of Schools

CE
 11/11/16

College Station Independent School District



Success...each life...each day...each hour

Year	Annual Rental Expense	Annual Purchase Expense	Additional Monthly Cost to Entities	Annual Principal	Principal Growth	Cumulative Benefit to Entities
1	\$159,906	\$230,758	\$70,852	\$91,003	\$91,003	\$20,151
2	\$161,505	\$233,066	\$71,561	\$94,240	\$185,243	\$42,830
3	\$163,120	\$235,396	\$72,276	\$97,592	\$282,835	\$68,146
4	\$164,751	\$237,750	\$72,999	\$101,063	\$383,896	\$96,210
5	\$166,399	\$240,128	\$73,729	\$104,657	\$488,555	\$127,139
6	\$168,063	\$242,529	\$74,466	\$108,380	\$596,935	\$161,052
7	\$169,743	\$244,954	\$75,211	\$112,234	\$709,169	\$198,076
8	\$171,441	\$247,404	\$75,963	\$116,227	\$825,396	\$238,340
9	\$173,155	\$249,878	\$76,723	\$120,360	\$945,756	\$281,977
10	\$174,887	\$252,377	\$77,490	\$124,641	\$1,070,397	\$329,128
11	\$176,636	\$254,900	\$78,265	\$129,074	\$1,199,471	\$379,938
12	\$178,402	\$257,449	\$79,047	\$133,665	\$1,333,136	\$434,555
13	\$180,186	\$260,024	\$79,838	\$138,419	\$1,471,555	\$493,136
14	\$181,988	\$262,624	\$80,636	\$143,342	\$1,614,897	\$555,842
15	\$183,806	\$265,250	\$81,443	\$148,440	\$1,763,337	\$622,840
16	\$185,646	\$267,903	\$82,257	\$153,720	\$1,917,057	\$694,303
17	\$187,502	\$270,582	\$83,080	\$159,187	\$2,076,244	\$770,410
18	\$189,377	\$273,288	\$83,910	\$164,849	\$2,241,093	\$851,349
19	\$191,271	\$276,021	\$84,749	\$170,713	\$2,411,806	\$937,312
20	\$193,184	\$278,781	\$85,597	\$176,784	\$2,588,590	\$1,028,500

Recommendation

It is recommended that the College Station Independent School District Board of Trustees approve the attached resolution for the purchase of property and construction of a new office building by The Brazos Central Appraisal District.

Mike Martindale
Deputy Superintendent for
Business and Operations

1812 Welsh Avenue
College Station, TX 77840
979-764-5400 -- www.csisd.org

CLARK C. EALY, Ph.D.
Superintendent of Schools