

Van Zandt County

Courthouse Project

Plans For New Courthouse

- Every Dept at 1 location
- Plenty of Parking Space
- North Side – Judicial Building
- South Side (2 story) – All other Administrative offices
- Sell DA office
- Sell Annex
- Have already sold Registration Office to ESD 3.
- Will utilize ~73,000 sq ft with ~27,000 sq ft left for future expansion

Why do we need a new courthouse?

More Space, More Space, More Space!!!

The County is growing rapidly. Reports show that by 2030 our population will be 75,000 and by 2040 it will 95,000. We currently stand around 65,000 population. Site: Texas Jail Standards Commission

Current Courthouse is ~30,000 sq. ft. Built in 1937 it has served its purpose.

There is no room for expansion of offices, courts, storage for documents etc.

County is paying \$500,000-\$1,000,000 of tax payers money on building maintenance, but it is not addressing the problem that we are out of space.

Location For New Courthouse

- Paul Michaels Building- ~100,000 sq. ft
- Appraised – \$4.5 million (Site: Thompson Appraisal Service, Lindale, TX)
- Negotiated Price – \$4.2 million
- To build New – ~\$6.8 million (Site: Thompson Appraisal Service) **not including land**
- Construction Cost \$150-\$200 per sq. ft = ~\$20 million
- Total Est Cost - ~\$20-\$25 million
- To build a Courthouse like we have currently to fit the needs of the county it would cost ~\$100 million, not including the land purchase

How do we pay for it

- Certificate of Obligation
- Use a portion of monies from General Fund
- Potentially Sell DA office
- Potentially Sell Annex
- Have Already sold Registration Office
- The sale of the above properties will offset a portion of the money that will have to be borrowed.
- ****Note(These topics have not been discussed in Commissioners Court, they are possibilities at this time)

Plans For Current CourtHouse

- Local Govt Code 291 gives commissioners court broad authority for determining what the future plans are
- Local Govt Code 263 gives commissioners court authority to sell, lease or donate real property.

Summary

- VZC has to opportunity to increase the Courthouse space by 3 times the amount we have now.
- This will set up VZC to grow and succeed well into the future.
- We will not find a better opportunity within the City of Canton to purchase a facility like this and its a lot cheaper than building a new one.
- VZC is growing and it is inevitable that its governing body will have to grow with it.

**VAN ZANDT COUNTY
2025 CO**

2024 TAXABLE AV: \$4,836,486,960

	AVG I&S Tax	AMOUNT	TERMS	ANNUAL DEBT SERVICE	TOTAL PAYBACK
2025 TAX EXEMPT GO 30 YEAR TERM	0.017	\$ 19,000,000	30 YRS @ 4.57%	\$ 1,190,875	\$ 35,661,122
TAX EFFECT TO HOMESTEAD	Home Value	Net Taxable *After 20% Homestead	Annual Tax Effect	Monthly Tax Effect	
\$19 Million for 30 YEARS	\$ 700,000	\$ 560,000.00	\$ 94.36	\$ 7.86	
Assumes 98% Collection	\$ 600,000	\$ 480,000.00	\$ 80.88	\$ 6.74	
*20% Homestead Exemption	\$ 500,000	\$ 400,000.00	\$ 67.40	\$ 5.62	
	\$ 400,000	\$ 320,000.00	\$ 53.92	\$ 4.49	
	\$ 300,000	\$ 240,000.00	\$ 40.44	\$ 3.37	
	\$ 200,000	\$ 160,000.00	\$ 26.96	\$ 2.25	
	\$ 100,000	\$ 80,000.00	\$ 13.48	\$ 1.12	
Tax Rate estimated with 98% Collection Rate					

COURTHOUSE ONLY