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GREGORY-PORTLAND ISD DISTRICT LEADERSHIP

"Team of 8" - Superintendent & School Board



Dean Atkinson
Board Member

Tim Flinn
Board President

Zach Simmons
Board Member

Mark Roach
Board Member

Dr. Michelle Cavazos
Superintendent

Melissa Gonzales
Board Secretary

Carrie Gregory
Board Vice President

Nicole Nolen
Board Member



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DISTRICT LEADERSHIP

SENIOR LEADERSHIP CABINET



Dr. Michelle Cavazos
Superintendent of Schools



Dr. Leslie Faught
Deputy Superintendent



Dr. Ismael Gonzalez III
Assistant Superintendent
for Business & Finance



Crystal Matern
Chief Communications
& Engagement Officer



Brandon Chandler
Chief Human Resources
Officer



PHASE
1

THE ROAD TO BOND 2022

FACILITY MASTER PLANNING PROCESS • AUGUST 2021 - FEBRUARY 2022

Conducted by Cooperative Strategies, a renown firm for education planning

WHAT
was done:

Facility Condition
Assessment

Capacity &
Utilization

Educational
Planning

Financial
Priorities

WHO
was involved:

STAKEHOLDER INPUT

(Surveys, In-person meetings
and Facebook Live)

**FACILITY STEERING
COMMITTEE**

(35 members, community/district
representation, group consensus)



THE ROAD TO BOND 2022

BOND STAKEHOLDER COMMITTEE • MARCH 2022 - MAY 2022

- Reviewed findings of the Facility Master Plan Committee/Process
- Conducted, Discussed Construction Market Analysis/Inflation
- Prioritized potential bond projects based on data, review of the plan
- Determined recommendation to the School Board for Bond 2022





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PHASE
3

THE ROAD TO BOND 2022

BOARD CALLS FOR A SCHOOL BOND

- Heard recommendation from Bond Stakeholder Committee - (June 13, 2022)
- Finalized Propositions A, B, and C to include all recommendations + Family Resource Center - (June - July 2022)
- Voted unanimously (7-0) to call for a \$242 Million Bond, now up for voter consideration - (July 18, 2022)





UNDERSTANDING SCHOOL BONDS

WHAT ARE BONDS?

- Bonds for school projects are similar to a mortgage on a home.
- To finance construction or capital projects, the district sells bonds to investors who will be paid principal and interest.

HOW DO BONDS WORK?

- The sale of bonds begins with an election asking voters to authorize (a school district) to spend a specific, maximum amount.
- Voters are the residents within a school district's geographic boundaries.

WHAT IS A BOND ELECTION?

- An opportunity to vote on paying for the construction and renovation of school facilities using tax dollars that are paid to the district.



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PROJECT LIST

PROPOSITIONS A, B & C



**PROP
A**

BOND 2022 OVERVIEW

PROPOSITION A

- Rebuild T.M. Clark Elementary School **\$45,492,007**
- G-P High School Cafeteria Additions & Renovations..... **\$10,227,858**
- Stephen F. Austin Elementary Cafeteria Renovations **\$2,043,905**
- Experiential Learning Additions at Elementary Campuses **\$6,976,388**
- Family Resource Center, Maintenance and Transportation Facility.. **\$24,936,331**
- New Baseball and Softball Turf Fields..... **\$20,392,969**
- Deferred Maintenance **\$2,000,000**
- Safety & Security **\$2,000,000**
- All-Purpose Practice Facility - Reimbursement Resolution..... **\$12,469,638***
- Early Childhood Center - Reimbursement Resolution..... **\$16,442,649***
- Agricultural Science Facility - Reimbursement Resolution..... **\$2,627,275***



**PROP
B&C**

BOND 2022 OVERVIEW

PROPOSITION B

- Multi-Purpose Center & Fieldhouse\$43,391,906

PROPOSITION C

- New Visual and Performing Arts Center, including Band Hall.....\$53,590,000

TOTAL for BOND 2022 (ALL PROPOSITIONS):.....\$242,590,926

**Reimbursement Resolutions (projects that were, are, or will be completed with District M&O dollars but can be reimbursed with I&S (bond) funds if approved by voters). The three reimbursement resolutions listed under Proposition A are included for the reimbursement of additional costs as a result of significant inflation in the construction industry since the original budgets were established to build those facilities (during the 2019-20 school year).*



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NEW FACILITY CONSTRUCTION

PROPOSITIONS A, B & C



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PROP
A

T.M. CLARK ELEMENTARY

REPLACEMENT CAMPUS

- **"POOR" Condition** on the Facility Condition Index Score (Facility Master Plan)
- **Increasing Enrollment Projections** district-wide, as new housing is constructed across G-P
- **Oldest G-PISD School Campus** - TMC is 14-to-25 years older than other elementary schools





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**PROP
A**

BASEBALL/SOFTBALL FIELDS

REPLACEMENT/FACILITY

- **Provide comparable facilities** to other districts, competitive teams
- **Transition to Turf Fields**, rather than dirt fields, which aligns with most other facilities
- **Improve ease of access, parking, and facility conditions** compared to existing G-P facilities
- *Note: Athletic facilities were not rated as part of the Facility Master Plan condition assessment*

Facility Master Plan





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**PROP
A**

FAMILY RESOURCE CENTER & MAINTENANCE/TRANSPORTATION

REPLACEMENT FACILITY TO INCLUDE NEW FAMILY RESOURCE CENTER

- **"CRISIS / FAILURE" Condition** on the Facility Condition Index Score (Facility Master Plan)
- **Replace oldest district building for improved employee condition(s)**; built in 1958
- **Improved storage, protection of investment** in G-PISD Buses, Equipment, Tools/Materials
- **New opportunity to partner with community/families** by providing a space for learning, gathering, and various support programs via Family Resource Center in Gregory, TX





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**PROP
B**

MULTI-PURPOSE CENTER & FIELDHOUSE

NEW FACILITY @ GREGORY-PORTLAND ISD

- **Increase student access to weight rooms, minimize scheduling conflicts** now experienced with existing facilities
- **Provide storage areas for students/programs using the All-Purpose Practice Facility and Ray Akins Wildcat Stadium**, as this facility is proposed for construction between the two facilities
- **Provide multi-purpose space(s) for student clubs/activities and programs** where competitions, meetings, and events could be held year-round





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**PROP
B**

MULTI-PURPOSE CENTER & FIELDHOUSE

NEW FACILITY @ GREGORY-PORTLAND ISD

Q - "I thought this project was already approved. Why is it now proposed for Bond 2022?"

A - It is included in Bond 2022 due to the HIGHER (RISING) COST of CONSTRUCTION

- November 2021 – Board approved funding this project using \$29 Million in supplemental payments from industry contained in the district's Maintenance & Operations (M&O) fund.
- July 2022 - Eight months later, project estimates totaled \$43 Million.
- Due to construction estimates that now exceed the original budget, this item is now proposed for Bond 2022 so that district Interest & Sinking (I&S) Debt Service (bond-only dollars) may be used to cover the cost ... rather than M&O funds, which is the annual operational fund that pays district salaries/curriculum/etc.





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PROP
C

VISUAL & PERFORMING ARTS CENTER ***NEW FACILITY @ GREGORY-PORTLAND ISD***

- **Provide facility with seating capacity for at least 1,000**, more than double the size of the existing auditorium at G-P High School, and support expansion for Fine Arts Programs.
- **Construct new G-P High School Band Hall**, with more space for full band practices, equipment storage, etc. (Re-purpose current band hall to support other fine arts programs.)
- **Maintain larger event space in district** where all employees, or students/families in 1-2 grade levels can gather in one place for a common purpose or performance
- **Embrace opportunities for partnership with community**, including potential for event use in accordance with Board Policy



Photo for Illustration Purposes Only



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FACILITY ADDITIONS & RENOVATIONS

PROPOSITION A



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**PROP
A**

CAFETERIA RENOVATIONS @ G-P HIGH SCHOOL & S.F. AUSTIN

FACILITY ADDITIONS & RENOVATIONS

- **Expand existing space(s) to alleviate over-crowding** during student lunch shifts, meetings
- **Increase capacity and functionality of space(s)** for daily use, as well as family/ community and school-sponsored meetings, events





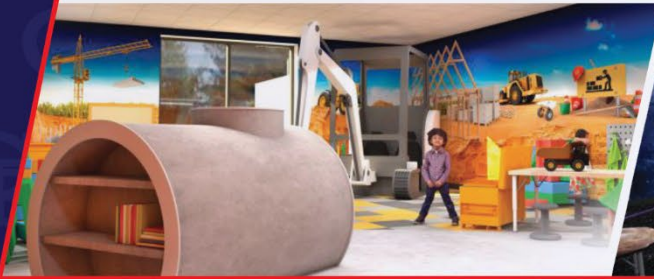
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PROP
A

EXPERIENTIAL LEARNING @ ELEMENTARY SCHOOLS

FACILITY ADDITIONS & RENOVATIONS

- **Provide addition, incorporation of experiential learning experiences** at all four (4) existing elementary schools
- **Aid in student transition from PK/K to 1st Grade** after the Early Childhood Center (PK/K) experience, once constructed and open in the district
- **Take first step** to incorporating experiential learning for young audiences beyond Early Childhood Center, in support of curriculum alignment across campuses





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REIMBURSEMENT RESOLUTION ITEMS

PROPOSITION A

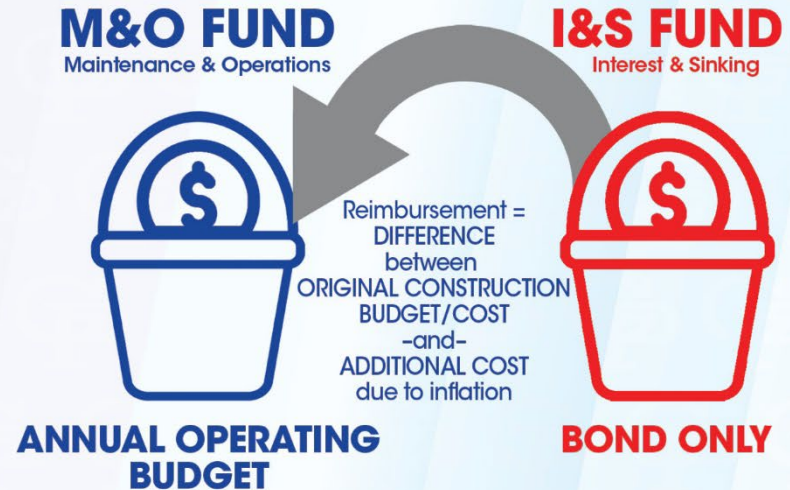


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WHAT IS A "REIMBURSEMENT RESOLUTION?"

FACILITY ADDITIONS & RENOVATIONS

- Projects that (1) have been, (2) are being, or (3) will be initially funded with existing Maintenance & Operations (M&O) dollars are eligible for reimbursement to the District when, and if, a Bond Election is passed.
- There is a limited amount of time that any project may be eligible for reimbursement (18 months from the time the asset is completed).





**PROP
A**

REIMBURSEMENT RESOLUTION

PROPOSITION A:

- All-Purpose Practice Facility - \$12,469,638*
- Early Childhood Center - \$16,442,649*
- Agricultural Science Facility - \$2,627,275*

**The three reimbursement resolutions listed under Proposition A are included for the reimbursement of additional costs beyond previously-approved Bond 2020 construction estimates.*



PLEASE REMEMBER:

Significant economic inflation in the construction industry has occurred since the original budgets were established to build those facilities (during the 2019-20 school year). Changes in construction costs have increased 30-50 percent since November 2021 (as of July-August 2022).



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CAPITAL ITEMS

PROPOSITION A



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**PROP
A**

CAPITAL ITEMS

PROPOSITION A:

- **Safety & Security**

- One of the highest priorities in our district is safety and security for students and staff. This project would help fund safety upgrades and enhancements across the district.

- **Deferred Maintenance**

- G-PISD has developed a full replacement-and-rotation schedule to maintain/support investments in facilities, grounds, and equipment.
- This bond item, if approved, would provide funding to follow this schedule which prioritizes significant maintenance projects district-wide.



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FINANCING

with NO INCREASE TO THE TOTAL TAX RATE



UNDERSTANDING SCHOOL FINANCE

G-PISD's budget is divided into two main funds, as established by the Texas School Finance System:

MAINTENANCE & OPERATIONS (M&O)

Revenue used for daily operations

(Salaries, supplies, utilities, etc.)

INTEREST & SINKING (I&S Debt Service)

"BOND-ONLY" Revenue

(Solely to repay School Bonds)

FACTS about the INTEREST & SINKING (I&S Debt Service) FUND

- Bond funds can be used for construction and capital improvements to facilities and to buy furniture, equipment and/or to purchase land.
- Revenue collected for the I&S fund cannot be used for Maintenance and Operations (M&O) expenses. (However, reimbursement to the M&O fund is possible w/ voter approval of a school bond for some eligible projects considered "reimbursement resolutions.")
- I&S revenue cannot be used to make recapture payments to the State of Texas. Those payments must be made from only the M&O fund.



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UNDERSTANDING SCHOOL FINANCE

When you pay taxes, your tax dollars are split between these two funds:

M&O FUND

Maintenance & Operations



**ANNUAL OPERATING
BUDGET**

I&S FUND

Interest & Sinking



BOND ONLY



TOTAL TAX RATE

Per \$100 Valuation



The current G-PISD total tax rate is \$1.2103 (as illustrated above).
This rate has been maintained since 2019, decreased from \$1.35 in 2018 and prior years.



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HOW WILL THE \$242 MILLION FOR BOND 2022 BE FUNDED?

\$.89

\$.11

TOP 10 TAXPAYERS

Gulf Coast Growth Ventures
ExxonMobil
TEDA TPCO American Corp.
CC Liquefaction
PWE Papalote Creek II LP
Bechtel Oil & Gas & Chemicals
Nashtech LLC
Midway Wind LLC
voestalpine Texas LLC
Apex Wind Energy

Business, Commercial,
Industrial, Utilities, Other



**SINGLE FAMILY
RESIDENTIAL**

**INTEREST & SINKING (I&S)
FUND BOND DOLLAR**

**\$242 Million
Dollars**

\$215 Million Dollars/89%

\$27 Million Dollars/11%



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GREGORY-PORTLAND ISD TOTAL TAX RATE HISTORY

(W/PROJECTIONS FOR FUTURE YEARS)





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YOUR TAX BILL

with NO INCREASE TO THE TOTAL TAX RATE



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TAX RATES & TAX BILLS: HOW IT WORKS

$$\begin{array}{l} \text{TOTAL TAX RATE} \\ \text{(School District)} \\ \times \text{PROPERTY VALUE} \\ \text{(San Patricio County Appraisal District)} \\ \hline = \text{TAX BILL} \end{array}$$



TAX RATES & TAX BILLS: SAMPLE INFORMATION

How will the average residential taxpayer bill be affected, assuming **SAME MARKET VALUE** from year to year?

		(School District)	(Appraisal District)	
	Tax Year	Total Tax Rate	Property Market Value	Taxpayer Bill (w/ No Exemptions)
15 Years Ago	2007	1.61	\$150,000	\$2,415
10 Years Ago	2012	1.35	\$150,000	\$2,025
5 Years Ago	2017	1.35	\$150,000	\$2,025
Today	2022	1.2103	\$150,000	\$1,815.45

***Property value is controlled by market, and set by the San Patricio County Appraisal District.
 Only the Total Tax Rate for G-PSD is set by the school district.**



TAX RATES & TAX BILLS: SAMPLE INFORMATION

How will the average residential taxpayer bill be affected, assuming a **3% MARKET VALUE INCREASE** year to year?

		(School District)	(Appraisal District)	
	Tax Year	Total Tax Rate	Property (Market) Value – 3% Annual Increase*	Taxpayer Bill (w/ No Exemptions)
15 Years Ago	2007	1.61	\$150,000	\$2,415
10 Years Ago	2012	1.35	\$179,108	\$2,418
5 Years Ago	2017	1.35	\$207,635	\$2,803
Today	2022	1.2103	\$230,706	\$2,792.23

***Property value is controlled by market, and set by the San Patricio County Appraisal District. Only the Total Tax Rate for G-PSD is set by the school district.**



HOMESTEAD EXEMPTION: ACTUAL RESIDENT SAMPLE

**Homeowners CAN APPLY for
Property Tax EXEMPTIONS
from the San Patricio County
Appraisal District.**

With an exemption, the appraised
value is lowered to a "taxable value."
The Taxable value will be multiplied by
the total tax rate (instead of the appraised
value) – lowering your tax bill.

Taxable Value: 116,989
X G-PSID Total Tax Rate: 1.2103
G-PSID Total Tax Bill: \$1,416.92

This is NOT a Tax Statement

2022 Notice of Appraised Value

Do Not Pay From This Notice

SAN PATRICIO COUNTY APPRAISAL DISTRICT
1301 EAST SINTON ST, STE B
PO BOX 938
SINTON, TX 78387
Phone: 361-364-5402 Fax: 361-364-1198

Property ID: 58700
Ownership %: 100.00
Geo ID: 0200-0002-0009-000
Legal: EAST CLIFF NUMBER TWO BLK 2 LOT 9
Legal Acres: 0.17
Situs: ANN DR PORTLAND, TX 78374
Owner ID: [REDACTED]
Efile PIN: XXXXXXXXXXXXXXXXXXXX

DATE OF NOTICE: April 29, 2022

ANN DRIVE
PORTLAND, TX 78374-1425

Dear Property Owner:
We have appraised the property listed above for the tax year 2022. As of January 1, our appraisal is outlined below.

Appraisal Information		Last Year - 2021	Proposed - 2022
Market Value of Improvements (Structures / Buildings, etc.)		77,285	118,241
Market Value of Non Ag/Timber Land		51,796	57,279
Market Value of Ag/Timber Land		0	0
Market Value of Personal Property/Minerals		0	0
Total Market Value		129,081	175,520
Productivity Value of Ag/Timber Land		0	0
Appraised Value		129,081	141,989
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)		129,081	141,989
Exemptions (DV - Disabled Vet, DP-Disabled Person, HS-Homestead, OV65-Over 65)			

2021 Exemption Amount	2021 Taxable Value	Taxing Unit	2022 Proposed Appraised Value	2022 Exemption Amount	2022 Taxable Value
0	129,081	San Patricio CAD	141,989	0	141,989
0	129,081	City of Portland	141,989	0	141,989
5,000	124,081	San Patricio County	141,989	5,000	136,989
5,000	124,081	San Patricio Co Drain Dist	141,989	5,000	136,989
5,000	124,081	San Patricio County Road	141,989	5,000	136,989
25,000	104,081	ISD Gregory-Portland	141,989	25,000	116,989



PROPERTY TAX EXEMPTIONS AVAILABLE IN TEXAS

The Residence Homestead, Tax Code Section 11.13, is the most common property tax exemption in Texas.

It includes the following exemptions, for eligible residents WHO APPLY THROUGH THE COUNTY:

- **General Residence Homestead***
- **Age 65 or Older or Disabled* ***
- Manufactured and Cooperative Housing
- Uninhabitable or Unstable Residence
- Temporary Exemption for Disaster Damage

We've created a link to the San Patricio County Property Search website.

Review YOUR Tax Information:
www.g-pisd.org/MyPropertyTax

**Under General Residence Homestead, there is a \$25,000 school district exemption. This exemption will increase by \$15,000 to a \$40,000 school district exemption for the 2022 tax year, following voter approval of a state election that was held in May.*

***Under the Age 65 or Older/Disable Exemption, taxes can be FROZEN for those over the age of 65. This is not an automatic change; residents MUST APPLY for all exemptions through the county.*



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HOMESTEAD EXEMPTION: 2022 ADJUSTMENT -> \$40,000

APRIL 2022 Notice of Appraisal

Taxable Value: 116,989

X G-PISD Total Tax Rate: 1.2103

G-PISD Total Tax Bill: \$1,416.92

May 2022 State Election
\$25,000 to \$40,000
School District Exemption

AUGUST 2022 - San Pat Website

Taxable Value: 101,989

X G-PISD Total Tax Rate: 1.2103

G-PISD Total Tax Bill: \$1,234.37

This Is NOT a Tax Statement

2022 Notice of Appraised Value

Do Not Pay From This Notice

SAN PATRICIO COUNTY APPRAISAL DISTRICT
1301 EAST SINTON ST, STE B
PO BOX 938
SINTON, TX 78387
Phone: 361-364-5402 Fax: 361-364-1198
DATE OF NOTICE: April 29, 2022

Property ID: 58700
Ownership %: 100.00
Geo ID: 0200-0002-0009-000
Legal: EAST CLIFF NUMBER TWO BLK 2 LOT 9
Legal Acres: 0.17
Situs: ANN DR, PORTLAND, TX 78374
Owner ID: [REDACTED]
Efile PIN: XXXXXXXXXXXXXXXXXXXXXXXXXX

ANN DRIVE
PORTLAND, TX 78374-1425

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Market Value of Non Ag/Timber Land	51,796		57,279
Market Value of Ag/Timber Land	0		0
Market Value of Personal Property/Minerals	0		0
Total Market Value	129,081		175,520
Productivity Value of Ag/Timber Land	0		0
Appraised Value	129,081		141,989
Homestead Cap Value (excluding Non-Homestead Value (i.e. Ag, Commercial))	129,081		141,989
Exemptions (DV - Disabled Vet, DP-Disabled Person, HS-Homestead, OVB5-Over 65)			

2021 Exemption Amount	2021 Taxable Value	Taxing Unit	2022 Proposed Appraised Value	2022 Exemption Amount	2022 Taxable Value
0	129,081	San Patricio CAD	141,989	0	141,989
0	129,081	City of Portland	141,989	0	141,989
5,000	124,081	San Patricio County	141,989	5,000	136,989
5,000	124,081	San Patricio Co Drain Dist	141,989	5,000	136,989
5,000	124,081	San Patricio County Road	141,989	5,000	136,989
25,000	104,081	ISD Gregory-Portland	141,989	25,000	116,989

Property Taxing Jurisdiction

Entity	Description	Tax Rate	M&O Rate	I&S Rate	Market Value	Taxable Value	Estimated Tax
CAD	CAD San Patricio	0.000000	0.000000	0.000000	\$175,520	\$141,989	\$0.00
CPO	City of Portland	0.657057	0.423431	0.233626	\$175,520	\$141,989	\$932.95
GSP	San Patricio County	0.398976	0.367181	0.031795	\$175,520	\$136,989	\$546.55
MUD	San Patricio Co Drain Dist	0.059893	0.059893	0.000000	\$175,520	\$136,989	\$82.05
RSP	San Patricio County Road	0.096181	0.096181	0.000000	\$175,520	\$136,989	\$131.76
SGP	ISD Gregory-Portland	1.210300	0.960300	0.250000	\$175,520	\$101,989	\$1,234.37

Total Tax Rate: 2.422407

Estimated Taxes With Exemptions: \$2,927.68

Estimated Taxes Without Exemptions: \$4,251.81

Review YOUR Tax Information:
www.g-pisd.org/MyPropertyTax



VOTING INFORMATION BOND 2022

LAST DAY TO REGISTER TO VOTE: October 11, 2022

FIRST DAY OF EARLY VOTING: October 24, 2022

LAST DAY FOR BALLOT BY MAIL: October 28, 2022*

LAST DAY FOR EARLY VOTING: November 4, 2022

ELECTION DAY: November 8, 2022

**Received, not postmarked, deadline for ballot by mail.*



EARLY VOTING - 10 a.m. to 6 p.m.

- WEEK 1 - Oct. 24 - 29, 2022 (M-Sat) @ Portland Community Center
- WEEK 2 - Oct. 31 - Nov. 4, 2022 (M-F) @ Portland Community Center

ELECTION DAY VOTING - 7 a.m. to 7 p.m. | Tuesday, Nov. 8th

- Gregory Housing Authority | 103 Granajo, Gregory, TX
- G-PISD Training Center | 1200 Broadway Blvd, Portland, TX
- Portland Community Center | 2000 Billy G Webb Drive, Portland, TX

**REGISTER to VOTE Online, find out if
you're registered, and learn more
about voting opportunities @
g-pisd.org/GPvotes**



Thank you!

CONTACT G-PISD:

Phone: 361.777.1091, ext. 1045

Email: bond@g-pisd.org

Website: g-pisd.org/bond

 g-pisd.org/GPnews

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 [@GPISD1](https://twitter.com/GPISD1)

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