

Bond Workshop #3

August 15, 2025
5:30 PM

Agenda

- Review Bond Propositions
- Review PAC
- Review Order for Bond Election

Facilities Addressed-Option II



45 District Facilities \$355,000,000

CTE Center Phase II \$ 30,000,000

Proposition I \$385,000,000

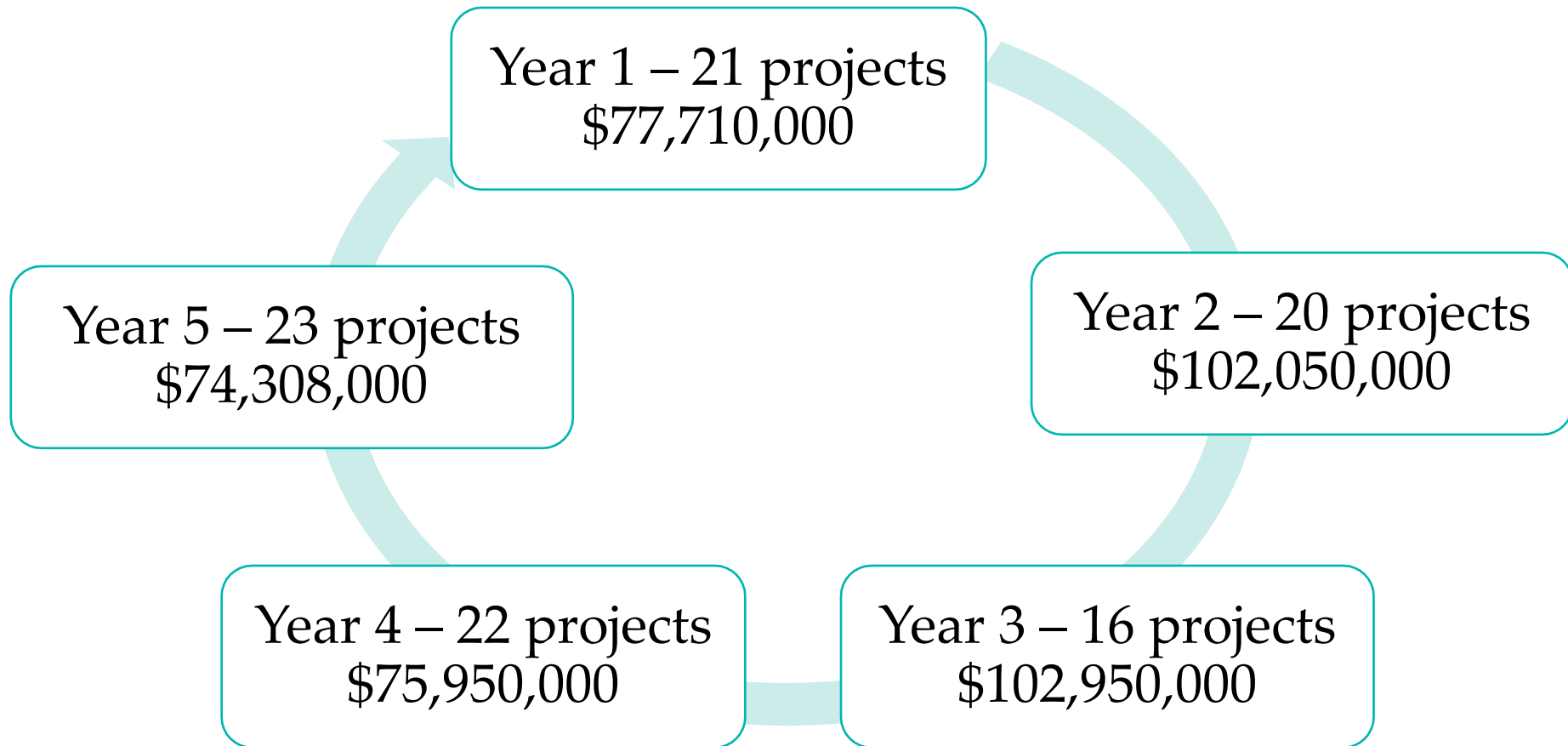
PAC \$ 50,000,000

Proposition II \$ 50,000,000

Proposed Bond \$435,000,000



Construction Plan by Year



Proposed I & S Tax Rate

- The financing of a future bond will be to receive authorization for the total project amount but sell the bonds over the next 4 or 5 years in order to minimize the tax burden on the taxpayer

Bond Tax Rate Impact



Brownsville ISD

PRELIMINARY - FOR DISCUSSION ONLY

Projected Bond Tax Rate Impact Summary

BISD Average Homestead Exemption and Projected Impact

\$435M Tranche Estimates (\$Millions)*

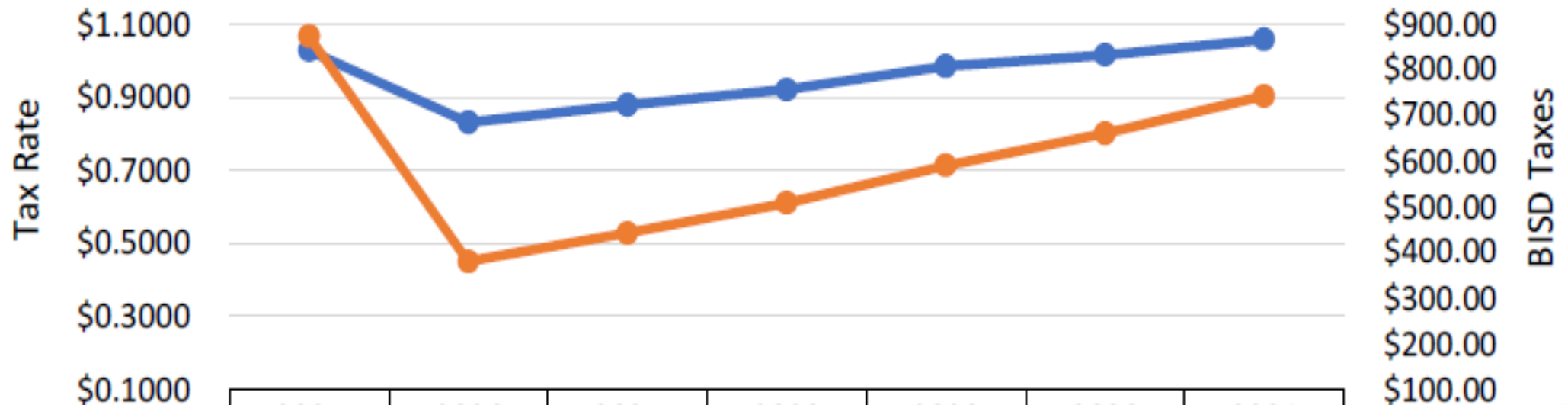
	110M		145M		45M		70M		65M	
	140K HS + 4.71 cents		140K HS + 4.33 cents		140K HS + 6.27 cents		140K HS + 3.13 cents		140K HS + 4.27 cents	
FYE	2025	2026	2027	2028	2029	2030	2031			
BISD Average Market Value	\$ 184,892	\$ 185,741	\$ 190,385	\$ 195,144	\$ 200,023	\$ 205,023	\$ 210,149			
Taxable Value	84,892	45,741	50,385	55,144	60,023	65,023	70,149			
M&O Tax Rate	0.7869	0.7869	0.7869	0.7869	0.7869	0.7869	0.7869			
I&S Tax Rate	0.2417	0.0446	0.0917	0.1349	0.1977	0.2290	0.2717			
Total Tax Rate	1.0286	0.8315	0.8786	0.9218	0.9846	1.0159	1.0586			
Projected BISD Taxes	\$ 873.20	\$ 380.32	\$ 442.68	\$ 508.32	\$ 590.98	\$ 660.57	\$ 742.60			
Year over Year Difference		(493)	62	66	83	70	82			

Difference from FY 2026 362

Difference from FY 2025 (131)

Bond Tax Rate Impact

BISD Projected Tax Rate and Taxes



	2025	2026	2027	2028	2029	2030	2031
Total Tax Rate	\$1.0286	\$0.8315	\$0.8786	\$0.9218	\$0.9846	\$1.0159	\$1.0586
Proj. ISD Taxes	\$873.20	\$380.32	\$442.68	\$508.32	\$590.98	\$660.57	\$742.60

Fiscal Year

Total Tax Rate Proj. ISD Taxes



Bond Tax Rate Impact

65 and older Exemptions and Projected Taxes**

\$435M Tranche Estimates (\$Millions)*

110M

145M

45M

70M

65M

FYE

2025

2026

2027

2028

2029

2030

2031

BISD Average Market Value \$ 184,892 \$ 185,741 \$ 190,385 \$ 195,144 \$ 200,023 \$ 205,023 \$ 210,149

Taxable Value 74,892 0.00 0.00 0.00 23 5,023 10,149

Total Tax Rate 1.0286 0.8315 0.8786 0.9218 0.9846 1.0159 1.0586

Projected BISD Taxes \$ 770.34 \$0.00 \$0.00 \$0.00 \$0.22 \$51.03 \$107.44

Difference from 2026 \$0.00 \$0.00 \$0.22 \$51.03 \$107.44

Auditoriums in BISD

Campus	Enrollment	Theatre Capacity
Hanna	2039	361
Lopez	1739	699
Pace	1623	226
Porter	1544	220
Rivera	2151	176
Veterans	2216	560
C.A.B.	N/A	705



Region One School Districts



School District	District Population	PAC	Seating Capacity
Donna ISD	13,131	Yes	1,400
Edcouch-Elsa ISD	4,140	Yes	900
Harlingen CISD	17,034	Yes	956
La Joya ISD	24,804	Yes	1,400
Los Fresnos CISD	10,333	8/25	1,011
McAllen HS	2,175	Yes	953
City of McAllen PAC	20,399	Yes	1,800
Roma ISD	5,621	Yes	794
United ISD	39,243	Yes	795
Weslaco ISD	14,781	Yes	1,085
Brownsville ISD	36,151	-----	-----

PAC

Performing Arts Center	
Function of Spaces	Seating Capacity: 1,200
	Estimated space required in Sq. Ft.
Lobby	9,600
House / Stage Area	19,200
Back of House	15,000
Multi-purpose Rooms	3,000
Overall Square Footage	46,800
Estimated Construction Budget (at \$900.00 a sq.ft for mid to high end finishes)	\$ 37,920,000.00
Soft Costs (30%)	\$ 11,376,000.00
Total Project Cost Estimate:	\$ 49,296,000.00

Orchestra Pit	
	No Lift
Estimate Cost:	\$1.5 - \$1.7M

Like Harlingen CISD PAC

PAC

Performing Arts Center	
Function of Spaces	Seating Capacity: 1,500
	Estimated space required in Sq. Ft.
Lobby	12,000
House / Stage Area	22800
Back of House	19500
Multi-purpose Rooms	3000
Overall Square Footage	57,300
Estimated Construction Budget (at \$900.00 a sq.ft for mid to high end finishes)	\$ 46,470,000.00
Soft Costs (30%)	\$ 13,941,000.00
Total Project Cost Estimate:	\$ 60,411,000.00

Orchestra Pit	
	Single Lift
Estimate Cost:	\$1.8 - \$2.4M

True K - 12 PAC

PAC

Performing Arts Center	
Function of Spaces	Seating Capacity: 1,800
	Estimated space required in Sq. Ft.
Lobby	14,000
House / Stage Area	26400
Back of House	25000
Multi-purpose Rooms	3000
Overall Square Footage	68,400
Estimated Construction Budget (at \$900.00 a sq.ft for mid to high end finishes)	\$ 55,360,000.00
Soft Costs (30%)	\$ 16,608,000.00
Total Project Cost Estimate:	\$ 71,968,000.00

Orchestra Pit	
	Multiple Lifts
Estimate Cost:	\$2.6 - \$3.0M

Similar to McAllen PAC

Possible Proposition(s)

- One (1) proposition to include all projects including the CTE Center
- PAC proposition by itself

Possible Proposition(s)

PROPOSITION A

THIS IS A PROPERTY TAX INCREASE

“The issuance of not to exceed \$385,000,000 of Brownsville Independent School District school building bonds for the purposes of designing, constructing, renovating, improving, upgrading, updating, acquiring, and equipping school facilities, [including District-wide renovations, additions, safety and security improvements, and roof and HVAC replacements, a new Career and Technical Education (CTE) building, and a new District transportation building,] and the levying of a tax sufficient to pay the principal of and interest on the bonds and the cost of any credit agreements.”

Possible Proposition(s)

PROPOSITION B

THIS IS A PROPERTY TAX INCREASE

- “The issuance of not to exceed \$50,000,000 of Brownsville Independent School District school building bonds for the purposes of designing, constructing, renovating, improving, upgrading, updating, acquiring, and equipping [a new performing arts facility,] and the levying of a tax sufficient to pay the principal of and interest on the bonds and the cost of any credit agreements.”

Bond Election Order

- AN ORDER CALLING A BOND ELECTION TO BE HELD BY THE BROWNSVILLE INDEPENDENT SCHOOL DISTRICT, MAKING PROVISION FOR THE CONDUCT OF A JOINT ELECTION, AND RESOLVING OTHER MATTERS INCIDENT AND RELATED TO SUCH ELECTION

Next Meetings



- August 18, 2025 Special Called Board Meeting to call The Possible Bond Election for November 4, 2025

Thank You!

