

Greenville ISD Citizen's Advisory Committee Meetings Recap



FUTURE
DIVERSE FAMOUS
FELLOWSHIP **COMMUNITY** ADVENTEROUS
GRACE EMPOWERMENT WELL-ROUNDED
RESILIENT OPPORTUNITY INSPIRING
NURTURING HEART CHANGING INNOVATION
RELAXATION FAMILY FOCUS POTENTIAL
PASSION GROWING READY
EMBRACE ANCHOR

GREENVILLE ISD
LESSONS FOR WHEREVER LIFE LEADS

CAC Meeting Recap



- Meeting 1 – October 26th at GHS – CTE
 - Introduction, State of District, School Finance 101, and Facility Tour
- Meeting 2 – November 9th at LP Waters
 - Consensus Defined (80%), Campus Presentations, Demographic Projections, Capacity Analysis, and Facility Tour
- Meeting 3 – November 30th at GMS
 - Classrooms for Learning, Facility Assessment, Draft Potential Long Range Plan Projects List, and Facility Tour
- Meeting 4 – December 7th at Administration
 - Financial Advisor, Site Test Fit Studies Review, Potential Long Range Plan Projects and Capacity Relief Projections, and Committee review and prioritization based upon district need without cost

Committee Voting Results from Meeting 4



Potential Long Range Plan Projects

Unanimous Votes:



LP Waters – Replacement /
Renovation



New MS – 1400 Capacity



Transportation Facilities

Majority Votes:



Build Agricultural Instructional
Facility



High School Renovations /
Addition



Travis ES Adjustments



Consider HEC, possibly a new
kitchen



Community Survey Results

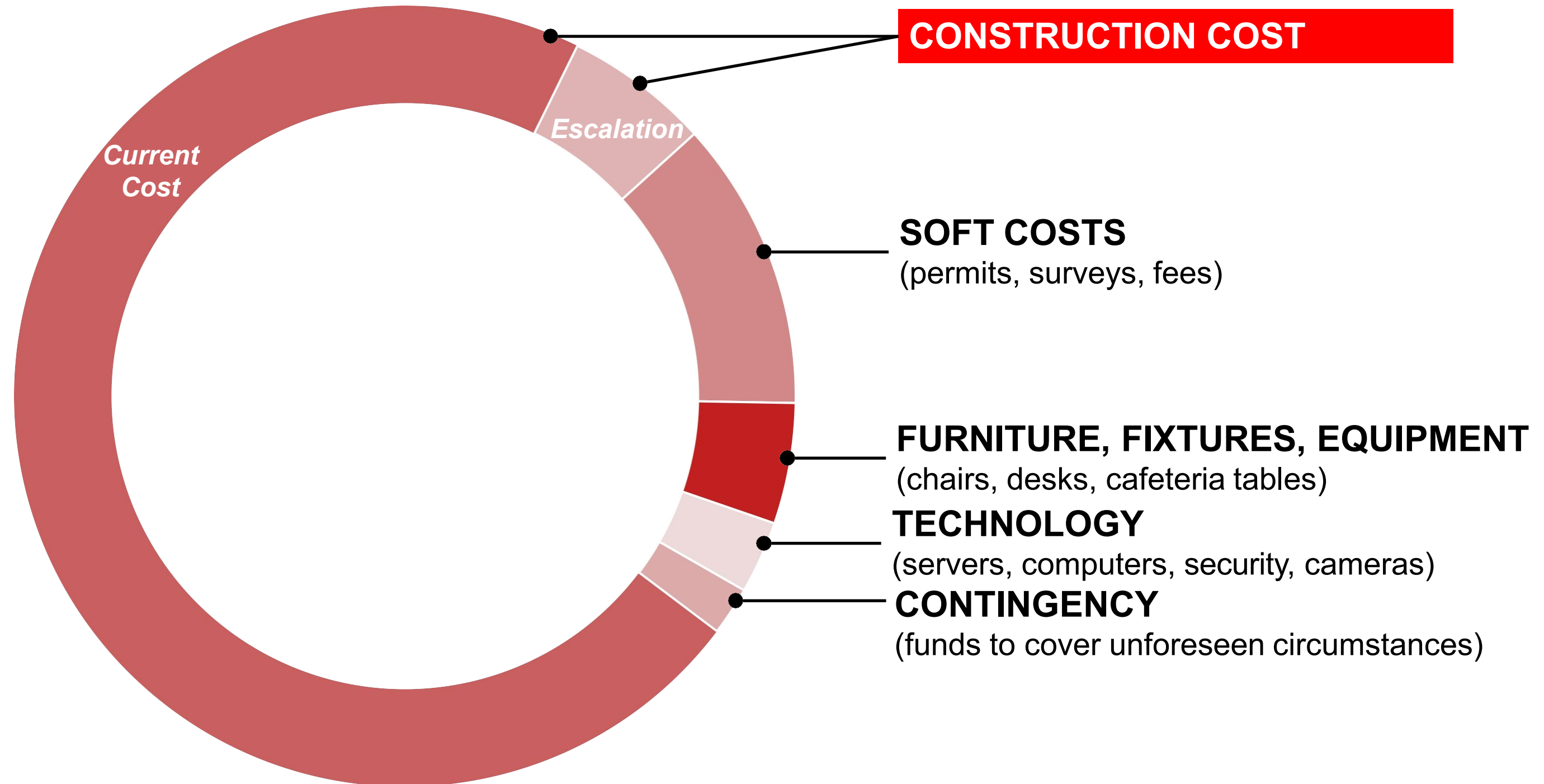
MATT GAMBLE, BASELICE



How to Build a Project Budget

LANCE MELTON

Building a Total Project Estimate



Greenville ISD Citizen's Advisory Committee Meeting #5



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Welcome



Meeting Agenda

- Meeting #4 Recap
- Potential Projects with Cost Analysis
- Q&A (Large Group)
- Second Prioritization Exercise (Individual)
- Review and Discussion (Large Group)
- Understanding your Voting Community
- Meeting Wrap Up



Committee Meeting #4 Recap

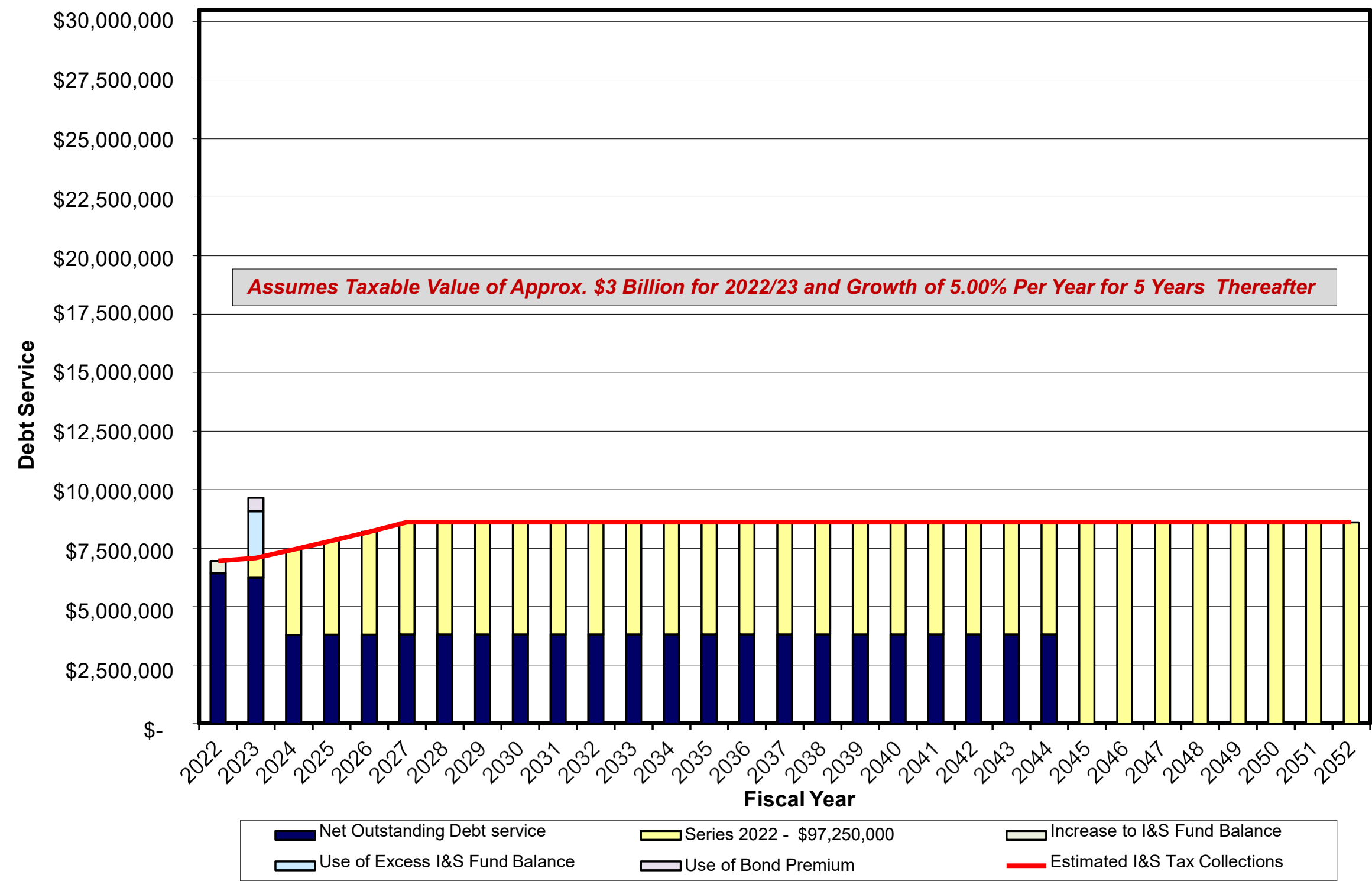
Preliminary Bond Program Analysis

Summary of Parameters:

Bond Election:	Assumed to be May 2022
Issuance Date:	Assumed to be August 2022
Interest Rate:	Assumed to be 3.50%
Amortization Length:	Assumed to be 30 Years with a 10-Year Early Optional Redemption
Taxable Value:	Assumed to be \$2,975,000,000 in 2021/22
Taxable Value Growth:	Assumed to be 5.00% Growth Per Year for 5 Years Beginning in 2022/23
Homestead Exemption:	Assumed Loss of \$95,000,000 in 2022/23
Collection Percentage:	Assumed to be 98%
Transfer of Funds:	Assumes Use of Excess I&S Fund Balance in 2022/23
2021/22 I&S Tax Rate:	23.85¢

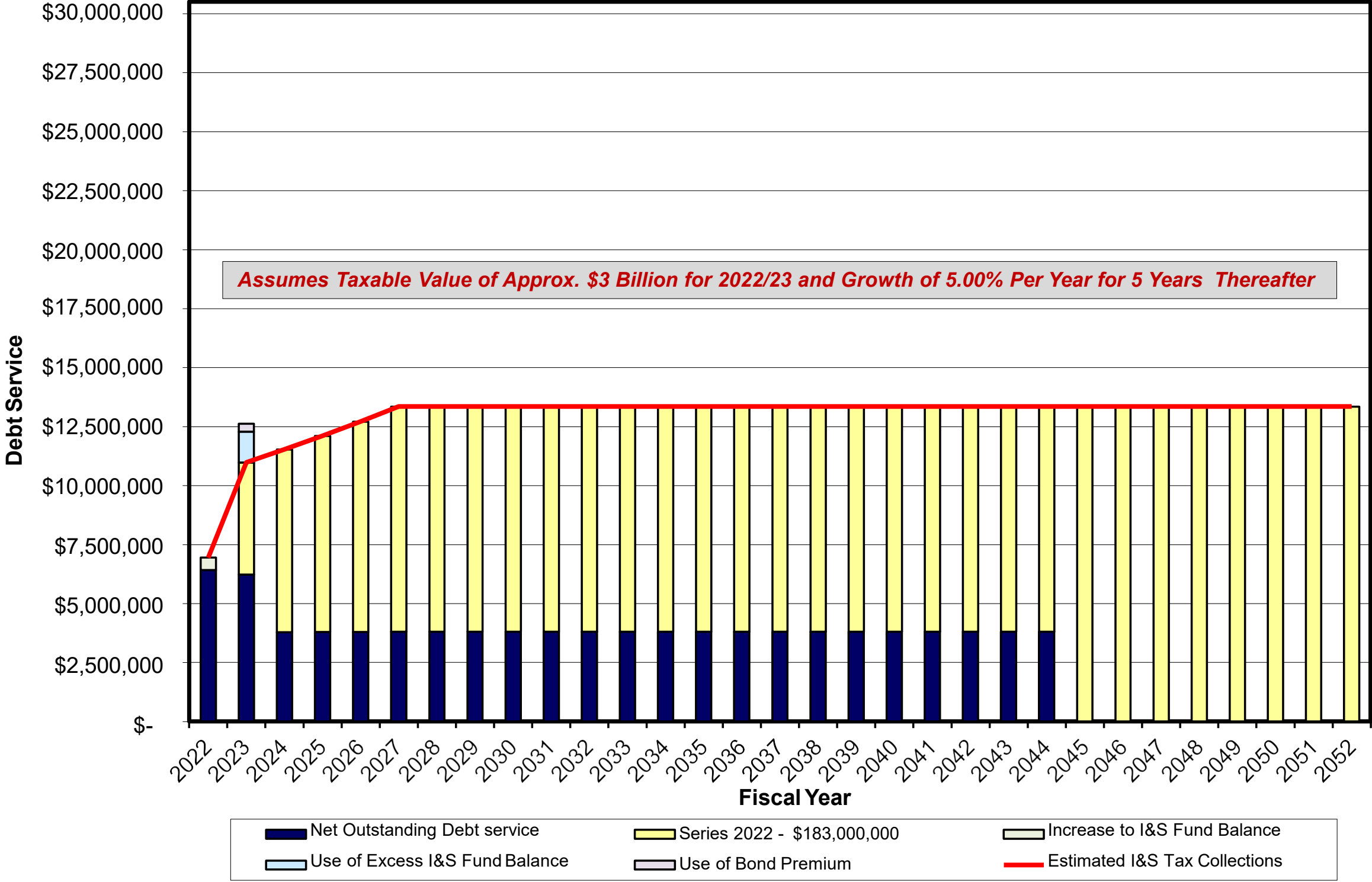
Preliminary Bond Program Analysis

Scenario 1: \$97,250,000 – No I&S Tax Rate Increase (Remain at 23.85¢)



Preliminary Bond Program Analysis

Scenario 2: \$183,000,000 – 13.15¢ I&S Tax Rate Increase (from 23.85¢ to 37.00¢)



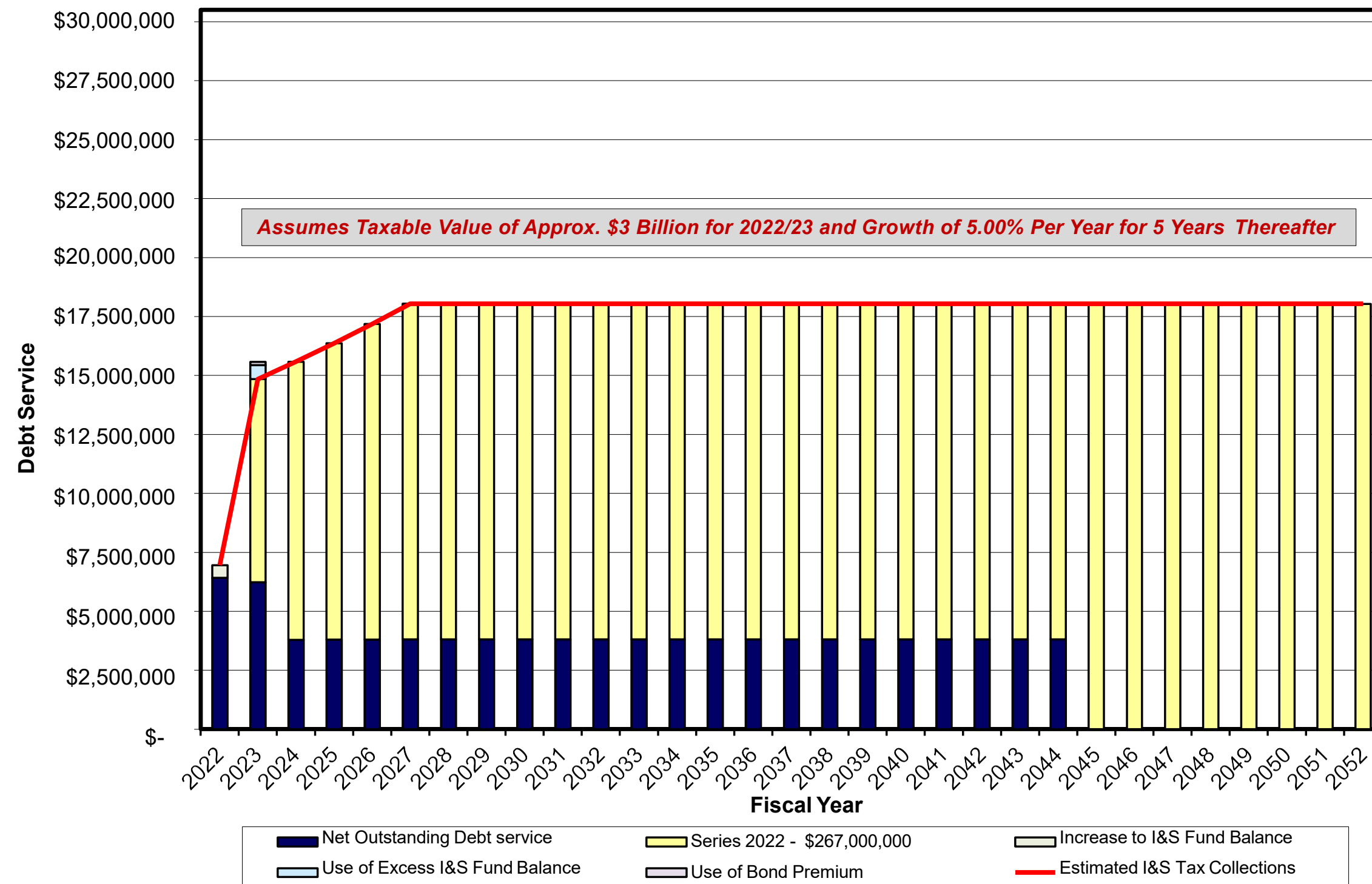
Tax Impact – Residential Home

Scenario 2: \$183,000,000 Assuming Taxable Value Growth of 5.00% Per Year for 5 Years

	Projected Cost to Homeowner for a 13.15¢ Increase for Voted Bonds			
	Home Value Before Exemptions	Home Value After \$40,000 State Exemptions	Projected Annual Tax Increase	Projected Monthly Tax Increase
	\$50,000	\$10,000	\$13.15	\$1.10
	75,000	35,000	46.03	3.84
	100,000	60,000	78.90	6.58
	125,000	85,000	111.78	9.31
	150,000	110,000	144.65	12.05
	175,000	135,000	177.53	14.79
	200,000	160,000	210.40	17.53
	225,000	185,000	243.28	20.27
	250,000	210,000	276.15	23.01
	275,000	235,000	309.03	25.75
	300,000	260,000	341.90	28.49
<div><input type="checkbox"/></div> <div>No Tax Increase above the frozen level on the Homestead of Taxpayers 65 years of age and older who have applied for and received the Age 65 Freeze</div>				

Preliminary Bond Program Analysis

Scenario 3: \$267,000,000 – 26.15¢ I&S Tax Rate Increase (from 23.85¢ to 50.00¢)



Tax Impact – Residential Home

Scenario 3: \$267,000,000 Assuming Taxable Value Growth of 5.00% Per Year for 5 Years

	Projected Cost to Homeowner for a 26.15¢ Increase for Voted Bonds			
	Home Value Before Exemptions	Home Value After \$40,000 State Exemptions	Projected Annual Tax Increase	Projected Monthly Tax Increase
	\$50,000	\$10,000	\$26.15	\$2.18
	75,000	35,000	91.53	7.63
	100,000	60,000	156.90	13.08
	125,000	85,000	222.28	18.52
	150,000	110,000	287.65	23.97
	175,000	135,000	353.03	29.42
	200,000	160,000	418.40	34.87
	225,000	185,000	483.78	40.31
	250,000	210,000	549.15	45.76
	275,000	235,000	614.53	51.21
	300,000	260,000	679.90	56.66
<input type="checkbox"/>	No Tax Increase above the frozen level on the Homestead of Taxpayers 65 years of age and older who have applied for and received the Age 65 Freeze			

Committee Priority Criteria



Priority 1 – Immediate Need

Priority 2 – Moderate Need

Priority 3 – Potential/ Future Need



“Focus on Student Success”



Potential Long Range Plan Projects

[illegible]

- LP Waters Early Childhood – Replacement / Renovation
- Land for future new Elementary
- Land for future new High School / Freshmen Center
- Travis Elementary extra capacity when 6th grade moved to new Middle School
 - Adjust attendance boundaries Bowie, Travis and Lamar
- Upgrade playgrounds at all Elementary Schools
- New Middle School for 1400 student capacity
- High School Renovation / Addition –
 - remove hall lockers / Collaboration, upgrade classroom flooring, expand band hall and equipment room, new video scoreboard in gym, update weight / locker rooms, and new classroom furniture
- Lamar and Carver – reseal exterior windows, replace classroom flooring and furniture
- District Wide Safety and Security Upgrades (site lighting and perimeter fencing)
- Transportation Center Offices and Drivers Facilities
- District Wide Air Conditioning Replacement
- District Wide Instructional Technology Upgrade
- Athletics (new scoreboard at football, press box expansion, artificial turf BB / SB)
- Agricultural Instructional Facility

Potential Project Brainstorming Session



Potential Long Range Plan Projects

	set	proj	3rd
1	X (circled with slash)		
2			X
3	X		X
4		X	
5	X		
6	X		X
7		X	
8	X		X
9		X	
10	X		X

- LP Waters Early Childhood – Replacement / Renovation
 - Land for future new Elementary
 - Land for future new High School / Freshmen Center
- Travis Elementary extra capacity when 6th grade moved to new Middle School
 - Adjust attendance boundaries Bowe, Travis and Lamar
- Upgrade playgrounds at all Elementary Schools
- New Middle School for 1400 student capacity
- High School Renovation / Addition –
 - remove hall lockers / Collaboration; upgrade classroom flooring; expand band hall and equipment room; new video scoreboard in gym; update weight / locker rooms; and new classroom furniture
- Lamar and Carver – reseal exterior windows, replace classroom flooring and furniture
- District Wide Safety and Security Upgrades (site lighting and perimeter fencing)
- Transportation Center Offices and Drivers Facilities
- District Wide Air Conditioning Replacement
- District Wide Instructional Technology Upgrade
- Athletics (new scoreboard at football; press box expansion; artificial turf RB / SB)
- Build FFA Barn

New HS Relocate to NH

[illegible]

Potential Long Range Plan Projects

1st 2nd 3rd

- ✓ JP Waters Early Childhood **Replacement /** Renovation *on present site*
- ✓ Land for future new Elementary
- ✓ Land for future new High School / Freshman Center
- ✓ Travis Elementary extra capacity when 8th grade moved to new Middle School
 - Adjust entrance boundaries (Jewell, Travis and Lanier)
- ✓ Upgrade playgrounds at all Elementary Schools
- ✓ New Middle School for 1400 student capacity
- ✓ High School Renovation / Addition –
 - remove ball tracks / Collaboration, upgrade classroom flooring, extra band / silo and equipment room, new wood work and lockers, update weight room rooms and new classroom furniture
- ✓ Lanier and Carver – replace exterior windows, replace classroom flooring and furniture
- ✓ District Wide Safety and Security Upgrades (site lighting and perimeter fencing)
- ✓ Transportation Center Offices and Drivers Facilities
- ✓ District Wide Air Conditioning Replacement
- ✓ District Wide Instructional Technology Upgrade *cyclic*
- ✓ Athletics (new scoreboard at football, press box expansion, artificial turf SB + SB)
- ✓ Build FFA Barn / **AG SCIENCE CENTER**
- ✓ **ADD SOLAR COLLECTION / Green energy across sites**

[illegible][illegible]

Voting Results



Unanimous Votes:



LP Waters – Replacement /
Renovation



New MS – 1400 Capacity



Transportation Facilities

Majority Votes:



Build Agricultural Instructional
Facility



High School Renovations /
Addition

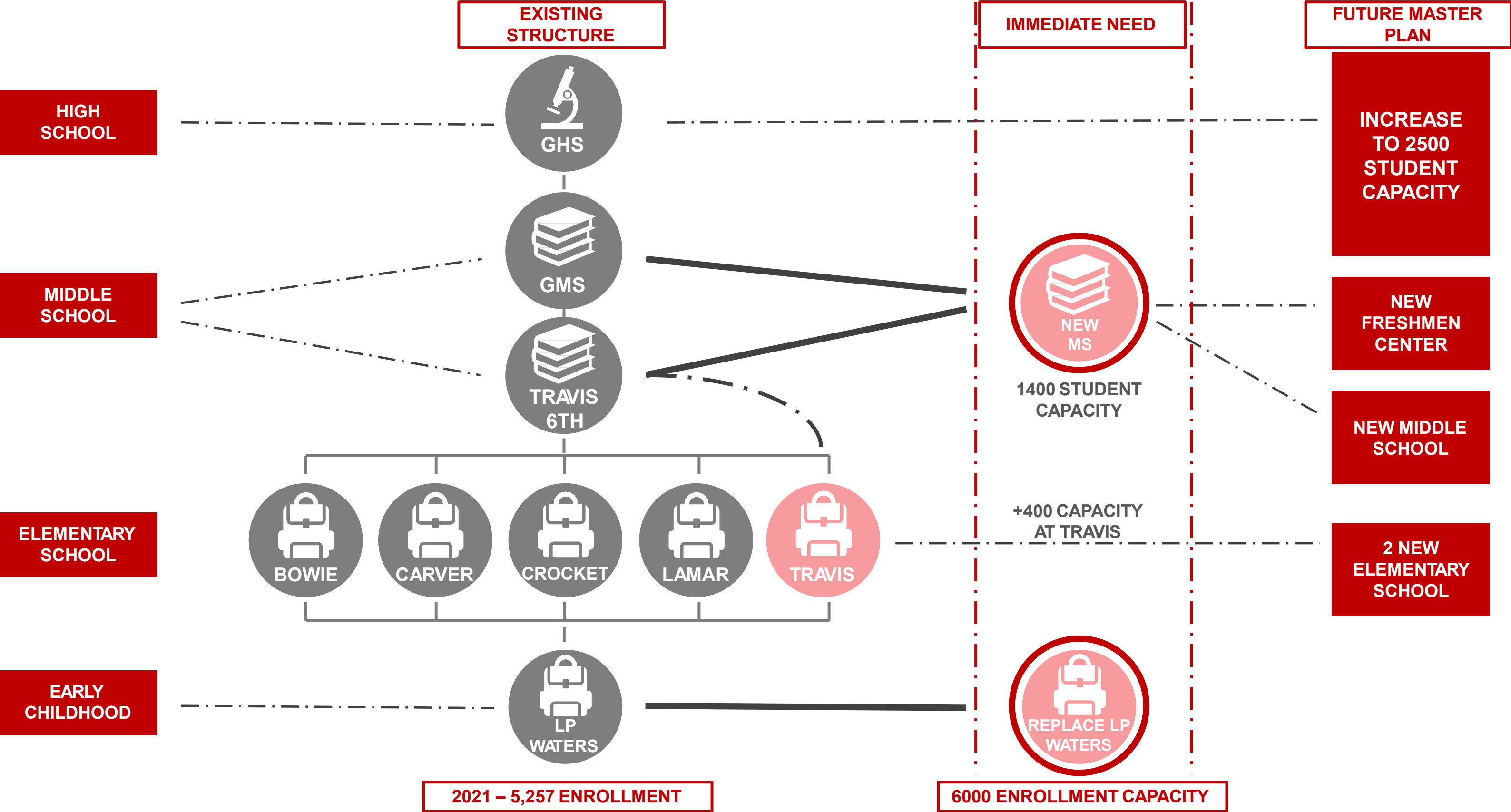


Travis ES Adjustments



Consider HEC, possibly a new
kitchen

Potential Long Range Plan



Ten Year Forecast



Projections based on 2019 (Pre-Covid) Demographics, Data will be updated in Jan 2022

	Campus Capacity	Existing Enrollment	HISTORY				ENROLLMENT PROJECTIONS							
Campus			2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Waters Early Childhood Center	441	369	365	412	412	412	412	412	412	412	412	412	412	412
Bowie Elementary	706	595	530	637	674	714	768	793	814	814	814	809	794	798
Carver Elementary	638	490	484	549	554	548	549	539	509	514	521	533	542	555
Crockett Elementary	581	323	319	413	394	382	392	408	436	444	457	467	479	493
Lamar Elementary	616	576	651	581	540	540	572	588	604	623	631	646	658	663
Travis Elementary (K5th)	312	280	349	246	233	219	213	219	230	247	260	268	281	291
ELEMENTARY TOTALS	3294	2,633	2,933	2,838	2,807	2,815	2,906	2,959	3,005	3,054	3,095	3,135	3,166	3,212
Travis 6th Grade Center	494	335	370	379	455	411	362	409	424	429	437	446	455	452
Greenville Middle School	834	780	740	741	746	827	867	776	791	841	857	874	886	907
MIDDLE SCHOOL TOTALS	1328	1,115	1,110	1,120	1,201	1,238	1,229	1,185	1,215	1,270	1,294	1,320	1,341	1,359
Greenville High School	1,861	1427	1,363	1,429	1,430	1,439	1,479	1,575	1,596	1,603	1,640	1,593	1,634	1,686
New Horizons Learning Center	264	82	66	77	77	77	77	77	77	77	77	77	77	77
HIGH SCHOOL TOTALS	2125	1,509	1,429	1,506	1,507	1,516	1,556	1,652	1,673	1,680	1,717	1,670	1,711	1,763
Greenville Alt Education Center		18	5	28	28	28	28	28	28	28	28	28	28	28
ALTERNATIVE SCHOOL TOTALS		18	5	28	28	28	28	28	28	28	28	28	28	28
DISTRICT TOTALS	6747	5,257	5,477	5,492	5,543	5,597	5,719	5,824	5,921	6,032	6,134	6,153	6,246	6,362

Ten Year Forecast - Bond Projects Complete



Projections based on 2019 (Pre-Covid) Demographics, Data will be updated in Jan 2022

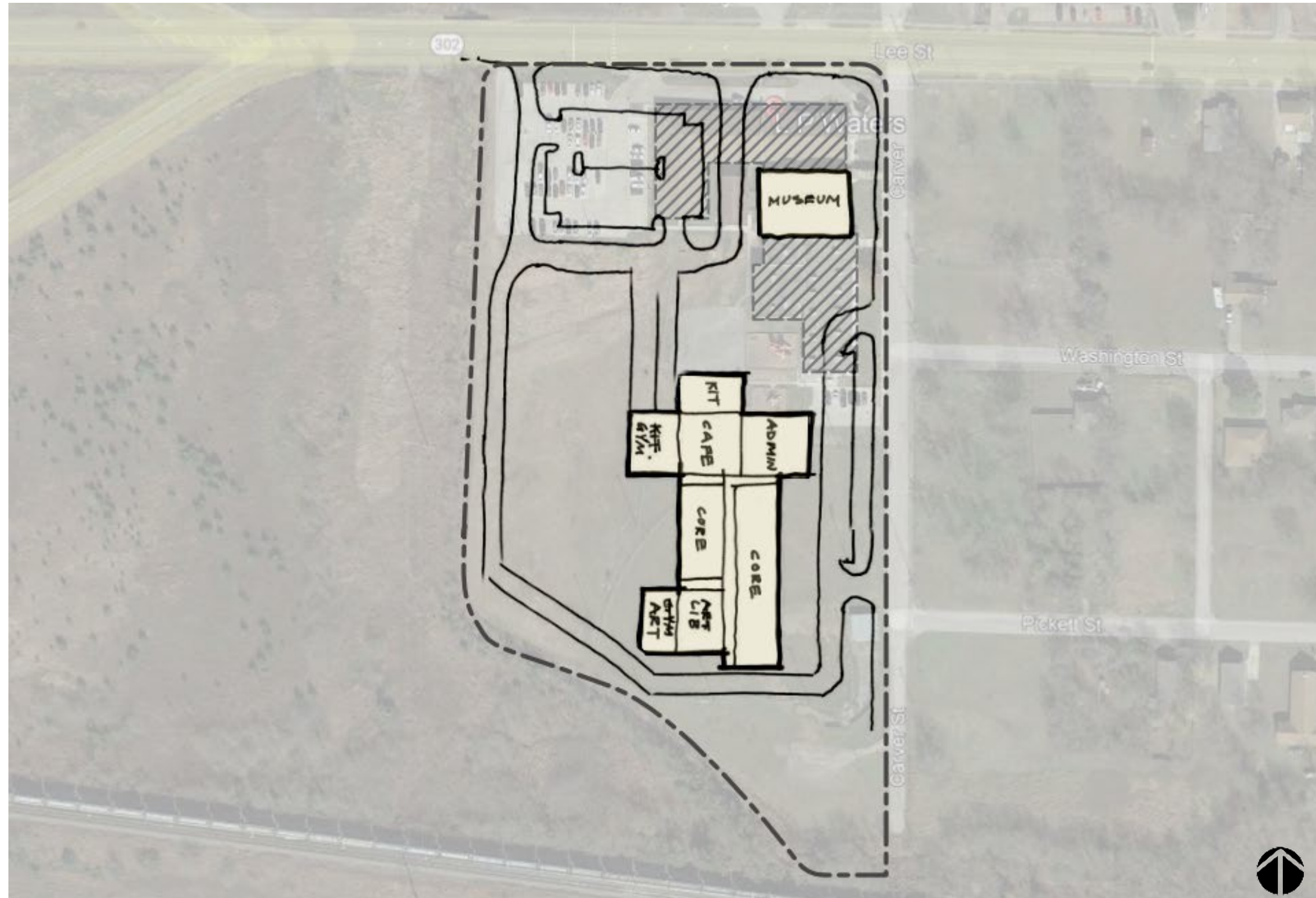
Campus	Campus Capacity Post Bond	Existing Enrollment					ENROLLMENT PROJECTIONS							
							2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Waters Early Childhood Center	441	369					412	412	412	412	412	412	412	412
Bowie Elementary	706	595					768	793	814	814	638	633	618	632
Carver Elementary	638	490					549	539	509	514	521	533	542	555
Crockett Elementary	581	323					392	408	436	444	457	467	479	493
Lamar Elementary	616	576					572	588	604	623	477	492	504	509
Travis Elementary (K-5)	811	280					213	219	230	247	590	598	611	621
ELEMENTARY TOTALS	3694	2,633					2,906	2,959	3,005	3,054	3,095	3,135	3,166	3,212
Travis 6th Grade Center		335					362	409	424	429				
NEW Greenville Middle School	1400	1115					867	776	791	841	1294	1320	1341	1359
MIDDLE SCHOOL TOTALS	1400	1,115					1,229	1,185	1,215	1,270	1,294	1,320	1,341	1,359
Greenville High School	1,861	1427					1,479	1,575	1,596	1,603	1,640	1,593	1,634	1,686
New Horizons Learning Center	264	82					77	77	77	77	77	77	77	77
HIGH SCHOOL TOTALS	2125	1,509					1,556	1,652	1,673	1,680	1,717	1,670	1,711	1,763
Greenville Alt Education Center		18					28	28	28	28	28	28	28	28
ALTERNATIVE SCHOOL TOTALS		18					28	28	28	28	28	28	28	28
DISTRICT TOTALS	6747	5,257					5,719	5,824	5,921	6,032	6,134	6,153	6,246	6,362



Potential Projects with Cost Analysis

LANCE MELTON

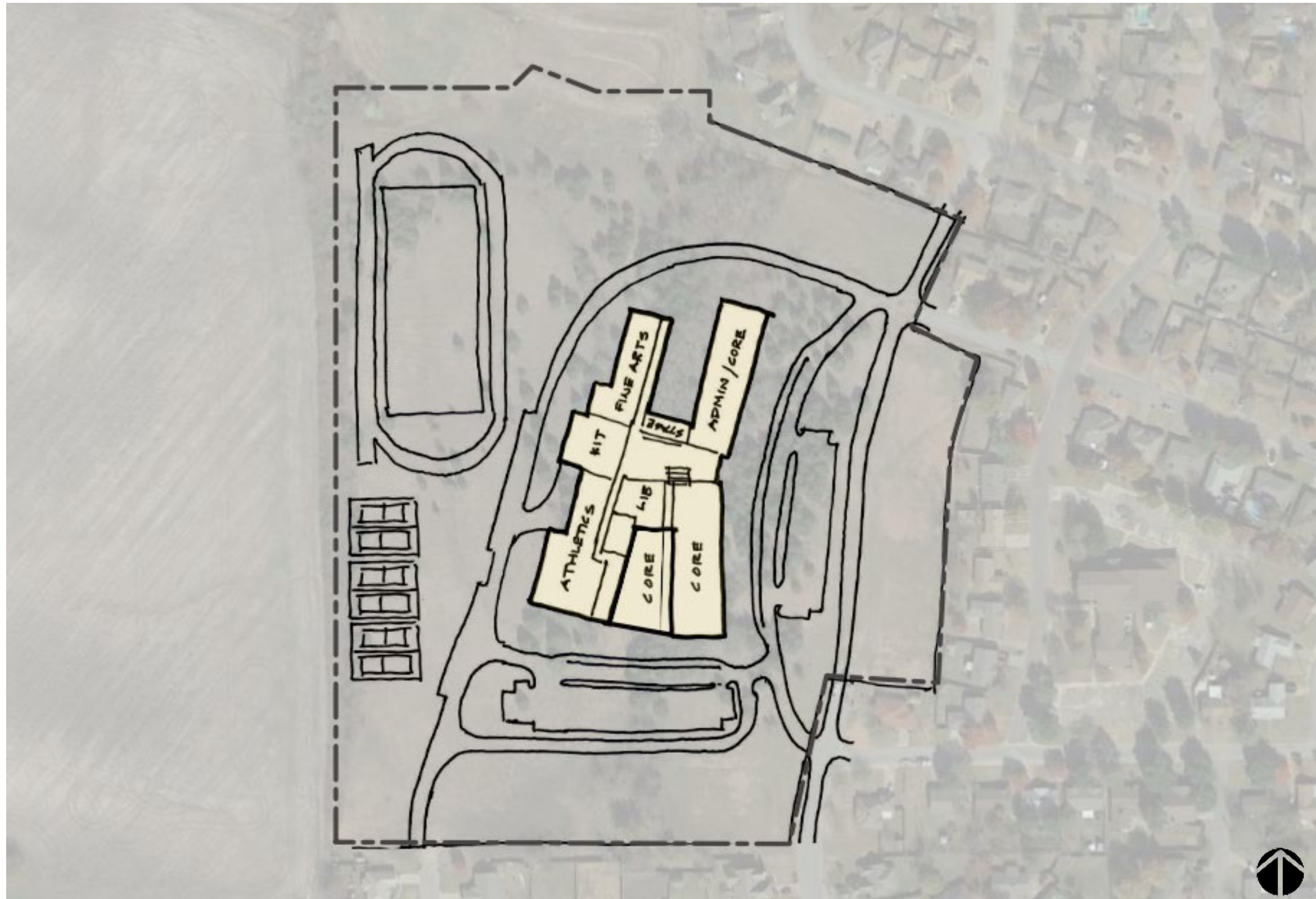
LP Waters – New Early Childhood School



New Build at LP Waters

- 10.5 Acres
- 500 Student Capacity ES
- Single Story
- Demo LP Waters
- New School can open without interrupting demo of LP Waters

Potential Middle School Site – South Hospital



New Property Near Hospital

- 25.14 Acres
- 1400 Student Capacity MS
- Serve Grades 6-8
- 2 Story Classroom Wings
- Cafetorium
- Track & Field, w/ tennis courts

GISD – Transportation Service Masterplan

Complete Phase II & III



Phase I
Maintenance Bay & Bus Wash



Phase II
Transportation Facility



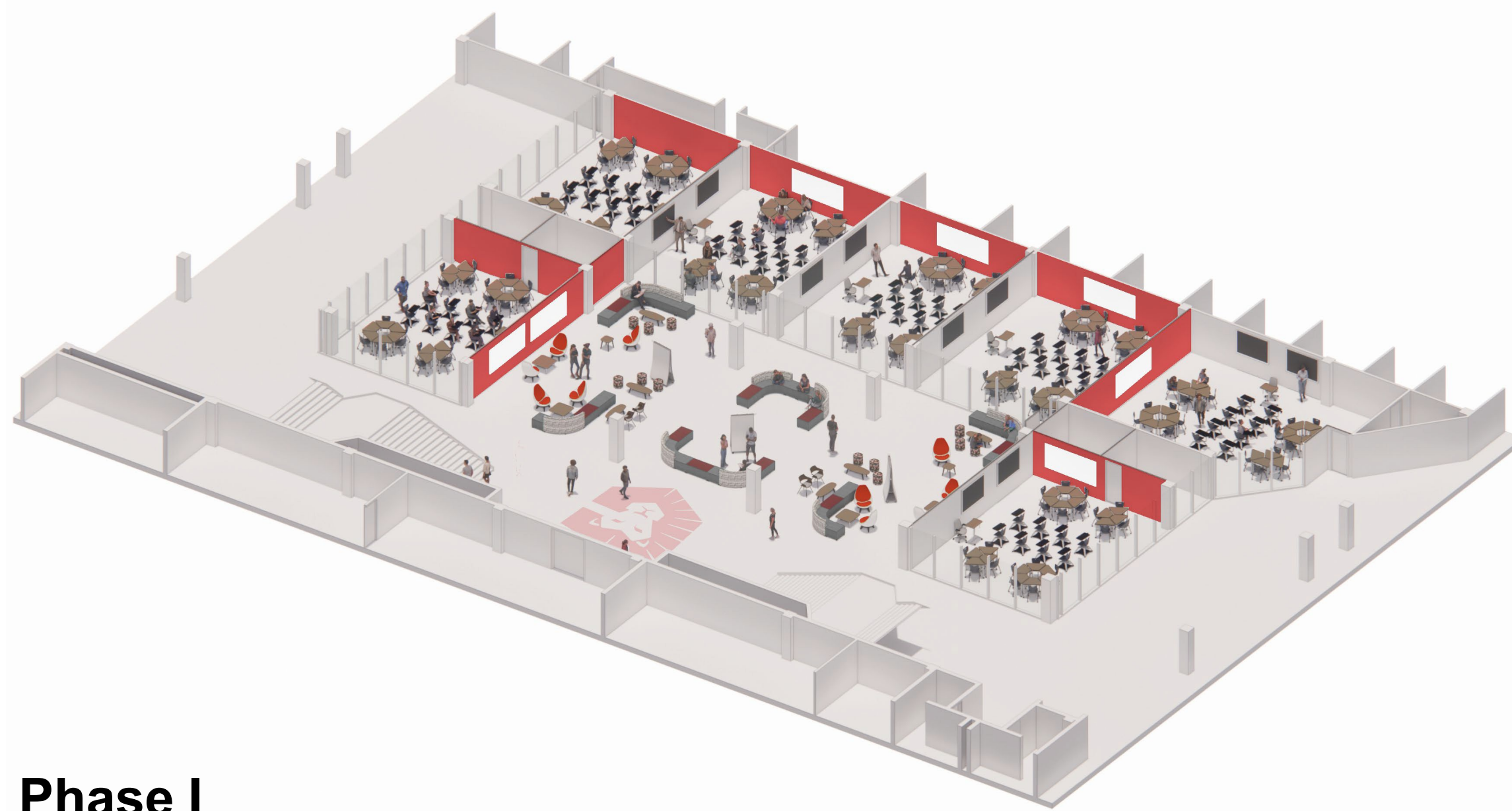
Phase III
Additional Bus Parking



GISD – Transportation Services Phases

- 3 Phased design for Transportation Facility
- Phase I – New Maintenance Shop with adjacent Bus Wash
- **Phase II – New transportation drivers and office facility building along with additional parking lot**
- **Phase III – Demo existing bleachers and expand Bus Parking capabilities**

High School Renovation / Refresh – 1st Floor



Phase I

- Repurpose existing “hall” locker space at main circulation space
- Create collaboration spaces and redistribute classroom
- Renovate existing restrooms, including fixtures and finishes
- Replace/repair ceiling tile and grid at collaboration spaces.

High School Renovation / Refresh – 2nd Floor



Phase I

- Repurpose existing locker space at main circulation space
- Create collaboration spaces and redistribute classroom
- Renovate existing restrooms, including fixtures and finishes
- Replace/repair ceiling tile and grid at collaboration spaces.

High School Renovation / Refresh



Phase II

- Update all finishes in classrooms
- Replace / repair ceiling tile and grid system
- Replace ceiling in Library and Cafeteria spaces
- Adjust classroom sizes if needed
- Replace older casework in science labs and work room areas
- Replace carpet in circulation areas
- Replace lighting with LED in renovated areas

Agricultural Instructional Facility- Proposal



Agricultural Instructional Facility

- Pre-Engineered Metal Building construction for future FFA Barn
- Approx. 11,600 SF
- Capacity for indoor and outdoor livestock
- Proposed location, adjacent to GHS athletics facility.
- Space for potential expansion is available



Travis Elementary School



Space Readjustments

- Any desired campus improvements can be done out of the M&O Budget/Outside of Bond
- Repurpose old 6th grade wing into elementary classrooms
- Functional Capacity of **811 Students** based on TEA requirements
- Provide 2 additional SPED classrooms w/ own restroom; adjacent to group RR
- Relocate computer labs to be adjacent of Library to create a centralized Media Center
- Old computer lab room can provide space for another elective
- Repurpose old science lab into a teachers lounge and additional classrooms
- Remove SPED portable or repurpose for other function
- Serve Grades PK-5



**MAY 2022 BOND ELECTION
GREENVILLE INDEPENDENT SCHOOL DISTRICT**

CORGAN 



Potential Bond Scenario – Total \$169.4M



Unanimous Votes:

LP Waters – Replacement
\$31.1 Million



New Middle School (1400 Students)
\$105.1 Million



Transportation – Drivers / Offices
\$3.1 Million



Majority Votes:

High School Renovations
\$23.6 Million



New Agricultural Instructional Facility
\$6.5 Million



Travis Realignment – Grades K-5
No bond cost



NHHS – relocate to existing MS
No bond cost



Potential Bond Scenario – Total \$136.2M



Unanimous Votes:

LP Waters – Replacement
\$31.1 Million



New Middle School (1400 Students)
\$105.1 Million



Majority Votes:

Travis Realignment – Grades K-5
No bond cost



NHHS – relocate to existing MS
No bond cost



Potential Bond Scenario – Total \$159.8M



Unanimous Votes:

LP Waters – Replacement
\$31.1 Million



New Middle School (1400 Students)
\$105.1 Million



Majority Votes:

High School Renovations
\$23.6 Million



Travis Realignment – Grades Pk-5
No bond cost



NHHS – relocate to existing MS
No bond cost



Preliminary Bond Analysis



TAX IMPACT CHARTS

Projected Cost to Homeowner for a 6.00¢ Increase for Voted Bonds

Home Value Before Exemptions	Home Value After \$40,000 State Exemption	Projected Annual Tax Increase	Projected Monthly Tax Increase
\$50,000	\$10,000	\$6.00	\$0.50
100,000	60,000	36.00	3.00
150,000	110,000	66.00	5.50
200,000	160,000	96.00	8.00
250,000	210,000	126.00	10.50
300,000	260,000	156.00	13.00
350,000	310,000	186.00	15.50
400,000	360,000	216.00	18.00
450,000	410,000	246.00	20.50

Projected Cost to Homeowner for a 9.65¢ Increase for Voted Bonds

Home Value Before Exemptions	Home Value After \$40,000 State Exemption	Projected Annual Tax Increase	Projected Monthly Tax Increase
\$50,000	\$10,000	\$9.65	\$0.80
100,000	60,000	57.90	4.83
150,000	110,000	106.15	8.85
200,000	160,000	154.40	12.87
250,000	210,000	202.65	16.89
300,000	260,000	250.90	20.91
350,000	310,000	299.15	24.93
400,000	360,000	347.40	28.95
450,000	410,000	395.65	32.97

Projected Cost to Homeowner for a 11.15¢ Increase for Voted Bonds

Home Value Before Exemptions	Home Value After \$40,000 State Exemption	Projected Annual Tax Increase	Projected Monthly Tax Increase
\$50,000	\$10,000	\$11.15	\$0.93
100,000	60,000	66.90	5.58
150,000	110,000	122.65	10.22
200,000	160,000	178.40	14.87
250,000	210,000	234.15	19.51
300,000	260,000	289.90	24.16
350,000	310,000	345.65	28.80
400,000	360,000	401.40	33.45
450,000	410,000	457.15	38.10

No Tax Increase above the frozen level on the Homestead of Taxpayers 65 years of age and older who have applied for and received the Age 65 Freeze.

Scenarios Presented

- Scenario 1:** \$136,500,000 – Structured for Level Net Debt Service
- Scenario 2:** \$160,000,000 – Structured for Level Net Debt Service
- Scenario 3:** \$170,000,000 – Structured for Level Net Debt Service

Summary of Parameters

- Bond Election:** Assumed to be May 2022.
- Issuance Date:** Assumed to be August 2022.
- Interest Rate:** Assumed to be 3.50%.
- Amortization Length:** Assumed to be 30 Years with a 10-Year Early Optional Redemption.
- Taxable Value:** Assumed to be \$2,975,000,000 in 2021/22.
- Taxable Value Growth:** Assumed to be 5.00% Growth Per Year for 5 Years Beginning in 2022/23.
- Collection Percentage:** Assumed to be 98%.
- Transfer of Funds:** Assumes the Use of Excess I&S Fund Balance in 2022/23.

Summary of Analysis

Scenarios	Actual 2021/22 I&S Tax Rate	Estimated I&S Tax Rate Increase	Estimated 2022/23 I&S Tax Rate
Scenario 1: \$136,500,000 – Structured for Level Net Debt Service	23.85¢	6.00¢	29.85¢
Scenario 2: \$160,000,000 – Structured for Level Net Debt Service	23.85¢	9.65¢	33.50¢
Scenario 3: \$170,000,000 – Structured for Level Net Debt Service	23.85¢	11.15¢	35.00¢

Preliminary Bond Program Analysis

Scenario 1: \$136,500,000 - Structured for Level Net Debt Service

(Assumes Taxable Value Growth of 5.00% Per Year for 5 Years Beginning in 2022/23)

January 4, 2022



(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
Fiscal Year Ending	Outstanding Debt Service	Plus: \$136,500,000 Series 2022 - @ 3.50% (a)	Total Debt Service	Less: Use of (Increase to) I&S Fund Balance (b)	Less: Use of Bond Premium	Less: Hold Harmless from Additional Homestead Exemption	Net Debt Service	Estimated Taxable Value (c)	Estimated Tax Rate @ 98%	Estimated Tax Rate Increase
2022	\$ 6,535,170	\$ -	\$ 6,535,170	\$ (533,298)	\$ -	\$ 115,000	\$ 6,953,468	\$ 2,975,000,000	\$ 0.2385	
2023	6,537,320	4,773,230	11,310,550	1,685,000	455,402	310,000	8,860,149	3,028,800,000	0.2985	0.0600
2024	3,972,059	5,505,249	9,477,308			180,000	9,297,308	3,180,240,000	0.2983	
2025	3,970,904	5,970,573	9,941,477			175,000	9,766,477	3,339,252,000	0.2984	
2026	3,971,160	6,452,862	10,424,022			170,000	10,254,022	3,506,214,600	0.2984	
2027	3,971,138	6,960,723	10,931,860			160,000	10,771,860	3,681,525,330	0.2986	
2028	3,971,847	6,957,083	10,928,929			160,000	10,768,929	3,681,525,330	0.2985	
2029	3,972,307	6,955,568	10,927,875			160,000	10,767,875	3,681,525,330	0.2985	
2030	3,974,284	6,956,003	10,930,288			160,000	10,770,288	3,681,525,330	0.2985	
2031	3,972,655	6,958,215	10,930,870			160,000	10,770,870	3,681,525,330	0.2985	
2032	3,973,189	6,957,116	10,930,305			160,000	10,770,305	3,681,525,330	0.2985	
2033	3,970,609	6,957,619	10,928,228			160,000	10,768,228	3,681,525,330	0.2985	
2034	3,973,830	6,954,638	10,928,468			160,000	10,768,468	3,681,525,330	0.2985	
2035	3,972,800	6,957,997	10,930,796			160,000	10,770,796	3,681,525,330	0.2985	
2036	3,972,345	6,957,522	10,929,867			160,000	10,769,867	3,681,525,330	0.2985	
2037	3,972,234	6,958,127	10,930,361			160,000	10,770,361	3,681,525,330	0.2985	
2038	3,973,067	6,954,724	10,927,791			160,000	10,767,791	3,681,525,330	0.2985	
2039	3,974,464	6,957,139	10,931,604			160,000	10,771,604	3,681,525,330	0.2986	
2040	3,971,267	6,960,111	10,931,378			160,000	10,771,378	3,681,525,330	0.2986	
2041	3,973,165	6,958,552	10,931,717			160,000	10,771,717	3,681,525,330	0.2986	
2042	3,970,856	6,957,376	10,928,232			160,000	10,768,232	3,681,525,330	0.2985	
2043	3,971,229	6,961,321	10,932,550			160,000	10,772,550	3,681,525,330	0.2986	
2044	3,974,161	6,955,299	10,929,460			160,000	10,769,460	3,681,525,330	0.2985	
2045		10,771,528	10,771,528				10,771,528	3,681,525,330	0.2986	
2046		10,772,307	10,772,307				10,772,307	3,681,525,330	0.2986	
2047		10,772,631	10,772,631				10,772,631	3,681,525,330	0.2986	
2048		10,772,151	10,772,151				10,772,151	3,681,525,330	0.2986	
2049		10,770,520	10,770,520				10,770,520	3,681,525,330	0.2985	
2050		10,772,300	10,772,300				10,772,300	3,681,525,330	0.2986	
2051		10,772,058	10,772,058				10,772,058	3,681,525,330	0.2986	
2052		10,769,444	10,769,444				10,769,444	3,681,525,330	0.2985	
	\$ 96,492,059	\$ 234,109,985	\$ 330,602,044	\$ 1,151,702	\$ 455,402	\$ 3,830,000	\$ 325,164,940			

(a) Principal amortization in the first 5 Years = \$6,130,000. Principal amortization in the first 10 Years = \$19,225,000. Weighted average maturity = 20.3 Years.

(b) Estimated I&S Fund Balance on August 31, 2021 is \$2,765,000 after the contribution to the 2020 Ref. A target I&S FB could be approximately 15% of Annual Debt Service.

(c) In 2022/23, the "Net Taxable Value" is assumed to decrease by approximately \$95 Million (\$15,000 x 6,330 exemptions) due to the increase in the state homestead exemption.

Preliminary Bond Program Analysis

Scenario 2: \$160,000,000 - Structured for Level Net Debt Service

(Assumes Taxable Value Growth of 5.00% Per Year for 5 Years Beginning in 2022/23)

January 4, 2022



(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
Fiscal Year Ending	Plus: Outstanding Debt Service	\$160,000,000 Series 2022 - @ 3.50% (a)	Total Debt Service	Less: Use of (Increase to) I&S Fund Balance (b)	Less: Use of Bond Premium	Less: Hold Harmless from Additional Homestead Exemption	Net Debt Service	Estimated Taxable Value (c)	Estimated Tax Rate @ 98%	Estimated Tax Rate Increase
2022	\$ 6,535,170	\$ -	\$ 6,535,170	\$ (533,298)	\$ -	\$ 115,000	\$ 6,953,468	\$ 2,975,000,000	0.2385	
2023	6,537,320	5,606,504	12,143,824	1,485,000	405,274	310,000	9,943,550	3,028,800,000	0.3350	0.0965
2024	3,972,059	6,647,981	10,620,040			180,000	10,440,040	3,180,240,000	0.3350	
2025	3,970,904	7,166,060	11,136,964			175,000	10,961,964	3,339,252,000	0.3350	
2026	3,971,160	7,708,607	11,679,767			170,000	11,509,767	3,506,214,600	0.3350	
2027	3,971,138	8,274,048	12,245,185			160,000	12,085,185	3,681,525,330	0.3350	
2028	3,971,847	8,276,207	12,248,054			160,000	12,088,054	3,681,525,330	0.3350	
2029	3,972,307	8,274,697	12,247,004			160,000	12,087,004	3,681,525,330	0.3350	
2030	3,974,284	8,269,517	12,243,802			160,000	12,083,802	3,681,525,330	0.3349	
2031	3,972,655	8,270,493	12,243,148			160,000	12,083,148	3,681,525,330	0.3349	
2032	3,973,189	8,272,362	12,245,550			160,000	12,085,550	3,681,525,330	0.3350	
2033	3,970,609	8,274,949	12,245,558			160,000	12,085,558	3,681,525,330	0.3350	
2034	3,973,830	8,273,168	12,246,999			160,000	12,086,999	3,681,525,330	0.3350	
2035	3,972,800	8,271,931	12,244,731			160,000	12,084,731	3,681,525,330	0.3350	
2036	3,972,345	8,271,063	12,243,408			160,000	12,083,408	3,681,525,330	0.3349	
2037	3,972,234	8,275,302	12,247,536			160,000	12,087,536	3,681,525,330	0.3350	
2038	3,973,067	8,274,473	12,247,540			160,000	12,087,540	3,681,525,330	0.3350	
2039	3,974,464	8,268,576	12,243,041			160,000	12,083,041	3,681,525,330	0.3349	
2040	3,971,267	8,272,350	12,243,617			160,000	12,083,617	3,681,525,330	0.3349	
2041	3,973,165	8,270,531	12,243,696			160,000	12,083,696	3,681,525,330	0.3349	
2042	3,970,856	8,272,946	12,243,802			160,000	12,083,802	3,681,525,330	0.3349	
2043	3,971,229	8,274,332	12,245,561			160,000	12,085,561	3,681,525,330	0.3350	
2044	3,974,161	8,269,602	12,243,762			160,000	12,083,762	3,681,525,330	0.3349	
2045		12,085,690	12,085,690				12,085,690	3,681,525,330	0.3350	
2046		12,084,888	12,084,888				12,084,888	3,681,525,330	0.3350	
2047		12,087,291	12,087,291				12,087,291	3,681,525,330	0.3350	
2048		12,087,461	12,087,461				12,087,461	3,681,525,330	0.3350	
2049		12,085,049	12,085,049				12,085,049	3,681,525,330	0.3350	
2050		12,084,618	12,084,618				12,084,618	3,681,525,330	0.3349	
2051		12,085,644	12,085,644				12,085,644	3,681,525,330	0.3350	
2052		12,087,603	12,087,603				12,087,603	3,681,525,330	0.3350	
	\$ 96,492,059	\$ 272,723,942	\$ 369,216,001	\$ 951,702	\$ 405,274	\$ 3,830,000	\$ 364,029,025			

(a) Principal amortization in the first 5 Years = \$7,810,000. Principal amortization in the first 10 Years = \$23,870,000. Weighted average maturity = 20.0 Years.

(b) Estimated I&S Fund Balance on August 31, 2021 is \$2,765,000 after the contribution to the 2020 Ref. A target I&S FB could be approximately 15% of Annual Debt Service.

(c) In 2022/23, the "Net Taxable Value" is assumed to decrease by approximately \$95 Million (\$15,000 x 6,330 exemptions) due to the increase in the state homestead exemption.

Preliminary Bond Program Analysis

Scenario 3: \$170,000,000 - Structured for Level Net Debt Service

(Assumes Taxable Value Growth of 5.00% Per Year for 5 Years Beginning in 2022/23)

January 4, 2022



(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
Fiscal Year Ending	Outstanding Debt Service	Plus: \$170,000,000 Series 2022 - @ 3.50% (a)	Total Debt Service	Less: Use of (Increase to) I&S Fund Balance (b)	Less: Use of Bond Premium	Less: Hold Harmless from Additional Homestead Exemption	Net Debt Service	Estimated Taxable Value (c)	Estimated Tax Rate @ 98%	Estimated Tax Rate Increase
2022	\$ 6,535,170	\$ -	\$ 6,535,170	\$ (533,298)	\$ -	\$ 115,000	\$ 6,953,468	\$ 2,975,000,000	\$ 0.2385	
2023	6,537,320	5,938,440	12,475,760	1,400,000	376,976	310,000	10,388,784	3,028,800,000	0.3500	0.1115
2024	3,972,059	7,117,530	11,089,589			180,000	10,909,589	3,180,240,000	0.3500	
2025	3,970,904	7,660,342	11,631,246			175,000	11,456,246	3,339,252,000	0.3501	
2026	3,971,160	8,226,634	12,197,795			170,000	12,027,795	3,506,214,600	0.3500	
2027	3,971,138	8,819,751	12,790,889			160,000	12,630,889	3,681,525,330	0.3501	
2028	3,971,847	8,818,928	12,790,775			160,000	12,630,775	3,681,525,330	0.3501	
2029	3,972,307	8,814,272	12,786,579			160,000	12,626,579	3,681,525,330	0.3500	
2030	3,974,284	8,815,608	12,789,892			160,000	12,629,892	3,681,525,330	0.3501	
2031	3,972,655	8,817,674	12,790,329			160,000	12,630,329	3,681,525,330	0.3501	
2032	3,973,189	8,815,385	12,788,573			160,000	12,628,573	3,681,525,330	0.3500	
2033	3,970,609	8,818,565	12,789,173			160,000	12,629,173	3,681,525,330	0.3500	
2034	3,973,830	8,812,127	12,785,957			160,000	12,625,957	3,681,525,330	0.3500	
2035	3,972,800	8,815,897	12,788,697			160,000	12,628,697	3,681,525,330	0.3500	
2036	3,972,345	8,814,614	12,786,959			160,000	12,626,959	3,681,525,330	0.3500	
2037	3,972,234	8,818,104	12,790,338			160,000	12,630,338	3,681,525,330	0.3501	
2038	3,973,067	8,816,192	12,789,259			160,000	12,629,259	3,681,525,330	0.3500	
2039	3,974,464	8,813,791	12,788,255			160,000	12,628,255	3,681,525,330	0.3500	
2040	3,971,267	8,815,640	12,786,907			160,000	12,626,907	3,681,525,330	0.3500	
2041	3,973,165	8,816,477	12,789,642			160,000	12,629,642	3,681,525,330	0.3501	
2042	3,970,856	8,816,128	12,786,984			160,000	12,626,984	3,681,525,330	0.3500	
2043	3,971,229	8,819,332	12,790,561			160,000	12,630,561	3,681,525,330	0.3501	
2044	3,974,161	8,815,914	12,790,075			160,000	12,630,075	3,681,525,330	0.3501	
2045		12,628,092	12,628,092				12,628,092	3,681,525,330	0.3500	
2046		12,628,164	12,628,164				12,628,164	3,681,525,330	0.3500	
2047		12,626,039	12,626,039				12,626,039	3,681,525,330	0.3500	
2048		12,626,280	12,626,280				12,626,280	3,681,525,330	0.3500	
2049		12,628,366	12,628,366				12,628,366	3,681,525,330	0.3500	
2050		12,626,860	12,626,860				12,626,860	3,681,525,330	0.3500	
2051		12,626,327	12,626,327				12,626,327	3,681,525,330	0.3500	
2052		12,626,244	12,626,244				12,626,244	3,681,525,330	0.3500	
	\$ 96,492,059	\$ 288,653,717	\$ 385,145,776	\$ 866,702	\$ 376,976	\$ 3,830,000	\$ 380,072,098			

(a) Principal amortization in the first 5 Years = \$8,555,000. Principal amortization in the first 10 Years = \$25,905,000. Weighted average maturity = 19.9 Years.

(b) Estimated I&S Fund Balance on August 31, 2021 is \$2,765,000 after the contribution to the 2020 Ref. A target I&S FB could be approximately 15% of Annual Debt Service.

(c) In 2022/23, the "Net Taxable Value" is assumed to decrease by approximately \$95 Million (\$15,000 x 6,330 exemptions) due to the increase in the state homestead exemption.



Large Group: Q&A



Second Prioritization Exercise



Large Group: Review and Discussion



Understanding Your Voting Community



GREENVILLE ISD

VOTER ANALYSIS 2022

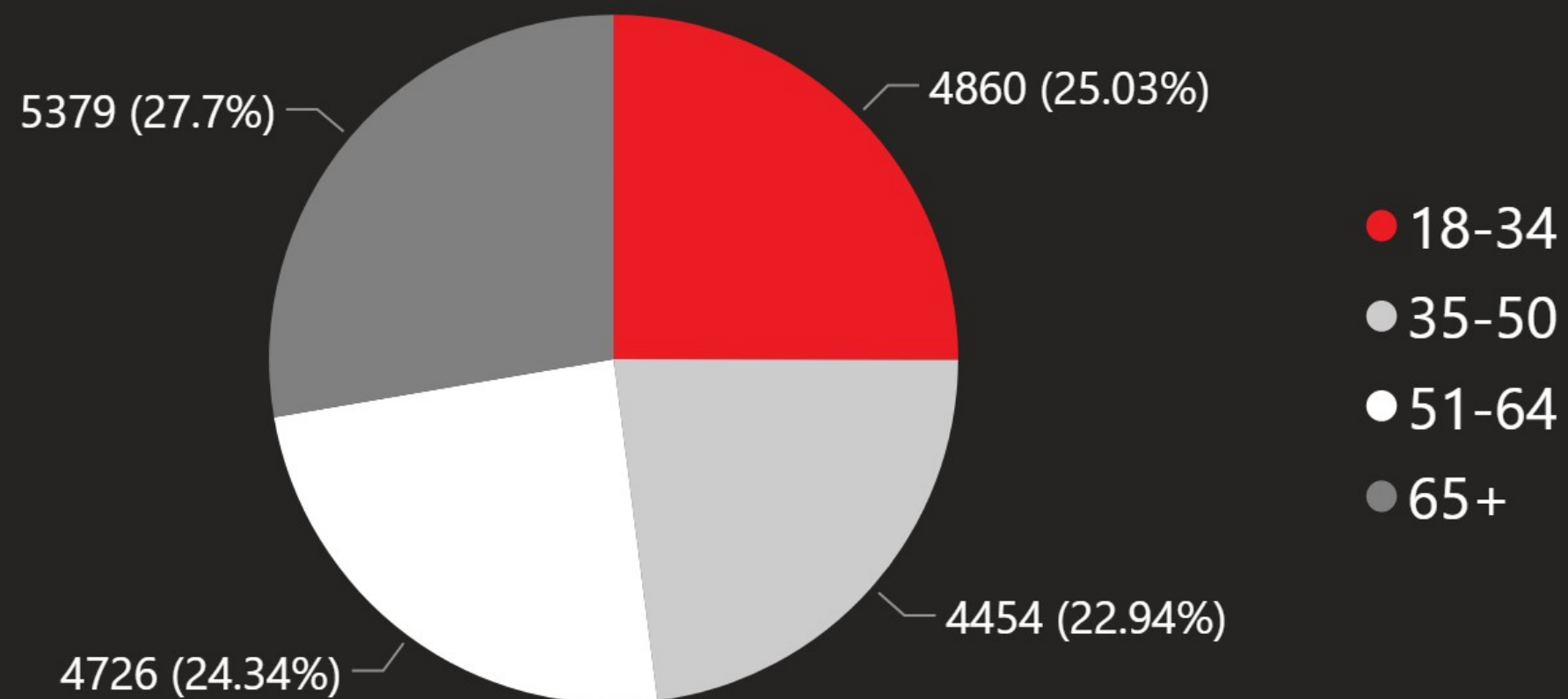
TOTAL REGISTERED VOTERS

19,151

AVERAGE AGE

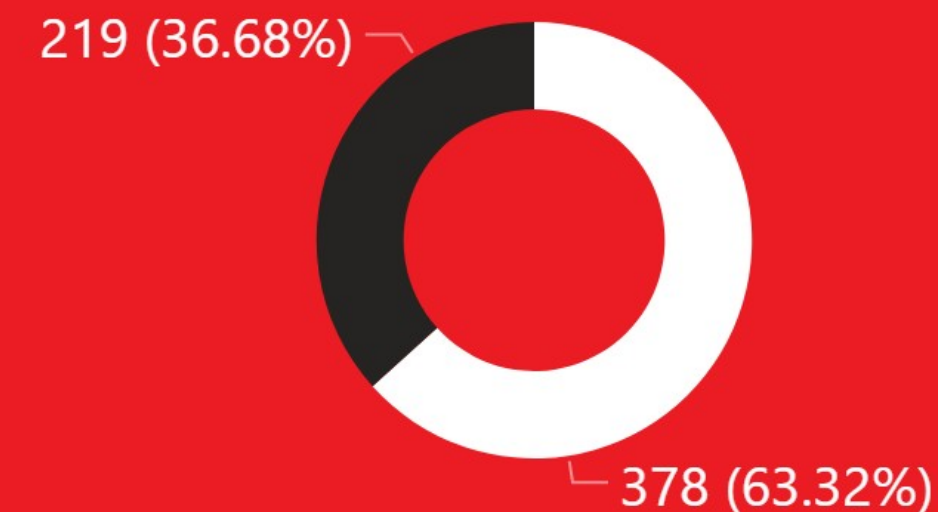
51

AGE BREAKDOWN OF REGISTERED VOTERS



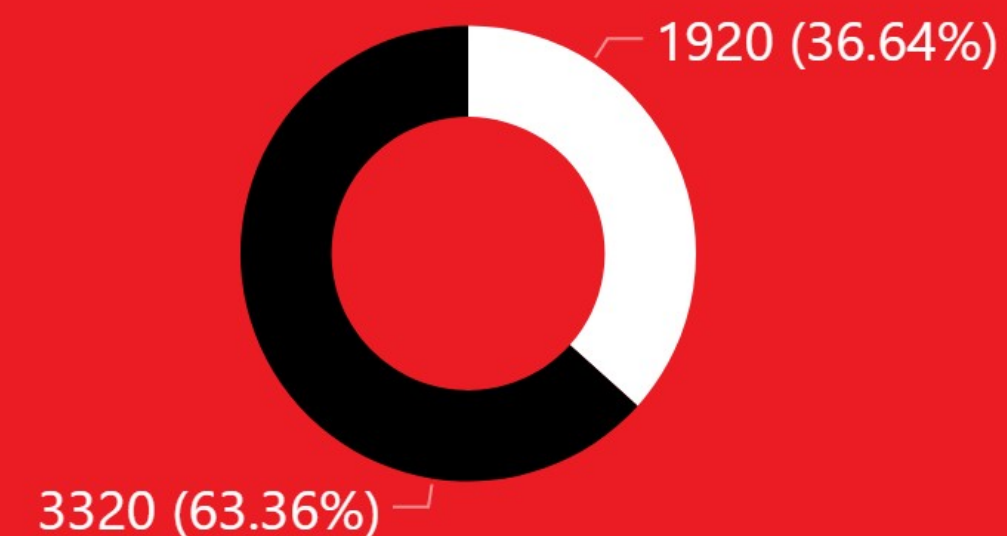
ELIGIBLE REGISTERED STAFF

● REGISTERED ● NOT REGISTERED



REGISTERED PARENTS

● REGISTERED ● NOT REGISTERED





GREENVILLE ISD

VOTER ANALYSIS 2022

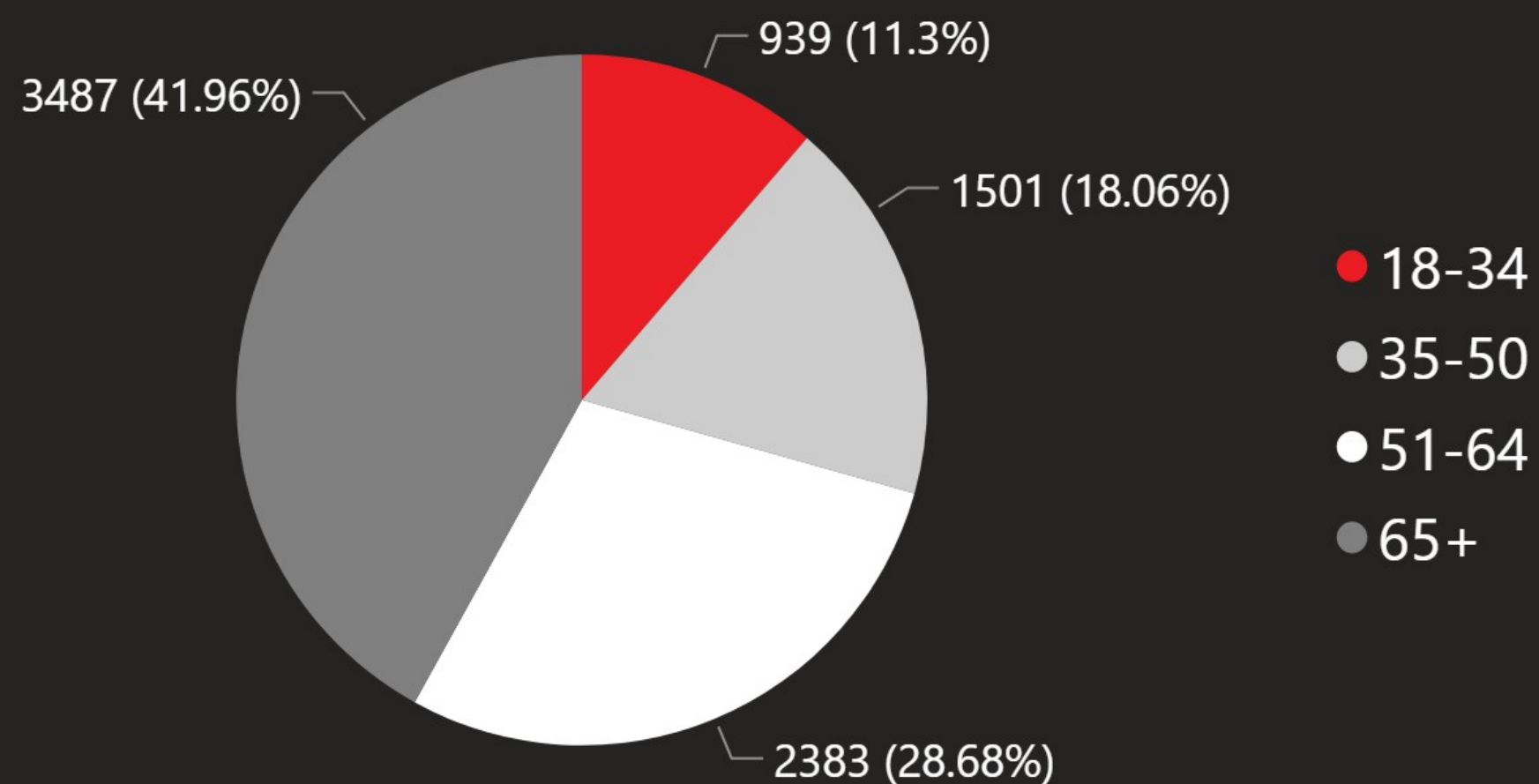
VOTED IN 2018 TRE

8,190

AVERAGE AGE

59

AGE BREAKDOWN OF TRE VOTERS




Proposed Bond Scenario – Total \$169.4M




➤ 89% of the committee was in favor of the proposed bond scenario

Unanimous Votes:


LP Waters – Replacement
\$31.1 Million



New Middle School (1400 Students)
\$105.1 Million




Transportation – Drivers / Offices
\$3.1 Million



Majority Votes:


High School Renovations
\$23.6 Million




New Agricultural Instructional Facility
\$6.5 Million



Travis Realignment – Grades K-5
No bond cost



NHHS – relocate to existing MS
No bond cost





Meeting Wrap-up

Wrap-up



Homework:

Next Meeting:

Tuesday, January 11 at Admin



Thank You