



**EAGLE MOUNTAIN  
SAGINAW ISD**

**Facility Planning Committee  
March 9, 2023**

# Agenda



- **Welcome, Introductions & Review of Meeting Norms/Committee Charge**
  - Paula Harwell, FPC Co-Chair
- **Upcoming Meeting Plan and Survey Plan Overview**
  - Julie Thannum, CESO Communications
- **Demographic Update & Land Overview**
  - Bob Templeton, Zonda Education, & Clete Welch, COO
- **Financial Outlook & Bond Capacity**
  - Robb Welch, CFO, & Josh McLaughlin, BOSC
- **Program Overviews**
  - Safety & Security, EMS Police Chief Charlie Ramirez
  - Maintenance & Transportation, Director of Operations Dwayne Jones
- **Subcommittee Work**
- **Meeting Summary & Announcements**

# District Mission



The mission of Eagle Mountain-Saginaw Independent School District is to foster a culture of excellence that instills a passion for a lifetime of continuous achievement in every student.



*Fostering a Culture of Excellence*

# Community Bond Liaisons



John Craft

Paul Jacobs

- Share expertise and experience with previous bond planning and elections
- Support committee co-chairs with community information and outreach
- Serve as citizen spokespersons for facility planning process

# Committee Co-Chairs



Blake Mabry  
Boswell HS Zone



Paula Harwell  
Chisholm Trail HS Zone








David Vega  
Saginaw HS Zone

- Work cooperatively with EMS ISD Leadership Team to plan future Facility Planning Committee (FPC) meetings
- Facilitate meetings and keep members focused on agenda items
- Provide periodic updates to the Board of Trustees as needed
- Serve as citizen spokespersons for FPC
- Present FPC Recommendations to School Board

# Meeting Norms & Key Points



- Start and end meetings on time.
  - Come with an open mind and actively participate in discussions.
  - Keep the focus on *all* students at all times.
  - Be respectful of each other's experiences, ideas, perspectives and opinions.
  - Allow only one speaker at a time.
  - Ask questions when you don't understand something.
-  All relevant materials and information will be distributed as handouts and/or shared electronically.
  -  No breaks have been scheduled. Please take care of your personal needs on your own.
  -  The EMS ISD leadership team is here to serve you and to be a resource. Do not hesitate to ask questions.
  -  Your attendance at every meeting will help yield optimum results for the committee and community.
  -  While the information presented in each meeting is publicly available upon request, we ask for your discretion in what you share/post about ongoing FPC discussions before information is finalized. This will help minimize misinformation and/or confusion throughout the Facility Planning process.

# Facility Planning Committee's Charge



- Consider the educational needs of all students and align with the district's mission and Aspire 2025 Pillars of Excellence (strategic plan)
- Represent the entire community, its values, and perceptions in the facility planning process
- Assess and prioritize the district's current and long-term facility needs, including new construction, renovations, equipment/system life cycles, and capital improvements
- Bring forward recommendations to the Board of Trustees as to how to address the district's facility needs to support enrollment growth and program progress, both short and long-term.

# Meeting Plan & Survey Overview



## **4th Facility Planning Meeting (April 6)**

VLK Bond Political Landscape Presentation

VLK Long Range Facility Plan

Survey Results – Baselice

Student Programs Overview

- Fine Arts, Athletics, CTE/AG

Technology Program Overview

Subcommittee Work

- Revisit Dream Big Lists
- Recommendation/Presentation Prep

## **5th Facility Planning Meeting (May 4)**

Subcommittee Presentations

Revisit Dream Big Lists

Subcommittees should be meeting on your own to research focus area, tour facilities, discuss project recommendations and prepare for scheduled FPC presentations

## **6th Facility Planning Meeting (June 1)**

Recap of Subcommittee Presentations

Revisit Dream Big Lists

Project Prioritization Activity

Projected Project Costs (Subject Experts)

Priority Identification (Large Group)

## **7th Facility Planning Meeting (August 3)**

Updates:

- Budget Outlook, Appraisal Values, Projected Project Costs, etc.
- Legislative Impacts
- Demographic Updates

Recommendation/Presentation Review & Final Details

Baselice & Associates, Inc., is a national research organization that provides public opinion research for decision-making in politics, and public and corporate affairs. The firm has conducted over 2,200 quantitative and qualitative research projects over the last 25 years across a broad range of issues and topics.

Their experience includes conducting opinion research for numerous school systems in Texas and across the nation on issues ranging from designing successful bond election campaigns to assessing various views regarding a district's administration, communication efforts, and curriculum.

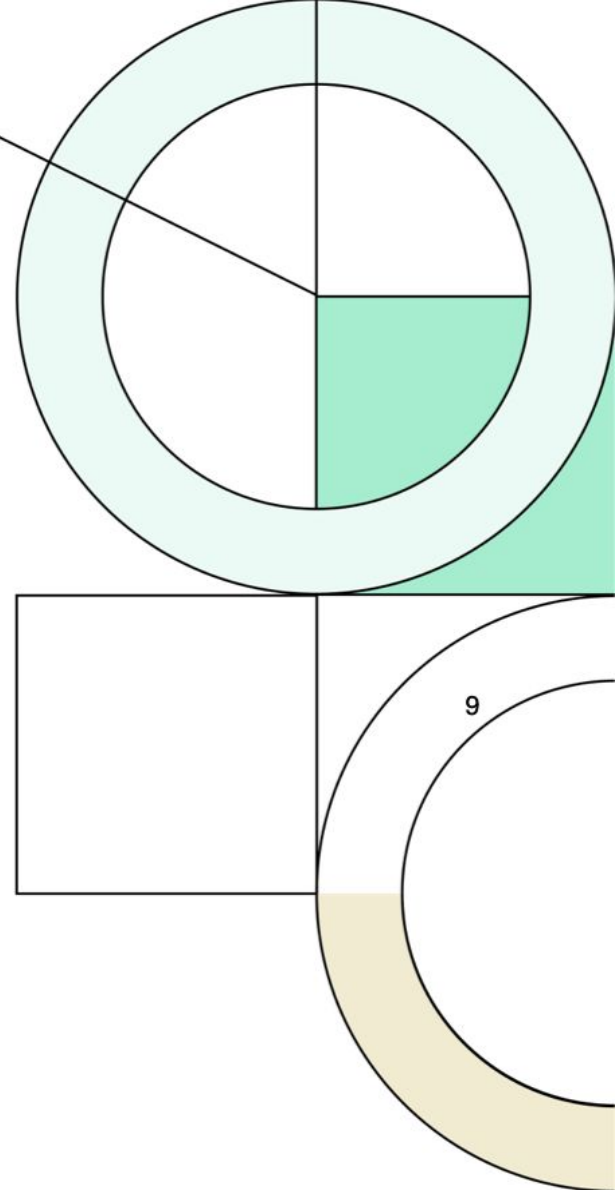
Baselice & Associates, Inc., has conducted voter survey research regarding bond referendums or tax elections for more than 80 Texas districts including: Birdville, Coppell, Frisco, HEB, Keller, Northwest, Mansfield, Richardson, and Rockwall.



# **Eagle Mountain- Saginaw Independent School District**

**4Q22**

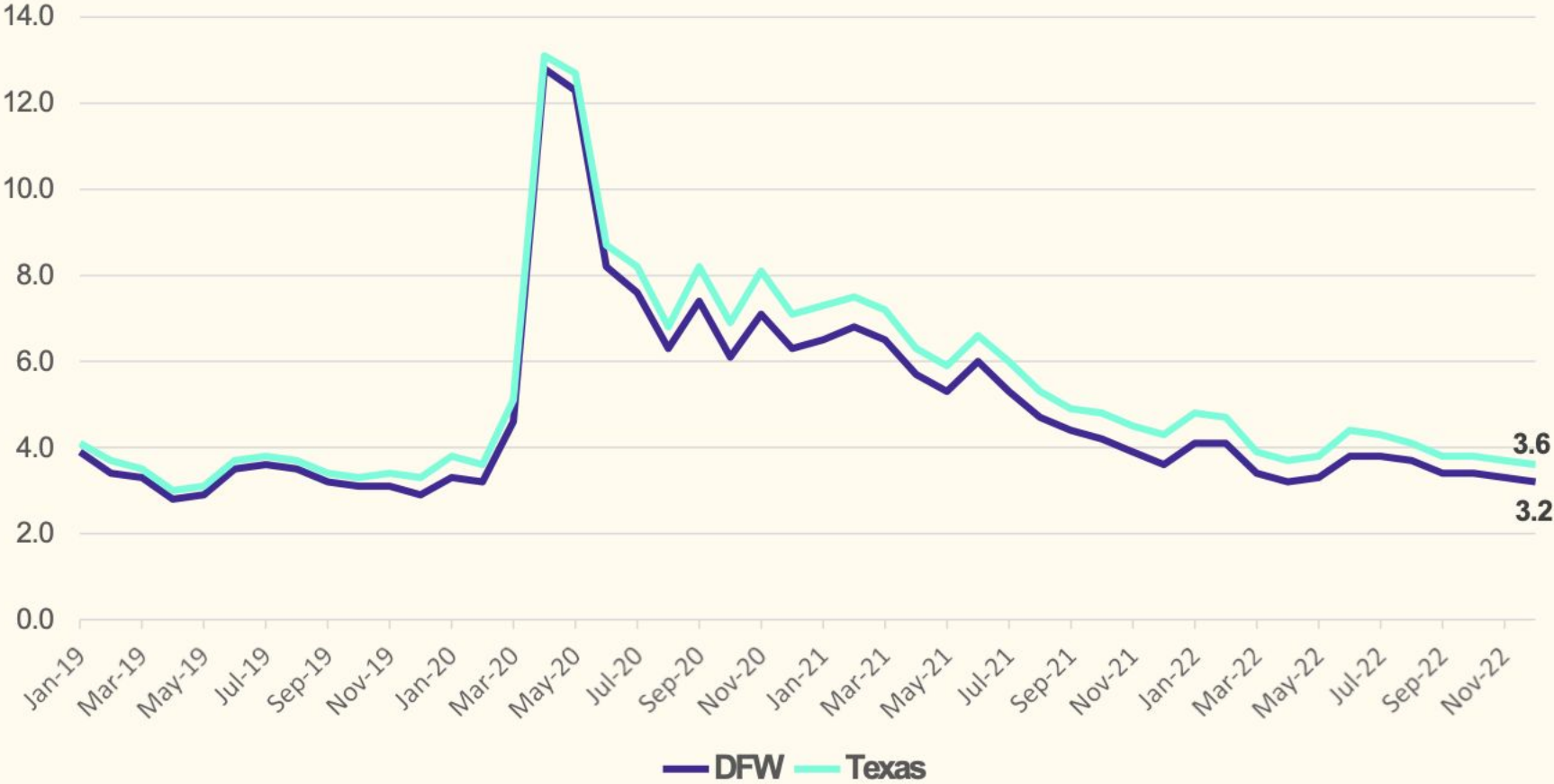
## **Demographic Report**



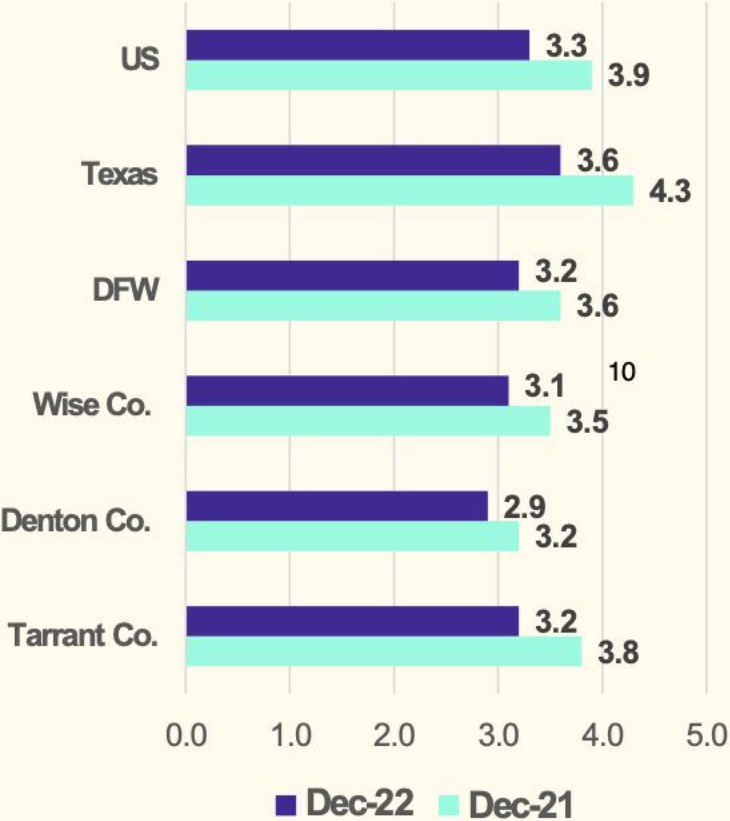


# Local Economic Conditions

Unemployment Rate, Jan. 2019 - Dec. 2022



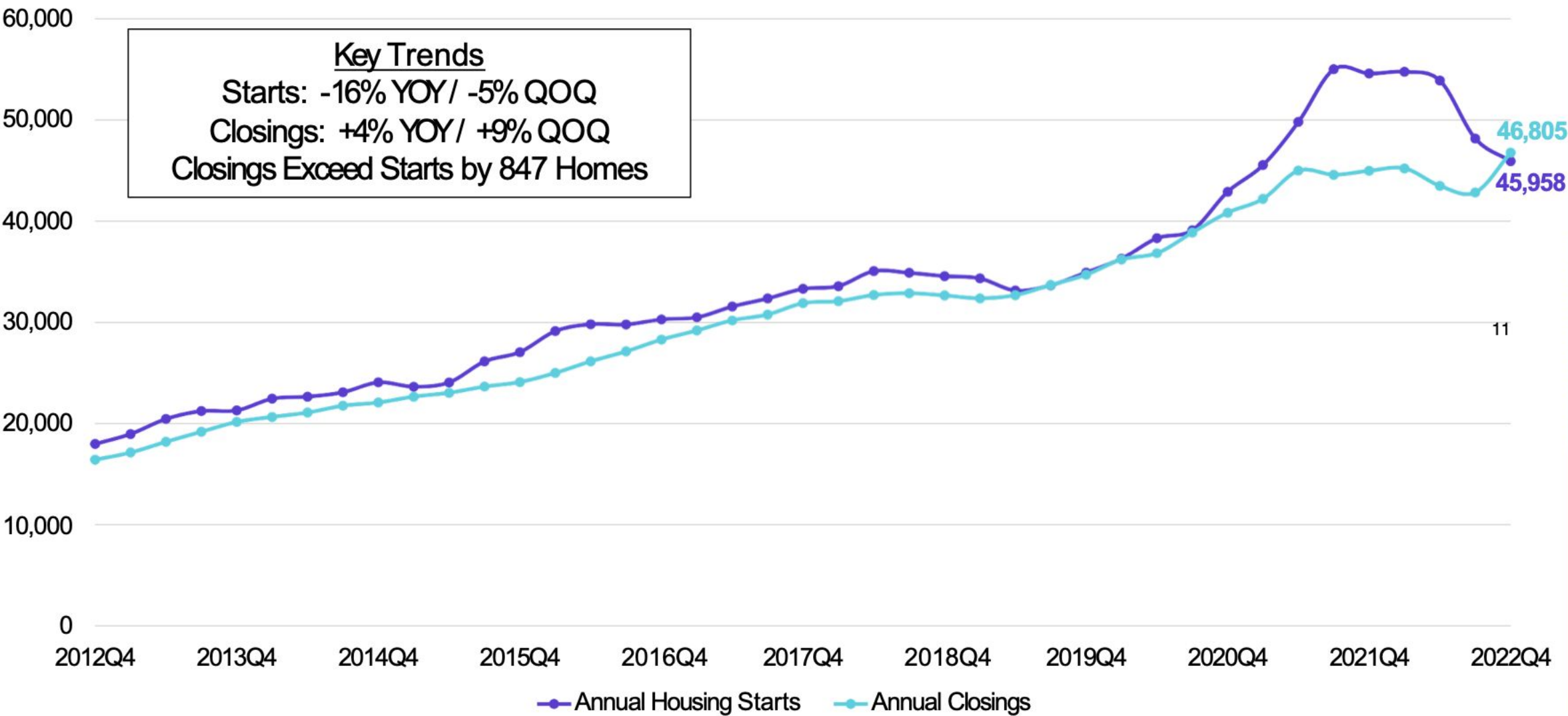
Unemployment Rate, Year over Year





# DFW New Home Starts & Closings

Annual Housing Starts vs. Annual Closings



Source: Zonda

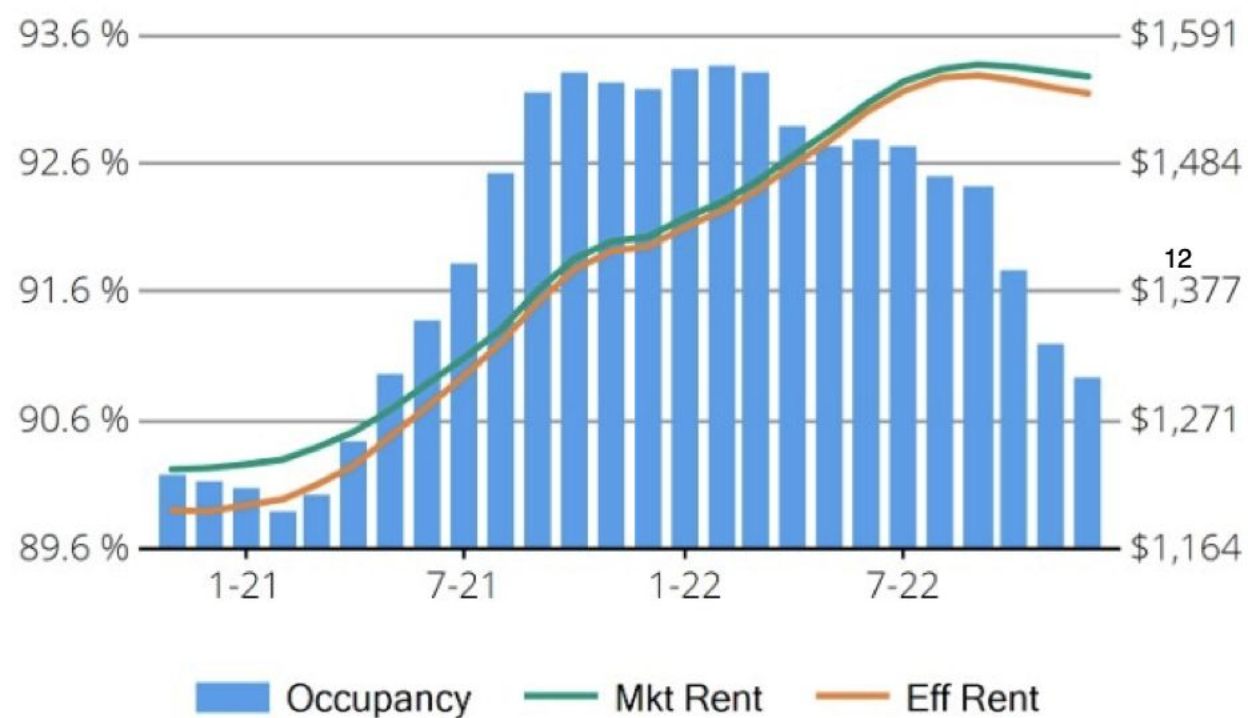


# Housing Market Trends: Multi-family Market- December 2022

## Stabilized and Lease-up Properties\*

Conventional Properties	Dec 2022	Annual Change
Occupancy	90.9	-2.4%
Unit Change	22,454	
Units Absorbed (Annual)	2,961	
Average Size (SF)	873	+0.3%
Asking Rent	\$1,556	+9.5%
Asking Rent per SF	\$1.78	+9.2%
Effective Rent	\$1,542	+9.2%
Effective Rent per SF	\$1.77	+8.9%
% Offering Concessions	14%	+45.8%
Avg. Concession Package	5.1%	-0.3%

## Dallas/Fort Worth, TX

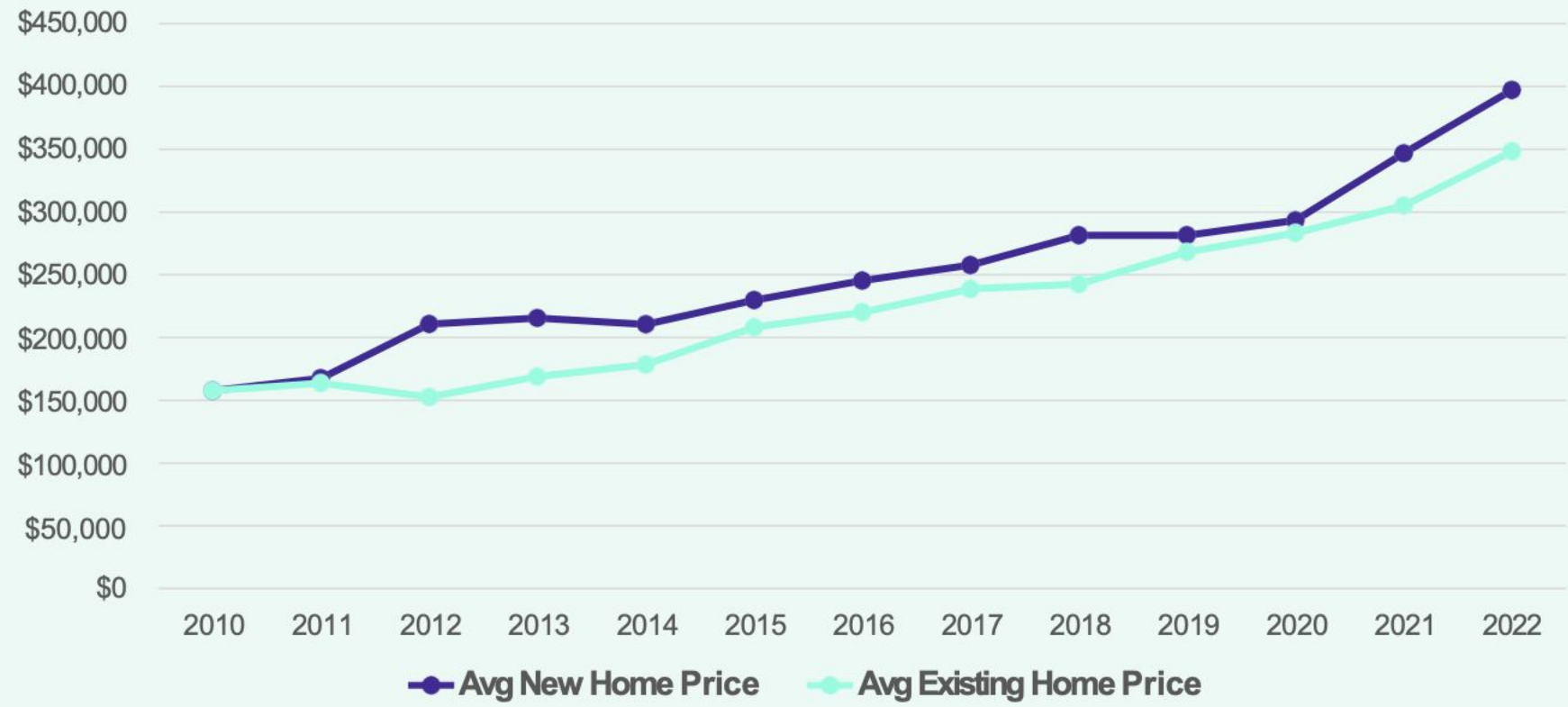




# Eagle Mt.-Saginaw ISD Housing Market Analysis

## Average New vs. Existing Home Sale Price, 2010 - 2022

District New vs. Existing Home Sale Price, 2010 - 2022



- Since 2010, the average new home price in EMS-ISD has more than doubled, increasing 152% or approx. \$239,460
- The average existing home price within the district has also more than doubled, up 121%, or nearly \$190,500 since 2010

	Avg New Home	Avg Existing Home
2010	\$157,781	\$157,667
2011	\$167,593	\$163,737
2012	\$210,775	\$152,690
2013	\$215,637	\$169,032
2014	\$210,464	\$178,527
2015	\$229,825	\$208,270
2016	\$245,444	\$220,039
2017	\$257,759	\$238,777
2018	\$281,467	\$242,655
2019	\$281,506	\$268,020
2020	\$293,367	\$283,279
2021	\$346,946	\$305,004
2022	\$397,242	\$348,155



# DFW New Home Ranking Report

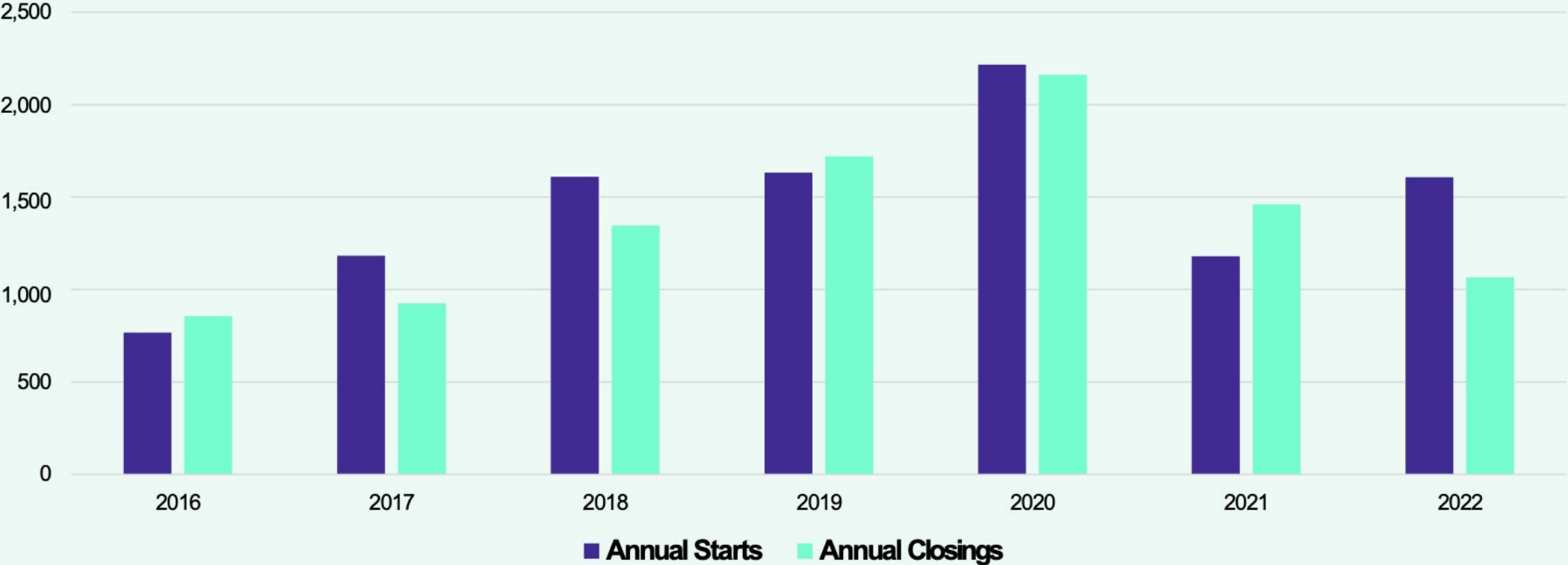
ISD Ranked by Annual Closings – 4Q22

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHWEST ISD	2,873	3,579	1,735	4,244	38,680
2	DENTON ISD	2,597	2,728	1,961	4,094	29,963
3	PROSPER ISD	2,258	2,619	1,901	3,321	20,673
4	FORNEY ISD	1,354	2,326	757	3,975	20,806
5	PRINCETON ISD	2,051	2,047	1,104	2,132	8,984
6	ROYSE CITY ISD	1,514	1,600	926	1,927	13,855
7	FRISCO ISD	1,128	1,514	904	1,402	9,619
8	CRANDALL ISD	1,616	1,490	633	428	16,044
9	DALLAS ISD	1,835	1,446	2,027	2,219	6,086
10	ROCKWALL ISD	1,494	1,271	927	1,685	12,210
11	MIDLOTHIAN ISD	826	1,269	452	2,296	19,587
12	COMMUNITY ISD	911	1,180	396	1,416	7,483
13	CELINA ISD	829	1,159	632	1,122	37,165
14	AUBREY ISD	1,425	1,122	770	1,116	5,632
15	MCKINNEY ISD	1,349	1,096	1,110	1,367	15,622
16	CROWLEY ISD	1,290	1,093	779	2,679	16,080
17	<b>EAGLE MT-SAGINAW ISD</b>	<b>1,608</b>	<b>1,066</b>	<b>1,063</b>	<b>2,556</b>	<b>17,050</b>
18	WAXAHACHIE ISD	550	1,049	285	1,265	26,809
19	LEWISVILLE ISD	1,027	1,037	870	895	2,007
20	MANSFIELD ISD	1,141	974	1,021	1,591	6,695

\* Based on additional Zonda Education housing research



# District New Home Starts and Closings



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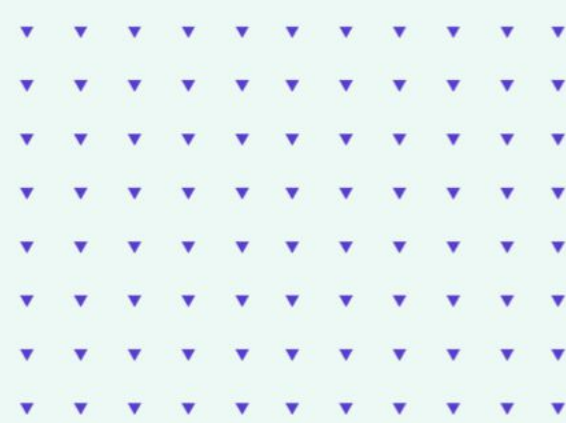
Starts	2016	2017	2018	2019	2020	2021	2022
1Q	177	179	389	351	530	321	292
2Q	223	368	411	439	593	356	413
3Q	243	412	293	442	514	312	397
4Q	124	224	517	401	580	191	506
Total	767	1,183	1,610	1,633	2,217	1,180	1,608

Closings	2016	2017	2018	2019	2020	2021	2022
1Q	189	154	295	285	340	473	161
2Q	227	204	310	483	567	425	256
3Q	265	243	374	512	664	300	383
4Q	175	324	367	441	591	264	266
Total	856	925	1,346	1,721	2,162	1,462	1,066

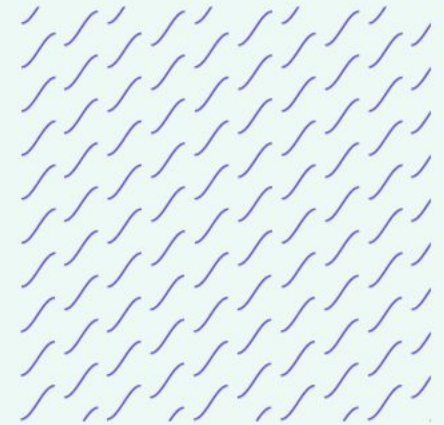


# 1 Year Change in District Housing

	4Q21	4Q22	Difference
Annual Starts	1,180	1,608	+428
Quarterly Starts	191	506	+315
Annual Closings	1,462	1,066	-396
Quarterly Closings	264	266	+2
Under Construction	479	845	+366
Inventory	521	1,063	+542
VDL	1,365	2,476	+1,111
Futures	20,941	17,050	-3,891



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# District Housing Overview by Elementary

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
BRYSON	108	108	0	0	108	108	248	474
CHISHOLM RIDGE	0	0	4	0	0	0	0	422
COMANCHE SPRINGS	263	108	208	74	117	123	185	320
COPPER CREEK	176	58	157	44	82	108	265	0
DOZIER	8	0	16	4	8	8	0	144
EAGLE MOUNTAIN	221	40	147	19	136	203	434	12193
ELKINS	78	9	151	27	12	31	44	315
GILILLAND	0	0	0	0	0	0	0	0
GREENFIELD	0	0	2	0	0	0	77	152
HATLEY	354	92	149	46	203	222	940	1858
HIGH COUNTRY	0	0	0	0	0	0	0	0
LAKE COUNTRY	49	16	37	7	33	40	105	580
LAKE POINTE	235	64	128	21	104	124	31	0
NORTHBROOK	0	0	0	0	0	0	0	0
PARKVIEW	99	9	48	21	34	76	210	253
REMINGTON POINT	0	0	0	0	0	0	0	0
SAGINAW	0	0	0	0	0	0	0	0
WILLOW CREEK	17	2	19	3	8	20	17	166
<b>Grand Total</b>	<b>1,608</b>	<b>506</b>	<b>1,066</b>	<b>266</b>	<b>845</b>	<b>1,063</b>	<b>2,556</b>	<b>16,877</b>

 Highest activity in the category

 Second highest activity in the category




 Third highest activity in the category

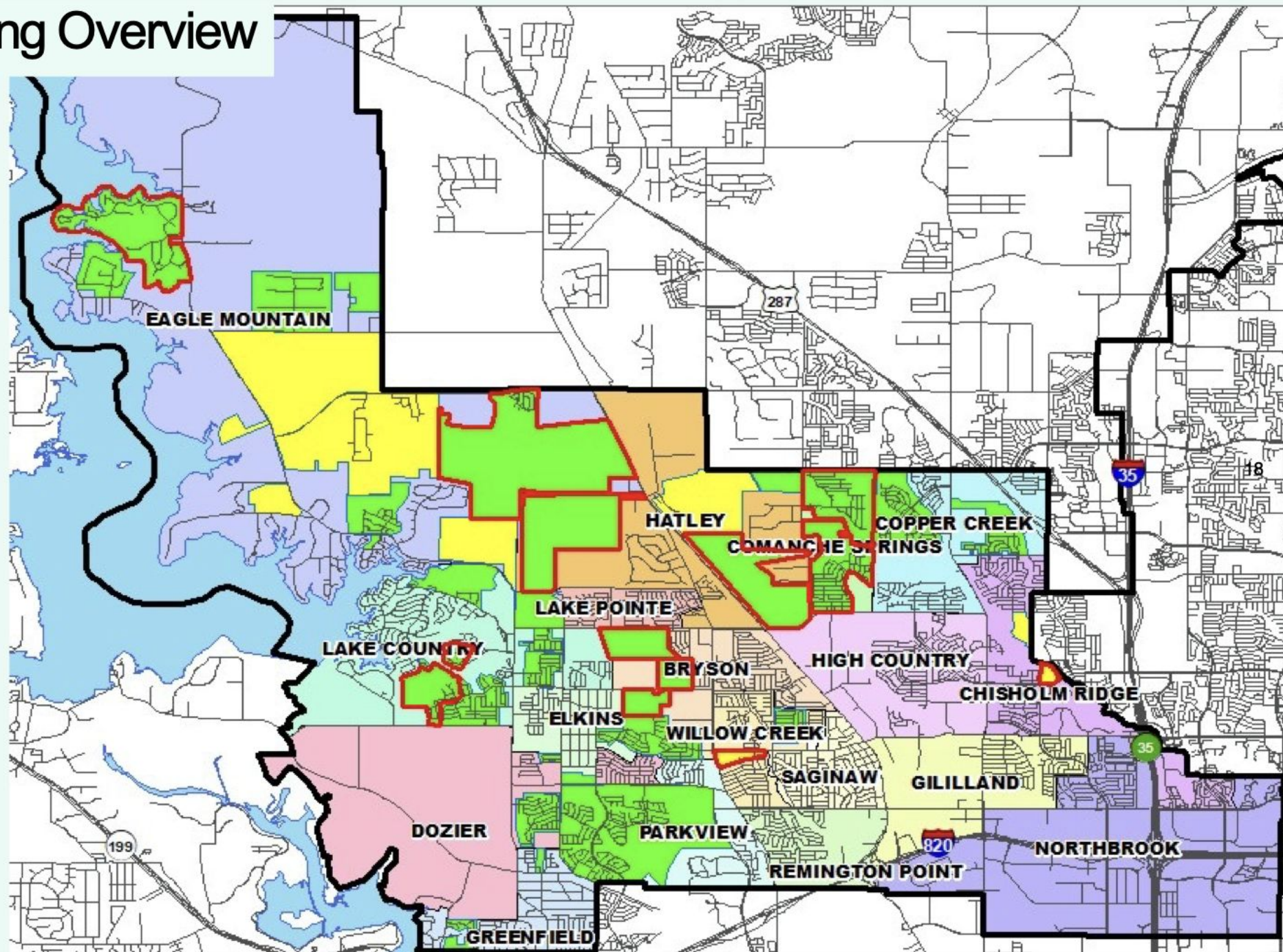


# District Housing Overview

- The district has 33 actively building subdivisions
- Within EMS-ISD there are 19 future subdivisions in various stages of planning
- Groundwork is currently (4Q22) underway on approx. 1,900 lots within 15 subdivisions.
- Comparatively, groundwork was underway on approx. 2,050 lots the previous quarter (3Q22)

## Subdivisions

-  ACTIVE
-  FUTURE
-  Groundwork Underway





# Residential Activity

## Ridgeview Farms

- 784 total lots
- 0 future lots
- 60 vacant developed lots
- 41 homes under construction
- 682 homes occupied
- Started 44 homes in last 12 months compared to 96 starts over previous 12 month period, a decline of 52 starts or 54%
- Priced from the mid-\$300's





# Residential Activity

## Waters Bend

- 917 total lots
- 185 future lots
- 79 vacant developed lots
- 7 homes under construction
- 647 homes occupied
- Started 72 homes in last 12 months compared to 108 starts over previous 12 month period, a decline of 36 starts or 33%
- Priced from the upper-\$200's



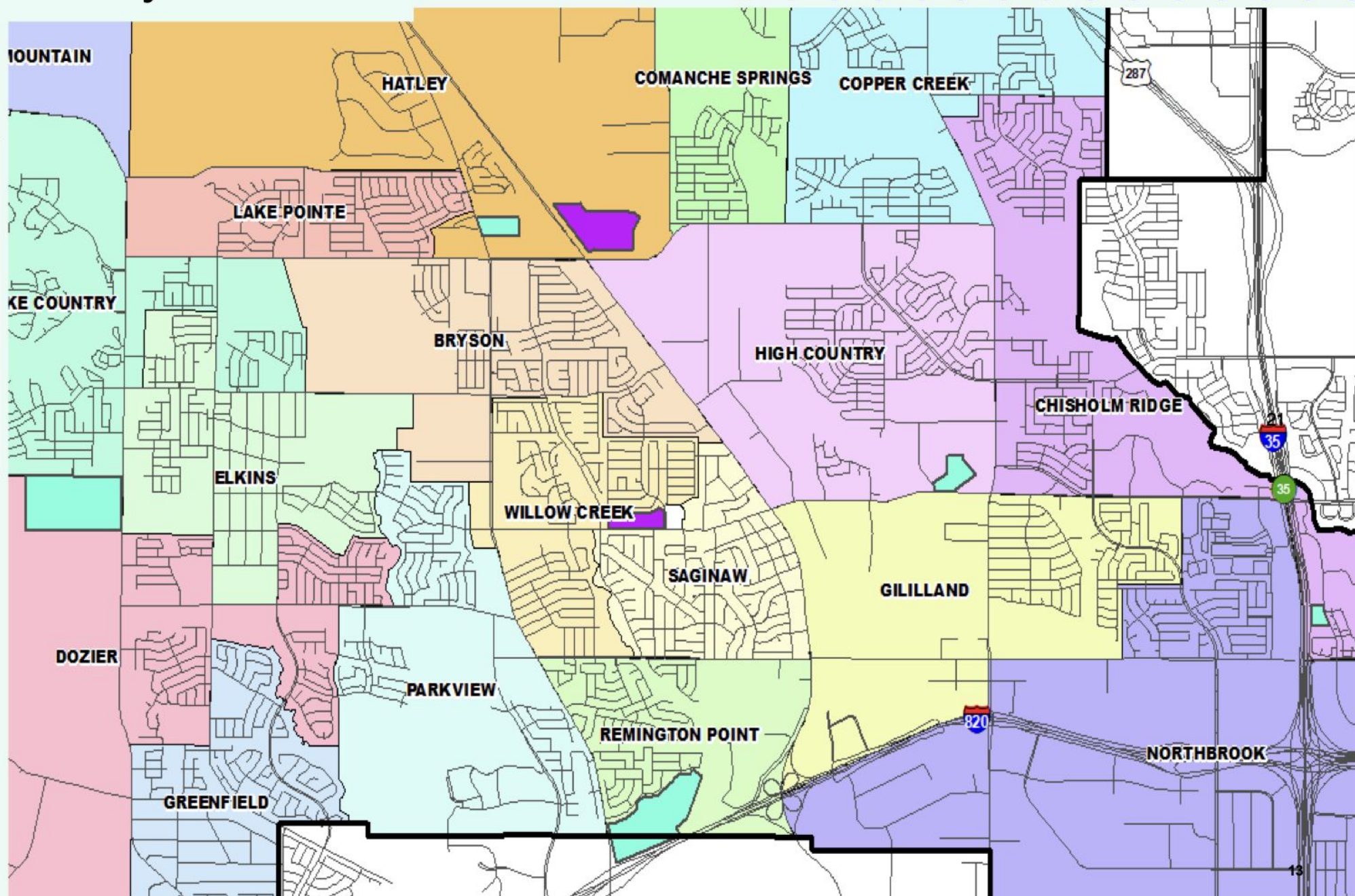


# District Multi-Family Overview

- Approximately 750 units are currently under construction within EMS ISD in two separate developments
- More than 1,700 future multi-family units in five separate projects are currently planned within the District

## Multi-Family Developments

-  Under Construction
-  Future Development





# Ten Year Forecast by Grade Level

	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2018/19	114	413	1,484	1,535	1,495	1,516	1,596	1,773	1,645	1,597	1,546	1,621	1,632	1,491	1,311	20,769		
2019/20	116	398	1,413	1,465	1,464	1,454	1,490	1,601	1,742	1,776	1,671	1,777	1,655	1,591	1,415	21,028	259	1.25%
2020/21	119	342	1,358	1,462	1,522	1,497	1,493	1,566	1,637	1,809	1,778	1,817	1,749	1,619	1,479	21,247	219	1.04%
2021/22	52	562	1,509	1,548	1,595	1,621	1,566	1,592	1,686	1,762	1,867	2,089	1,836	1,653	1,448	22,386	1,139	5.36%
2022/23	65	634	1,457	1,634	1,636	1,664	1,710	1,611	1,705	1,757	1,827	2,178	1,962	1,697	1,556	23,093	707	3.16%
2023/24	64	665	1,514	1,612	1,705	1,714	1,740	1,789	1,726	1,792	1,827	2,004	2,165	1,874	1,573	23,763	670	2.90%
2024/25	64	678	1,587	1,652	1,674	1,797	1,803	1,824	1,918	1,830	1,886	2,014	1,991	2,074	1,732	24,523	760	3.20%
2025/26	65	683	1,652	1,749	1,709	1,758	1,855	1,876	1,968	2,015	1,892	2,095	2,001	1,904	1,914	25,136	613	2.50%
2026/27	66	691	1,722	1,818	1,814	1,805	1,843	1,937	2,006	2,062	2,076	2,100	2,073	1,915	1,758	25,686	550	2.19%
2027/28	67	699	1,781	1,892	1,883	1,916	1,885	1,926	2,050	2,102	2,115	2,299	2,083	1,985	1,768	26,451	765	2.93%
2028/29	65	684	1,830	1,950	1,948	1,974	1,997	1,973	2,038	2,156	2,147	2,309	2,251	1,993	1,834	27,150	699	2.64%
2029/30	67	699	1,890	2,000	2,002	2,027	2,038	2,072	2,086	2,136	2,203	2,367	2,277	2,154	1,840	27,858	709	2.61%
2030/31	69	717	1,939	2,054	2,052	2,090	2,111	2,117	2,191	2,184	2,185	2,421	2,333	2,179	1,991	28,633	775	2.78%
2031/32	71	731	1,990	2,111	2,100	2,120	2,160	2,186	2,238	2,297	2,234	2,398	2,380	2,232	2,013	29,261	628	2.19%
2032/33	73	745	2,026	2,161	2,162	2,174	2,200	2,234	2,310	2,347	2,350	2,452	2,358	2,277	2,062	29,931	670	2.29%

Yellow box = largest grade per year  
Green box = second largest grade per year



# Ten Year Forecast by Elementary Campus

			Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
HAFLEY DEVELOPMENT CENTER	374	386	365	352	359	371	379	387	372	388	408	424	440
BRYSON ELEMENTARY	736	568	548	463	465	490	508	533	568	590	604	610	613
CHISHOLM RIDGE ELEMENTARY	803	664	720	712	702	700	695	675	685	698	701	715	725
COMANCHE SPRINGS ELEMENTARY	781	550	553	538	584	592	608	623	650	652	663	660	653
COPPER CREEK ELEMENTARY	803	565	648	715	725	720	758	761	744	745	737	737	742
DOZIER ELEMENTARY	803	663	725	731	741	762	758	767	770	781	777	765	763
EAGLE MOUNTAIN ELEMENTARY	758	431	501	529	587	658	751	922	1,081	1,223	1,389	1,560	1,751
ELKINS ELEMENTARY	736	581	646	668	659	651	638	620	611	608	611	616	620
GILLILAND ELEMENTARY	691	501	481	491	501	518	530	532	523	518	513	507	502
GREENFIELD ELEMENTARY	803	701	689	680	681	677	675	676	693	715	736	757	776
HATLEY ELEMENTARY	803	0	0	228	285	358	431	511	588	646	721	788	855
HIGH COUNTRY ELEMENTARY	758	556	567	593	623	635	628	623	626	641	652	659	654
LAKE COUNTRY ELEMENTARY	803	686	671	661	683	691	725	764	822	876	890	906	913
LAKE POINTE ELEMENTARY	781	585	660	691	690	693	712	730	735	745	743	745	741
NORTHBROOK ELEMENTARY	781	551	571	609	605	614	627	612	609	602	607	606	609
PARKMEW ELEMENTARY	781	561	554	580	602	626	665	693	718	730	750	756	754
REMINGTON POINT ELEMENTARY	758	557	551	558	557	559	588	622	621	626	629	625	622
SAGINAW ELEMENTARY	558	341	327	326	326	312	310	293	300	307	311	313	316
WILLOW CREEK ELEMENTARY	870	598	634	677	703	719	710	705	706	705	708	721	727

Yellow box = over 105% of capacity  
Green box = within 5% of capacity



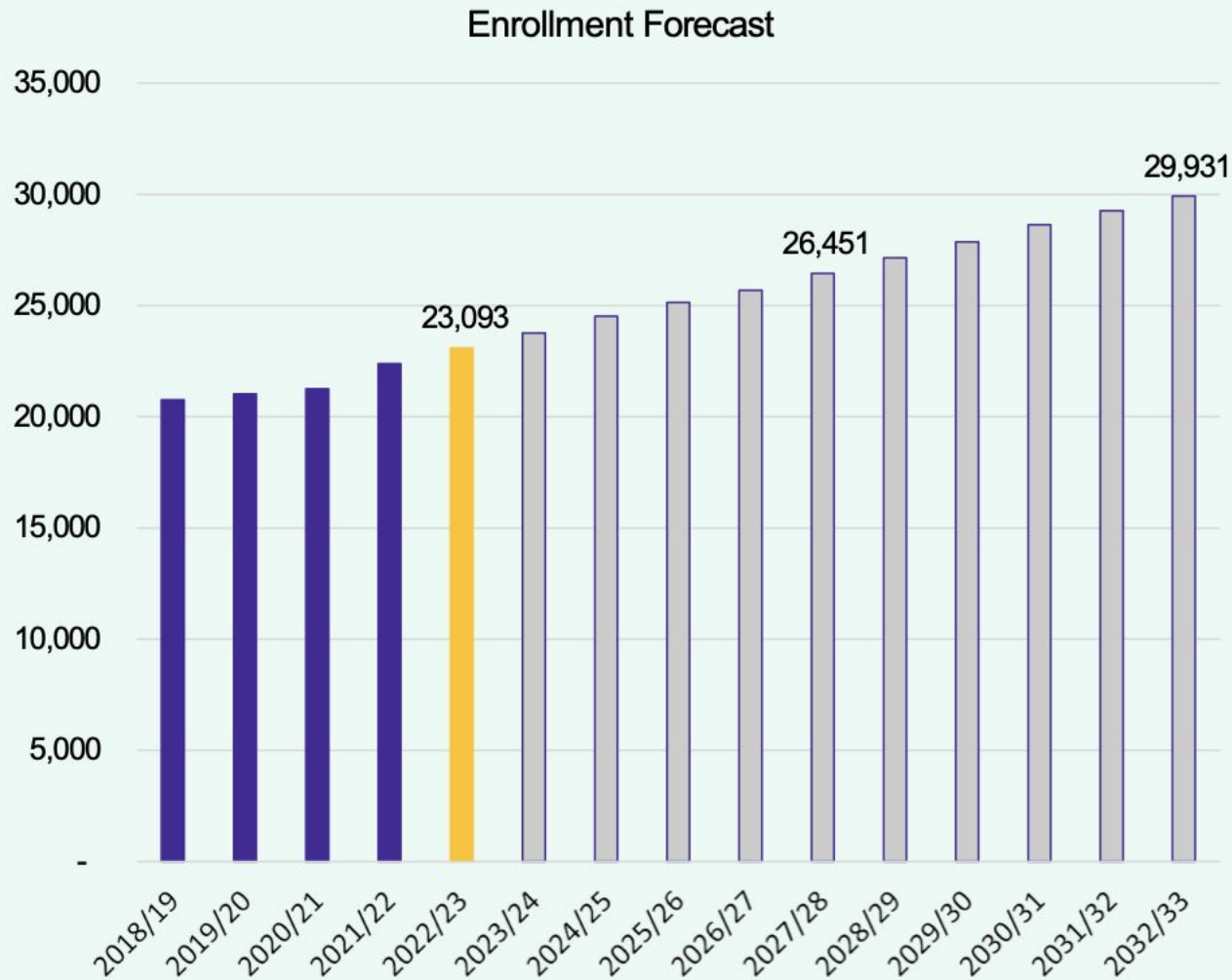
# Ten Year Forecast by Secondary Campus

			Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
CREEKVIEW MIDDLE SCHOOL	1,078	833	846	879	940	958	969	944	900	862	850	863	882
HIGHLAND MIDDLE SCHOOL	1,050	758	731	753	817	838	868	924	940	913	873	866	892
PRAIRIE VISTA MIDDLE SCHOOL	1,002	894	920	887	960	1,035	1,116	1,158	1,189	1,277	1,294	1,314	1,336
WAYSIDE MIDDLE SCHOOL	1,002	1,057	1,079	1,108	1,109	1,164	1,235	1,259	1,320	1,392	1,550	1,682	1,804
WILLKIE MIDDLE SCHOOL	1,002	703	722	763	786	837	864	898	900	870	874	904	937
MARINE CREEK MIDDLE SCHOOL	1,200	1,058	982	946	1,013	1,034	1,083	1,075	1,083	1,102	1,110	1,131	1,147
<b>MIDDLE SCHOOL TOTALS</b>	6,334	5,303	5,280	5,336	5,625	5,866	6,135	6,258	6,332	6,416	6,551	6,760	6,998
Middle School Percent Change		1.59%	-0.43%	1.06%	5.42%	4.28%	4.59%	2.00%	1.18%	1.33%	2.10%	3.19%	3.52%
Middle School Absolute Change		83	-23	56	289	241	269	123	74	84	135	209	238
BOSWELL HIGH SCHOOL	2500	2,389	2,551	2,651	2,830	2,913	2,943	3,044	3,054	3,148	3,171	3,184	3,269
SAGINAW HIGH SCHOOL	2500	2,158	2,182	2,270	2,258	2,288	2,270	2,398	2,575	2,648	2,841	2,905	2,940
CHISHOLM TRAIL HIGH SCHOOL	2500	2,339	2,499	2,534	2,562	2,552	2,472	2,532	2,597	2,681	2,751	2,773	2,779
WATSON HIGH SCHOOL		108	97	97	97	97	97	97	97	97	97	97	97
<b>HIGH SCHOOL TOTALS</b>		6,994	7,329	7,552	7,747	7,850	7,782	8,071	8,323	8,574	8,860	8,959	9,085
High School Percent Change		5.24%	4.79%	3.04%	2.58%	1.33%	-0.87%	3.71%	3.12%	3.02%	3.34%	1.12%	1.41%
High School Absolute Change		348	335	223	195	103	-68	289	252	251	286	99	126
TARRANT COUNTY JJAEP		0	0	0	0	0	0	0	0	0	0	0	0
ALTERNATIVE DISCIPLINE SCHOOL		44	73	73	73	73	73	73	73	73	73	73	73
<b>ALTERNATIVE SCHOOL TOTALS</b>		44	73	73	73	73	73	73	73	73	73	73	73
<b>DISTRICT TOTALS</b>		22,386	23,093	23,763	24,523	25,136	25,686	26,451	27,150	27,858	28,633	29,261	29,931
District Percent Change		5.37%	3.16%	2.90%	3.20%	2.50%	2.19%	2.98%	2.64%	2.61%	2.78%	2.19%	2.29%
District Absolute Change		1,141	707	670	760	613	550	765	699	709	775	628	670

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Yellow box = over 105% of capacity  
Green box = within 5% of capacity

# Key Takeaways



- Despite significant economic headwinds and continued supply chain issues, housing starts within Eagle Mountain-Saginaw ISD increased 36% (428 units) from 2021 totals
- The district currently has 33 actively building subdivisions with more than 2,500 lots available to build on <sup>25</sup>
- Eagle Mountain-Saginaw ISD has 19 future subdivisions with over 17,000 lots in the planning stages
- Groundwork is underway on more than 2,000 lots within 15 subdivisions
- Eagle Mountain-Saginaw ISD is forecasted to enroll approx. 26,500 students in 2027/28 and almost 30,000 by 2032/33



**EAGLE MOUNTAIN  
SAGINAW ISD**

# **Land Overview**

**Clete Welch, Chief Operations Officer**

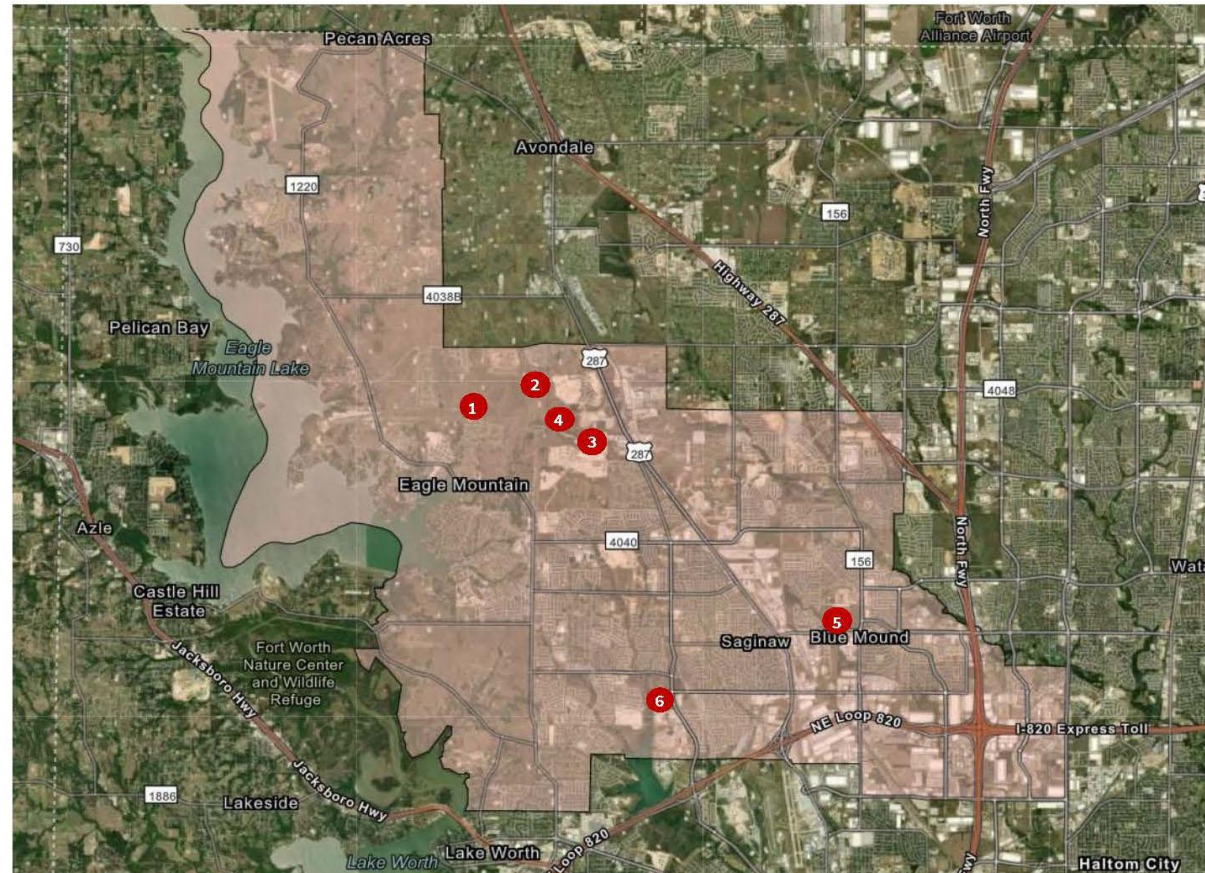
## Acquisition Summary - Eagle Mountain-Saginaw ISD



#	Project Name	Campus/School Name	Property Type	Total Acreage	Close Date
1	Chapel Hill West	Future Middle School Site	Middle	35.0 AC	5/12/2022
2	Chapel Hill West	Future Elementary School Site	Elementary	13.524 AC	3/5/2008
3	Northpointe	Future Elementary School Site	Elementary	14.59 AC	12/16/2021
4	Cibolo Hills	Future Elementary School Site	Elementary	16.3 AC	12/16/2021
5	Saginaw HS	Future Elementary and Middle School Sites	Elem/Middle	63.294 AC	8/12/2009
6	Marine Creek	Future Elementary School Site	Elementary	25.0 AC	11/14/2014
<b>TOTAL:</b>				<b>167.708 AC</b>	



## Acquisition Summary - Eagle Mountain-Saginaw ISD





**EAGLE MOUNTAIN  
SAGINAW ISD**

# **Operating Budget Financial Update**

**Robb Welch, Chief Financial Officer**

# Annual Finances – Two Primary Funds



## General Fund

- Supported by Maintenance and Operation (M&O) Tax Rate – Currently \$0.9346
- Equalizing State Funding
- Pays for Payroll, Instructional Supplies and Equipment, Student Transportation, Utilities, Building and Grounds Maintenance



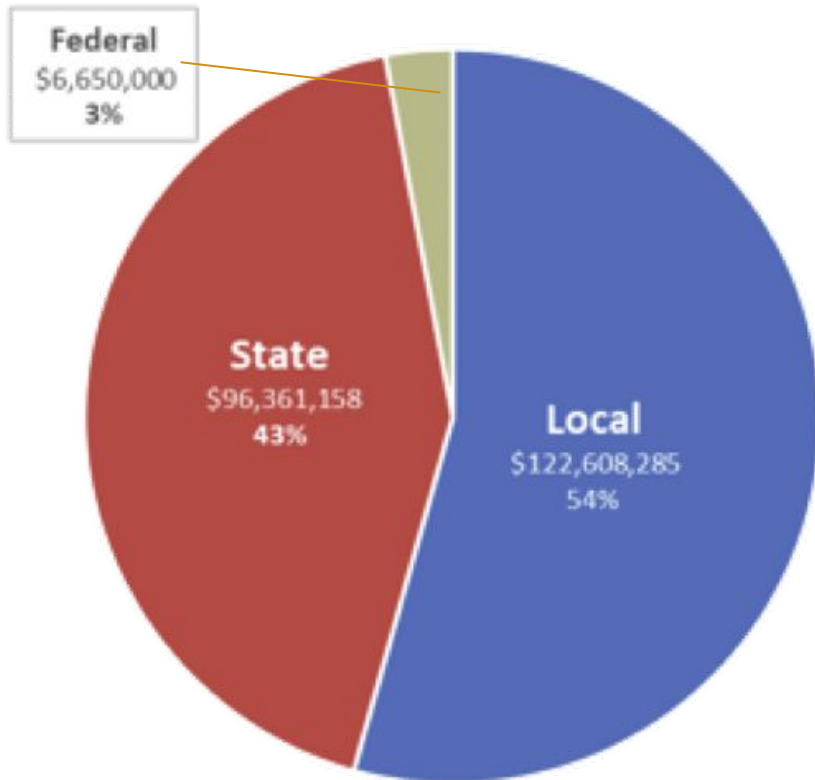
## Debt Service Fund

- Supported by Interest and Sinking (I&S) Tax Rate – Currently at \$0.50
- Minimal State Support
- Pays for the Principal and Interest Payments on Bond Debt

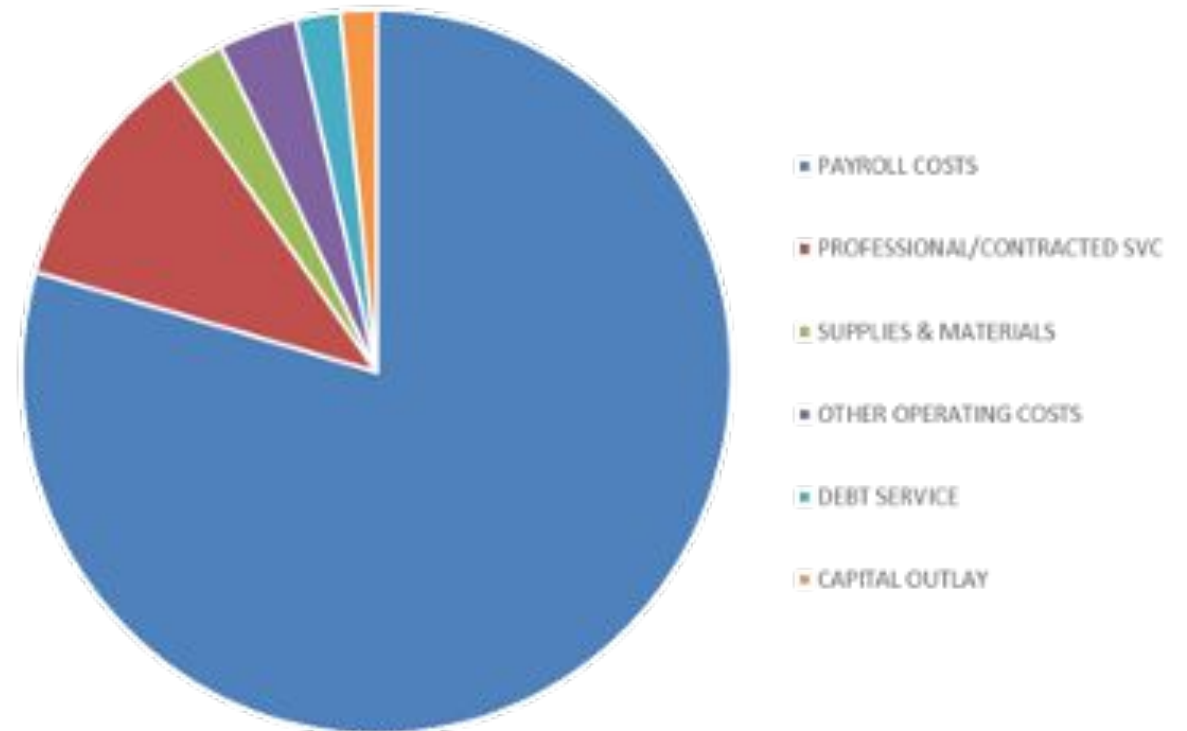
# Annual Finances – General Operating



General Fund Revenue



General Fund Expenditures



# Funding Sources



## **General Fund – State Funding Formula**

- Basic Allotment of \$6,160 per Average Daily Attendance (ADA)
- Includes allocations for Special Education, Career and Technology, Bilingual and Early Education

**Child Nutrition Fund – Can replace existing equipment**

**Federal Grants – Typically do not support capital expenses**

**Construction Fund – Funded from proceeds of selling bonds**

# Funding Sources





**EAGLE MOUNTAIN  
SAGINAW ISD**

*Fostering a Culture of Excellence*

## **Review of Current Debt Position and Preliminary Bond Capacity Analysis**

**Thursday, March 9, 2023**

Securities, insurance and advisory services offered through BOK Financial Securities, Inc., member FINRA/SIPC and a subsidiary of BOK Financial Corporation. Services may be offered under our trade name, BOK Financial Advisors.

**NOT FDIC INSURED | NO BANK GUARANTEE | MAY LOSE VALUE**



## Savings from District's Debt Management Practices

- ❑ Eagle Mountain-Saginaw Independent School District ("EMSISD" or the "District") has actively deployed various debt management practices to lower the borrowing costs of taxpayers. Such actions have reduced the cost of voter-approved bonds and provided EMSISD taxpayers with more than \$132.8 million of direct savings since year 2005!

- ❖ \$ 110,796,792 – Bond Refundings

- ❖ 22,019,897 – Lower Interest Rates from Prudent Use of Variable Rate Bonds

- \$ 132,816,689 – Total Savings to Taxpayers**

### ■ Prudent Use of Variable Rate Bonds:

- ❖ Eagle Mountain-Saginaw ISD has strategically incorporated variable rate bonds within its debt portfolio since year 2011 – lowering its borrowing cost by approximately \$22.0 million in comparison to the sale of fixed rate bonds.
  - ❖ The District's interest rate on its existing \$53,165,000 Variable Rate Unlimited Tax School Building Bonds, Series 2011 is currently 1.47%.



## Savings from District's Debt Management Practices

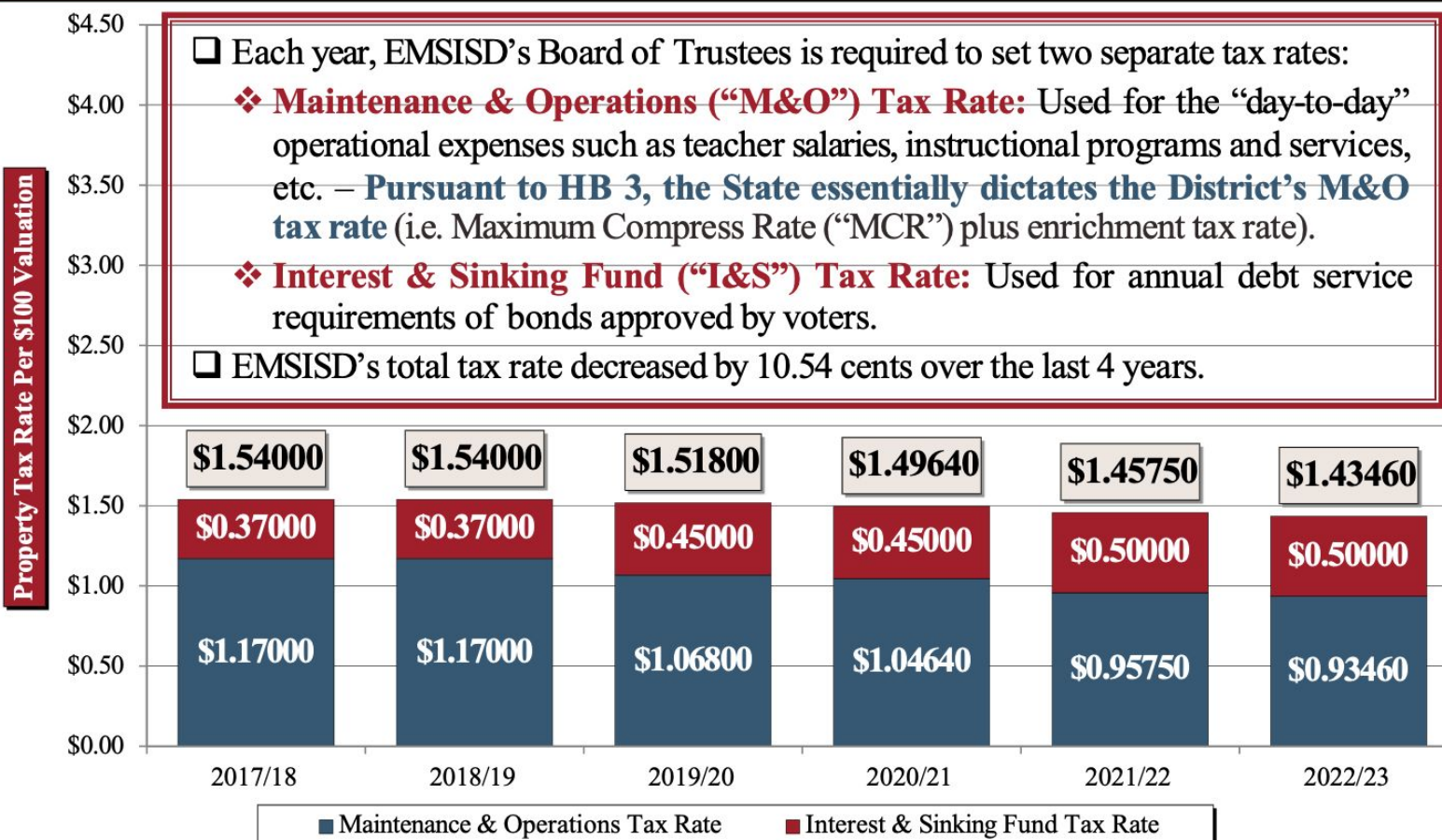
- **Bond Refundings:** Since year 2005, EMSISD has completed 16 bond refunding programs at a lower interest rate, saving approximately \$110.8 million in future interest costs.

Summary of Interest Cost Savings – Bond Refunding Programs			
Issue	Series Refunded	Principal Amount Refunded	Total Savings
Unlimited Tax Refunding Bonds, Series 2005-B	1995	\$ 4,795,000	\$ 555,296
Unlimited Tax Refunding Bonds, Series 2005-C	1993, 1993A, 1999A, 2000, 2002	24,055,000	1,776,836
Unlimited Tax Refunding Bonds, Series 2006-B	2002, 2002A	76,424,511	5,654,927
Unlimited Tax Refunding Bonds, Series 2011-A	2000, 2002, 2004	6,655,000	967,269
Unlimited Tax Refunding Bonds, Series 2012-A	2002A, 2004	9,361,828	1,782,843
Unlimited Tax Refunding Bonds, Series 2013-A	2006, 2007	55,530,000	4,528,581
Unlimited Tax Refunding Bonds, Series 2013-B	2005-A	8,605,000	1,087,657
Unlimited Tax Refunding Bonds, Series 2014-A	2002A, 2005-B, 2006-A	18,259,226	1,628,606
Unlimited Tax Refunding Bonds, Series 2014-B	2005-A	3,635,000	571,364
Unlimited Tax Refunding Bonds, Series 2015	2006-A, 2007, 2008	64,660,000	8,007,716
Unlimited Tax Refunding Bonds, Series 2015-B	2005-C	11,575,000	1,354,685
Unlimited Tax Refunding Bonds, Series 2016	2006-A, 2006-B, 2007, 2008	166,905,000	37,492,852
Unlimited Tax Refunding Bonds, Series 2016-A	2008	53,420,000	18,392,795
Unlimited Tax Refunding Bonds, Series 2020-A	2010B, 2010C	67,169,503	11,516,063
Unlimited Tax Refunding Bonds, Taxable Series 2020-B	2011-A, 2012-A, 2012-B, 2013-A	30,115,000	4,542,484
Unlimited Tax Refunding Bonds, Taxable Series 2020-C	2013-A, 2015, 2015-A	59,935,000	10,936,818
Totals	—	\$ 661,100,068	\$ 110,796,792



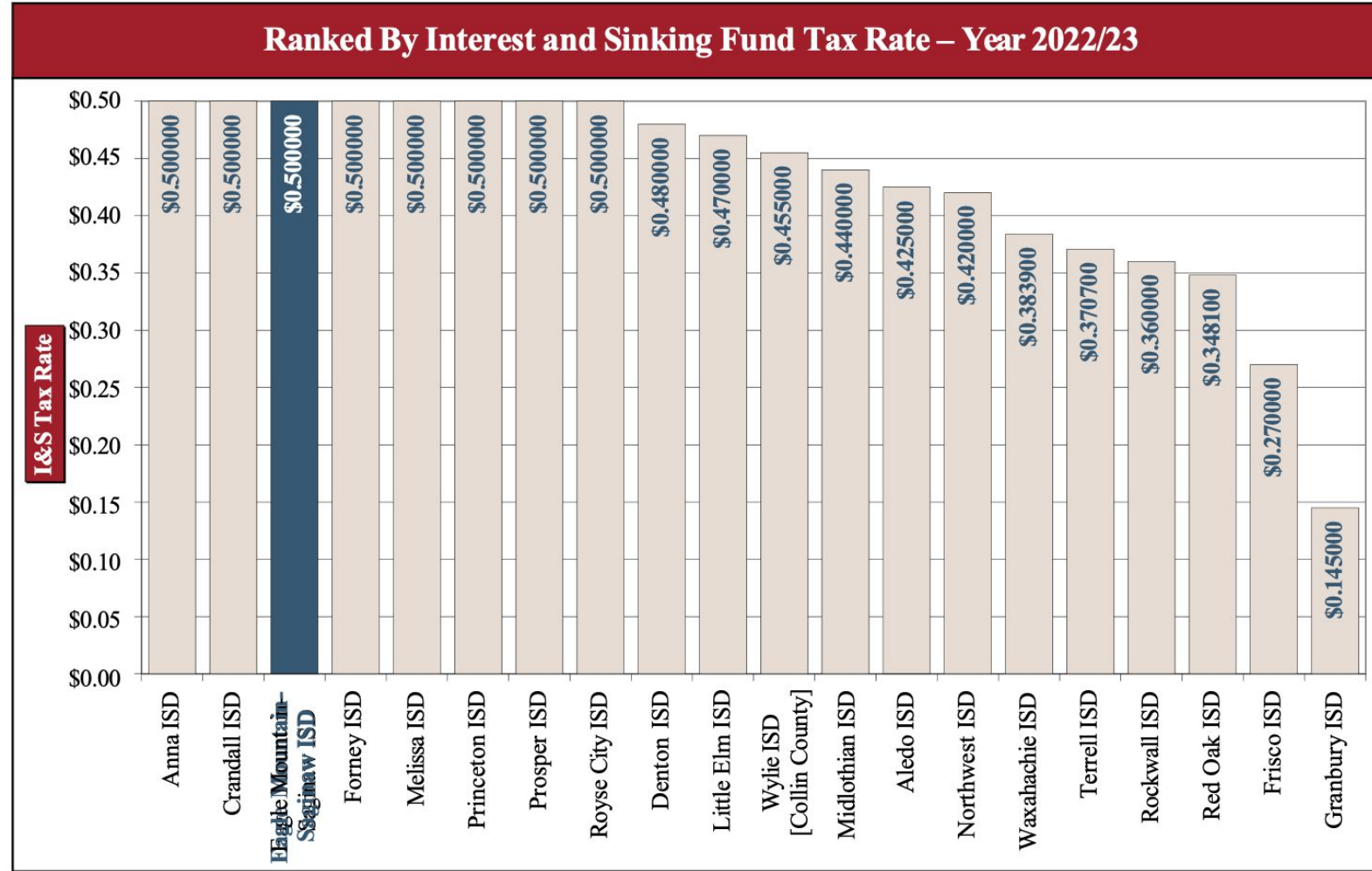
## Historical Tax Rates

### District's Historical Tax Rates





## Comparison of “Fast Growth” Texas Public School Districts –ESC Regions 10 & 11 With Enrollment Greater than 5,000 Students





## Review of the District's 2017 Bond Program and Bond Capacity Considerations

- ❑ Voters of Eagle Mountain-Saginaw ISD approved the issuance of \$524,755,000 of bonds on November 7, 2017 (the “2017 Bond Program”).

District's Successful 2017 Bond Election Results				
Election Date	Election Amount	Votes For	Votes Against	Approval Rate
November 7, 2017	\$ 524,755,000	1,588	737	68.30%

- ❑ The District completed four (4) sales from the 2017 Bond Program.

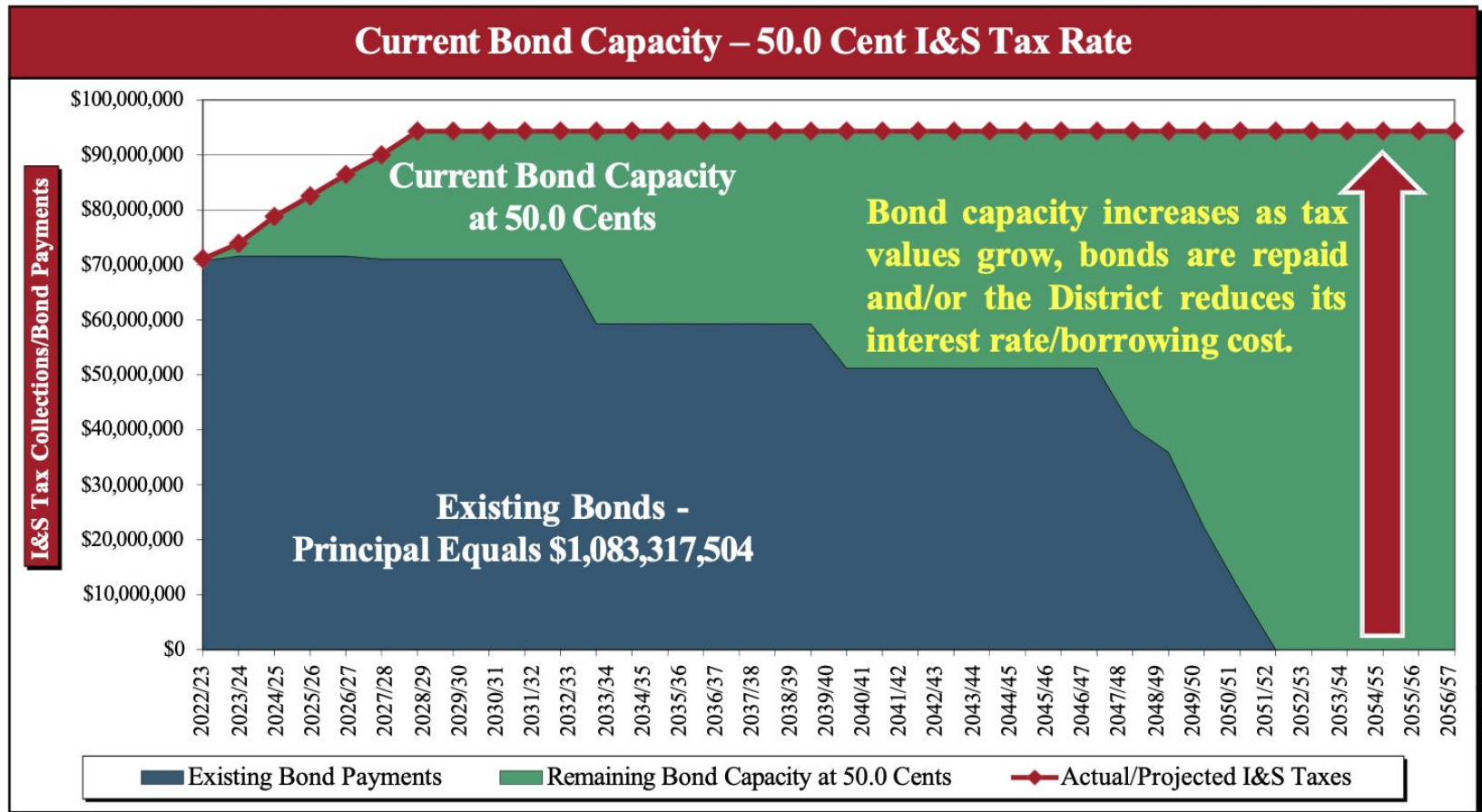
Summary of Bond Sales Completed – 2017 Bond Program					
Series Description	Sale Date	Dollar Amount	Interest Rate Type	All-In True Interest Rate	Final Maturity
Unlimited Tax School Building Bonds, Series 2018-A	December 4, 2018	\$ 12,000,000	Fixed	3.893%	2049
Unlimited Tax School Building Bonds, Series 2019	December 9, 2019	65,690,000	Fixed	2.996%	2050
Unlimited Tax School Building Bonds, Series 2021	August 2, 2021	248,135,000	Fixed	2.182%	2051
Unlimited Tax School Building Bonds, Series 2022	August 16, 2022	198,930,000	Fixed	3.759%	2052

- ❑ Pursuant to State law, EMSISD may only issue new bonds to the degree it can demonstrate its I&S tax rate will not exceed 50.0 cents (the so-called State mandated “50-Cent Debt Test”).
- ❑ That said, there is not a limit on the amount of bonds that may be authorized in a bond election.



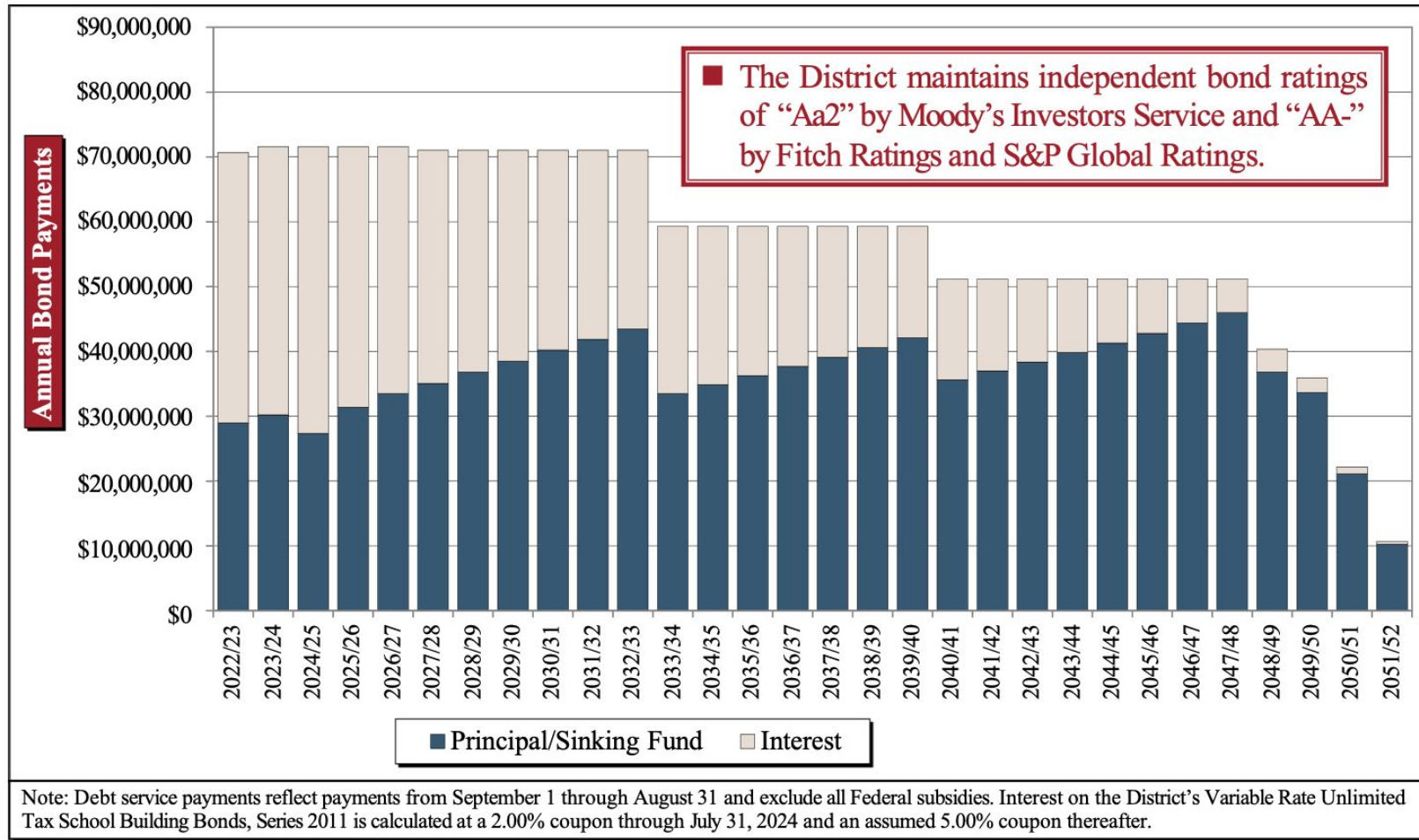
## What is Bond Capacity?

- ❑ Bond capacity refers to Eagle Mountain-Saginaw ISD's capacity to issue new bonds in light of the limitations imposed by the State mandated "50-Cent Debt Test" and the District's I&S tax rate.





## Bond Capacity Factors: Dollar Amount and Structure of District's Existing Bonds



**EMSISD has a total principal amount of existing bonds equal to \$1,083,317,504 as of March 1, 2023.**



## Bond Capacity Factors: Current Market, Fixed Rates of Interest

- As demonstrated by the Bond Buyer 20-Bond Index below, municipal fixed rates of interest are currently below their historical average, but higher due to inflation and potential recession concerns. Generally speaking, the lower the interest rate, the more borrowing capacity available to the District.

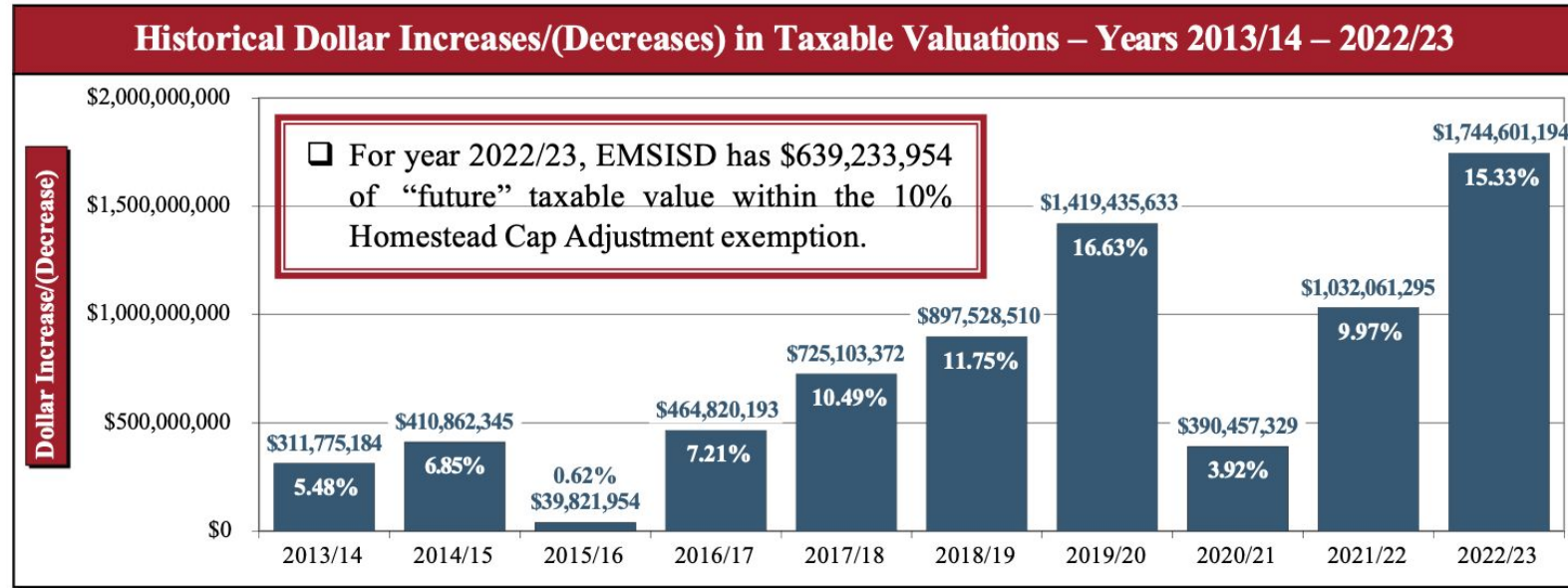
**The Bond Buyer 20-Bond Index – A Tax-Exempt General Obligation Bond Yield Index  
January 1, 2000 To The Present**





## Bond Capacity Factors: Summary of District's Historical Taxable Assessed Valuation

- ❑ The value of Eagle Mountain-Saginaw ISD's tax base is the primary factor impacting EMSISD's bond capacity, as this determines the annual revenues generated from the District's I&S tax rate.
- ❑ EMSISD's taxable assessed valuation (net of frozen values) is \$13,124,153,075 for fiscal year 2022/23.
- ❑ The following summarizes certain taxable value growth statistics over the last decade:
  - Maximum tax base increase occurred in Year 2022/23: \$1,744,601,194 or 15.33%;
  - Average tax base increase last 10 years: \$743,646,701 or 8.72%; and
  - Average tax base increase last 5 years: \$1,096,816,792 or 11.43%.



Source: Tarrant Appraisal District. Represents 100% of "certified" and "in process" tax values and 70% of "incomplete" and "ARB" tax values.



## Preliminary Bond Capacity Analysis

This Preliminary Bond Capacity Analysis is based upon the assumptions summarized herein. To the extent the District's actual results differ from the assumptions herein, the financial impact to Eagle Mountain-Saginaw ISD will correspondingly change.

### □ Scenarios Presented

- Determine Eagle Mountain-Saginaw ISD's projected annual bond capacity over the next 6 years assuming:
  - ❖ **Scenario 1:** The District's tax base increases by 7% annually in each of the next 2 years (i.e. years 2023/24 and 2024/25), by 5% annually for the subsequent 4-year period (i.e. years 2025/26 – 2028/29) and then remains constant thereafter;
  - ❖ **Scenario 2:** Same as Scenario 1; except tax base increases at 8% for the next 2 years;
  - ❖ **Scenario 3:** Same as Scenario 1; except tax base increases at 9% for the next 2 years; and
  - ❖ **Scenario 4:** Same as Scenario 1; except tax base increases at 10% for the next 2 years.



## Preliminary Bond Capacity Analysis

- The following summarizes the dollar and percentage growth, on an annual basis and in total, for each of the tax base growth assumptions.

**Average Tax Base Increase  
Last 10 Years:**  
\$743,646,701 or 8.72%

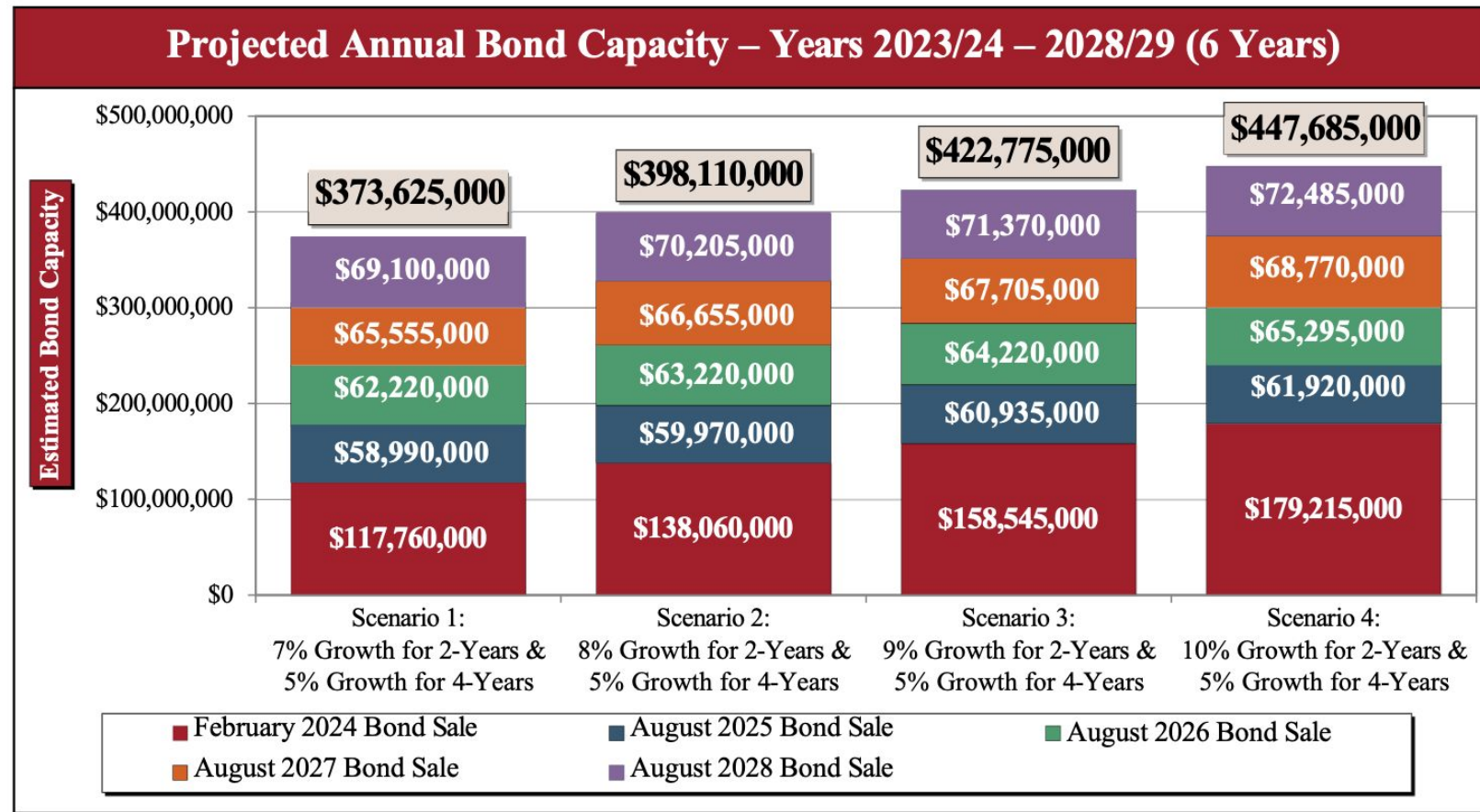
**Average Tax Base Increase  
Last 5 Years:**  
\$1,096,816,792 or 11.43%

Preliminary Bond Capacity Analysis - Projected Taxable Values						
A	B	C	D	E	F	G
Fiscal Year	Scenario 1: 7%/5% TAV Growth			Scenario 2: 8%/5% TAV Growth		
	Taxable Value	Dollar Growth	Percentage Growth	Taxable Value	Dollar Growth	Percentage Growth
2022/23	\$13,124,153,075	---	---	\$13,124,153,075	---	---
2023/24	14,042,843,790	918,690,715	7.00%	14,174,085,321	1,049,932,246	8.00%
2024/25	15,025,842,855	982,999,065	7.00%	15,308,012,147	1,133,926,826	8.00%
2025/26	15,777,134,998	751,292,143	5.00%	16,073,412,754	765,400,607	5.00%
2026/27	16,565,991,748	788,856,750	5.00%	16,877,083,392	803,670,638	5.00%
2027/28	17,394,291,335	828,299,587	5.00%	17,720,937,562	843,854,170	5.00%
2028/29	18,264,005,902	869,714,567	5.00%	18,606,984,440	886,046,878	5.00%
<b>Totals</b>	---	<b>\$ 5,139,852,827</b>	<b>36.60%</b>	---	<b>\$ 5,482,831,365</b>	<b>38.68%</b>
<b>Average</b>	---	<b>\$ 856,642,138</b>	<b>5.66%</b>	---	<b>\$ 913,805,228</b>	<b>5.99%</b>
Fiscal Year	Scenario 3: 9%/5% TAV Growth			Scenario 4: 10%/5% TAV Growth		
	Taxable Value	Dollar Growth	Percentage Growth	Taxable Value	Dollar Growth	Percentage Growth
2022/23	\$13,124,153,075	---	---	\$13,124,153,075	---	---
2023/24	14,305,326,852	1,181,173,777	9.00%	14,436,568,383	1,312,415,308	10.00%
2024/25	15,592,806,269	1,287,479,417	9.00%	15,880,225,221	1,443,656,838	10.00%
2025/26	16,372,446,582	779,640,313	5.00%	16,674,236,482	794,011,261	5.00%
2026/27	17,191,068,911	818,622,329	5.00%	17,507,948,306	833,711,824	5.00%
2027/28	18,050,622,357	859,553,446	5.00%	18,383,345,721	875,397,415	5.00%
2028/29	18,953,153,475	902,531,118	5.00%	19,302,513,007	919,167,286	5.00%
<b>Totals</b>	---	<b>\$ 5,829,000,400</b>	<b>40.75%</b>	---	<b>\$ 6,178,359,932</b>	<b>42.80%</b>
<b>Average</b>	---	<b>\$ 971,500,067</b>	<b>6.32%</b>	---	<b>\$ 1,029,726,655</b>	<b>6.64%</b>



## Preliminary Bond Capacity Analysis

- ☐ The following demonstrates Eagle Mountain-Saginaw ISD's projected annual bond capacity over the next 6 years based upon assumptions summarized herein.





## Historical Texas School District Bond Elections Since Year 2015



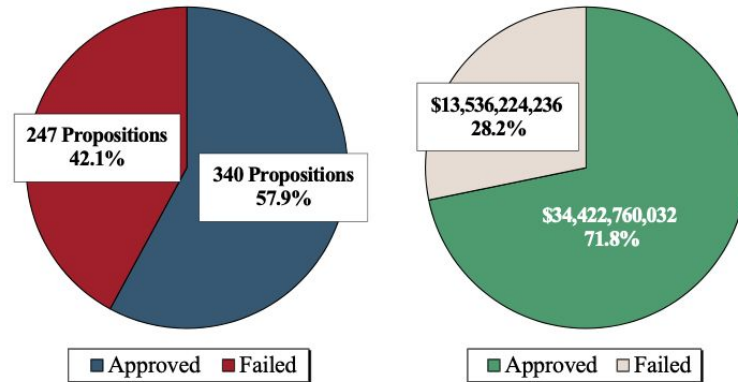
Year	No. of Elections	Dollar Amount Of Elections	No. of Propositions	Dollar Amount Approved		Propositions Approved	
				Dollar Amount	Percentage	Number	Percentage
2015	126	\$10,968,064,264	139	\$9,644,168,689	87.9%	114	82.0%
2016	110	7,617,304,038	127	6,985,124,038	91.7%	96	75.6%
2017	128	14,058,707,791	145	11,803,977,500	84.0%	99	68.3%
2018	105	11,036,331,959	123	9,988,977,659	90.5%	91	74.0%
2019	128	15,561,804,220	132	11,783,620,085	75.7%	100	75.8%
2020	44	9,320,371,214	80	7,793,163,864	83.6%	51	63.8%
2021	129	15,817,637,080	237	11,821,967,158	74.7%	156	65.8%
2022	201	32,141,347,188	350	22,600,792,874	70.3%	184	52.6%
<b>Totals</b>	<b>971</b>	<b>\$116,521,567,754</b>	<b>1,333</b>	<b>\$92,421,791,867</b>	<b>79.3%</b>	<b>891</b>	<b>66.8%</b>

Source: The Municipal Advisory Council of Texas, Texas Bond Review Board, Texas Comptroller of Public Accounts and Various Other Sources.

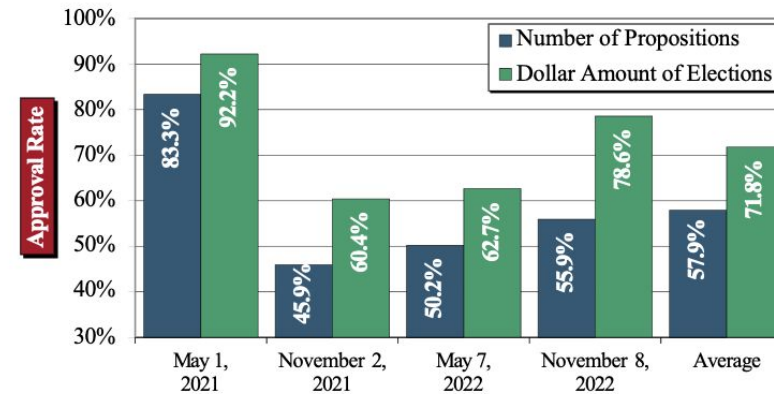


# Texas Public School Districts – Historical Bond Election Results – Years 2021 and 2022

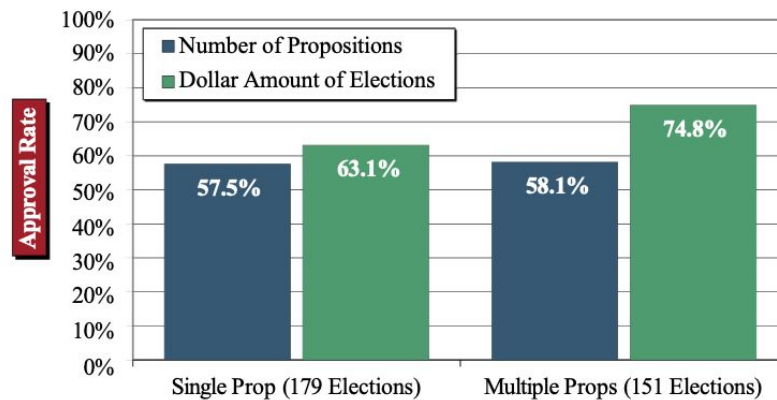
## Texas ISD Bond Elections – Years 2021 and 2022 By Number of Propositions and Dollar Amount



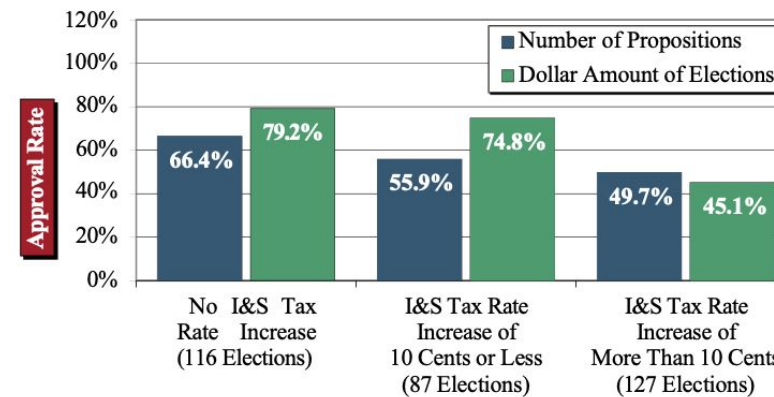
## Historical Approval Rates – Election Cycles – Years 2021 and 2022



## Approval Rates – Years 2021 and 2022 – By Single Proposition Or Multiple Propositions

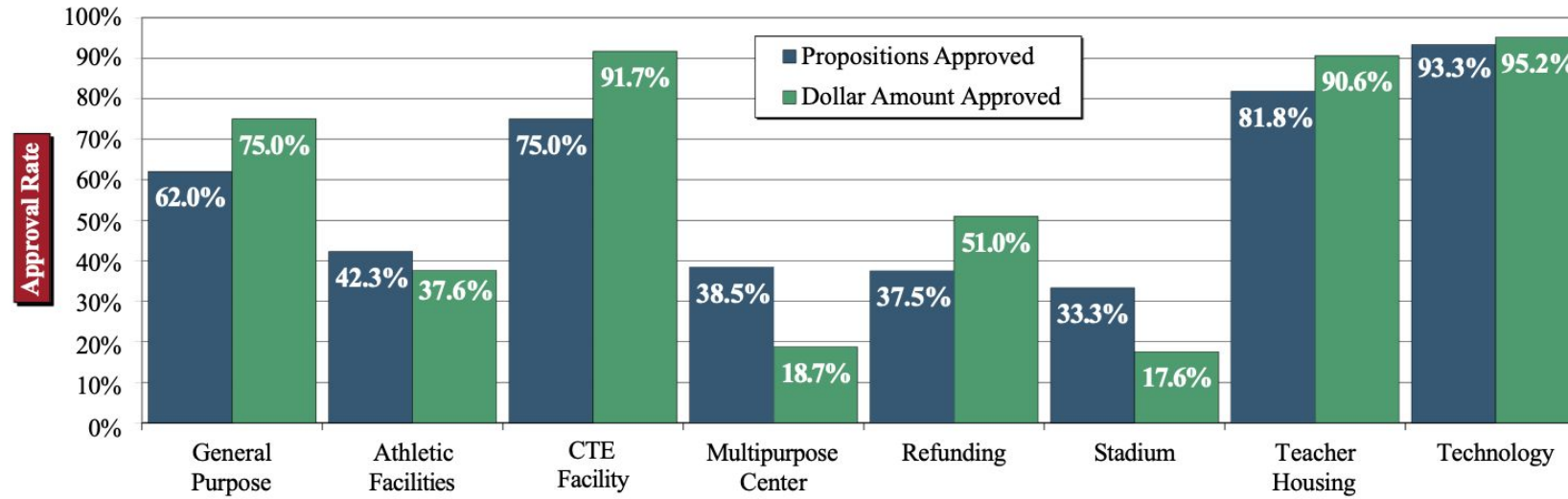


## Approval Rates – Year 2021 and 2022 – By Interest & Sinking Fund Tax Rate Increase





## Texas Public School Districts – Historical Bond Election Results – Years 2021 and 2022



**Texas Public School District Bond Election Results by Purpose - Years 2021 and 2022**

Purpose	No. of Propositions	Dollar Amount By Purpose	Approved				Failed			
			Props.	% Pass	Dollar Amount	% Pass	Props.	% Fail	Dollar Amount	% Fail
General Purpose	332	\$42,703,785,765	206	62.0%	\$32,033,546,686	75.0%	126	38.0%	\$10,670,239,079	25.0%
Athletic Facilities	123	1,514,647,634	52	42.3%	568,940,610	37.6%	71	57.7%	945,707,024	62.4%
CTE Facility	8	398,231,920	6	75.0%	365,231,920	91.7%	2	25.0%	33,000,000	8.3%
Multipurpose Center	39	1,375,177,783	15	38.5%	257,484,000	18.7%	24	61.5%	1,117,693,783	81.3%
Refunding	8	57,059,100	3	37.5%	29,095,000	51.0%	5	62.5%	27,964,100	49.0%
Stadium	21	832,934,087	7	33.3%	146,398,837	17.6%	14	66.7%	686,535,250	82.4%
Teacher Housing	11	70,434,000	9	81.8%	63,834,000	90.6%	2	18.2%	6,600,000	9.4%
Technology	45	1,006,713,979	42	93.3%	958,228,979	95.2%	3	6.7%	48,485,000	4.8%
<b>Totals</b>	<b>587</b>	<b>\$47,958,984,268</b>	<b>340</b>	<b>57.9%</b>	<b>\$34,422,760,032</b>	<b>71.8%</b>	<b>247</b>	<b>42.1%</b>	<b>\$13,536,224,236</b>	<b>28.2%</b>



## Notable Changes in Bond Election Laws

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### ☐ House Bill 3 – “Tax” Language on the Ballot

- Requires ballot propositions for school district bond elections to now include the statement:  
**“THIS IS A PROPERTY TAX INCREASE.”**

### ☐ Senate Bill 30 – Separate Propositions for Certain Items

- Historically, school districts have been able to use a single ballot proposition for the construction, acquisition and equipment of school buildings, including the purchase of land for school building sites, and the purchase of new school buses.
  - Now, should a district conduct an election for any of the purposes described below, each must be stated in a separate proposition:
    - 1) Stadium with seating capacity for more than 1,000 spectators;
    - 2) Natatorium;
    - 3) Another recreational facility other than a gymnasium, playground or play area;
    - 4) Performing arts facility;
    - 5) Teacher housing; and
    - 6) Technology equipment, other than equipment used for school security purposes or technology infrastructure integral to the construction of a facility.
-



## Preliminary Bond Election Timetable – November 7, 2023

### Financing Team Members

EMSISD	---	Eagle Mountain-Saginaw Independent School District – Issuer
BOKFS	---	BOK Financial Securities, Inc. – Financial Advisor
NRF	---	Norton Rose Fulbright US LLP – Bond Counsel

### Preliminary Bond Election Timetable – November 7, 2023

Date	Action	Responsibility
On or Prior to August 21, 2023 <sup>(A)</sup>	Board Meeting – Board of Trustees Calls the Bond Election	EMSISD, BOKFS, NRF
October 8 – 30, 2023	Publish Notice of Election	EMSISD, NRF
Prior to October 17, 2023	Post Notice of Election	EMSISD, NRF
October 23 – November 3, 2023	Early Voting Period	EMSISD
November 7, 2023	Bond Election	EMSISD, BOKFS
November 10 – 20, 2023	Board Meeting – Canvass Election Results	EMSISD, BOKFS
December 10 – 20, 2023	30-Day Contest Period Ends	N/A
January 2024 or Thereafter	Bond Sale	EMSISD, BOKFS, NRF
February 2024 or Thereafter	Bond Closing (District Receives Bond Proceeds)	EMSISD, BOKFS, NRF

<sup>(A)</sup> For bond elections held on the November uniform election date, State law requires a bond election to be called by the Board of Trustees at least 78 days prior to the date of the election.





**EAGLE MOUNTAIN  
SAGINAW ISD**

## **Subcommittee Work**



- **Enrollment Growth Management**  
(ie, new construction, renovations, portables, attendance rezoning, etc.)
- **Facility and Systems Maintenance & Transportation**  
(ie, upkeep of existing buildings & operational functions, district white fleet)
- **Safety and Security** (state requirements, community expectations)
- **Technology** (ie, infrastructure, devices/hardware, replacements, etc.)
- **Student Programs** - Co-curricular and extracurricular  
(academic, athletics, ag science, CTE, fine arts)

# FPC Subcommittees



- **Enrollment Growth Management: Billy Kidd, Hunter Lee**  
Ashley Newhart, Sammy Warren, Paul Jacobs, John Craft, Bubba Coursey, Weldon Hafley, Christy Fehler, Brent Ranabargar, Randy Miller, Larry Robertson, Craig Morgan, John Fahey
- **Facility and Systems Maintenance & Transportation: Dwayne Jones, Tom McWhorter**  
Steven Soriano, David Vega, Tim Dennis, Gary Schiffner, Jessica Fielder, Lauren TeGantvoort, Danielle Adama
- **Safety and Security: Capt. Ronny Potts, Dr. Philo Waters**  
Brandon Langdon, Fleming Baker, Trent Hill, Paula Harwell, John Jester, Teresa Willis, Mike Vopal
- **Technology: Kirk Murdock**  
Jim Nevins, John Dreese, Scott Sims, Lola Scheid, Larry Scheid, Rachel Bradley, Kimeree Tarver, Patrick Farr
- **Student Programs: Dr. Linda Parker, Dr. Dana Barnes**  
Derrick Doyle, Mike Peters, Blake Mabry, John Canfield, Derrick Bingener, Perry Daniell, Kathy Pokluda, Casey Gause, Andrea Lasher, Ron Franklin, Consuelo Sanchez, Courtney Parker

# Meeting Summary & Talking Points



- Facility Planning Committee Co-Chair Paula Harwell shared a welcome and introductions, along with a review of the committee meeting norms and charge.
- CESO Communications Sr. Strategist Julie Thannum, APR, provided an outline of upcoming meeting agendas and a public opinion survey being conducted by Baselice & Associates, Inc.
- Bob Templeton of Zonda gave the committee members a demographic update to include projections for student growth districtwide.
- Clete Welch shared a presentation on land currently owned by EMS ISD and future land needs.
- Robb Welch reviewed the district's current operating budget, and the BOSC financial advisor Josh McLaughlin gave committee members a presentation on the district's bond capacity.
- Committee members heard a Safety & Security Program Overview from EMS ISD Police Chief Charles Ramirez.
- The group heard a Maintenance & Transportation Program Overview from Dwayne Jones.
- Following questions and discussion on meeting topics, members worked in their subcommittees for the rest of the evening.

# Next Steps



- 1** Before you leave tonight, take roll in your subcommittees and note who is present/absent from tonight's meeting. Be sure to turn attendance in to EMS ISD.
- 2** Schedule a subcommittee meeting date, time and location for your group to convene between now and April 6. Also, share any requests for information, reports or facility tours with your table facilitator and sign up for scheduled field trip opportunities.
- 3** Read the meeting recap that will be emailed to you following tonight's meeting in preparation for the next committee meeting on Thursday, April 6.

# Upcoming Meetings & Field Trips



Meetings are scheduled from 6-8 p.m., with dinner served starting at 5:30 p.m. Meetings are held at the EMS ISD Administration Center.

- Thursday, April 6
- Thursday, May 4
- Thursday, June 1
- *No meeting in July*
- Thursday, August 3
- Possible future presentation to Board of Trustees

## Field Trip Opportunities

**10 am on Wednesdays**

**March 22** - Agricultural Barn (first stop requested for scheduling) & Gililand ES - *Billy Kidd will lead tour*

**April 5** - Eagle Mountain ES & Lake Country ES - *Hunter Lee will lead tour*

**April 12** - Saginaw HS Athletic Complex & Copper Creek ES - *Dwayne Jones will lead tour*

**April 26** - Wayside MS & Marine Creek MS - *Dwayne Jones will lead tour*

**\* Note: Additional field trips can be scheduled at requests of subcommittees at any time**