



# Long Range Planning Team

Meeting 3

October 23, 2025



# Tonight's Agenda

- ✓ Building Tour
- ✓ Meeting #2 Recap
- ✓ Taxes & Bond Capacity
- ✓ Group Activity
- ✓ Individual Project Suggestions
- ✓ Closing & Questions



# Background Info for Middle School Tour

- Built in 1972
- Renovated in 1998 and 2003
- Oldest functioning school building in district
- Spaces toured
  - Cafeteria
  - Auditorium
  - Restrooms





# Meeting #2 Recap

- ✓ SWOT Analysis
- ✓ Current Facility Assessment
- ✓ Instruction/Program Highlights
- ✓ Student Experience
- ✓ Revisit SWOT

# Facilities Assessment

## District Information:



**Main Address:** 14670 FM 2100



**Total Square Footage:** 1,192,020 SF



**Assessed Needs Cost:** \$92,963,180 - \$107,760,000



**Elementary – Enrollment / Capacity:** 3,390 / 3,750



**Middle – Enrollment / Capacity:** 1,578 / 1,525



**High – Enrollment / Capacity:** 2,223 / 2,837

Building	Date Built	Age
Kindergarten Center	1998	27
Barrett Elementary	1990	35
Crosby Elementary	1982	43
Drew Elementary	1990	35
Newport Elementary	1990	35
Crosby Middle School	1974	51
Crosby High School	2016	9



## ✓ Strengths

What the organization does well, and what unique resources it has.



## Weaknesses ✓

What could be improved, and where the organization has fewer resources than others.



## ✓ Opportunities

What opportunities are available, and what trends the organization could take advantage of.



## Threats ✓

What threats could harm the organization, and what its competition is doing.



## ✓ Strengths

- Strong, united community with small-town feel
- Supportive of students: strong teachers, extracurriculars, and CTE/dual credit programs
- Financial stability and available land for growth
- 4-day school week widely appreciated



## Weaknesses ✓

- Communication gaps and broken trust from past issues
- Traffic congestion and overcrowding concerns
- Staffing shortages and teacher retention challenges
- Limited parent/community engagement and representation



## ✓ Opportunities

- Growth of student population and community involvement
- Potential for new schools, facilities, and vocational programs
- Partnerships with developers and local industry
- Volunteer programs to engage parents and community members



## Threats ✓

- Rapid, unmanaged growth causing overcrowding and infrastructure strain
- State laws, TEA rules, and funding challenges (including vouchers)
- Traffic and transportation limitations
- Social media negativity and potential loss of community trust





# Taxes & Bond Capacity

SAMCO

# CROSBY

## INDEPENDENT SCHOOL DISTRICT

**Long-Range Planning Committee**

**October 23, 2025**

 **SAMCO** Capital



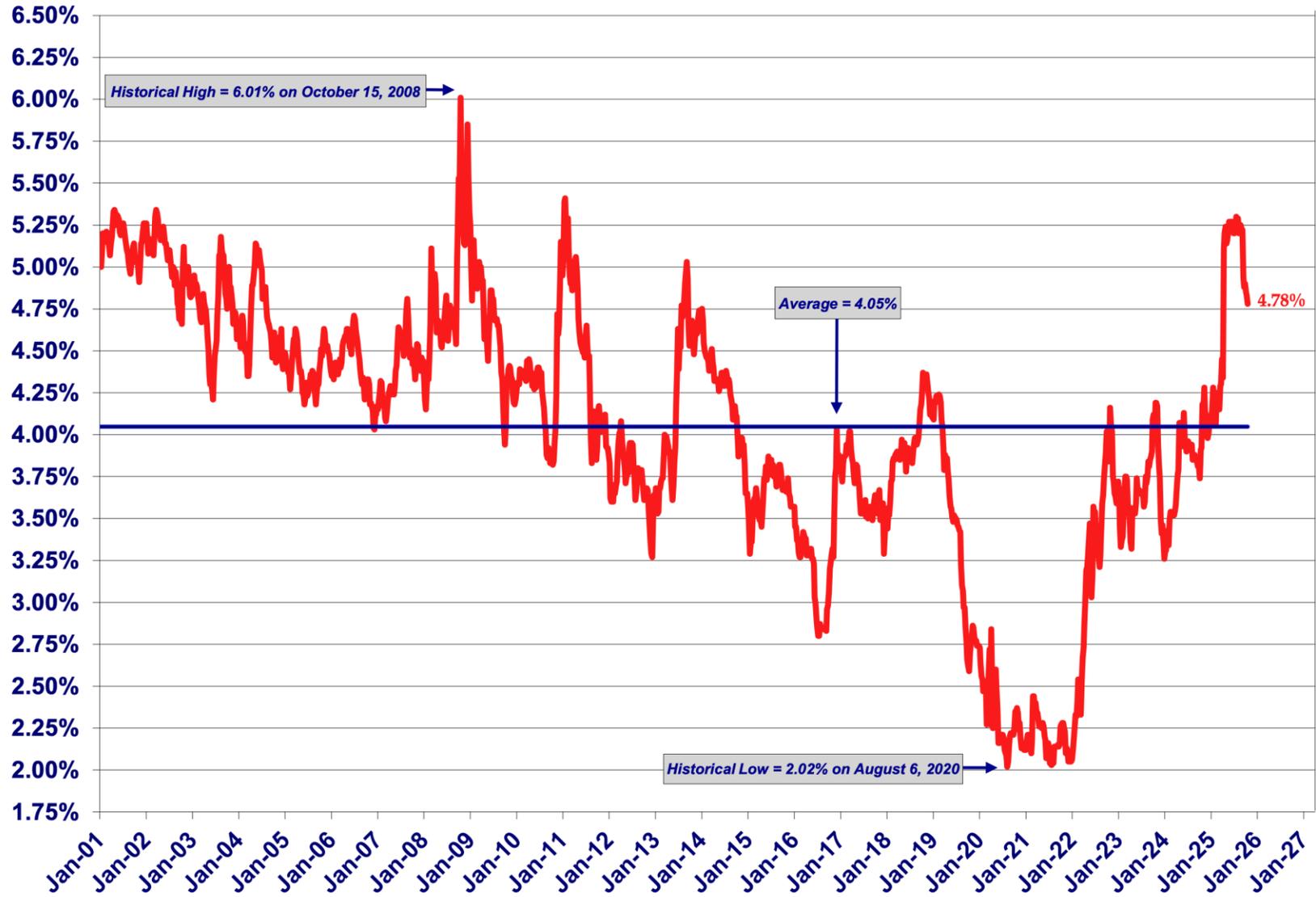
# Bond Capacity Factors

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- Type of Assets Being Financed  
Length of Amortization
- Interest Rate Levels
- Tax Base Level  
Speed of Tax Base Growth
- Single or Multiple Phases of the Facility Plan  
Length of Time to Implement the Bond Program
- State Funding
- State Law
- Etc.

# BOND BUYERS INDEX OF MUNICIPAL BONDS

January 2001 - October 2025



# Taxable Value History

(1)	(2)	(3)	(4)	(5)	(6)
Fiscal Year Ending (August 31)	Net Taxable Value	Taxable Value Change (\$)	Taxable Value Change (%)	5-Year Average	10-Year Average
2013/14	\$ 1,275,820,635				
2014/15	\$ 1,532,029,814	\$ 256,209,179	20.08%		
2015/16*	\$ 1,619,960,079	\$ 87,930,265	5.74%		
2016/17	\$ 1,726,024,240	\$ 106,064,161	6.55%		
2017/18	\$ 1,781,943,068	\$ 55,918,828	3.24%		
2018/19	\$ 1,861,746,172	\$ 79,803,104	4.48%		
2019/20	\$ 2,035,909,986	\$ 174,163,814	9.35%	5.87%	
2020/21	\$ 2,222,887,830	\$ 186,977,844	9.18%		
2021/22	\$ 2,410,628,874	\$ 187,741,044	8.45%		
2022/23*	\$ 2,732,619,830	\$ 321,990,956	13.36%		
2023/24*	\$ 2,834,609,436	\$ 101,989,606	3.73%		
2024/25	\$ 3,090,902,010	\$ 256,292,574	9.04%	8.75%	7.31%
2025/26**	\$ 3,225,000,000	\$ 134,097,990	4.34%		

\* Additional Homestead Exemption occurred in these years, reducing the growth percentage.

\*\* Source: Certified Values from the Harris CAD before the "freeze" adjustment totaled \$3,469,256,598 (\$3,283,994,843 for 2024/25) and estimated to be \$3,225,000,000 after the "freeze" adjustment based on historical frozen values.

# Tax Rate & Fund Balance History

(1)	(2)	(3)	(4)	(5)	(6)	(7)
Fiscal Year Ending (August 31)	M&O Tax Rate	I&S Tax Rate	Total Tax Rate	I&S Fund Balance	General Fund Balance	% of Exp
2013/14	\$ 1.1700	\$ 0.5000	\$ 1.6700	\$ 2,097,007	\$ 3,852,954	9%
2014/15	\$ 1.1700	\$ 0.5000	\$ 1.6700	\$ 3,511,453	\$ 5,391,608	12%
2015/16	\$ 1.1700	\$ 0.5000	\$ 1.6700	\$ 3,458,583	\$ 5,833,942	10%
2016/17	\$ 1.1700	\$ 0.5000	\$ 1.6700	\$ 3,683,372	\$ 1,902,712	3%
2017/18	\$ 1.1700	\$ 0.5000	\$ 1.6700	\$ 3,532,343	\$ (2,516,449)	-4%
2018/19	\$ 1.1700	\$ 0.4800	\$ 1.6500	\$ 4,661,146	\$ 5,142,439	10%
2019/20	\$ 1.0684	\$ 0.4800	\$ 1.5484	\$ 6,089,691	\$ 11,881,110	22%
2020/21	\$ 0.9983	\$ 0.4800	\$ 1.4783	\$ 4,912,352	\$ 18,170,738	32%
2021/22	\$ 0.9603	\$ 0.4800	\$ 1.4403	\$ 2,741,190	\$ 20,062,611	35%
2022/23	\$ 0.9429	\$ 0.4800	\$ 1.4229	\$ 5,154,982	\$ 20,340,323	33%
2023/24	\$ 0.7575	\$ 0.4800	\$ 1.2375	\$ 1,562,640	\$ 28,918,286	45%
2024/25	\$ 0.7552	\$ 0.4800	\$ 1.2352	\$ 695,000 *		
2025/26	\$ 0.7441	\$ 0.4800	\$ 1.2241			

\* Estimated I&S Fund Balance for the period ending August 31st.

# Refunding, Defeasance & Redemption History

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## Series 2020 Refunding Bonds + Bond Defeasance + Bond Redemption

- Bonds Refunded: \$67,020,000 – Series 2013 Building Bonds
- Call Date of Refunded Bonds: August 15, 2023
- Lowered Interest Rates from: 4.00%-5.00% to 0.30%-2.64%
- **Total Interest Cost Savings: \$18,319,013**
  
- Bonds Defeased: \$2,005,000 – Series 2013 Refunding Bonds
- Call Date of Defeased Bonds: August 15, 2022
- **Total Interest Cost Savings: \$422,388**
  
- Bond Redeemed: \$1,355,000 – Series 2009 Refunding Bonds
- Call Date of Redeemed Bonds: Any Date
- **Total Interest Cost Savings: \$115,073**

## Series 2022 Refunding Bonds + Bond Redemption

- Bonds Refunded: \$17,130,000 – Series 2012 and Series 2013 Refunding Bonds
- Call Date of Refunded Bonds: August 15, 2022
- Lowered Interest Rates from: 3.00%-4.00% to 2.00%-3.04%
- **Total Interest Cost Savings: \$3,463,197**
- **Net Interest Cost Savings: \$ 563,197 (\$2,900,000 of Cash Used for Principal Reduction)**
  
- Bonds Redeemed: \$1,355,000 – Series 2013 Refunding Bonds
- Call Date of Redeemed Bonds: February 15, 2023
- **Total Interest Cost Savings: \$13,800 (Savings are Net of the Cost of Refunding and Redemption)**

# Refunding, Defeasance & Redemption History

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## 2024 Redemption

- Bonds Redeemed: \$6,705,000 – Series 2014 Building Bonds
- Call Date of Redeemed Bonds: August 15, 2024
- **Total Interest Cost Savings: \$3,830,788 (Savings are Net of the Cost of Redemption)**

## 2025 Redemption + Bond Defeasance

- Bonds Redeemed: \$2,280,000 – Series 2014 Building Bonds
- Call Date of Redeemed Bonds: August 15, 2024
- **Total Interest Cost Savings: \$591,400 (Savings are Net of the Cost of Redemption)**
  
- Bond Defeased: \$2,655,000 – Series 2018 Building Bonds
- Call Date of Defeased Bonds: February 15, 2028
- **Total Interest Cost Savings: \$2,815,990 (Savings are Net of the Cost of Defeasance)**

## Combined Results Over the Past 5 Years

- **Total Interest Cost Savings: \$29,571,649**
- **Net Interest Cost Savings: \$26,671,649**

# Preliminary Bond Program Analysis

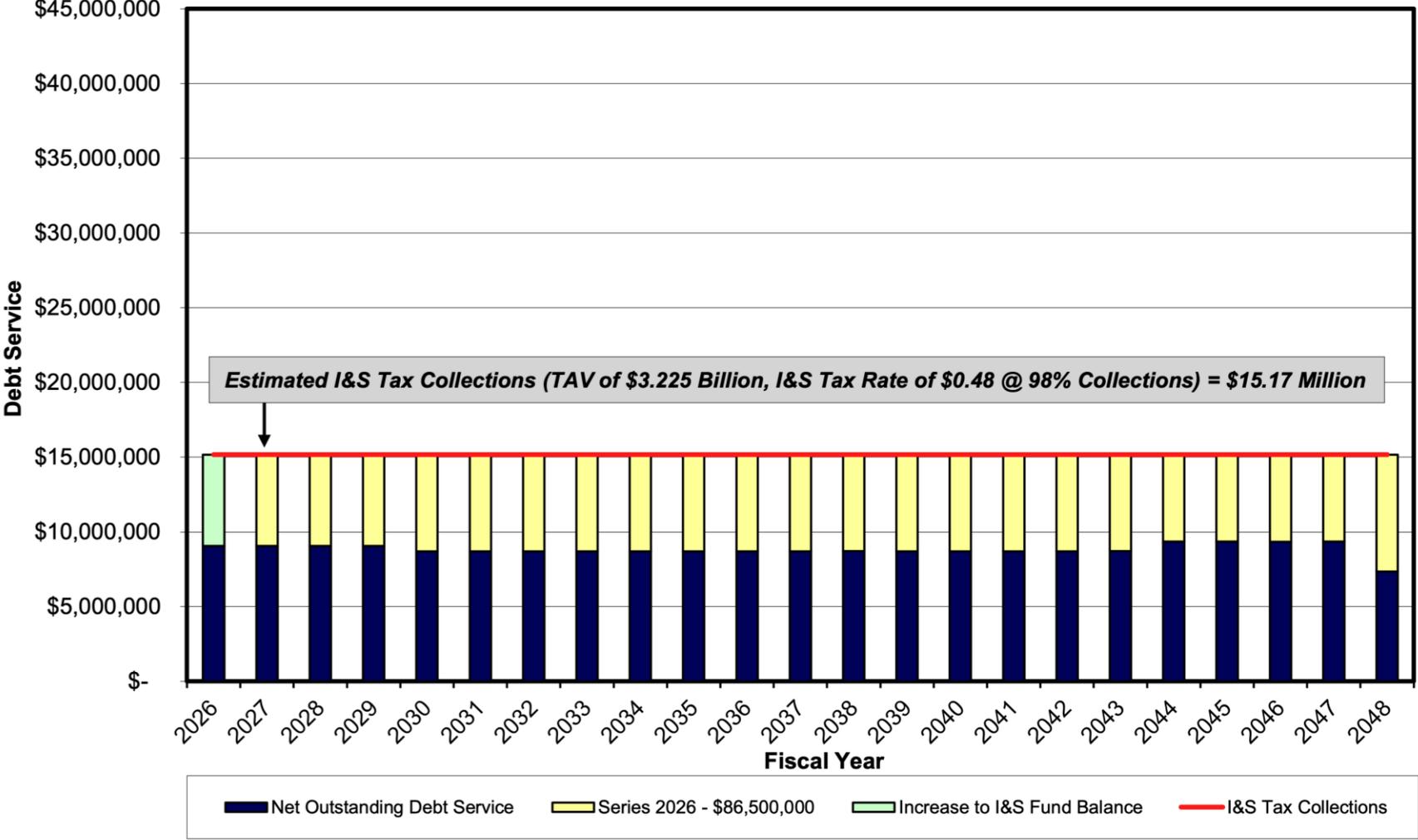
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## Assumptions:

Bond Election:	Assumed to be May 2026
Issuance Dates:	Assumed to be August 2026 in Scenarios 1 and 2 Assumed to be August 2026, 2027, and 2028 for Each Installment in Scenario 3
Amortization Lengths:	Assumed to be 22 Years with a 10-Year Early Optional Redemption in Scenario 1 Assumed to be 30 Years with a 10-Year Early Optional Redemption in Scenarios 2 and 3
Interest Rates:	Assumed to be 4.75% in Scenario 1 Assumed to be 5.25% in Scenario 2 Assumed to be 5.00% in Scenario 3
Taxable Value:	Assumed to be \$3,225,000,000 in 2025/26
Taxable Value Growth:	Assumed to be No Growth in Scenario 1 Assumed to be 5.00% Per Year for 3 Years Beginning in 2026/27 in Scenario 2 Assumed to be 6.50% Per Year for 5 Years Beginning in 2026/27 in Scenario 3
Collection Percentage:	Assumed to be 98%
2025/26 I&S Tax Rate:	48.00¢

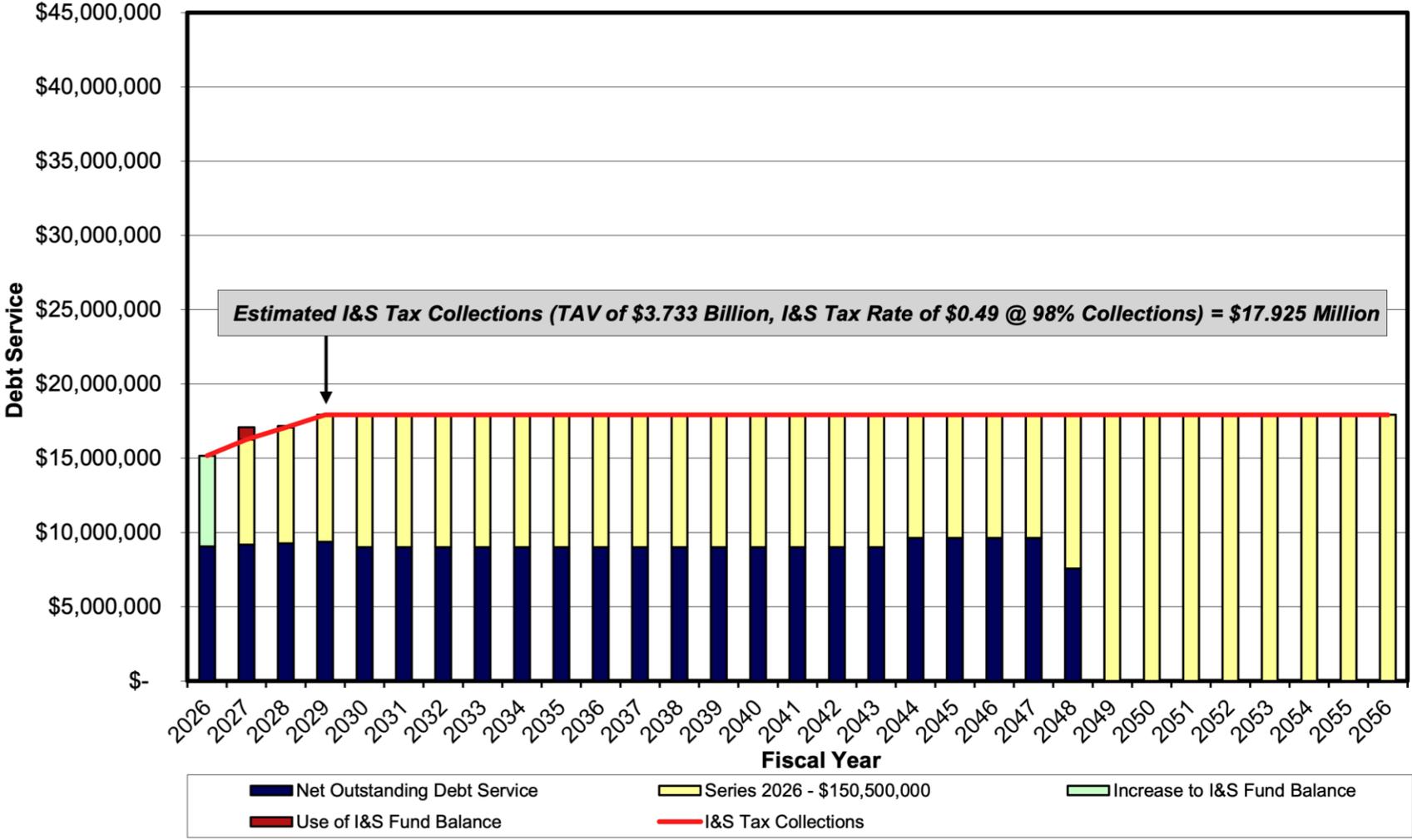
# Preliminary Bond Program Analysis

**Scenario 1 - \$86,500,000 - No I&S Tax Rate Increase (Remain at 48.00¢)  
Assumed No Growth**



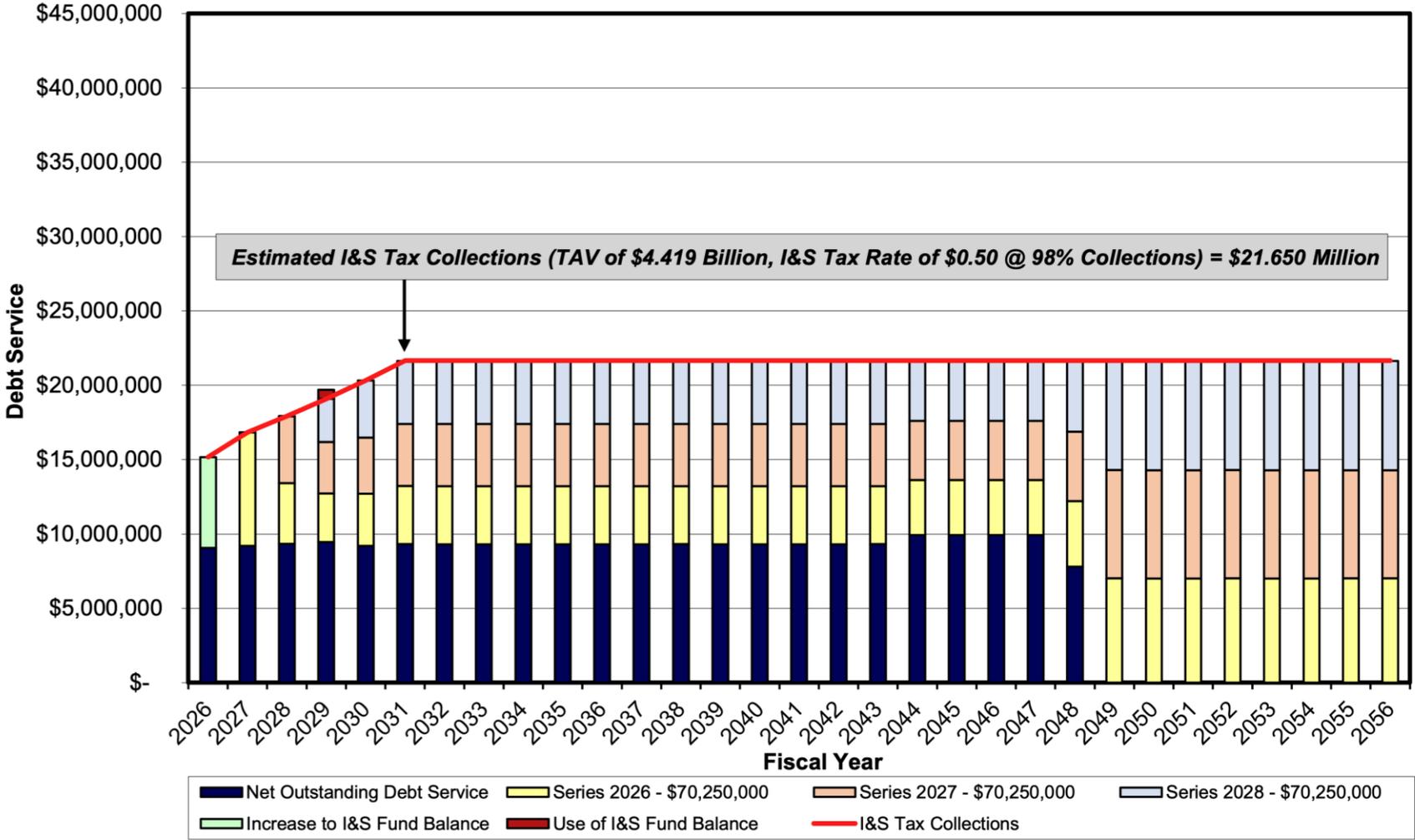
# Preliminary Bond Program Analysis

**Scenario 2 - \$150,500,000 - 1.00¢ I&S Tax Rate Increase (48.00¢ to 49.00¢)  
Assumed Growth of 5.00% Per Year for 3 Years Beginning in 2026/27**



# Preliminary Bond Program Analysis

**Scenario 3 – \$210,750,000 – 2.00¢ I&S Tax Rate Increase (48.00¢ to 50.00¢)  
Assumed Growth of 6.50% Per Year for 5 Years Beginning in 2026/27**



# Tax Impact – Residential Home

<b>Projected Cost to Homeowner for a 1.00¢ Increase for Voted Bonds</b>			
Home Value Before Exemptions	Home Value After \$140,000 State Exemptions	Projected Annual Tax Increase	Projected Monthly Tax Increase
\$100,000	\$0	\$0.00	\$0.00
150,000	10,000	1.00	0.08
200,000	60,000	6.00	0.50
<b>255,728</b>	<b>115,728</b>	<b>11.57</b>	<b>0.96</b>
300,000	160,000	16.00	1.33
350,000	210,000	21.00	1.75
400,000	260,000	26.00	2.17
450,000	310,000	31.00	2.58
500,000	360,000	36.00	3.00
<b>Projected Cost to Homeowner for a 2.00¢ Increase for Voted Bonds</b>			
Home Value Before Exemptions	Home Value After \$140,000 State Exemptions	Projected Annual Tax Increase	Projected Monthly Tax Increase
\$100,000	\$0	\$0.00	\$0.00
150,000	10,000	2.00	0.17
200,000	60,000	12.00	1.00
<b>255,728</b>	<b>115,728</b>	<b>23.15</b>	<b>1.93</b>
300,000	160,000	32.00	2.67
350,000	210,000	42.00	3.50
400,000	260,000	52.00	4.33
450,000	310,000	62.00	5.17
500,000	360,000	72.00	6.00
<b>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</b>			

# Texas School Finance

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- Appraised Values, Tax Compression & Homestead Exemption Increase
- M&O Budget vs I&S Budget
- Texas School Voted Bonds
- Public Finance vs Personal Finance
- Federal Government Debt vs Local School Finance
- Early Prepayment Provisions
- Required Propositions
  - Stadium with seating for more than 1,000
  - Natatorium
  - Another Recreational Facility other than a gym, playground or play area
  - Performing Arts Facility
  - Housing for Teachers
  - Technology Equipment other than security or infrastructure
- Election Timing

# Texas School Bond Elections

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- 2025 – 94 Elections (\$13,542,955,352 Dollar Volume) – May Only
  - 75 Passed All or Some Propositions (80%)
  - 19 Failed All Propositions (20%)
- 2024 – 160 Elections (\$20,771,480,818 Dollar Volume)
  - 116 Passed All or Some Propositions (73%)
  - 44 Failed All Propositions (27%)
- 2023 – 203 Elections (\$43,007,177,826 Dollar Volume)
  - 150 Passed All or Some Propositions (74%)
  - 53 Failed All Propositions (26%)
- 2022 – 199 Elections (\$32,107,528,361 Dollar Volume)
  - 115 Passed All or Some Propositions (58%)
  - 84 Failed All Propositions (42%)
- 2021 – 128 Elections (\$15,807,216,543 Dollar Volume)
  - 94 Passed All or Some Propositions (73%)
  - 34 Failed All Propositions (27%)
- 2020 – 39 Elections (\$9,288,061,214 Dollar Volume)
  - 31 Passed All or Some Propositions (79%)
  - 8 Failed All Propositions (21%)



# Group Activity

Dr. Robby McGowen

# Group Activity

**There are three stations, each has a moderator who will pose thought provoking questions about a project category. Start at the table you are most interested in, every 10 minutes groups will be asked to rotate.**

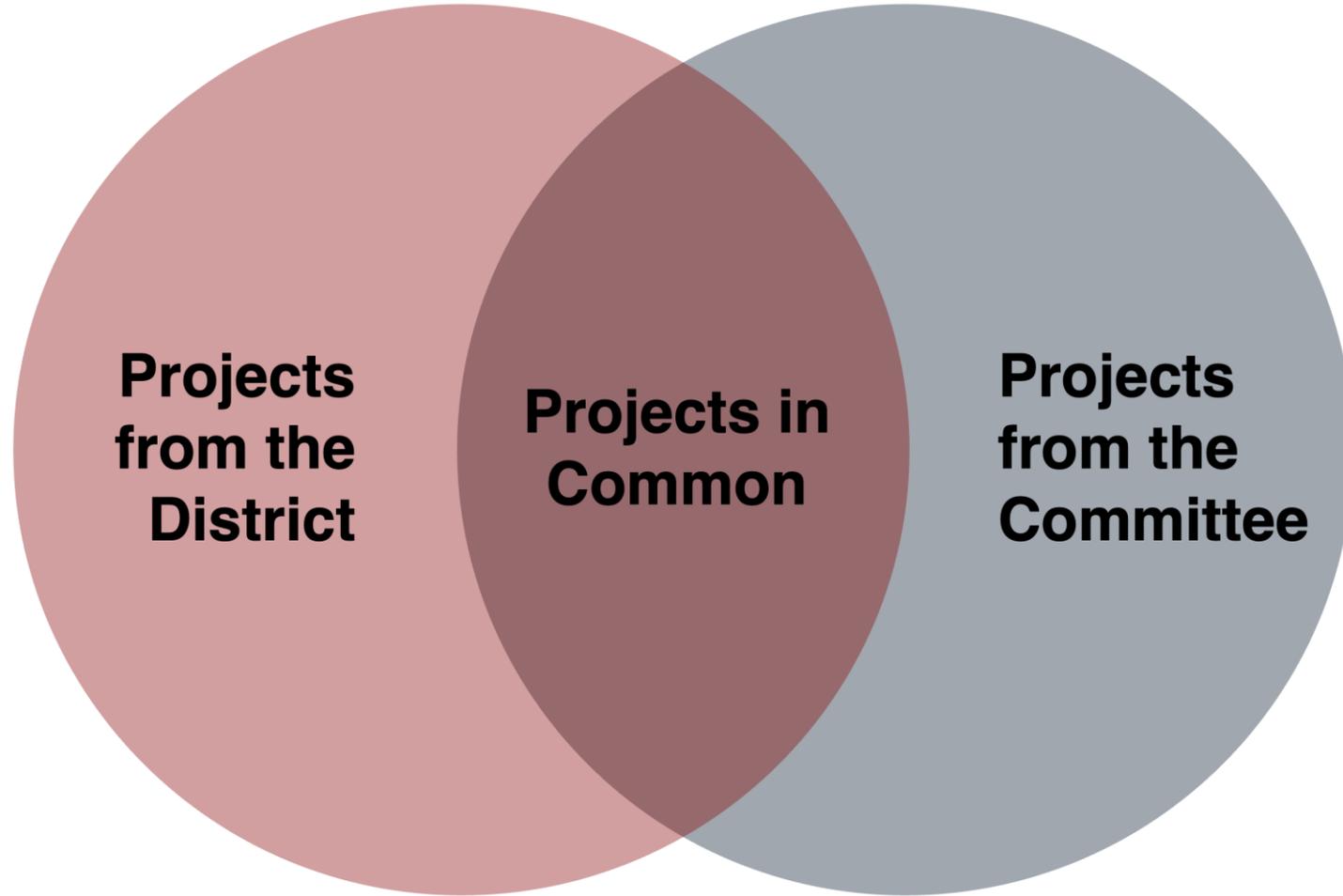
- TABLE 1 = Growth & Alignment (Sullivan/Whitfield)
- TABLE 2 = Modernizations & Replacements (Sawyer/Covan)
- TABLE 3 = Safety & Security (Mendez/Mitchell)



# Committee Project Suggestions

Dr. Robby McGowen

# Expected Outcome





## We want your feedback!

Scan the QR code to use our Google form or please ask for paper and pen to submit a written response.

- Project Name (short answer)
- Project Description (long answer)
- Project Category (select one)
  - Growth & Alignment
  - Modernizations & Replacements
  - Safety & Security

**Thank you for your participation**



# Closing & Questions

Dr. Robby McGowen



# Meeting Dates

- ~~✓~~ ~~August 28~~ Meeting ~~1~~
- ~~✓~~ ~~September 18~~ Meeting ~~2~~
- ~~✓~~ ~~October 23~~ Meeting ~~3~~
- ✓ **November 13** Meeting 4
- ✓ **December 1\*** Meeting 5



**December 15**  
Potential Recommendation to  
Board of Trustees

\*New Date



# Thank You!

Next Meeting – November 13, 2025