



Chief Appraiser Gurrola stated that she has contacted the ISDs and informed them that the District is working on giving them detailed information for the proposed project. There was discussion among the Board if the process had been formally stopped.

The Board also questioned Mr. Tim Phalen about extending the contract for thirty days. The Board also conversed concerning the timing of presenting to the ISDs in January. In addition, Ms. Jaime Davis questioned whether the Board gave accurate information when presenting at the taxing entities.

GOVERNMENT  
CAPITAL

Mr. Drew Whittington was present at the meeting. He advised the Board that they may want to take action on engaging with Gallagher Construction before the possible change of Board members in January. He also advised the Board that during the three-quarter approval process, they should go ahead and take financing action to lock in an interest rate. He will need about three weeks to put together the final financial documents. The first payment will not be due until the following year (2027). A fixed interest rate commonly is applied for twenty years. It is possible to refinance if interest rates fall. He also discussed various scenarios of financing that other entities are engaged in.

ARCHITECT AND/OR  
CRM

Mr. Greg Smith, Gallagher Construction, presented a power point presentation to the Board. Gallagher is a local Texas company now owned by Cumming Group. They only work with public entity clients. They will perform strategic facility planning at no charge. They propose to facilitate the planning, implementation and close-out of the project.

He explained the three different delivery methods: design/bid/build agent, CMAR or CMA. Their role is solely as an agent for the client. They provide weekly progress reports with client access to ProCore, and PMCS to track, record and report on the whole project. They do not charge for any change orders; however, their fee can change if the scope of work changes.

It can take three to four weeks to get the final bid, and they operate in good faith with no cost for the first phase. They would be willing to make presentations to the taxing entities.

In addition, Mr. Smith informed the Board that the District does not need formal Board approval to go and inspect the property to begin a facility assessment and assist with the design as they are operating as a professional service. Mr. Smith answered all the Board's questions and proposed that they could have a presentation prepared by January.

Mr. Avi Patel from WRA Architects addressed the Board outlining their professional services. They will work hand-in-hand with the construction manager and provide detailed designs for construction documents. They provide colorful schematic designs, design development, construction documents with fine detailing, bidding negotiations and construction administration.

Mr. Benny Soileau, educational planner with WRA, also introduced himself to the Board. They answered all the questions the Board presented. He also informed the Board that he could assist in the formal process of presenting to the ISDs.

A motion was made and seconded to authorize Gallagher Construction to immediately go out and inspect the building and work with the Appraisal District to come up with a schematic floor plan and proceed to produce an estimate cost of renovation for the District.

MOTION: Mr. Rick Welch  
SECOND: Ms. Jaime Davis  
VOTE: Unanimous

#### EXECUTIVE SESSION

The Board went into closed session at 11:45 a.m.

#### RETURN TO OPEN SESSION

The Board returned to open session at 1:03 p.m.

#### LITIGATION

Ms. Becky Gurrola, the District's Chief Appraiser, informed the Board that the District has received a mediation request from O'Connor & Associates for the twenty-plus lawsuits that have been filed. The District is looking at December to work on a settlement or resolution to the lawsuits.

APPRAISAL  
EFFORT

Chief Appraiser, Ms. Becky Gurrola, informed the Board that the appraisers continue to do field work. Many employees have scheduled their vacations for the holidays. The District has begun to receive the aerials, and the final images should be uploaded soon.

FINANCIAL

There was discussion concerning additional funding for TCDRS.

SECTION 25.25(B)  
CORRECTIONS

Chief Appraiser, Ms. Becky Gurrola, presented the Board with the Section 25.25(b) corrections.

NEXT MEETING

The next regular meeting is scheduled for December 10, 2025.

A motion was made and seconded to close the meeting.

MOTION: Mr. Rick Welch  
SECOND: Ms. Jaime Davis  
VOTE: Unanimous

There being no further business, the meeting was adjourned at 1:13 p.m.

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Date:

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Chairman, Board of Directors

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Secretary, Board of Directors