

KEY FACTS ON \$61 MILLION FINANCING OPTIONS FOR JUDICIAL CENTER & COVERED ARENA

STRATEGIC PLAN ALIGNMENT

Judicial Center: Identified in the 2012 and 2026 Strategic Plans

Covered Arena: Aligns with the 2026 Strategic Plan through the Expo Master Plan

Certificates of Obligation

- Up to \$61 million in Certificates of Obligation for the proposed Judicial Center and Covered Arena
- Financing rates to be secured in August 2026.
- No bond election expense
- Potential long-term savings by avoiding construction-cost inflation and rising interest rates.

General Obligation Bond

- If voters reject the bond proposition, state law restricts the County from issuing Certificates of Obligation for the same projects for three years
- Additional expenses to place the proposition on the November 2026 ballot
- A 0.25% increase in borrowing rates is estimated to add approximately \$4 million in interest over the life of the debt
- A 10% construction-cost increase would add approximately \$6.1 million after one year, with additional increases possible for each year of delay

Two Financing Paths Under Consideration

Certificates of Obligation do not require a scheduled bond election unless a valid petition is submitted.

General obligation bonds require voter approval.

Homeowners 65+ may see little to NO increase in County homestead taxes from these projects due to the tax ceiling.



PROPOSED JUDICIAL CENTER



Judicial Center Need, Purpose & Features

- Category 1 Priority - Immediate Need
 - Necessary to address public safety, accessibility, court operations, secure separation, capacity constraints and public accommodations.
 - Public Safety
 - Accessibility
 - Court Operations
 - Secure Separation
 - Capacity Constraints
 - Public Accommodations
- Approximately 70,000-square-foot building
- Two-story building with future expansion space on the second floor
- Structural steel and masonry
- Secure corridor connecting to the Sheriff's Office
- Secure employee parking and entrances
- Three courtrooms
- One flexible courtroom/community space
- Shared parking with Washington County Expo

Estimated Project Cost - \$45 Million

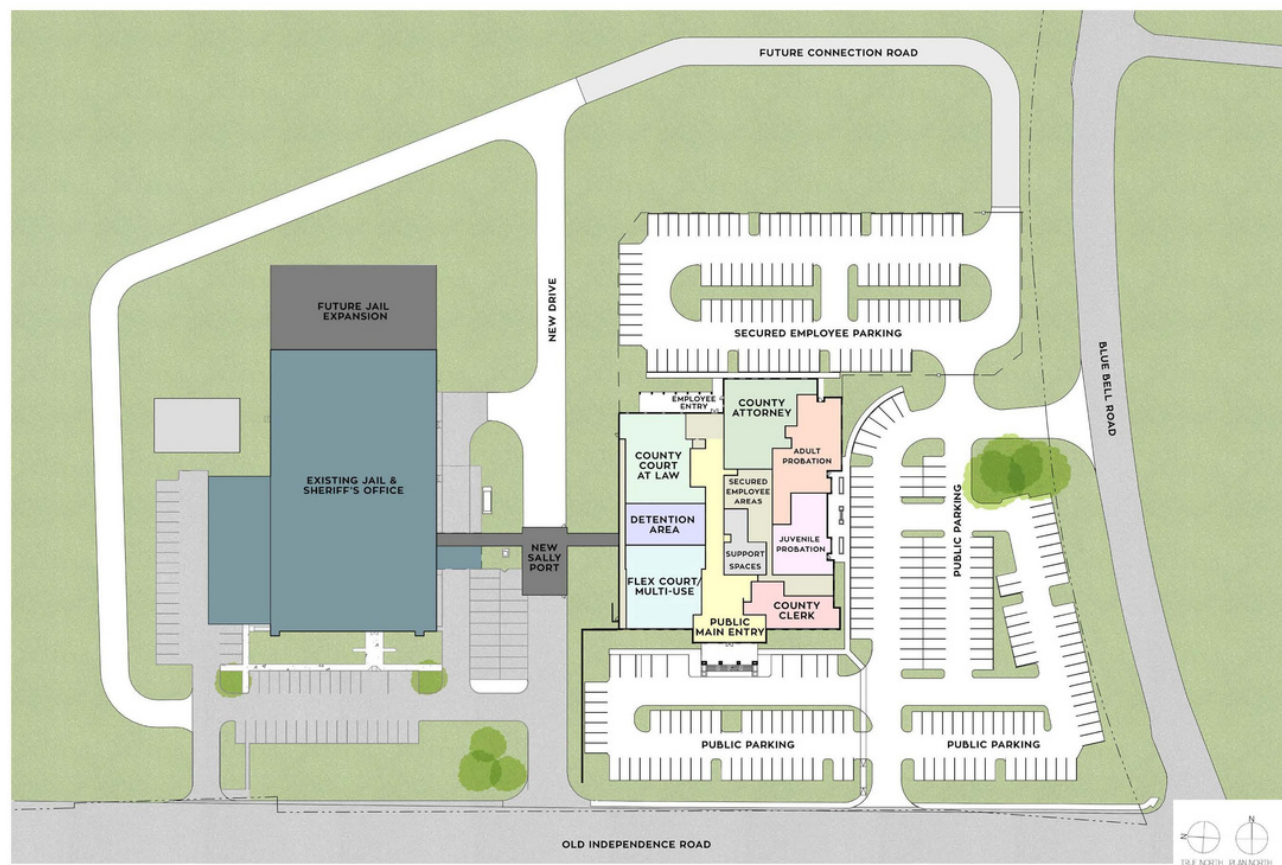
The proposed Judicial Center is being considered to address long-term safety, accessibility, security, and court-operation needs.

Homeowners 65+ may see little to NO increase in County homestead taxes from these projects due to the tax ceiling.

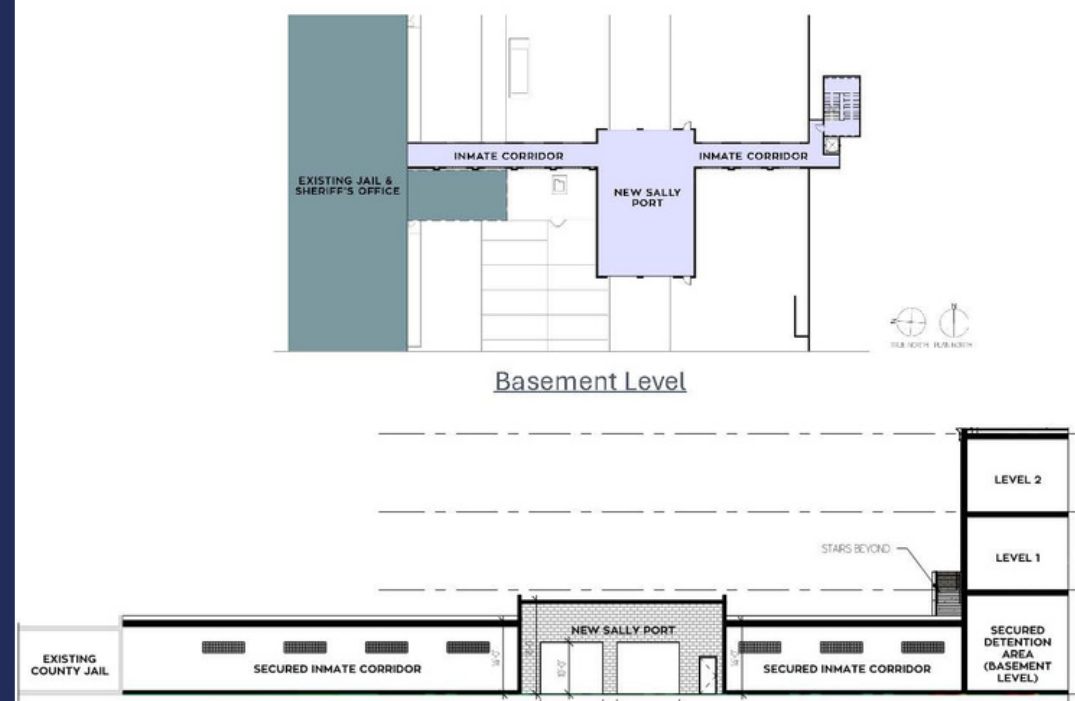


PROPOSED JUDICIAL CENTER OFFICES & COURT OPERATIONS

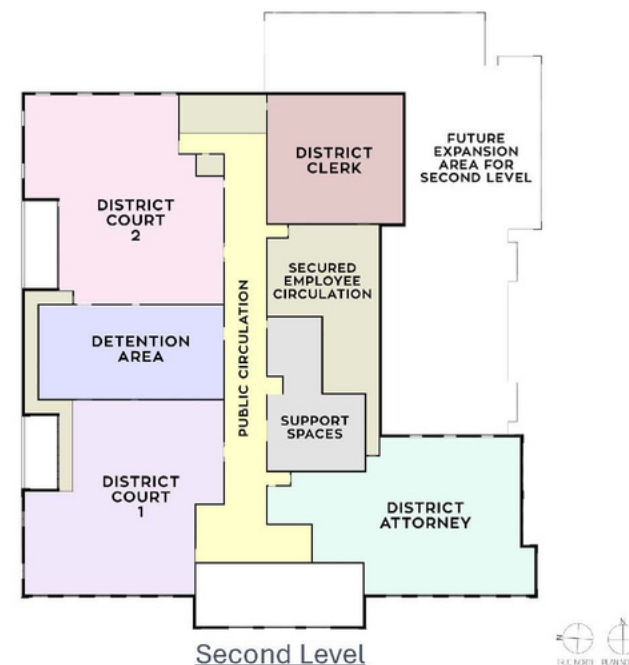
Judicial Center Site/First Floor Plan



Judicial Center Inmate Corridor Plan



Judicial Center Second Floor Plan



Offices and Courts:

County Clerk • District Clerk • County Attorney • District Attorney • District Judges and Staff • County Court at Law Judge and Staff • Adult Probation • Juvenile Probation

Courtrooms:

Two District Courtrooms • One County Court at Law Courtroom • One Flexible Courtroom/Community Space

Public and Support Functions:

Jury Assembly and Support Spaces • Law Library • Victim and Family Accommodations • Security Screening • Public Waiting Areas • Restrooms

Designed for Safety, Security and Efficient Court Operations

The proposed Judicial Center would consolidate court offices, improve accessibility and strengthen security.
Homeowners 65+ may see little to NO increase in County homestead taxes from these projects due to the tax ceiling.



BUILDING FOR THE FUTURE

WHY WASHINGTON COUNTY IS CONSIDERING A JUDICIAL CENTER

Safer Court Operations

- Secure inmate movement directly from the jail to the courtroom, while separating the public, jurors, victims, court staff, law enforcement, and inmates. Secure entry & exit for judges.

Courtroom Capacity

- 3 dedicated courtrooms, plus a 4th flex courtroom for jury selection, larger trials, community use, and future courtroom needs.

Better Accessibility & Efficiency

- Modern courtrooms, proper holding areas, updated technology, parking, and improved workflows for court operations.

Planning for Growth

- Courtroom needs were studied for today, 5 years, 20 years, and future demand. The Judgeship Study further supports additional courtroom capacity for Washington County's growth.

A safer, more secure & more functional court facility built to serve Washington County now and for future generations.

Homeowners 65+ may see little to NO increase in County homestead taxes from these projects due to the tax ceiling.



PROPOSED COVERED ARENA



Covered Arena Need, Purpose & Opportunities:

The proposed covered arena would expand event capacity, improve weather reliability and support community and economic opportunities.

Estimated Project Cost - \$15 Million

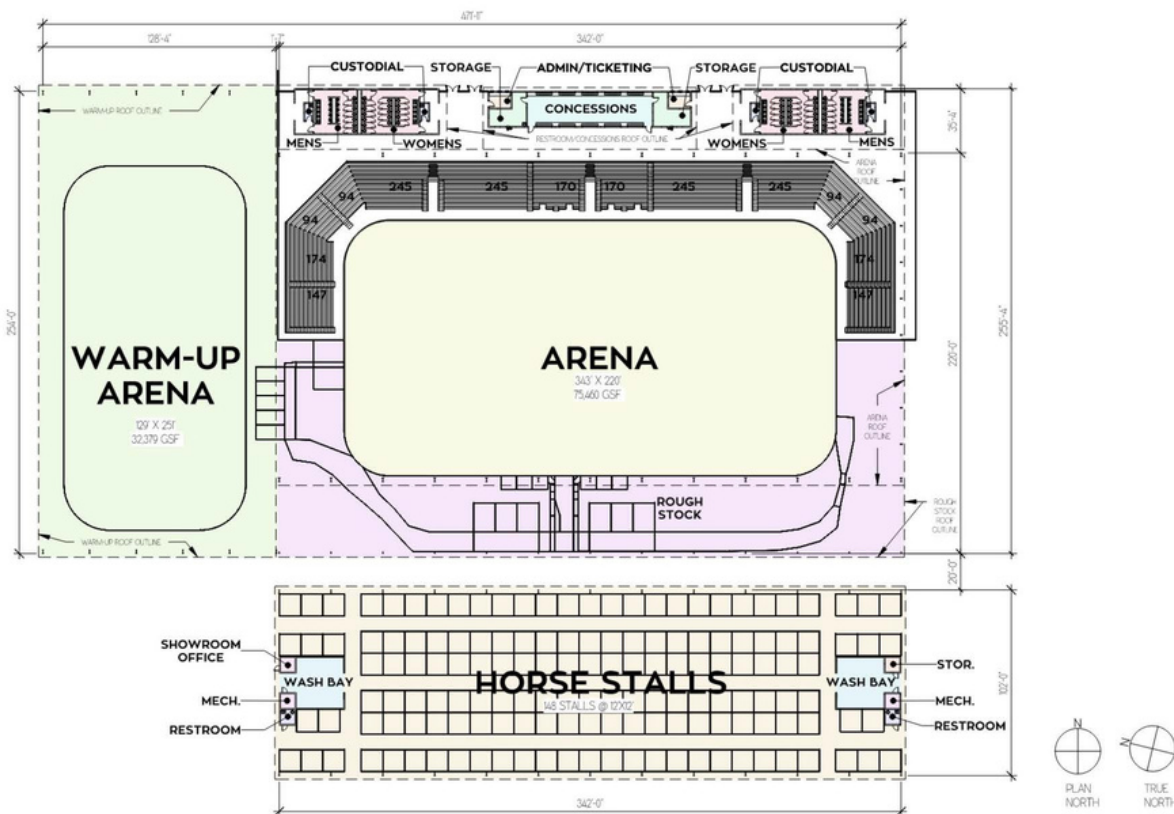
A covered arena that helps Washington County do more, host more, and serve more.

Homeowners 65+ may see little to NO increase in County homestead taxes from these projects due to the tax ceiling.



PROPOSED COVERED ARENA KEY FEATURES & BENEFITS

Covered Arena (Multipurpose) Floor Plan



Covered Arena (Multipurpose) Site Plan



Community Opportunities:

Covered Arena

- Approximately 343' x 220' | 75,460 gross square feet
 - The covered arena, warm-up arena and stall barn are currently under consideration. The concessions, warm-up arena and stalls may be bid as alternate options to compare costs and determine the best value.

More Seats and Flexibility

- Flexible space for large events, from equine events to equipment shows.

Event Capacity

- Provides year-round covered event space with seating for more than 2,500 attendees and room for future growth.

Weather Reliability

- Reduces weather-related disruptions.

Dual-Purpose Design

- Restrooms and concession areas designed to serve more than one event space.

Potential Local Economic Benefits

- Creates additional opportunities to host equine shows, rodeos, trade shows and other events, which help generate sales tax revenue and support local businesses.

Flexible Space for More Events

Designed for equine shows, rodeos, equipment shows, trade shows and other community events.

Homeowners 65+ may see little to NO increase in County homestead taxes from these projects due to the tax ceiling.



COVERED FOR MORE OPPORTUNITIES

WHY WASHINGTON COUNTY IS CONSIDERING A COVERED ARENA

More Seats & More Flexibility

- Flexible space for large events, ranging from equine events to equipment shows, with increased seating for more than 2,500 attendees with the potential to grow.

Dual-Purpose Design

- Restrooms and concession areas designed to serve more than one event space.

Weather-Ready Venue

- A covered venue provides flexibility when weather impacts outdoor plans.

Potential Local Economic Benefits

- A covered arena would create more opportunities to host equine shows, rodeos, trade shows, and other events, all of which help generate sales tax revenue and support local businesses.

A covered arena that helps Washington County do more, host more, and serve more.



Homeowners 65+ may see little to NO increase in County homestead taxes from these projects due to the tax ceiling.

POTENTIAL JUDICIAL CENTER & COVERED ARENA

ESTIMATED ANNUAL TAX IMPACT SCENARIO

Information requested by Commissioners Court during the June 10, 2026 Budget Workshop

TAX IMPACT

ESTIMATED ANNUAL TAX IMPACT

ESTIMATED INCREASE TO THE I&S RATE: 3.95 CENTS PER \$100 OF TAXABLE PROPERTY VALUE

HOME VALUE

ANNUAL INCREASE

\$200,000

\$23.70

\$250,000

\$43.45

\$300,000

\$63.20

\$350,000

\$82.95

\$400,000

\$102.70

\$450,000

\$122.45

**BASED ON A POTENTIAL \$61 MILLION
FINANCING SCENARIO**

WHAT TO KNOW

- No decisions have been made.
- This is NOT a done deal.
- The \$61 million scenario includes \$1 million above current estimates to allow flexibility in the financing notice.
- A Notice of Intent can be reduced, but cannot be increased once published.
- The Court is also evaluating many other FY27 budget priorities, including staffing, compensation, insurance, infrastructure, and public safety needs.



Potential Financing Scenario Only
NO Project Has Been Approved
NO Decisions Have Been Made

Homeowners 65+ may see little to NO increase in County homestead taxes from these projects due to the tax ceiling.

EXPO MASTERPLAN RECOMMENDATIONS

Washington County, Texas

Prepared by PlanNorth Architectural Co.

Process

Stakeholder Engagement

Talk to people, specifically those who are most affected, and enough people to get differing perspectives

Facility Evaluations

Document and understand the functional use, age and quality of buildings onsite

Programming & Feasibility

Assign the appropriate square footage to any space that is needed, determine if areas can be repurposed or reallocated, and determine how projects could work on the potential sites

Existing Conditions

Study and understand the buildings and site, and all of the specific details of each, to determine how they can be made better before building anything new

Strategic Plan Alignment

Check that the proposed solutions meet the intent of the Public's feedback, adopted by the Court in the Strategic Plan

Long-Range Planning

Set guidelines for evaluating future projects, plan space for future additions and circulation, "think ahead"

Prioritization Framework

CATEGORY 1

Immediate Needs

Projects necessary for the **safety and security of the Public**, addressing non-compliant structures and critical operational needs

- Public Safety
- Accessibility
- Court Operations
- Secure Separation
- Capacity Constraints
- Public Accommodations

CATEGORY 2

Community Opportunities

Projects which open **additional economic and community opportunities** for Washington County

- Agriculture
- Youth Development
- Event Capacity
- Weather Reliability
- Economic Development
- Tourism

CATEGORY 3

Future Planning

Land use planning for **projected future needs** related to growth and expansion

- Drainage Improvements
- Utility Capacity
- Traffic Circulation
- Site Readiness
- Expansion Areas
- Technology Integration

EAST OF OLD INDEPENDENCE

Washington County, Texas

Judicial Center Engagement

Department

Meeting Dates

District Court (Judges/Coordinator)

4/30/25, 10/23/25, 12/12/25

County Court at Law (Judge/Coordinator)

4/30/25, 10/3/25, 6/1/26

County Clerk

4/30/25, 10/3/25, 1/9/26, 5/18/26

District Attorney

4/30/25, 10/3/25, 12/12/25,
6/5/26

District Clerk

4/30/25, 10/8/25, 1/9/26

County Attorney

5/1/25, 5/14/26

Adult Probation

5/7/25, 10/16/25

Juvenile Probation

5/20/25, 10/7/25

Sheriff's Office

3/18/25, 5/9/25, 5/13/25,
6/30/25, 1/16/26

Constables

6/4/25, 10/8/25

City of Brenham

3/3/26, 5/19/26

Site Visits / Case Studies

Grimes, Burleson, Brazos, Waller
Counties

Existing Facility Deficiencies

Life Safety and Accessibility

Citizens are required to report to a facility which does provide basic or reasonable life safety requirements, and is non-accessible

Capacity

Courtrooms routinely are occupied by more than double what would be considered safely reasonable

Secure Separation

Public, Jurors, Law Enforcement, Attorneys, Victims, Families, and incarcerated individuals routinely share circulation paths

Public Accommodations

No reasonable restroom access for the Public during proceedings

Inmate Holding

No safe inmate holding facilities exist

Functionality

Modern court operations cannot be reasonably accommodated

Why Renovation Is Not Feasible

Accessibility & Code Limitations

It is not feasible to provide reasonable compliance with life safety/accessibility code requirements within the existing building

Secure Separation Cannot Be Reasonably Achieved

Modern court security standards require separation of user groups that cannot be reasonably accommodated within the existing building

Safe Inmate Holding Facilities Cannot Be Added

The building cannot reasonably accommodate safe inmate holding facilities and associated circulation requirements

Expansion Limitations

The existing structure cannot reasonably accommodate current operational needs or capacities

Operational Workarounds

Operational workarounds are routinely required to support day-to-day court functions

Historic Structure Constraints

The historic structure presents inherent limitations to modern court operations

Judicial Center Recommendation

Development of the Judicial Center Adjacent to the Sheriff's Office/Jail

Safe, Reliable and Accessible Court Facilities: *Connect to Jail*

Improved Public Accommodations: *Code Compliance, Accessibility, Parking*

Secure Separation of User Groups: *The incarcerated remain in secure detention areas, Court-facing Employees remain in private areas*

Modern Court Operations: *Judgeship Study completed by Fentress Inc to determine correct square footage/quantity based on growth data*

Future Growth Capacity: *4-Tier Expansion Plan*

Judicial Center Program Components

Building Overview: ~70,000 SF • Two Stories • Structural Steel / Masonry • Secure Corridor to Sheriff's Office • Secure Employee Parking/Entries • Shared Parking with EXPO (3) Courtrooms, (1) Flex Court/Community Space

County Departments

- County Clerk
- District Clerk
- County Attorney
- District Attorney
- District Judges and Staff (Two District Court Courtrooms)
- County Court at Law Judge and Staff (One County Court at Law Courtroom)
- One Flex Courtroom
- Adult Probation
- Juvenile Probation

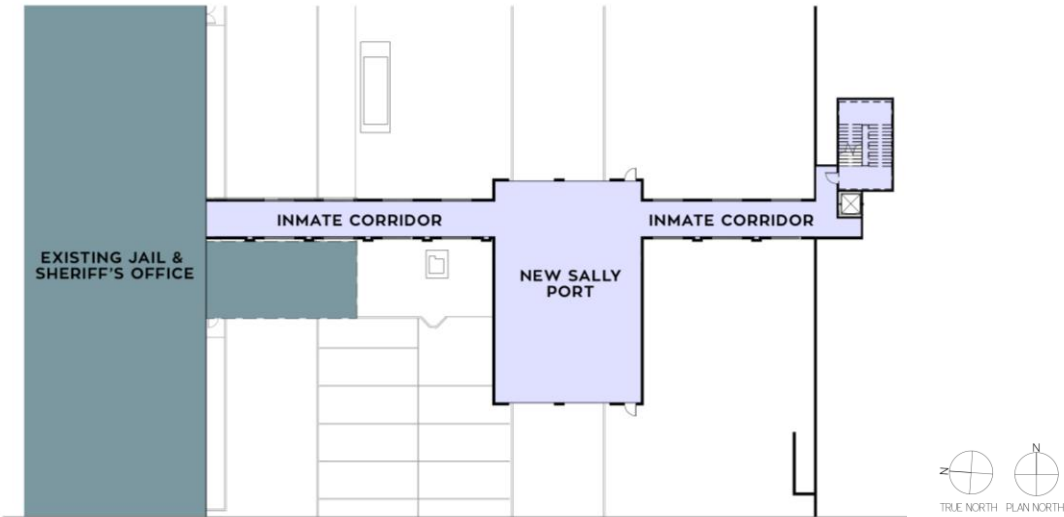
Public & Support Functions

- Jury Assembly & Support Spaces
- Law Library
- Victim & Family Accommodations
- Security Screening, Waiting Areas, Restrooms

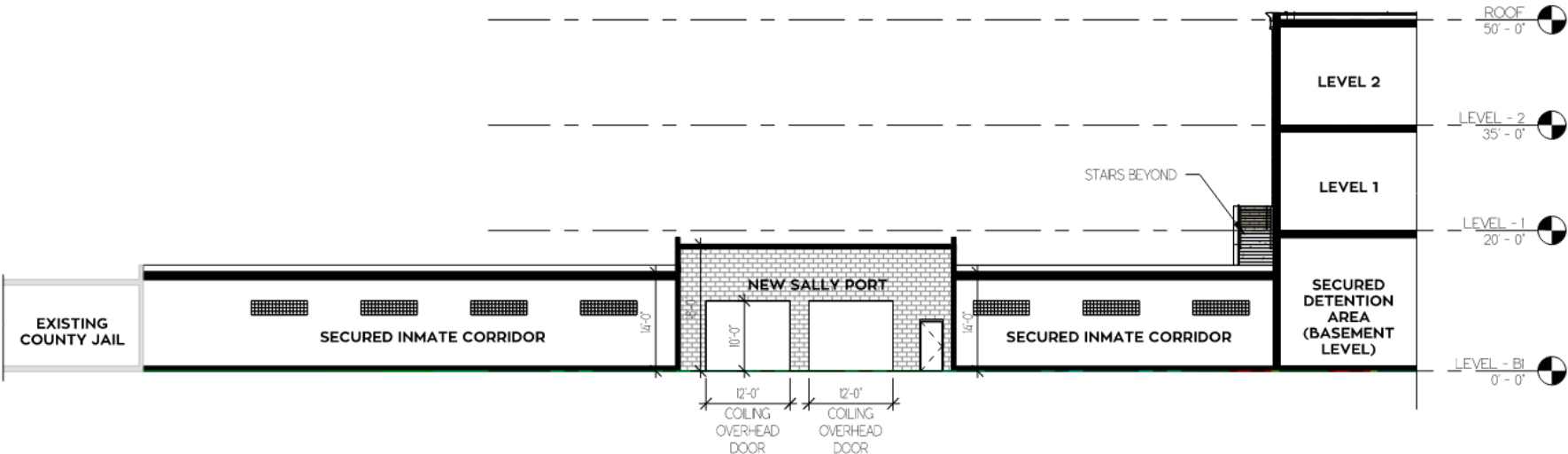
Judicial Center: Site Conditions



Judicial Center Inmate Corridor Plan



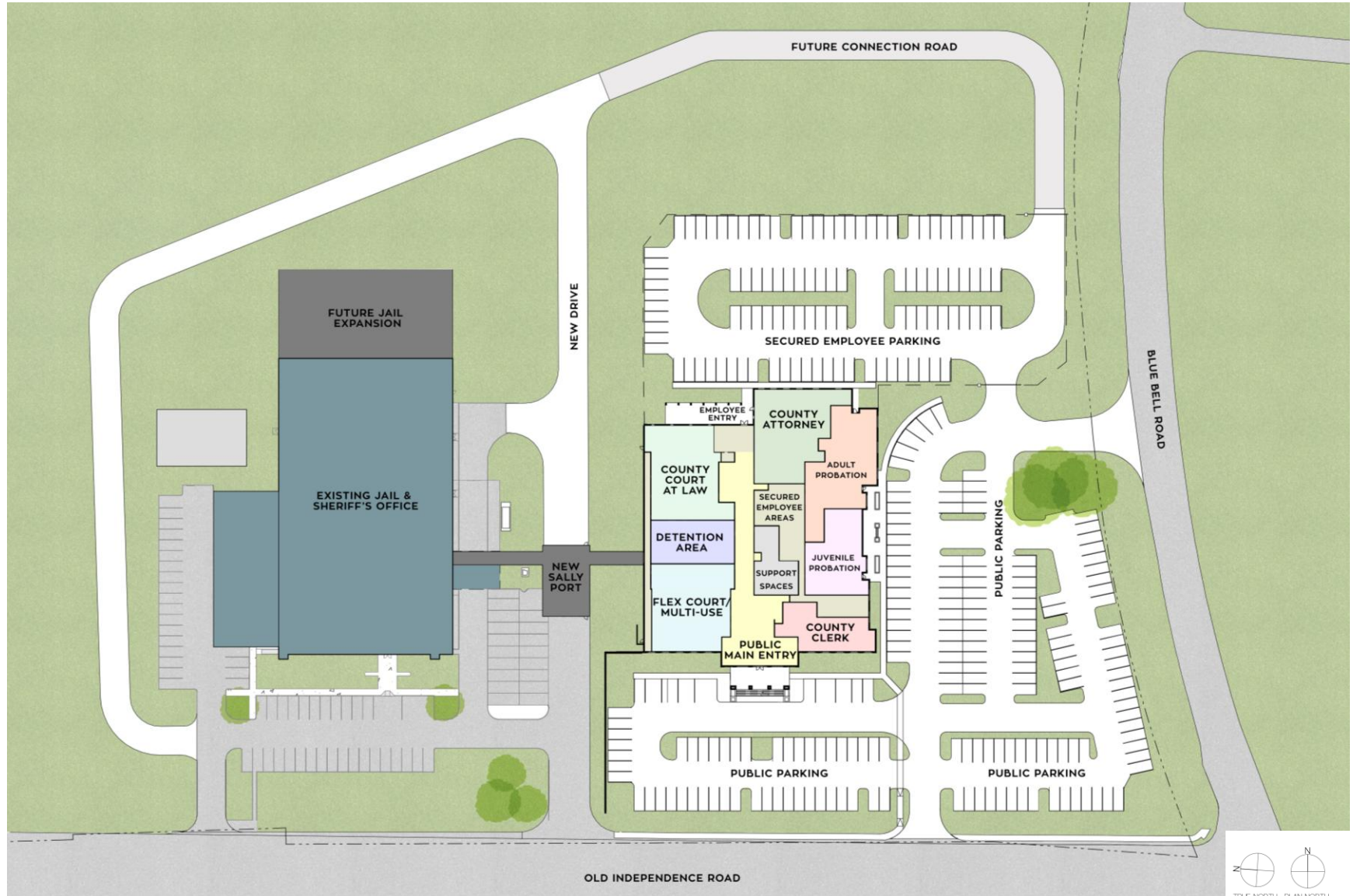
Basement Level



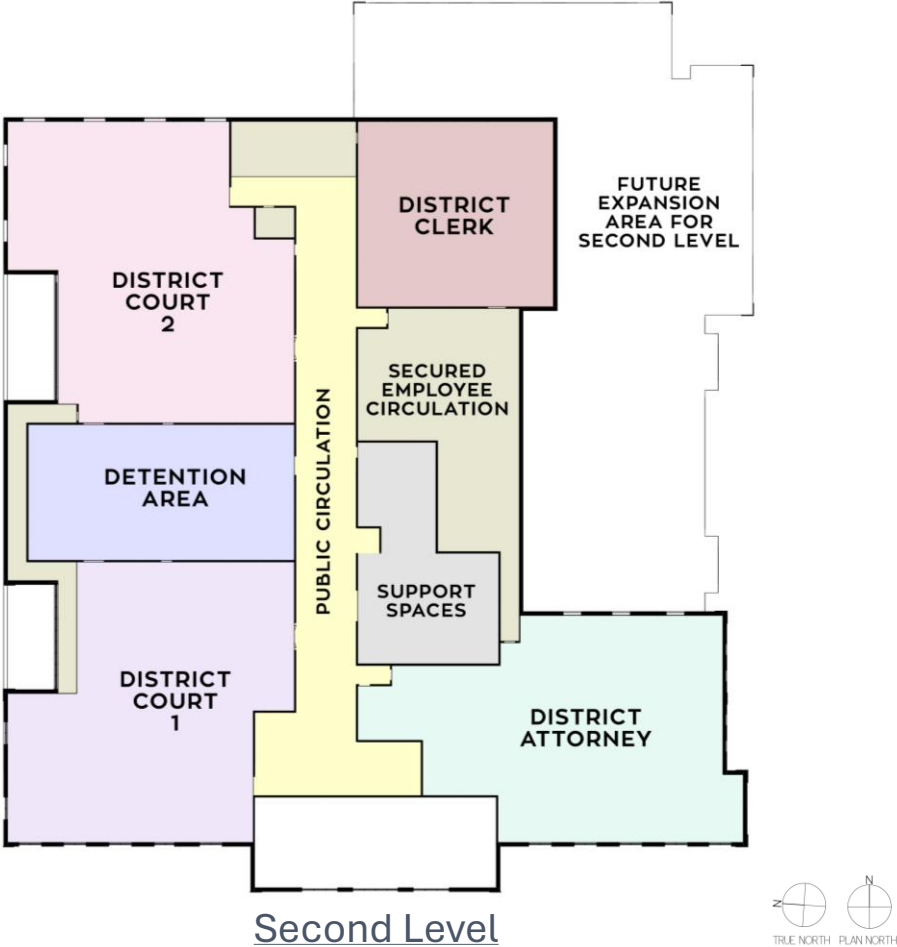
Schematic Section

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION
KATIE BURCH - TX #21780

Judicial Center Site/First Floor Plan



Judicial Center Second Floor Plan



Washington County Judicial Center



Washington County Judicial Center



WEST OF OLD INDEPENDENCE

Washington County, Texas

Expo Community Engagement

Stakeholder	Location	Date
Expo	WC Expo	3/20/25
Equestrian Needs	South Texas Tack	3/20/25
Commissioners Court	WC Expo Sales Facility	4/16/25
Homeland Security	WC Expo Sales Facility	4/16/25
Chamber Board	Chamber	4/16/25
Fair Association	WC Expo Sales Facility	4/16/25
Economic Development Foundation	WC Expo Sales Facility	4/16/25
Tourism Advisory Board	Morriss Hall	4/17/25
4H Stakeholders	WC Expo Sales Facility	4/17/25
Producers	WC Expo Sales Facility	4/17/25
Katy ISD Tour	Katy ISD Ag Center	5/5/25

Expo Community Engagement (Continued)

Stakeholder	Location	Date
Expo/WCFA	PlanNorth	6/24/25
Masterplan Progress	PlanNorth	7/17/25 & 8/21/25
WC Fair Association	Expo Event Center	9/8/25
ShoWorks	Holiday Inn	9/18/25
Facility Walk Through	Fairgrounds	9/18/25
Site Neighbor / Drainage	PlanNorth	10/8/25
Expo/WCFA	VIP Building	11/4/25
City of Brenham	City Hall	3/3/26, 05/19/26
Restroom Options	PlanNorth	3/23/26
Expo/WCFA	PlanNorth	5/12/26
Historical Context Review	PlanNorth	6/1/26

Community Opportunity: Covered Arena

Agriculture

Expand opportunities supporting livestock activities, equestrian events, and agricultural education.

Youth Development

Increase opportunities for Youth participation, competition, and leadership development.

Event Capacity

Provide covered space capable of supporting multiple events and programs throughout the year.

Weather Reliability

Reduce disruptions caused by weather; improve ability to host and support events consistently.

Economic Opportunity

Support tourism, event attendance, visitor spending, and economic activity associated with County events.

Community Benefit

Create a flexible venue for agricultural, educational, civic, and Community functions.

Long-Range Development/Infrastructure

Drainage

*Support long-term functionality, safety, and future development by coordinating drainage across both sides of Old Independence (tie in underground), **Amend FEMA map***

Utilities

*Provide infrastructure capacity for current operations and future expansion as part of a “big picture” plan. **(Immediate: improved electrical, plumbing)***

Circulation

Improve traffic flow, access, parking, and event operations over time through close coordination on projects across Old Independence

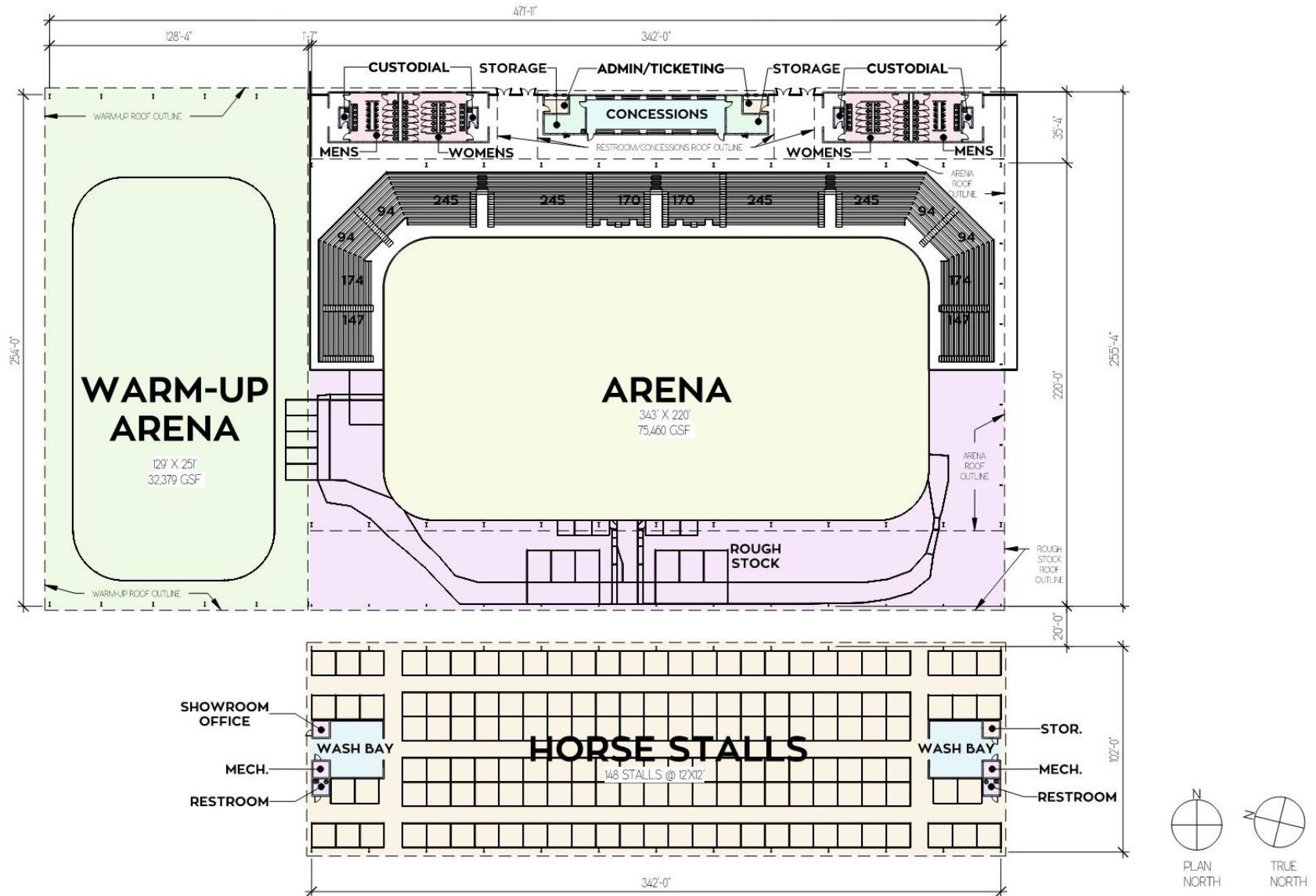
Site Readiness

Keep building a framework for future Masterplan Project implementation: Create documentation and history such that when it’s time, we’ve set up the next generation for success

Covered Arena (Multipurpose) Site Plan



Covered Arena (Multipurpose) Floor Plan



Covered Arena Rendering



Covered Arena Rendering



Long-Range Principles

“Make the Small Things Better Along the Way”

Anything you “touch”, bring it up to code/make it accessible right then.

- *“Repair instead of fix”*

“Improve the Whole”

- *Restrooms at the Covered Arena, designed to serve from both sides*
- *Concession stand which can serve from both inside the arena and outside.*
- *Coordinating the master plan across Old Independence Road (Community/Flex space)*

“Technology First” Thinking:

Technology is an integrated part of the lives of the younger generations and critical to retaining community leadership/position of influence. Design, repair, and construction efforts should always seek out ways to include the latest in evolving technologies.

- *Cattle sale technology*
- *Courtroom Technology*

Questions & Discussion
