

Downtown Redevelopment Project

Discussion of WISD Land Transaction



10.07.2025

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DOWNTOWN REDEVELOPMENT

WISD Land Transaction

Purpose

Briefing on key project milestone in partnership with WISD, in alignment with our respective strategic plans.

- **Overview and Goals**
- **Project Vision**
- **Land Transaction Framework**
- **Barron's Branch Next Steps**



Overview and Goals





Strategic Plan Priorities



1

Students

2

Staff

3

Community

4

Financial &
Operational Efficiency



Address Strategic Priorities with Partnership

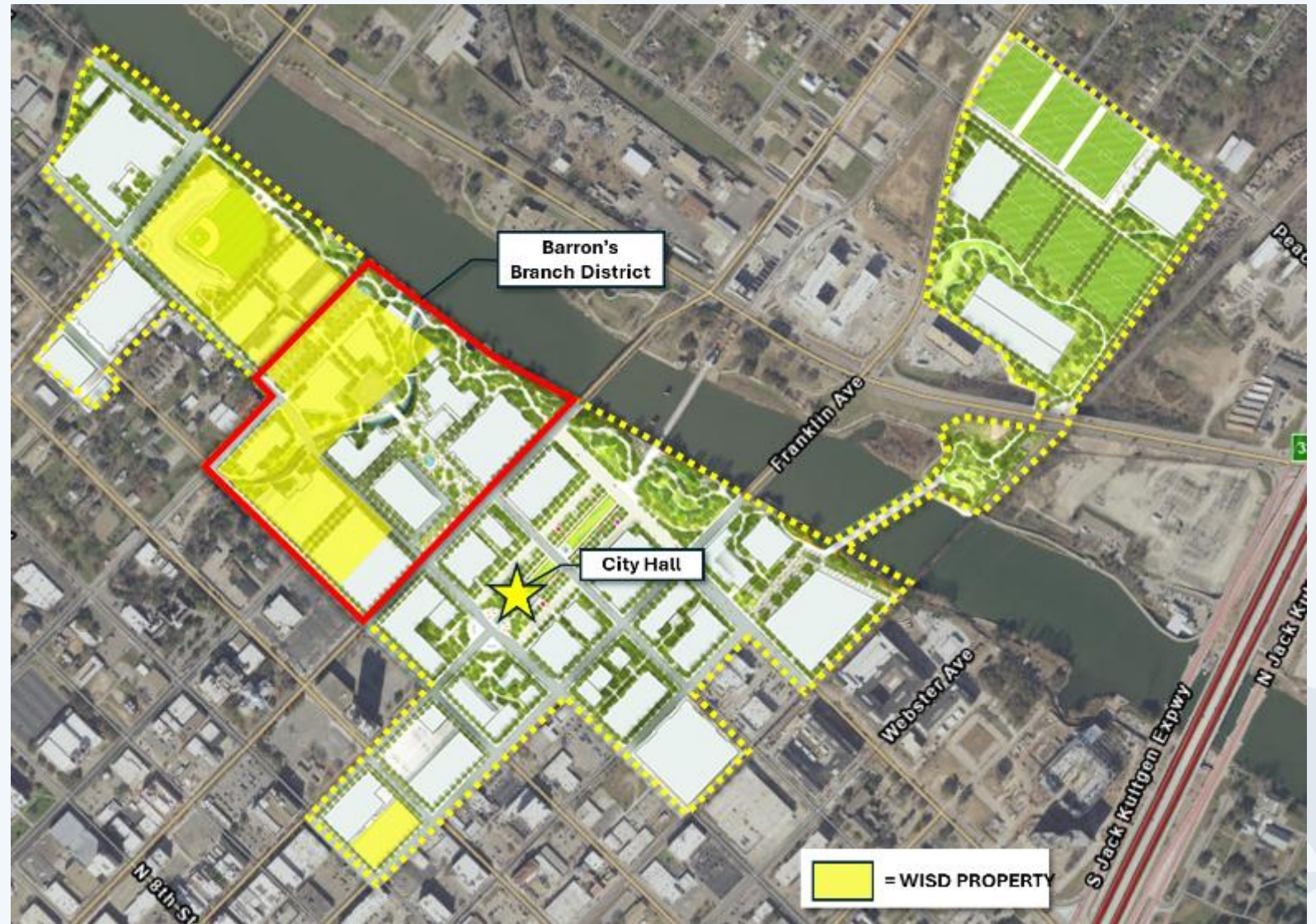
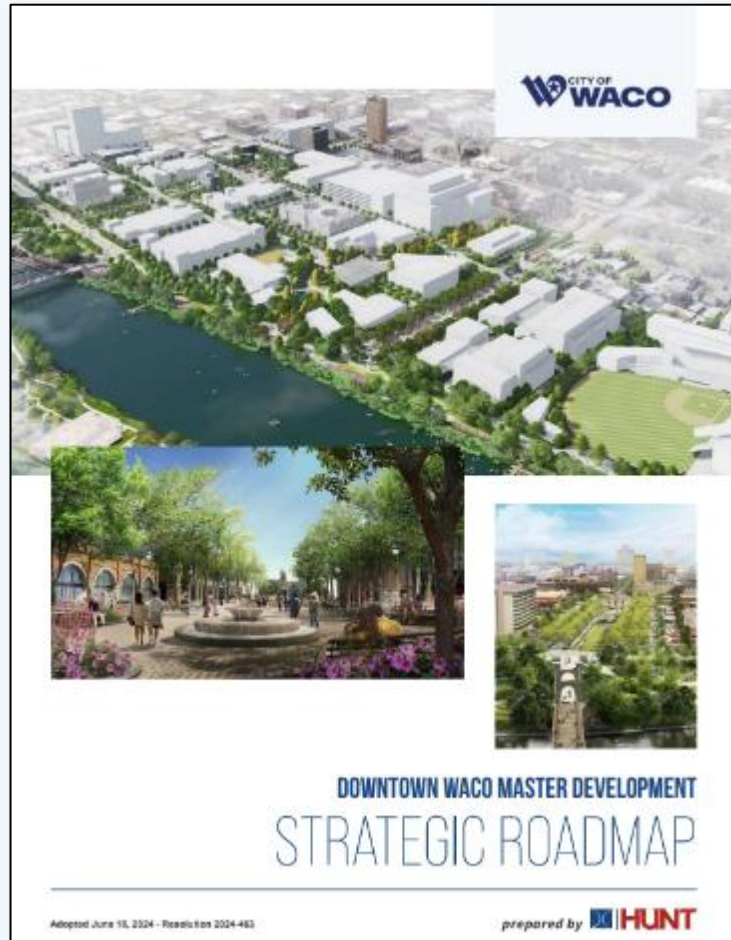
- Responsible fiscal decision for the district during ongoing educational funding uncertainty
- Focuses resources on currently serving students and addresses strategic plan priorities
- Partnership with the City of Waco and support of the downtown redevelopment will serve all residents for years to come



PARTNERSHIP FOR GENERATIONAL CHANGE



STRATEGIC COLLABORATION



Project Vision



5 DEFINING DISTRICTS

Barron's Branch



Waco Square



Ballpark



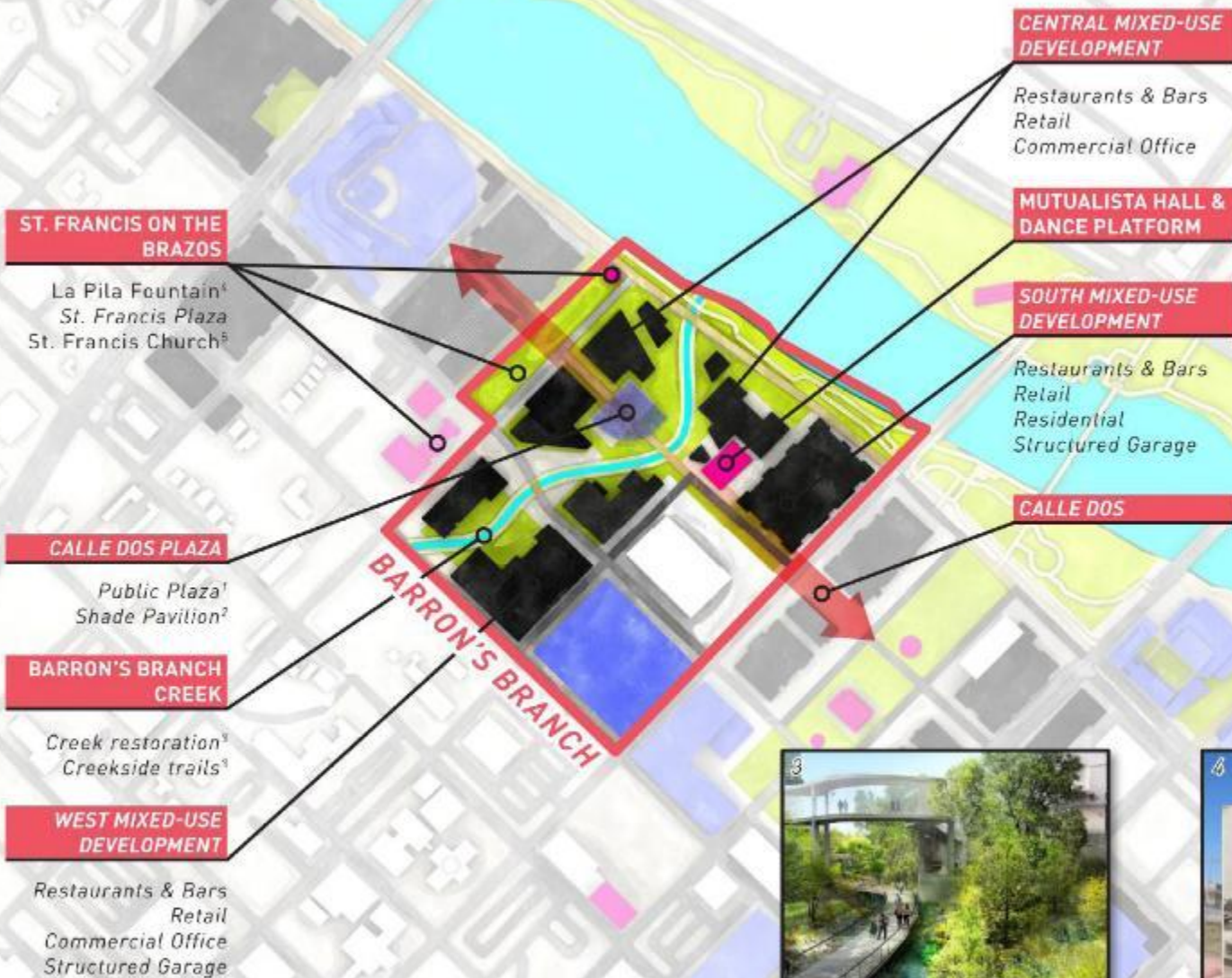
Riverfront



Mary Ave



BARRON'S BRANCH DISTRICT



PEARL PARK San Antonio, TX



KYLDE WARREN PAVILION Dallas, TX



WATERLOO GREENWAY Austin, TX



LA PILA FOUNTAIN



ST. FRANCIS ON THE BRAZOS

Master plan elements in italics represent new development

Overview



Calle Dos Walkthrough



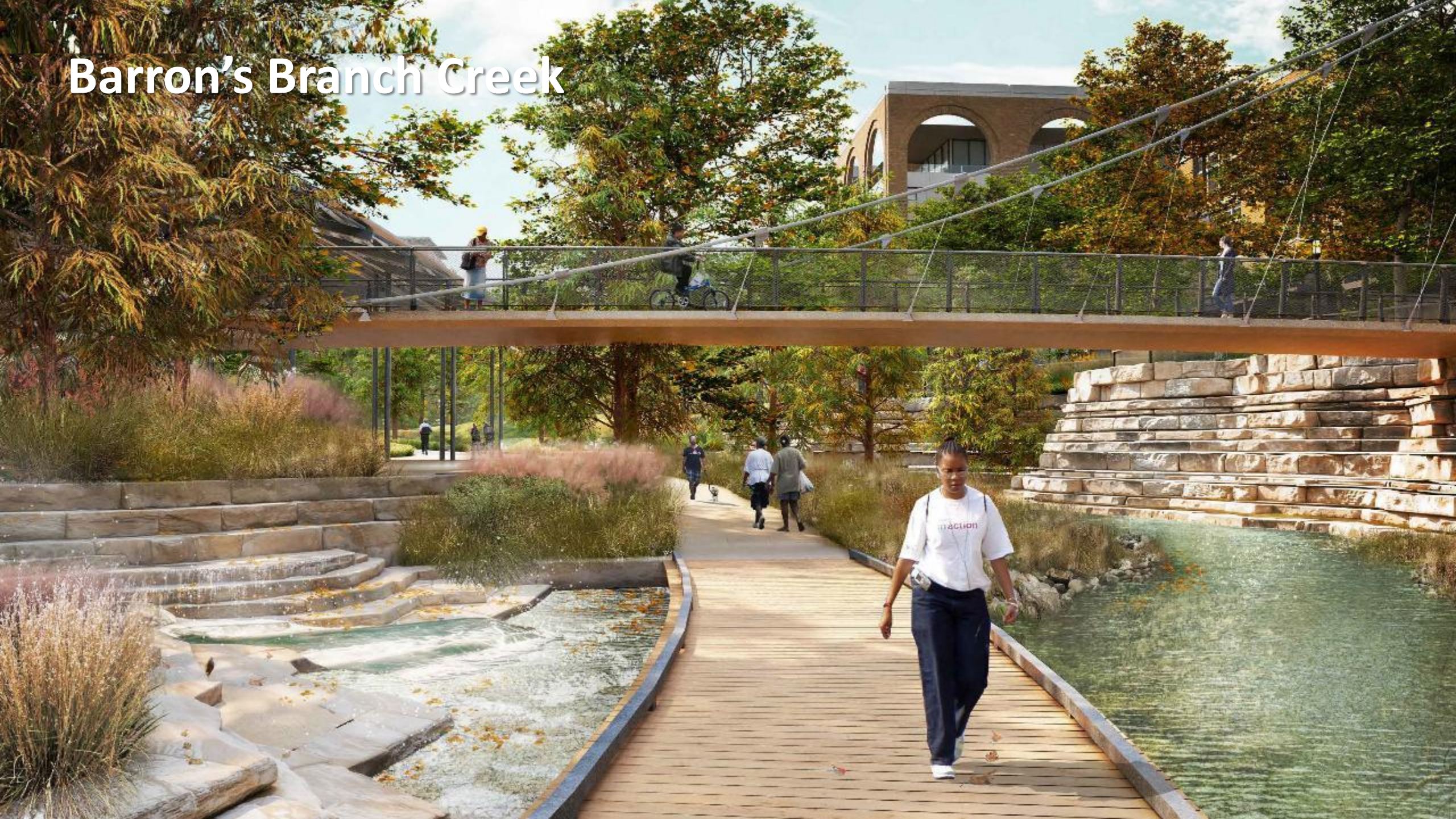
Play Fountain



Fountain Cascades



Barron's Branch Creek



Barron's Branch Creek



Performance Pavilion



La Pila Plaza



A Gravitational Center that is authentic and tailored for Waco

- *Steeped in the story of this place*
- *Embracing the spirit of what great cities know: “Downtown is for locals”*
- *Serving Wacoans through smart, innovative collaboration*



Transaction Framework





PROPERTY OVERVIEW

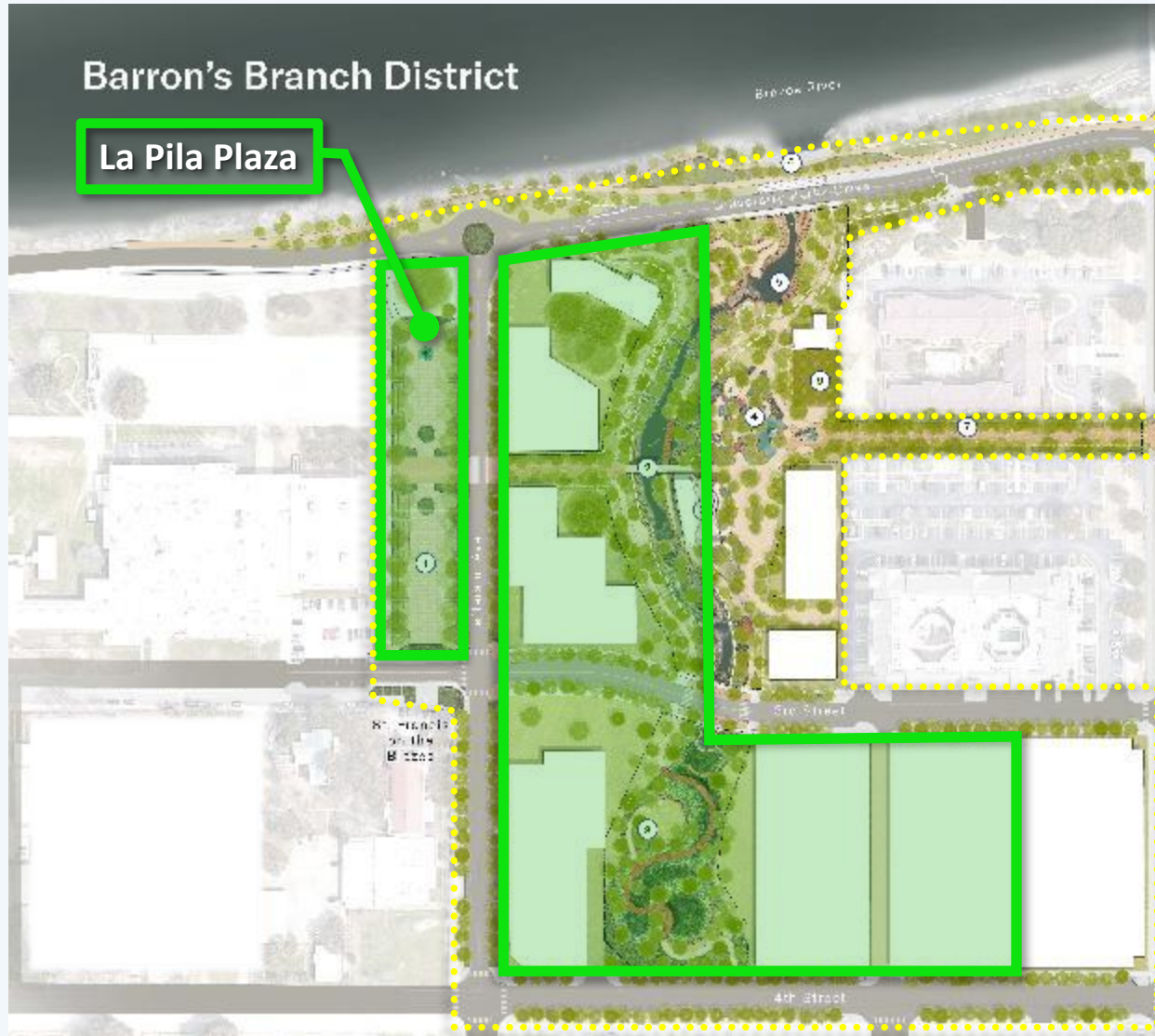
PROPERTY SPECIFICS



~22.8 ac

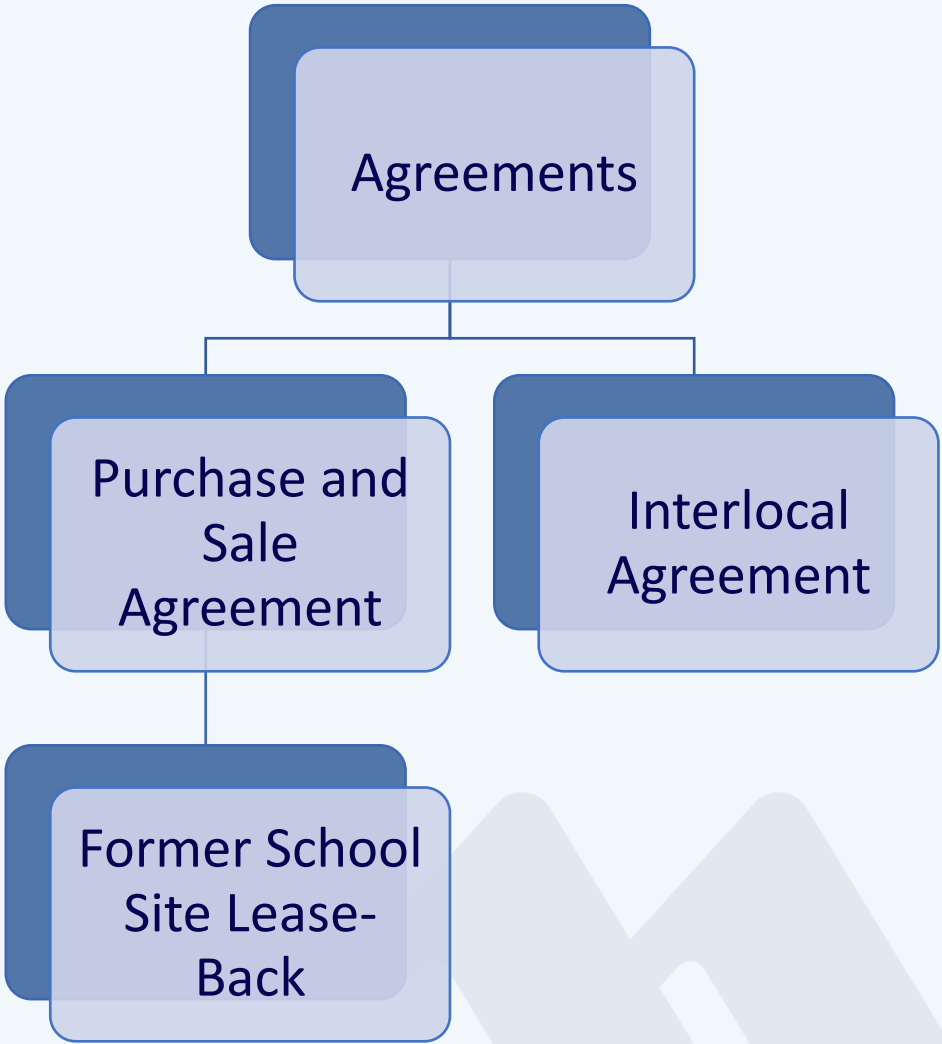
**Located at
Jefferson Ave
& University
Parks Dr**

PROPERTY SPECIFICS

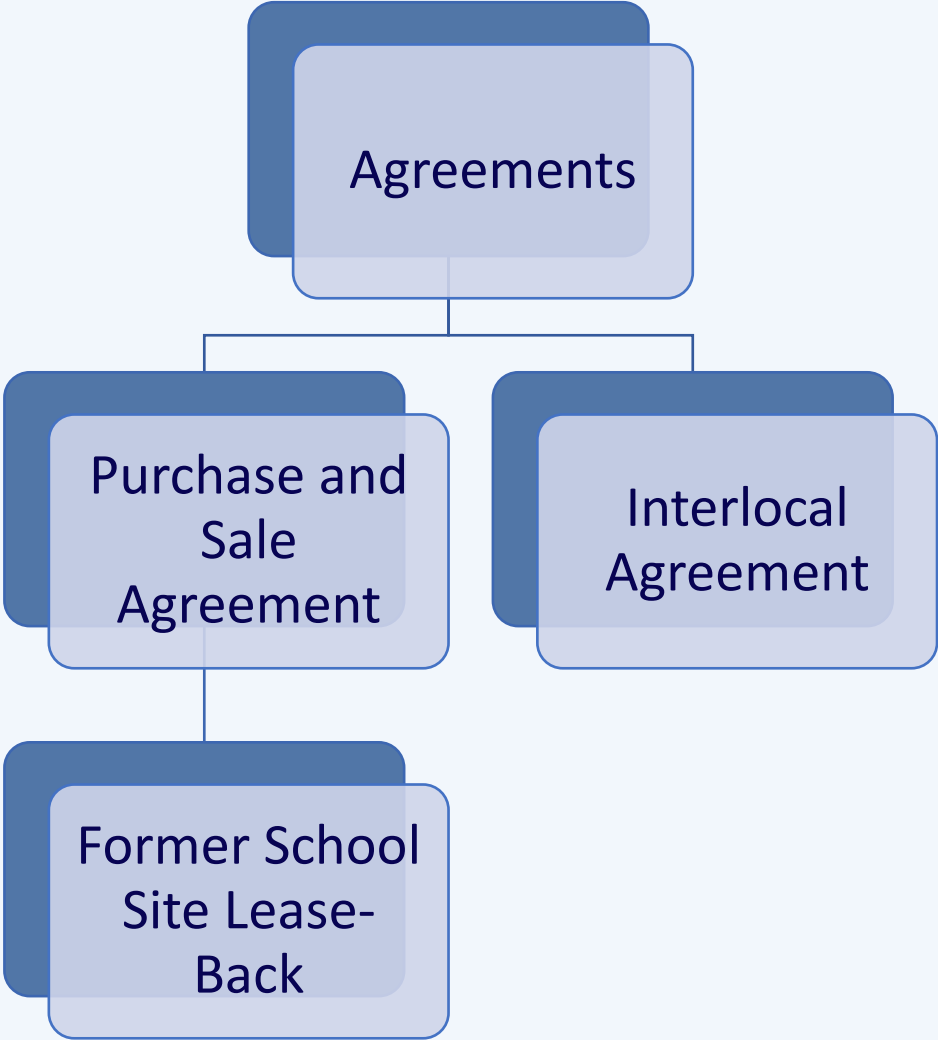


TRANSACTION FRAMEWORK

Cash Payment	
At Closing (this year)	\$28,480,000
Lease-End (next year)	\$3,720,000
10-years	
Long Term	
Property Closing Date: November 14, 2025	



STRATEGIC COLLABORATION



Partnership Extras	
At Closing (this year)	Short-Term Lease-Back of School
Lease-End (next year)	Eq. Salvage, Joint Outreach
10-years	Int/Externships, Excursions, CC and Foster Use at City Cost
Long Term	<i>Preserved Future Partnership Options</i>
	<i>Significant Bond-Capacity Growth</i>
Property Closing Date: November 14, 2025	

Barron's Branch Next Steps

October 7th Agenda (Today)

- City + Waco ISD Agreements
 - Purchase and Sale Agreement
 - Lease Agreement
 - Interlocal Agreement

Future Council Agendas (Spring 2026)

- Strategic Roadmap Update Adoption
- Form Based Code Adoption
- Financial Instruments for Barron's Branch Construction
- Hunt Development Agreement Amendments for Barron's Branch Construction

Next Steps (Second Half of 2026)

- Barron's Branch will be shovel-ready



THANK YOU.