



***Property Evaluation Update and Internal
evaluations and Property Management
Committee recommendations regarding
disposition of certain tracts of land owned
by the Brazos River Authority at Possum
Kingdom Lake in Jack, Palo Pinto,
Stephens, and Young Counties, Texas***

***Presented by Matt Phillips
Deputy General Manager***



History

- **2021- BRA retained services of outside consultant to conduct three phase property evaluation**
- **Phases included:**
 - **Phase 1- Development of a Property Management Database.**
 - **Phase 2- Evaluation of properties for consistency with BRA's Mission Statement and operational objectives. Development of an evaluation tool.**
 - **Phase 3- Development of a comprehensive Property Master Plan that encompasses all BRA retained properties. Development of a matrix to assist in making property management decisions.**
- **After completion of Phase 1, due to cost considerations, decision made not to move forward with additional phases.**



History (cont'd)

- **2024-BRA staff developed an internal process to evaluate properties**
- **Developed matrix which grades properties based on several factors including:**
 - **Floodplain**
 - **Water quality impacts**
 - **Habitat value**
 - **Species considerations**
 - **Recreational potential**
 - **Current use**
 - **Impacts on staff from development**
- **At PK, process involved starting at north end of the lake and working south toward the dam**
- **BRA staff indicated at the time that conducting process in-house would involve a lengthy timeline**



Scope of Property at PK

- **Total tracts—386**
 - **34 tracts of 100+ acres**
 - **26 tracts 50-99 acres**
 - **42 tracts 25-49 acres**
 - **77 tracts 10-24 acres**
 - **207 tracts 0-9 acres**
- **To date 9 tracts have presented to/acted on by the Committee and Board**
- **Note: PK Airport is a unique tract that took considerable time to reach resolution**



Timeline Challenges

- **BRA does not have staff solely dedicated to the property evaluation process**
- **Staff that conduct property assessments are also working on major BRA initiatives such as Allens Creek, BelHouse, EWC expansion and Lake Whitney reallocation, as well as ongoing BRA operations**
- **Property assessments are conducted when time allows given staff's other responsibilities**

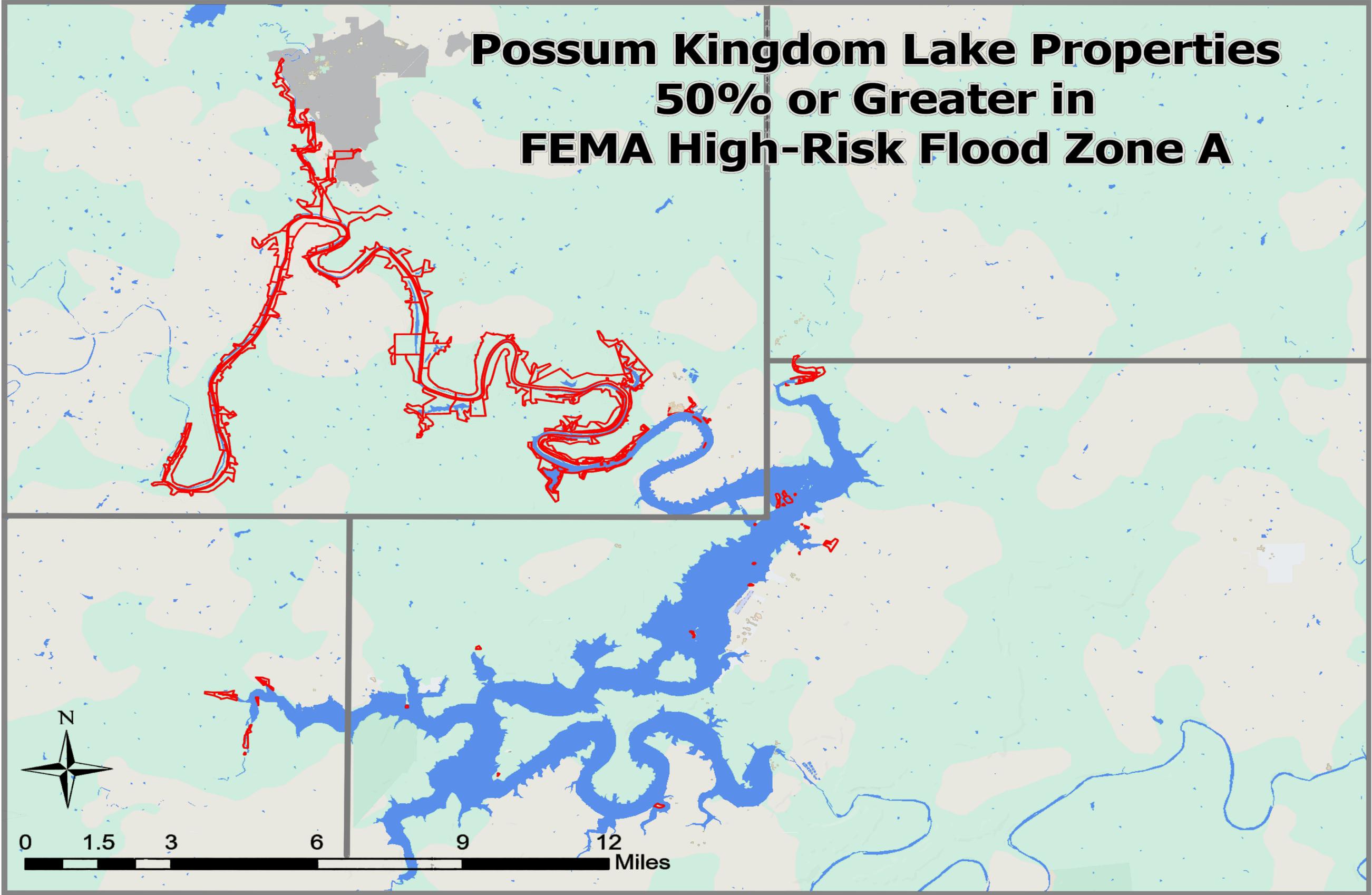


Timeline Efficiencies

- **Act on all floodplain properties (50 percent or more in FEMA High-Risk Flood Zone A) via motion to retain**
 - **Approx 159 tracts**
- **Act on all current BRA operations properties (parks, trail system, lake office, dam, powerhouse, convenience stations, boat ramps, maintenance areas) via motion to retain**
 - **27 tracts**

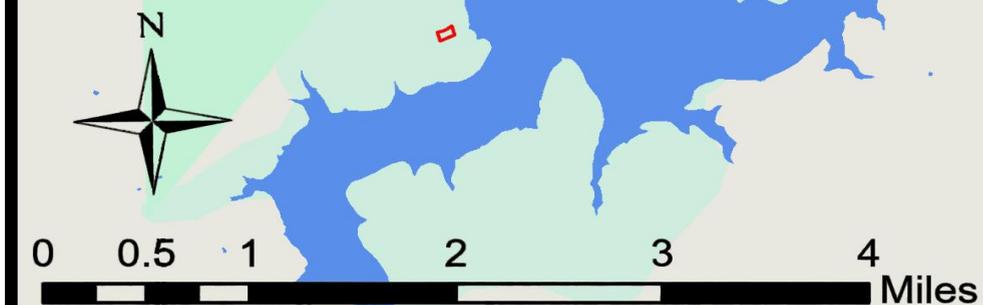


Possum Kingdom Lake Properties 50% or Greater in FEMA High-Risk Flood Zone A





Possum Kingdom Lake Properties Actively Used by BRA Operations





“BE IT HEREBY RESOLVED that the Board of Directors of the Brazos River Authority hereby adopts the following resolution:

WHEREAS, staff has developed a systematic methodology and process for internally evaluating real property owned by the Brazos River Authority to determine the best use of such real property;

WHEREAS, staff has determined that maintaining ownership of all tracts at Possum Kingdom Lake 50 percent or more of which are located within FEMA High-Risk Flood Zone A will serve to further the efforts of the Brazos River Authority to preserve and protect the natural resources of the Brazos River Basin, as they provide a benefit to the operations of the reservoir, a natural barrier for water quality protection, streambank stabilization and erosion control, and wildlife habitat; further, these properties may also be utilized for potential future conservation opportunities to support the Brazos River Authority’s mission and strategic goals;



WHEREAS, staff has also determined that it is in the best interest of the Brazos River Authority to retain all property currently utilized for day-to-day Brazos River Authority operations at the lake;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Brazos River Authority hereby resolves to retain ownership of all tracts at Possum Kingdom Lake 50 percent or more of which are located within FEMA High-Risk Flood Zone A, with the exception of property approved for conveyance by the Board on May 19, 2025; and

BE IT FURTHER RESOLVED, that the Board of Directors of the Brazos River Authority hereby resolves to retain ownership of all tracts currently utilized for ongoing Brazos River Authority operations at Possum Kingdom Lake as of the date of this resolution.”



Brazos River Authority



Brazos



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