

Item 6 | Real Estate Matters

An opportunity arose while we searched for a property to expand the footprint of the current District Office to possibly purchase the property at 213 S. Magnolia, Hearne, Texas. The above noted property is adjacent to the District Office and has a long common wall of approximately 50'. The wall extends from mid-Board room to the alley. The property also has alley access and frontage on S. Magnolia.

The Building Committee (Mark Carrabba, Jeff Kennedy, Jayson Barfknecht) tasked District staff to engage with the property owner and see if reasonable negotiations could occur. The committee felt strongly that it would be a desirable outcome if the District could purchase the property for future use.

District Staff worked with the owner of the property and have settled on a purchase price of \$17,500.00 + closing costs. Closing costs will include title insurance, closing fee, and pro rata taxes due for 2024. The property has approximately 2,439 sq ft.

It is the recommendation by the Building Committee and General Manager to purchase the property located at 213 S. Magnolia in Hearne, Texas from Theresa Huerta and William B. Pompa for future use by the District.



**AN ORDER OF THE BRAZOS VALLEY GROUNDWATER
CONSERVATION DISTRICT'S BOARD OF DIRECTORS
TO PURCHASE REAL PROPERTY
No. 7-11-24.6**

WHEREAS, the Brazos Valley Groundwater Conservation District (“District”) was created and charged by the Texas Legislature to provide for the conservation, preservation, protection, and prevention of waste of groundwater, and of groundwater resources in Robertson and Brazos Counties, under Act of May 26, 2001, 77th Leg., R.S., ch. 1307, 2001 Tex. Gen. Laws (HB 1784), Chapter 8835 of the Texas Special District Local Laws Code, Chapter 36 of Texas Water Code, and Section 59 of Article XVI of the Texas Constitution;

WHEREAS, the Texas Legislature authorizes the District’s purchase and financing of real property for the District’s activities as necessary to the efficient and economic operation of government under Section 271.002 of the Texas Local Government Code;

WHEREAS, the real property located at 213 S. Magnolia Street, Hearne, Texas 77859, is adjacent to the existing District office, and its purchase and incorporation into the District office will enhance the District’s efficiency and operation;

WHEREAS, the District shall contract, and be contracted with, in the name of the District under Section 36.067 of the Texas Water Code; and

WHEREAS, The District’s Board of Directors (“Board”) may delegate to its General Manager full authority to manage and operate the affairs of the District, subject only to orders of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BRAZOS VALLEY GROUNDWATER CONSERVATION DISTRICT THAT

the Board delegates the authority to its General Manager to effectuate the purchase of the real property located at 213 S. Magnolia Street, Hearne, Texas 77859, for the purchase price of \$17,500, in addition to closing fees.

PASSED AND APPROVED this the 11th day of July, 2024.

BRAZOS VALLEY GROUNDWATER CONSERVATION DISTRICT

Jayson Barfknecht, President Date

Jeff Kennedy, Secretary Date