



BROWN COUNTY

February 5, 2024
(Exhibit #1)

FAMILY YMCA



YMCA OF ABILENE

COUNTY CLERK SHARON FERGUSON

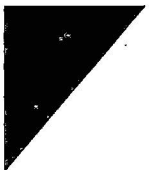
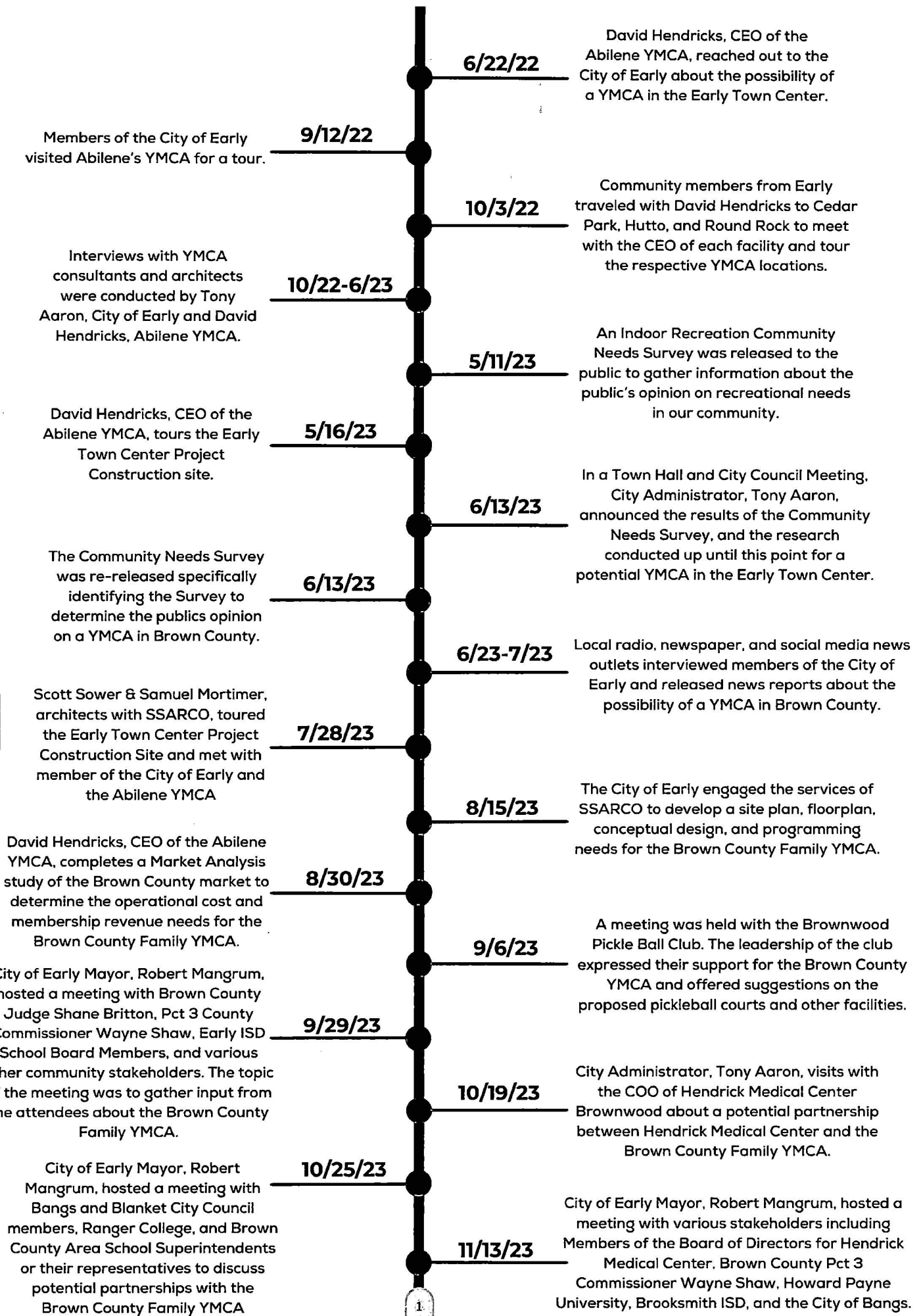


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THE H E T I M E L I N E



WHO IS THE

Founded in London in 1844, the Y has grown into one of the largest organizations focused on strengthening communities in the U.S. and around the world, serving more than 64 million people in 120 countries.

The YMCA is the leading nonprofit committed to strengthening individuals and communities across the country. At the Y, we're here to help you find your "why" - your greater sense of purpose - by connecting you with opportunities to improve your health, support young people, make new friends and contribute to a stronger, more cohesive community for all.

178+

Years of operation

40 million

People served each year

12,000

Branches worldwide

92 thousand

Employees

4 million

kids engaged and empowered

233,000

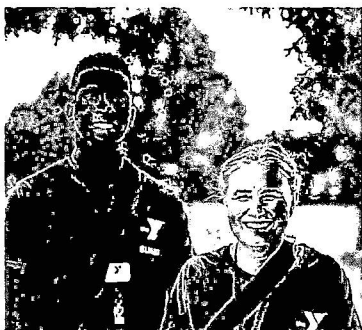
U.S based volunteers

MISSION, VALUES, AND VISION



► Mission

The Y is a nonprofit organization whose mission is to put Christian principles into practice through programs that build healthy spirit, mind and body for all.



► Values

Guided by our core values of caring, honesty, respect and responsibility, the Y is dedicated to giving people of all ages, backgrounds and walks of life the opportunity to reach their full potential with dignity.



► Vision

We envision a future in which all people achieve health, gain confidence, make connections and feel secure at every stage of life. The Y is committed to developing new generations of changemakers who will create the communities we all want to live in.



► Strong Communities

Everyone deserves the opportunity to reach their full potential. From early learning to job training, the Y offers programs and services that support people at every stage of life to strengthen communities across the U.S.

YMCA IMPACTS

At the YMCA, we believe that in order to strengthen communities, we must understand the current issues and foresee the future needs of the people and communities we serve. We measure success by our positive impact on youth development, healthy living and social responsibility.



ADVOCACY

Nationally and in all 50 states, the Y advocates for positive social change. Collaborations with policymakers, community leaders and private and public organizations help advance the Y's community-strengthening efforts. In 2020, Y advocates sent over 100,000 letters to Congress to support youth development, healthy living and social responsibility.

INCLUSIVITY

When communities are forgotten, the Y remembers. No one is invisible. No neighborhood or community is left behind. The Y's programs and services create opportunities to succeed, no matter where you grow up.



VOLUNTEERISM

The Y encourages individual involvement and investments that support and lead critical overarching work in the community, all in an effort to increase the number of people we reach and the impact we make. In fact, the Y mobilizes 570,000 volunteers each year.

GLOBAL ENGAGEMENT

Ys in the U.S. partner with Ys around the world to address social issues impacting communities at home and abroad, and engage young people to lead change. Together, they provide critical services and support to more than one million people across the globe each year.



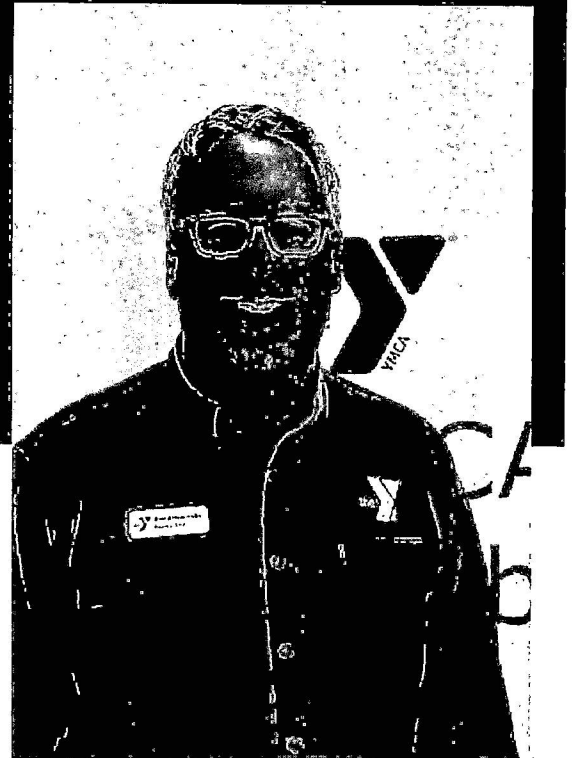
COMMUNITY PROGRAMS

Each year, the Y offers more than 12,000 scholarships that teach life-saving water safety skills to children, most at risk of drowning. The Y also helps people improve job-readiness and earning potential through adult literacy, GED prep and job training programs.

ABILENE

Letter from the CEO/President

Our organization has proudly served our community since 1946. You can take pride in the fact that your membership and donated dollars stay in Abilene to support your neighbors and friends. In 2022 alone your YMCA provided over \$107, 000 in free and discounted services.



We are a volunteer lead organization from our Board Members to our Coaches that serve as mentors and role models to our youth sports participants. Lives are changed every day because of caring individuals that give financially and with their time to support others.

The generosity of others is at the core of our existence. It is only through the support of our numerous volunteers and donors that we are able to give back to those we serve. When you give to the YMCA, you help strengthen our community and move us all forward. As one of the nation's leading nonprofits with a focus on youth development, healthy living and social responsibility, the Y works to nurture the potential of children and teens. Improve the community's health and well-being and support our neighbors.

At the Y, no child, family or adult is turned away due to inability to pay. We recognize that for communities to succeed, everyone must be given the opportunity to be healthy, confident, connected and secure. The Abilene Y provides scholarships and discounted memberships to children and families in our community. The Y is a unique nonprofit that offers subsidies to those in need, ensuring that our programs and services are available to all.

Thanks again for supporting our mission and I will see you at the Y.

Sincerely,

David Hendricks

CEO/President.

WHO IS IT FOR?

The Y is for youth development, healthy living and social responsibility.

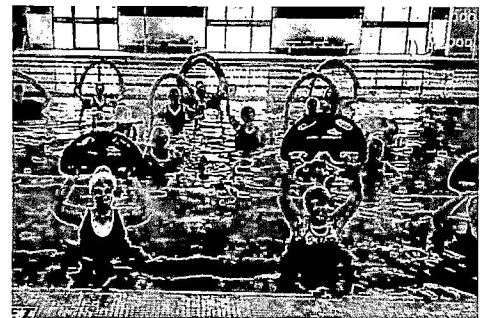
Youth Development: Nurturing the potential of every child and teen.

We believe that all kids deserve the opportunity to discover who they are and what they can achieve. Hence, through the Y, thousands of youth in Abilene and the surrounding areas today are cultivating the values, skills and relationships that lead to positive behaviors, better health and educational achievement.



Healthy Living: Improving the Big Country's health and well-being

In communities across the nation, the Y is a leading voice on health and well-being. With a mission centered on balance, the YMCA of Abilene brings families closer together, encourages good health and fosters connections through fitness, sports, fun and shared interests. As a result, thousands of youth, adults and families are receiving the support, guidance and resources needed to achieve greater health and well-being for their spirit, mind and body.



Social Responsibility: Giving back and providing support to our neighbors.

The YMCA of Abilene fosters the care and respect people need and deserve. Through the Y, volunteers, donors, leaders, partners, and staff across the Big Country empower thousands of people to be healthy, confident, connected and secure.



THEIR CAUSE

Their cause defines them. They know that lasting personal and social change comes about when we all work together. Therefore, at the Y, **strengthening community** is their cause. Every day, they work side-by-side with their neighbors to make sure that everyone, regardless of age, income or background, has the opportunity to learn, grow and thrive.

The Y

is a nonprofit like no other. In 10,000 neighborhoods across the nation, they have the presence and partnerships to not just promise, but deliver, positive change.

The Y

is community centered. For nearly 160 years, they've been listening and responding to their communities.

The Y

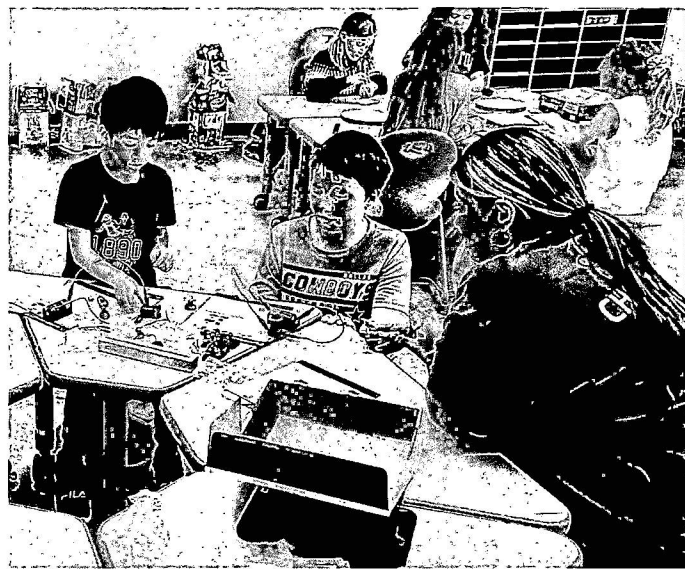
brings people together. They connect people of all ages and backgrounds to bridge the gaps in community needs.

The Y

nurtures potential. They believe that everyone should have the opportunity to learn, grow and thrive.

The Y

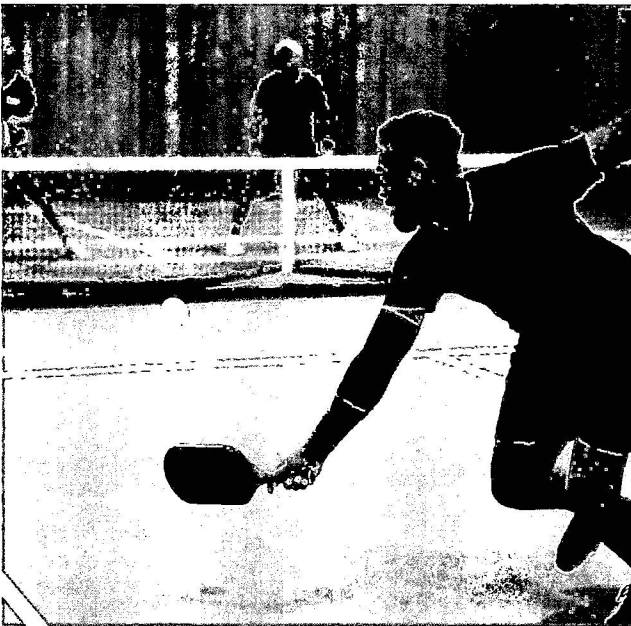
has local presence and global reach. They mobilize local communities to effect lasting, meaningful change.



Their **IMPACT** is **FELT EVERY DAY** when an individual makes a healthy choice, when a mentor inspires a child, and when a community comes together for the common good.

BROWN COUNTY FAMILY YMCA

Community members from Early traveled with David Hendricks to Cedar Park, Hutto, and Round Rock to meet with the CEO of each facility and tour the respective YMCA locations.



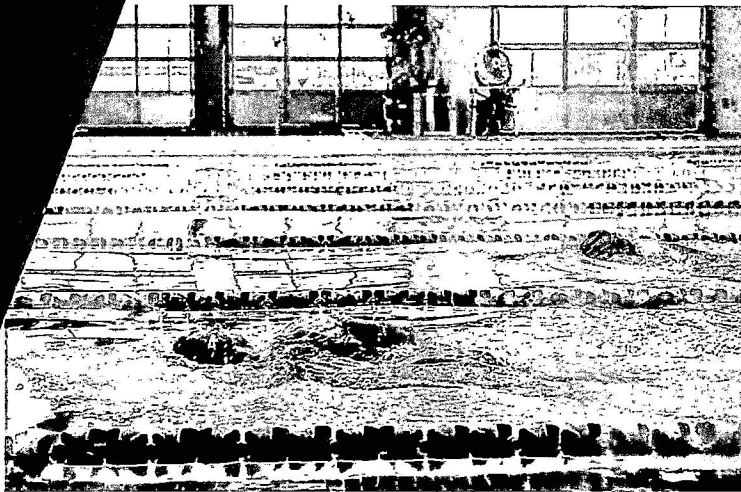
Gyms and YMCAs go hand in hand. Programming in each YMCA gym is versatile and flexible. The Brown County YMCA took visions from each of the locations visited by planning for a gym large enough to provide a full-size basketball court set traditionally in the gym, but also allow for 2 cross-court set-ups and 3 pickleball courts. Pickleball has exploded in popularity and all of the locations visited have had to adjust their gym layout to accommodate the growing trend. The proposed gym will also be able to be used for volleyball, dodgeball, larger group exercise classes, and community gatherings that need larger rooms.

While visiting Cedar Park, the concept that every YMCA is different was highlighted by the large number of outdoor programs offered. The Twin Lakes YMCA is adjacent to the Twin Lakes and the Brushy Creek Recreation Trail. They have utilized the natural setting to offer programming such as repelling, climbing, canoeing, kayaking, and fishing. On-site access to the Brushy Creek Recreational Trail offers runners, joggers, or walkers the ability to trailhead at the YMCA and set out on longer adventures. Much like the Twin Lakes location, the Early Town Center will be able to offer similar programming options in Town Center Park and Lake.

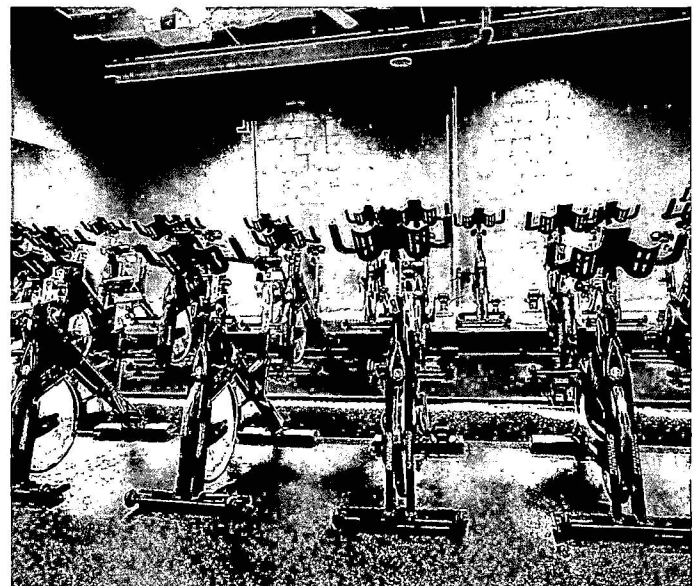


BROWN COUNTY FAMILY YMCA INSPIRATION

According to the needs assessment survey, water aerobics and programming that caters to water resistance training is very important for the Brown County YMCA. The locations visited offered a wide variety of programming relating to the pools. Abilene offers an Olympic size competition pool that allows for local school districts to hold swim meets. Other locations such as Hutto offered a smaller pool focused on water aerobics and limited lap swimming. Inspiration for the Brown County YMCA has a mix of each location visited by offering a pool large enough for group classes, a zero entry ramp for physical therapy, and enough room for lap swimming.



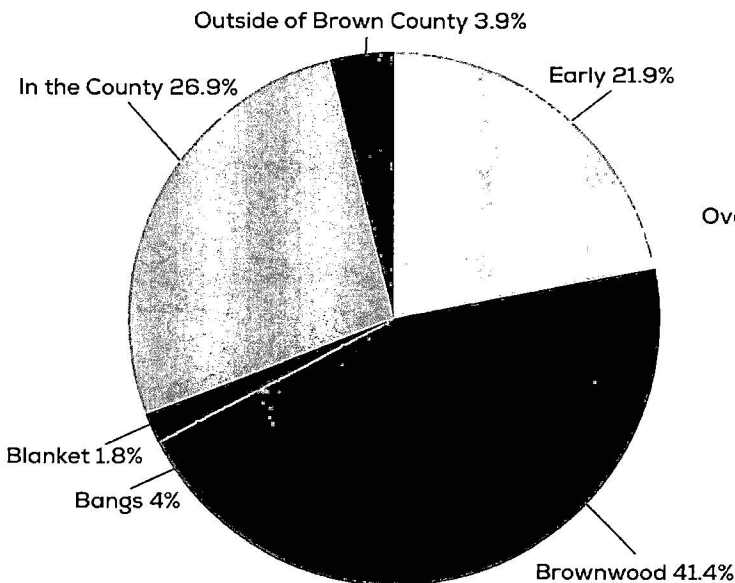
Group cycle classes are an integral part of the programming at the YMCA. In the different locations visited, the directors spoke of the importance of low-impact/high-intensity workouts for all ages. The cycle classes offered in the programming at the YMCA provide opportunities to meet the needs of all members.



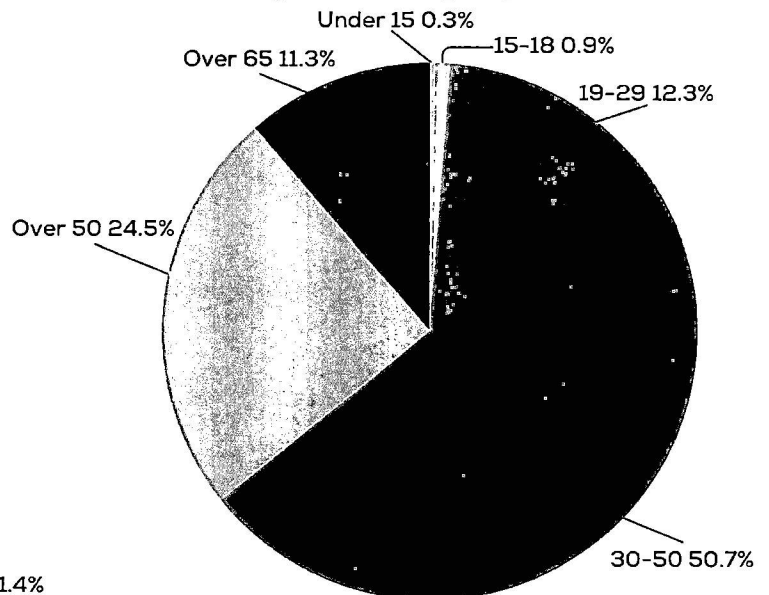
INDOOR RECREATIONAL NEEDS SURVEY

For many years, there has been a public cry for recreational opportunities for our children, youth, and families. In May of 2023 and again in June of 2023, the City of Early released a survey targeted at gathering information about the indoor recreation needs of Brown County. The survey released in June announced that we were researching the possibility and feasibility of a YMCA in Brown County. The survey is still open to all those wanting to provide their input, but to date over 1,100 people have completed it.

Place of Residence



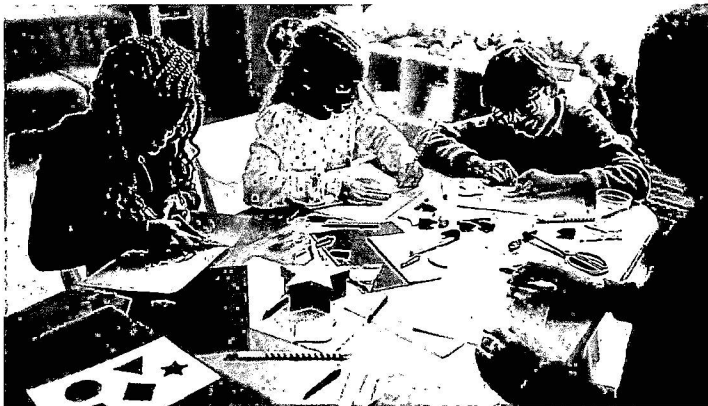
Age Demographics



INDOOR RECREATIONAL NEEDS SURVEY

The survey collected various information about the participating individuals. We learned that of those completing the survey, 41.4% live in Brownwood, 26.9% live in Brown County, but outside of the city limits, and 21.9% live in the City of Early. Other locations included the City of Bangs and areas outside of Brown County. The results of this question provided an overwhelming response that a YMCA project was much bigger than the city limits of the City of Early. It was clearly a Brown County interest.

The age demographic of those filling out the survey was topped by 50.7% ages 30-50, 24.5% ages over 50, and 12.3 % ages 19-29. This age diversity provides evidence that all age groups have an interest in a YMCA, and over 52.1% have children at home. The results of the surveys show strong support from the family unit.



Many other questions were asked to determine the type of activities desired for the YMCA to provide. Although physical fitness and recreation topped the list, many other responses ask for arts and crafts, nutrition, community rooms, and other educational programs for our children, youth, and families.

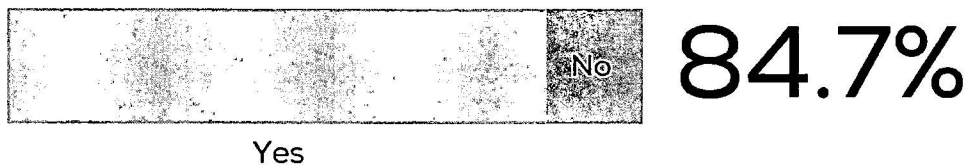
With over 24% support for our over the age of 50 population, many responses from this demographic were centered around youthful, social, and physical fitness activities for our mature and senior population. One comment referenced our society has younger feeling 60 and 70-year-olds, and the YMCA would be a place to encourage them to keep feeling younger.



INDOOR RECREATIONAL NEEDS SURVEY

There were 1,174 participants in the survey.

Would you and/or anyone in your family become
members of the YMCA for a small membership fee?



In the typeable response sections, the most common unique words that were mentioned were community, activities,
and seniors.

All those that submitted surveys were given an opportunity to provide a narrative comment. The "word cloud" graphic shown here demonstrates the words used in those narratives. The more frequently a word was used, the larger the word will appear in the word cloud.

WHAT ARE PEOPLE SAYING?

RESPONSES FROM THE NEEDS ASSESSMENT

“

Male | 19-29
Brownwood

"Pickleball has become a major growing sport not only in the US but particularly in Brownwood. Space to play, especially in the harsh weather, would be an amazing benefit to the community."

“

Female | 30-50
Brownwood

"Not only would having a YMCA be beneficial to our community and provide a much needed resource to youth, adults, seniors and families but it would also create more jobs within the community."

“

Male | Over 65
Outside city limits

"Great idea! Long overdue for a county of our size and diversity."

“

Female | 30-50
Brownwood

"Everyone should learn CPR. Especially kids."

“

Female | Over 65
Brownwood

"Can never have too many activities for kids. Need a pool for seniors to exercise."

“

Female | Over 50
Outside city limits

"I think a YMCA would be an excellent addition to our community. It could even be used for crossing generational gaps with something along the lines of adopt a grandparent group or a community band/choir of all ages."

“

Female | Over 50
Outside city limits

"It's a critical need for our community for everyone because Early has no place to work out. There is nowhere in the greater area for an indoor pool for those who desperately need it due to medical reasons."

“

Female | Over 50
Early

"I want a YMCA that offers an enclosed, temperature-controlled place for physical activities and fitness such as swimming and walking during any type of weather. Low-cost exercise programs such as dance, or elderly fitness and strength training (other than what is already found in a gym) would be a bonus."

“

Female | Over 50
Early

"I've been a member of YMCA in Tarrant county and my youngest child played soccer and swam and did the day program during the summer. It was wonderful. I've gone to community and educational meetings at two YMCA's in Fort Worth. Music and painting lessons were held at our YMCA through community outreach. We loved it. I think a YMCA could become the heart of Early, Brownwood, Bangs, and all of Brown County"

“

Female | Over 65
Early

"A lot of ladies in the community have wanted swimming and water aerobics for a long time."

“

Female | Over 50
Brownwood

"Our local Pickleball Club has 80 members. Many of us have played at YMCAs that have 3 indoor courts as part of a multi-use indoor gym. Please consider a multi-use indoor gym."

“

Female | 30-50
Bangs

"YMCA, from when I was little, was a fun place. I have amazing memories there. When a community has a space to come together, what happens is relationships are built. People look after each other beyond the YMCA building. You guys can be a resource that a strong community comes from, because you can help foster that in so many ways. ♡"

INDOOR RECREATIONAL

52%

Have school aged children at home.

67.8%

Believe we need more afterschool programs and extracurricular activities for our children.

69%

Believe there is a need for non-athletic programs for youth skills, creativity, and confidence.

65.8%

Believe youth in the area need a community space where they can develop and connect with others.

67.5%

Believe our youth need support in learning positive habits like physical activity and healthy eating.



1,005 survey participants voted that an indoor pool is the most important amenity for children and youth in the county.

Children and Youth

1. Indoor Pool
2. Indoor Gym
3. Fitness Facilities
4. Arts and Crafts
5. Cooking and Homemaking

Adults and Seniors

1. Fitness Facilities
2. Indoor Swimming Pool
3. Access to Physical Therapy Facilities
4. Indoor Gym
5. Health and Nutrition Education

1,039 survey participants think adults and seniors in the county need a fitness facility.



SOCIAL MEDIA RESPONSES

“This will be such a great asset to the community and the families of Brown County!”

“I think this is awesome! Very great for this entire central area of Texas! Great job!”

“I am Soooooo very excited to see that it can be possible”

“Filled out the survey. I love all the things Early is doing!”

“This would be awesome to have!!”

“Thank you, thank you, thank you!!! I grew up in a YMCA in my hometown of Tulsa and we belonged to one when we lived in Conroe, TX. Many years ago I researched the possibility of Y in Brownwood. So excited to see that others are interested and looking into the process. A YMCA for the Brownwood/ Early community would be nothing but positive impact for everyone!!”

“Are those pickleball courts I spy? Very smart if so!”

“This is an incredible project!!! Great job to all involved.”

“This would be a dream come true!!!!!!”

“Oh I can't wait!!!”



Scott Sower
Founder and Principal
Architect

Scott Sower founded SSARCO of TX (Scott Sower Architects Collaborative) to focus on client relationships, quality documentation, and value-driven design. Before SSARCO, Scott spent nearly 27 years at Good Fulton & Farrell Architects (GFF) in Dallas. During his tenure at GFF, Scott advanced to Principal in 2007 and led a studio that ranged from 8 - 16 members. Throughout his career, Scott has led, managed, and designed several projects, including office, automotive, fitness, restaurant, mixed-use, and multi-family.



What they do

We are proud of our ability to take on challenging projects without compromising on quality. Having a central team managing the design process enables us to meet deadlines within budget. Through listening, collaborating, and communicating they offer a wide range of services.

Their Mission

SSARCO is passionate about design and understand that design does not stop with the concept. Excellent design comes from the execution of millions of seemingly small decisions made throughout Construction Administration and even into Owner Occupancy. This is why we are in constant pursue of an outcome that transcends the normal client experience.

Why SSARCO for the Brown County Family YMCA?

SSARCO has planned and designed several Family YMCAs around Texas.

- Lake Highlands
- Moody
- Russell Creek
- Joshua
- Coppel

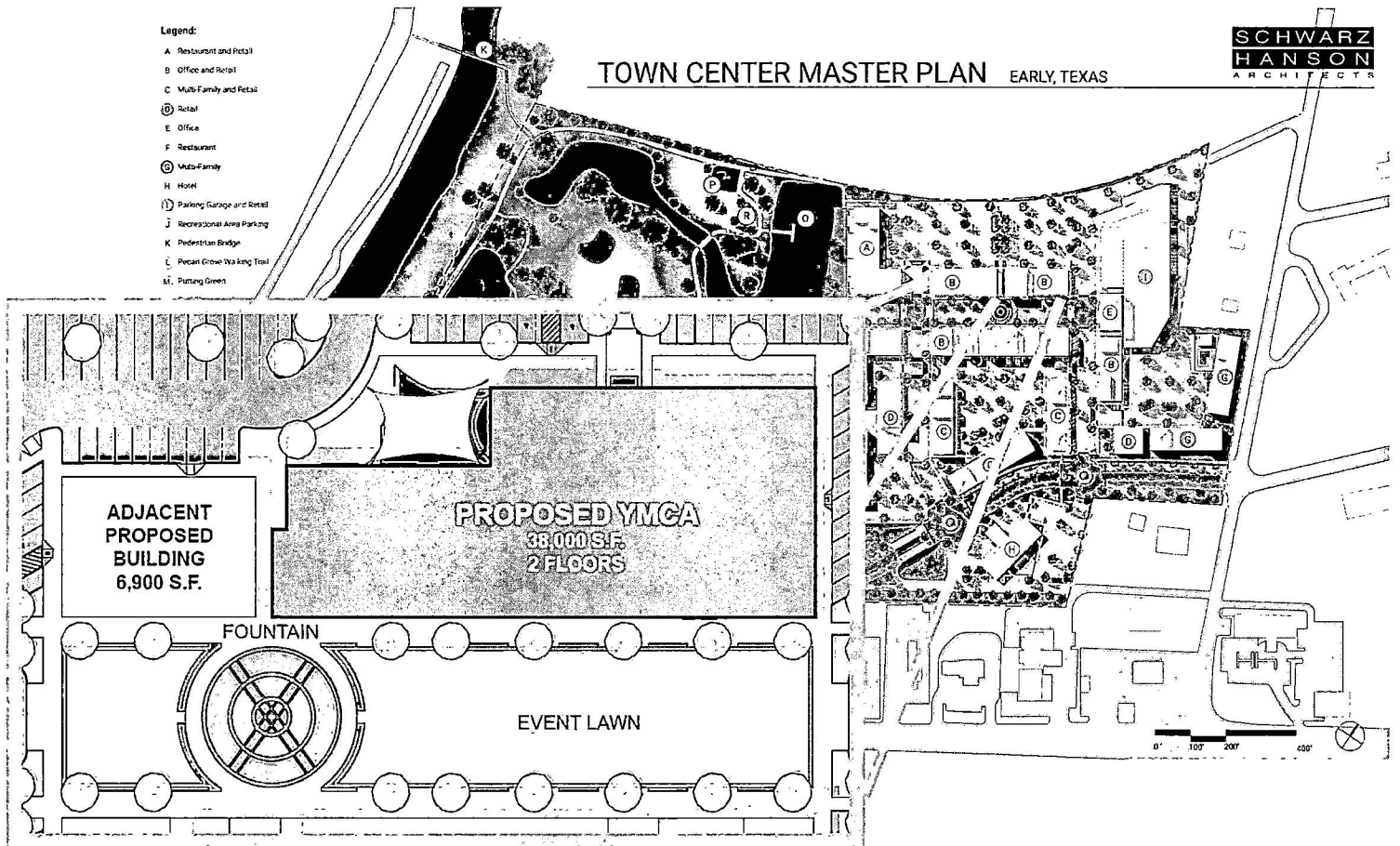


SCOTT SOWERS

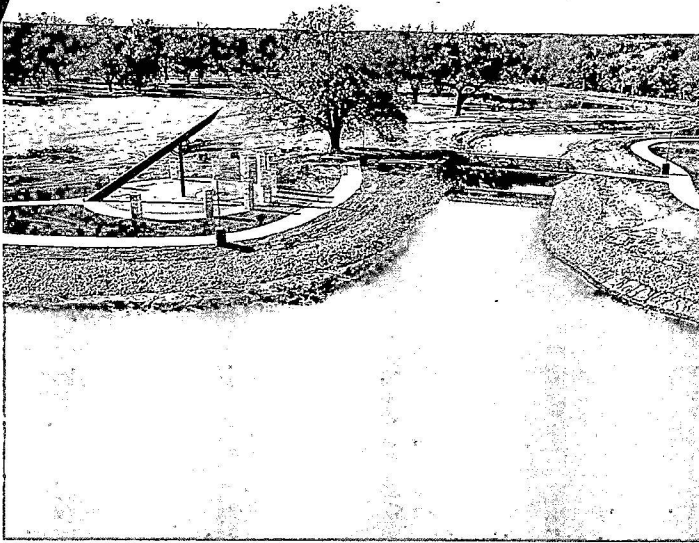
A Dallas-based growing architectural firm established in 2022. At SSARCO, we leverage collective expertise, combined competencies, and organizational capabilities to provide value to our clients. SSARCO primarily focuses on commercial projects such as luxury automotive dealerships, fitness clubs, restaurants, and offices.

BROWN COUNTY

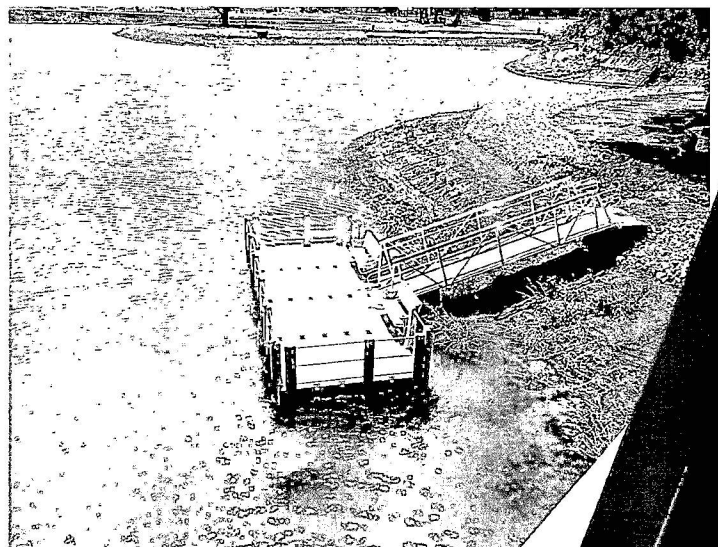
Over two years ago David Hendricks, CEO of the YMCA Abilene, contacted City Administrator Tony Aaron. David expressed the YMCA's interest in the Early Town Center Project and felt that its location would be perfect for a YMCA in Brown County. The Town Center Lake, Boardwalk, and Park offered amenities that would complement a YMCA at that location.



BROWN COUNTY YMCA LOCATION

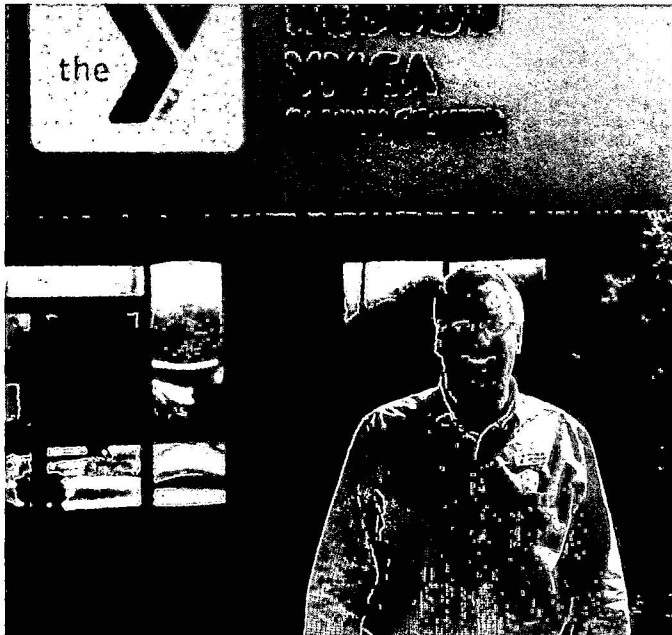


The YMCA could use the lake for boating safety, Kayak classes, and fishing education. The lighted trail could be used to extend the indoor physical fitness of the YMCA outdoors and be used to promote 5k runs and walking challenges. The grassy event lawn in front of the YMCA could be used for a variety of activities hosted by the YMCA, such as pickleball tournaments, camps, and family night activities. The overall park offers opportunities for bird and wildlife watching, and outdoor education. For these reasons and many others, the Early Town Center seemed a perfect fit for a YMCA Abilene affiliate location.



BROWN COUNTY

How are new YMCA locations determined? Currently, the growth of YMCA locations is handled through affiliate partnerships with existing YMCA facilities. In the case of the Brown County Family YMCA, we would be partnering with the YMCA of Abilene. The organizational leadership structure such as CEO, CFO, Human Resources as well as other back-of-house business functions would be handled by the YMCA of Abilene. A local Brown County YMCA facility director and staff of up to 50 employees would be hired to run the day-to-day operations of the Brown County Family YMCA.

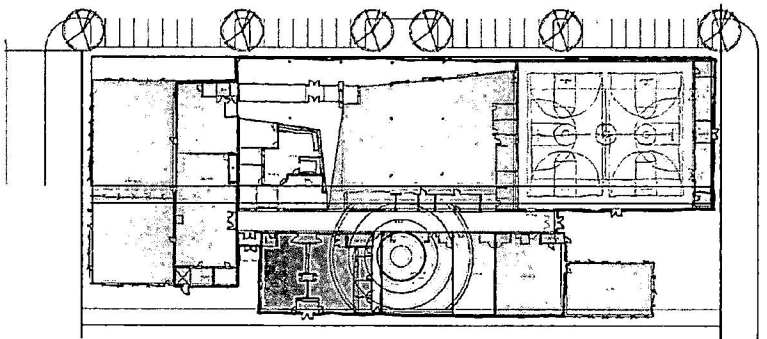


The YMCA Abilene is made up of a 16-member local governance board of directors. The Brown County Family YMCA would have its own local board of directors that would be an affiliate board to the YMCA Abilene board of directors. The local board would be appointed by Brown County local government and the YMCA Abilene. Brown County local government would also appoint 3 members to the YMCA Abilene local governance board.

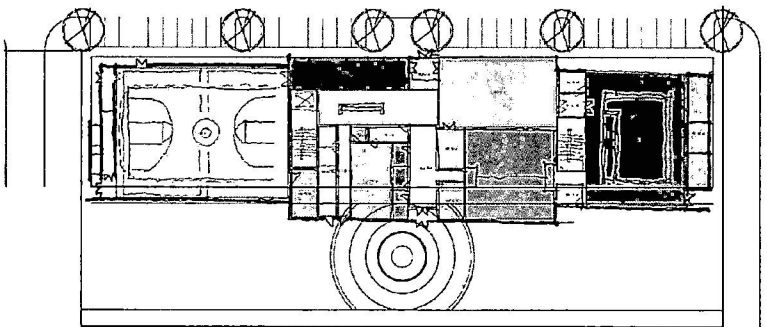
SITE AND FLOOR PLAN DEVELOPMENT

Over several months many meetings were held with SSARCO architects and various local stakeholders. The proposed site for the YMCA in the Early Town Center Development was adjusted and resized to meet the requested needs from the survey results and public comments. The square footage of the different spaces within the facility determines the overall length, width, height, and parking requirements.

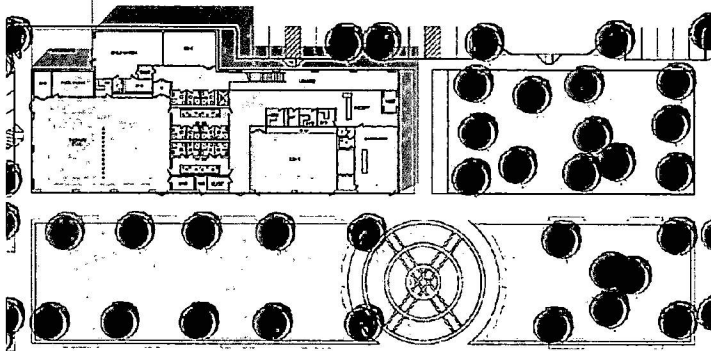
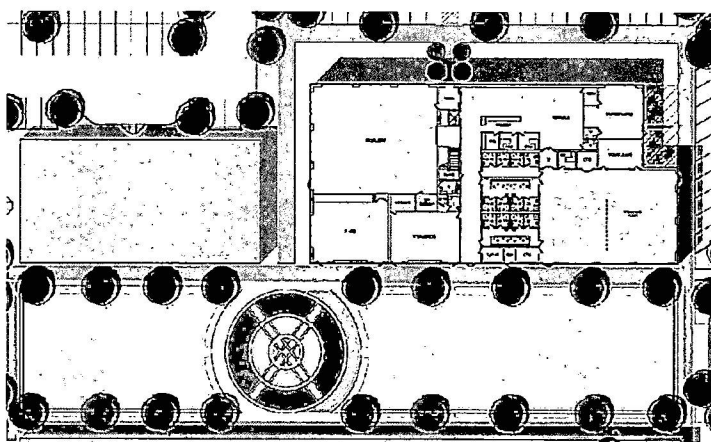
The floorplan and square footage of existing YMCAs and their amenities were taken into consideration.



One level, extending into the grassy mall



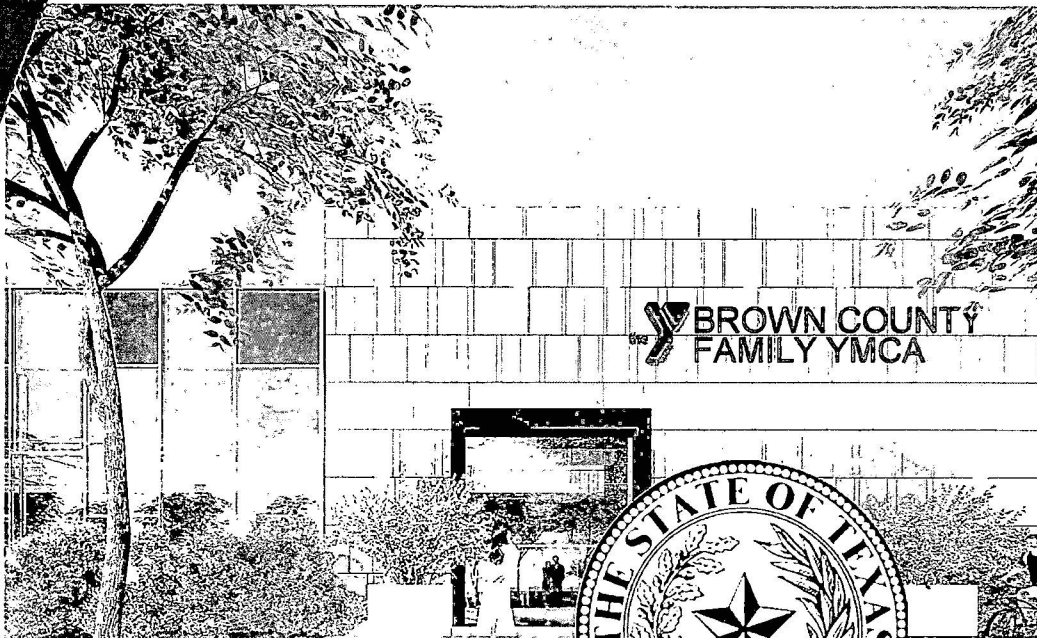
One level, extending into the parking lot



Two levels, extending into parking lot

Meetings were held with city and county local officials, school board and school officials across Brown County, Howard Payne University, Ranger College, Hendrick Medical Center employees and Board of Directors, Brownwood Pickleball Club, and various other local groups. Combining the information obtained from these meetings, input for the public hearing, survey, social media feedback, and private citizen conversations the site plan and floorplan were developed into what it is today.

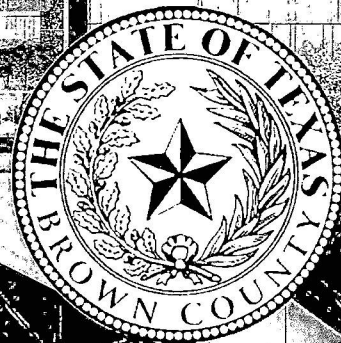
YOUR BROWN COUNTY



**BROWN COUNTY
FAMILY YMCA**



YMCA OF ABILENE

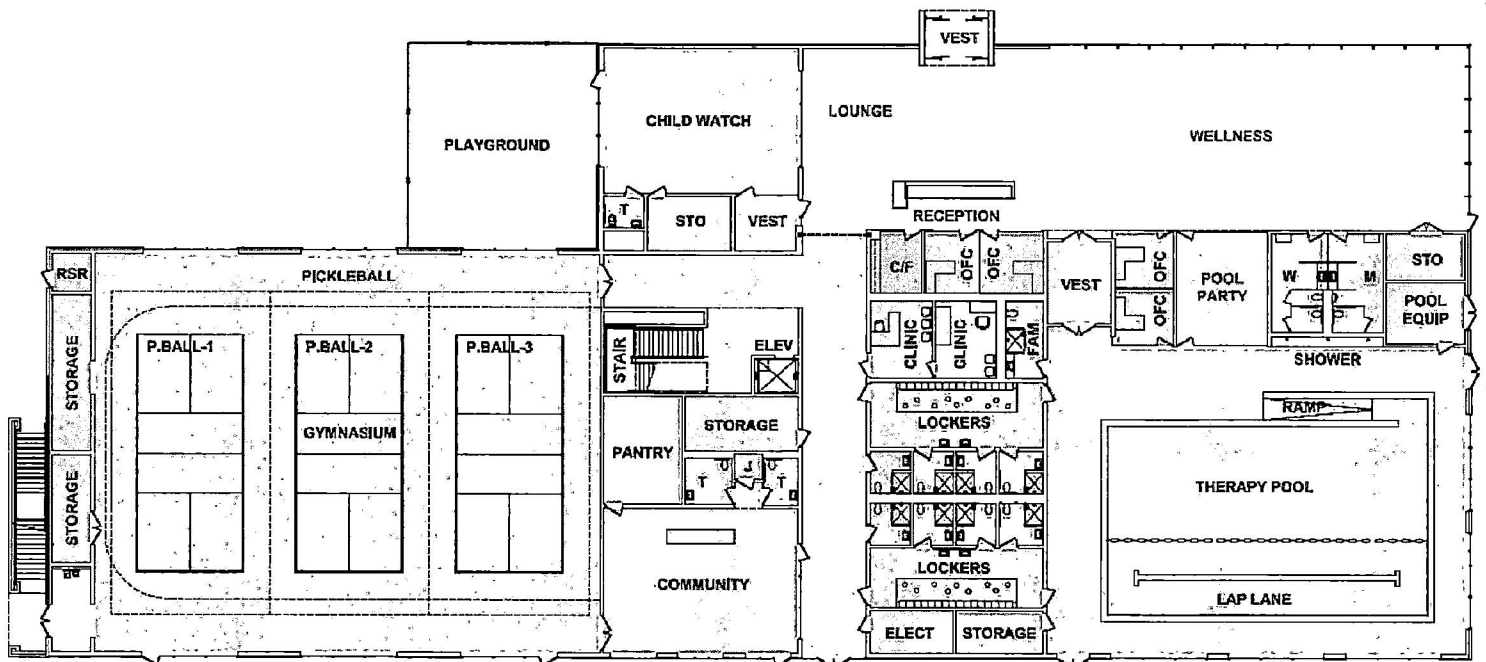


**CITY OF
EARLY**



BROWN COUNTY

BROWN COUNTY FAMILY YMCA PROGRAMMING

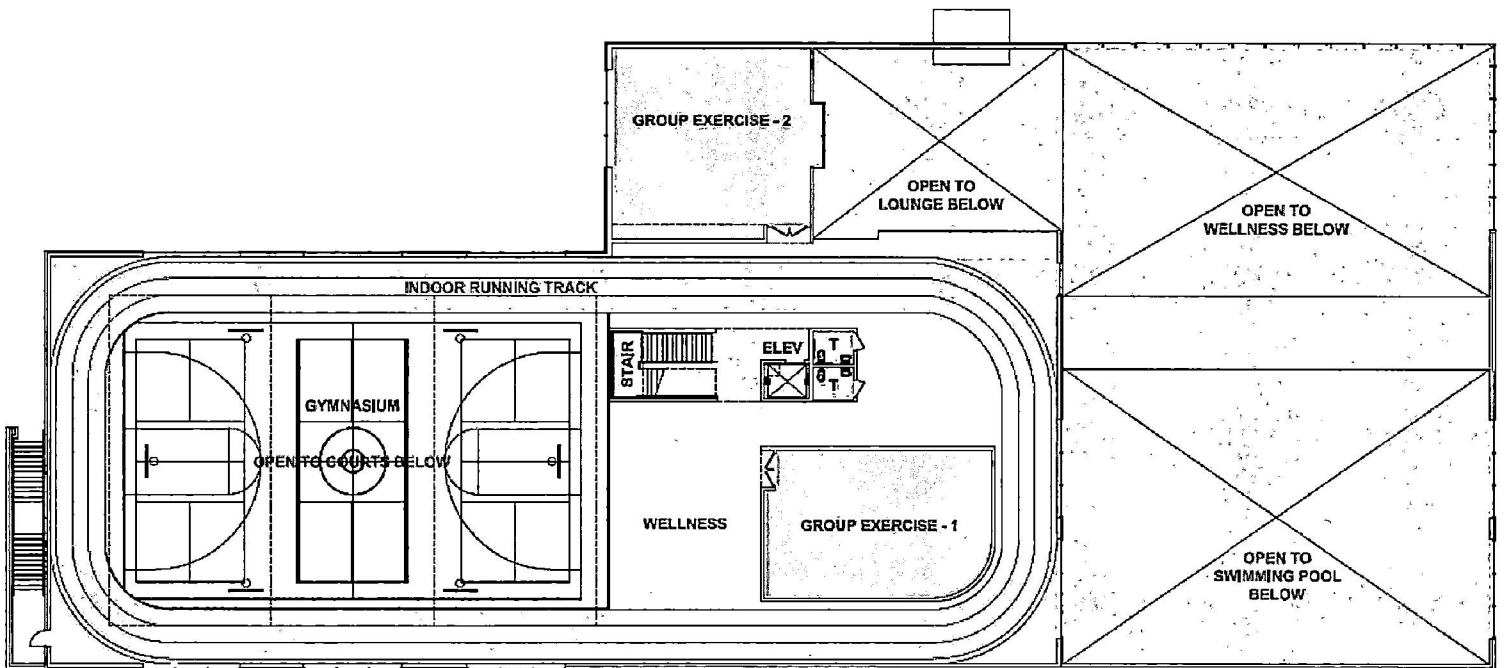


GROUND FLOOR PROGRAM

Scale: 3/32" = 1'-0"

Program	Area (Sq.Ft.)
1 Reception / Entry	1,460
2 Admin	590
3 Childwatch	1,120
4 Corridors	2,970
5 Clinic	340
6 Wellness	2,810
7 Gymnasium	7,040
8 Natatorium	4,540
9 Community	1,000
10 Pool Party	360
11 Locker Rooms/Toilets	1,910
12 Service/Storage	2,630
TOTAL	26,770

BROWN COUNTY FAMILY YMCA PROGRAMMING



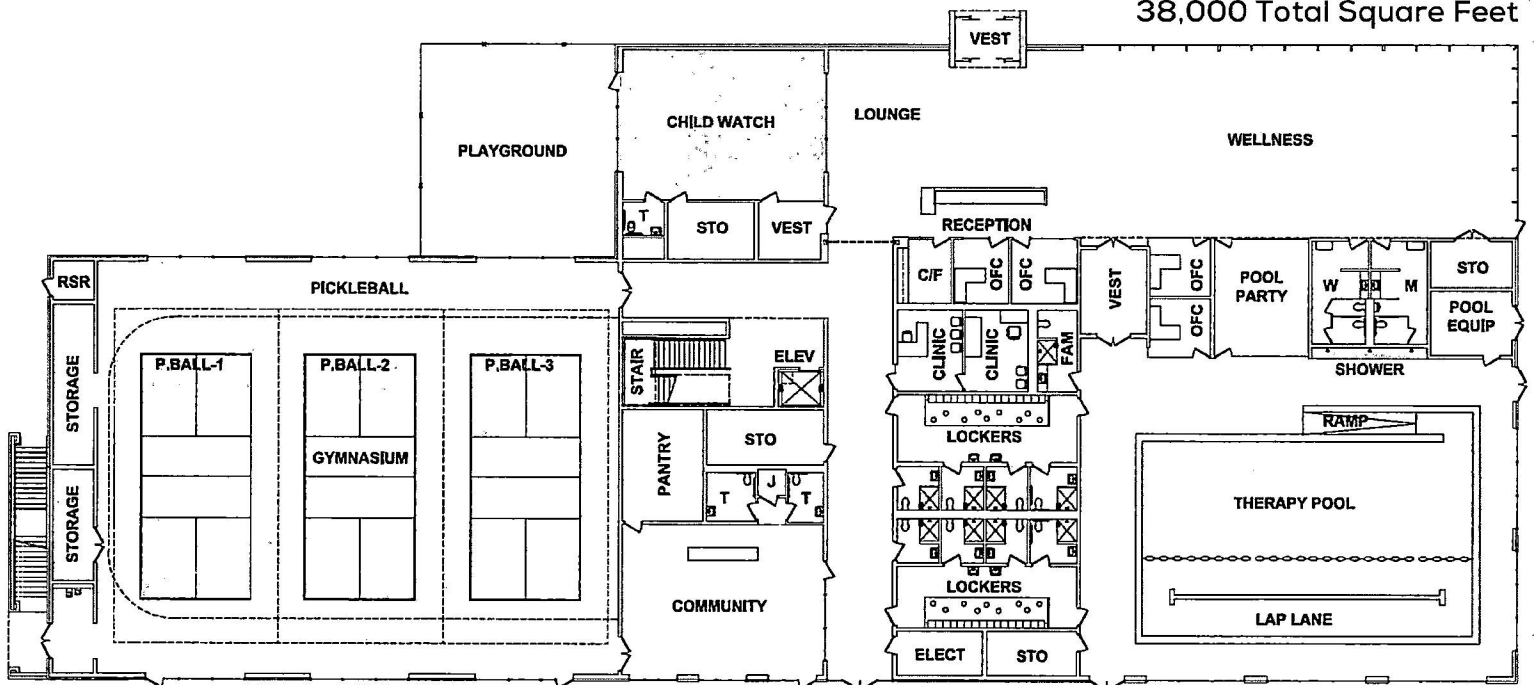
SECOND FLOOR PROGRAM

Scale: 3/32" = 1'-0"

Program	Area (Sq.Ft.)
① Group Exercise 1	1,090
② Group Exercise 2	1,290
③ Wellness	1,810
④ Locker Rooms/Toilets	90
⑤ Corridors/Service	1,930
⑥ Running Track	5,020
TOTAL	11,230

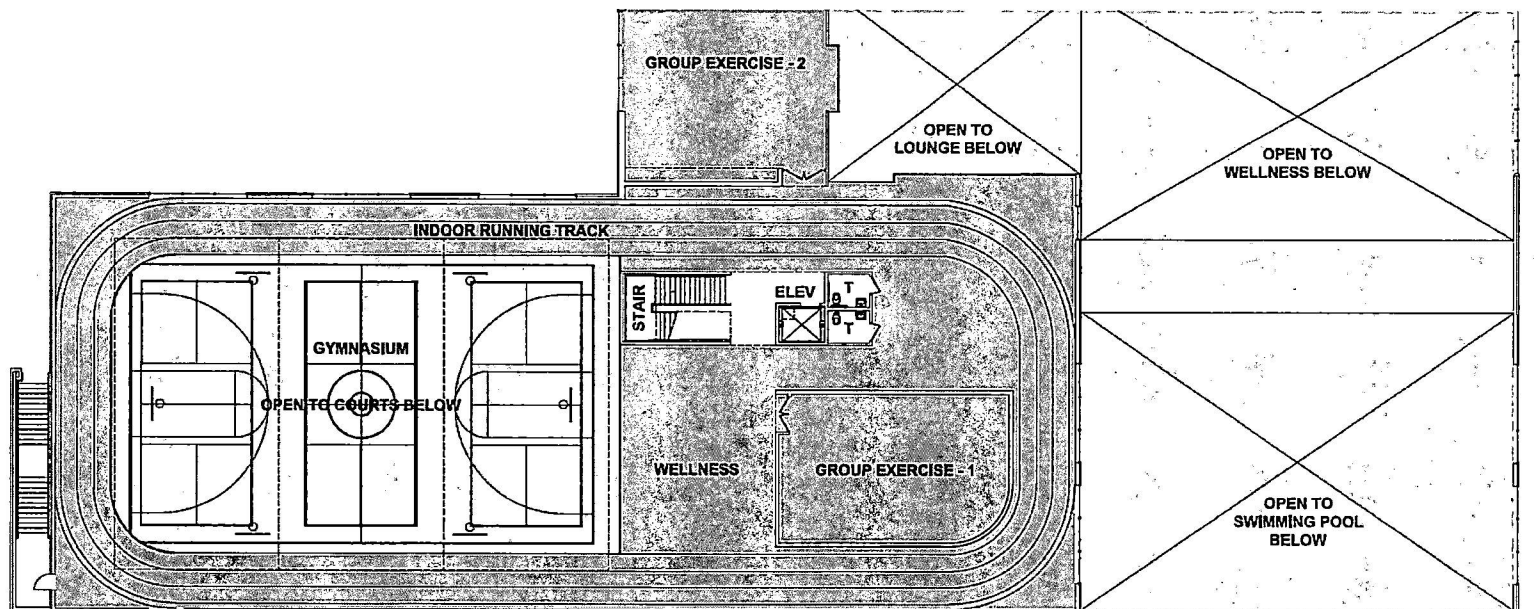
BROWN COUNTY FAMILY YMCA FLOORPLAN

38,000 Total Square Feet



FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"



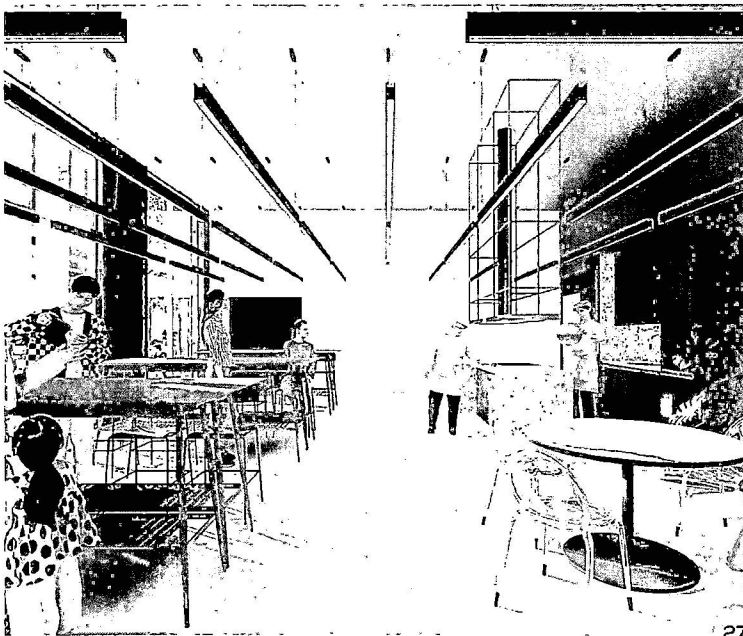
SECOND FLOOR PLAN

Scale: 1/8" = 1'-0"

CONCEPTUAL DESIGN



The Brown County YMCA will be a cornerstone in our community that enriches kids, adults, families and communities through well-being and fitness, camps, family time, swim lessons, youth sports, educational programs, arts and crafts, and other activities for people of all ages and abilities. The large lobby will accommodate a social gathering place for friends and acquaintances to come together and share a cup of coffee and play games while catching up on daily conversations. Members will be able to enjoy big family night events such as Halloween, private rentals of the facility or other special events hosted by the YMCA. The YMCA helps build a healthy spirit, mind and body for all with core values of caring, honesty, respect and responsibility at the heart of everything they do.



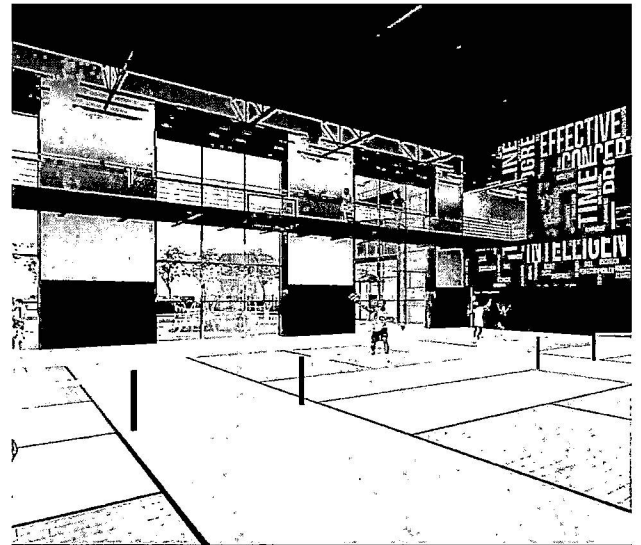
The community room at the Brown County YMCA will be utilized for many programs emphasizing the importance of health and nutrition in a healthy life style. The display kitchen will allow for cooking demonstrations and classes highlighting quick and easy ways to prepare healthy meals. Other uses for the community room would include the public renting out meeting space, existing youth organizations having a place to hold meetings, or activities such as a 5K fun run using it as a registration area just off the start/finish line.

CONCEPTUAL DESIGN



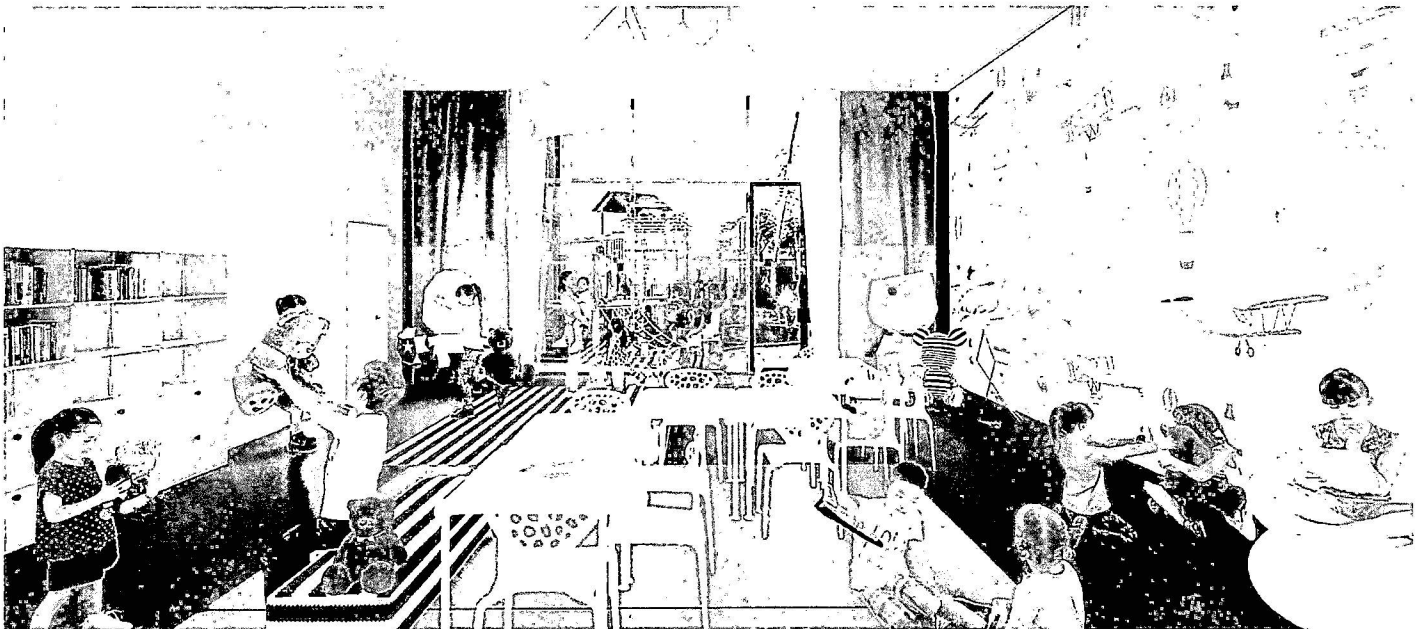
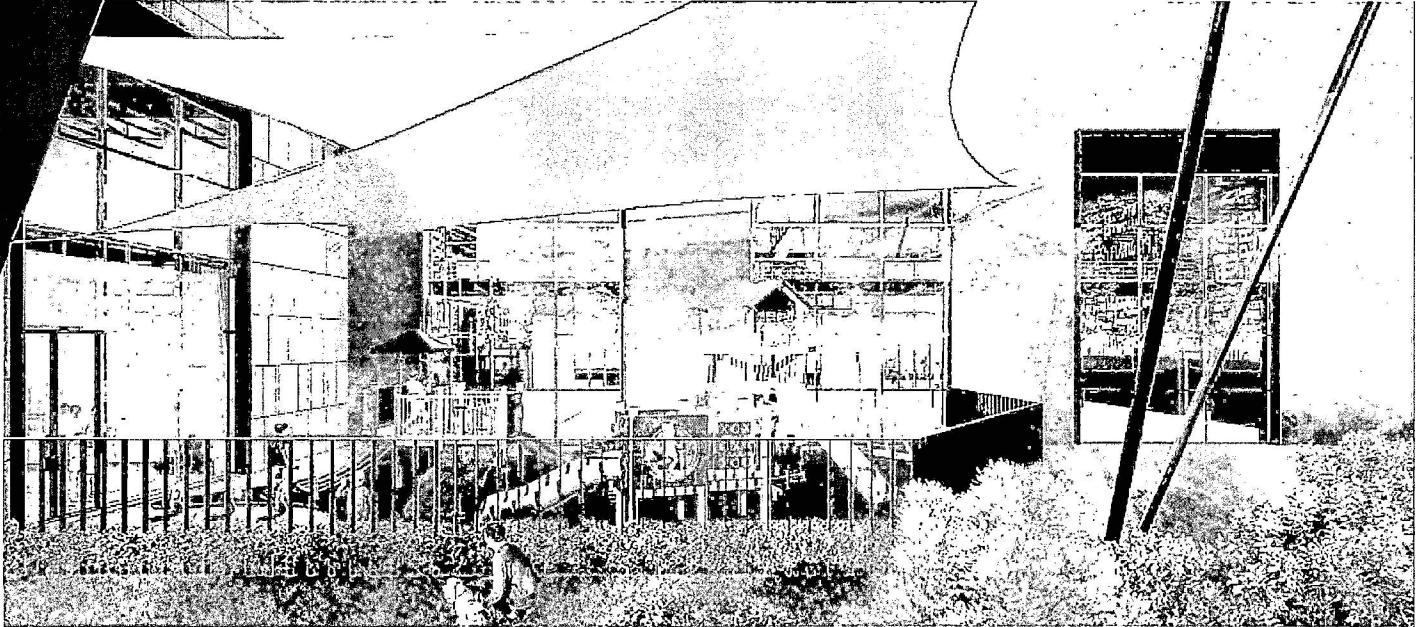
The wellness space in the design is set up with the overall health and well-being of members in mind. This space houses cardio and weight machine equipment. Whether it is fitness on your own time or utilizing a personal trainer on staff, you will be able to find a solution to improve your health in a warm open space full of windows looking out at the beautiful Town Center. The proposed design allows for the possibility for members to access the fitness machines in the wellness space after hours with the use of a keyless entry system. This set-up allows the member the freedom to pursue a healthy lifestyle on their schedule.

The gym is designed to be multi-functional with the primary uses being basketball, volleyball, and pickleball. The basketball court is regulation high school size to allow the local athletic programs to use the court during tournaments or as an alternative site. The space can be divided by utilizing dropdown or curtain style temporary walls. The large windows double as oversized doors that allow the space the ability to share beautiful spring or fall days as the members play their sport of choice. In addition to the primary uses, group exercise classes and larger gatherings can utilize the gym for their activities.



The pool is designed to meet the needs of the assessment survey. The survey overwhelmingly asked for an indoor pool to be used for water aerobics, lap swimming, and general recreational programming. The zero-entry ramp is important for physical therapy and the ease of the members to enter and exit the pool. Just off the pool deck is the pool party room that would be available to host birthday parties or other celebrations. The locker rooms open up onto the pool deck to allow for quick access to personal changing space with toilets and showers in each isolated room.

CONCEPTUAL DESIGN



Child watch is a service the YMCA offers to allow parents the ability to exercise, participate in programs, and enjoy a parent's night out knowing that their children are being cared for by qualified staff. The YMCA's goal of improving health and wellbeing is carried over to the child watch and kid friendly programs offered. Children are allowed to play and engage with others in a fun, safe environment under the supervision of trained YMCA staff members.

COST OF THE PROJECT

With the overwhelming response to the Citizen Needs Survey, we learned that the call for a YMCA was from all Brown County residents. The most feasible way to pay for such a facility would be for a Brown County-wide Bond Election. This reduces the taxable impact significantly when the cost is shared by all of Brown County.

Operational Cost

The total annual operation cost is estimated to be just over \$800K for the Brown County Family YMCA. This cost will be the responsibility of the YMCA Abilene and will be funded by membership dues for the Brown County Family YMCA.

Monthly Membership Dues

Adult	Senior	Family	Teen (13-17)	Young Adult (18-26)
35.00 \$47	30.00 \$38	65.00 \$71	\$20	\$30

(Scholarships and special rates available)

Construction Cost

After developing the programming, square footage, and site plan spaces needed to accommodate the citizen survey and YMCA needs, the overall square footage exceeds just over 38K feet. Depending on the construction style and finishes, we have anticipated a construction cost between \$400 and \$500 per square foot (sqft). This price per square foot cost would bring the total design and construction cost somewhere between \$15M and \$20M.

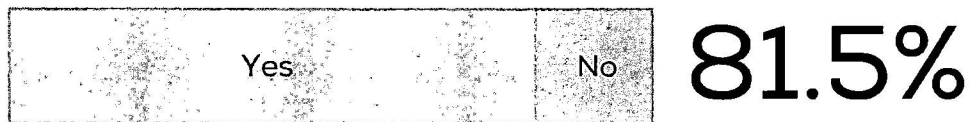
20 Million

Methods for determining the construction cost have been to consult with other YMCA facilities that have recently built or remodeled facilities, and various construction companies that have constructed similar YMCA or youth sports facilities. The most feasible way for the YMCA to come to fruition is for Brown County to call for the election, since all Brown County voters would benefit from the facility.

The following pages provide a more detailed breakdown of the bond, its terms, and the taxing impact.

SURVEY RESULTS SHOW

The Community Needs Survey asked the respondents if they would support a bond election for the YMCA. Out of 1,174 who took the survey 81.5% stated they would support it.



Once the bond election is set for the May election, the not-to-exceed language of \$20M will be included on the ballot. This means that the debt cannot exceed \$20M. At any time before or after the election, but before the bonds are issued, the design stage can begin. Our Brown County Family YMCA team will work towards a well-refined construction cost during the design stage. This could reduce the funds needed to be below the \$20M, but would not allow for the debt to exceed \$20M

\$15 Million Bond vs. \$20 Million Bond

Potential Election Size	Bond Proceeds	Repayment Term	Average Annual Debt Service	Maximum Calculated I&S Tax Rate
\$15,260,000	\$15,000,000	15 Years	\$1,444,902	0.0309
\$15,260,000	\$15,000,000	25 Years	\$1,113,404	0.0238
\$20,345,000	\$20,000,000	15 Years	\$1,926,219	0.0412
\$20,345,000	\$20,000,000	25 Years	\$1,483,889	0.0317

HOW A BOND WOULD EFFECT YOUR TAXES

(0.0412) x Taxable Value of your Property

0.0412 x \$50,000 / 100 = \$20.60 per year

0.0412 x \$100,000 / 100 = \$41.20 per year

0.0412 x \$148,938* / 100 = \$61.37 per year

0.0412 x \$150,000 / 100 = \$61.80 per year

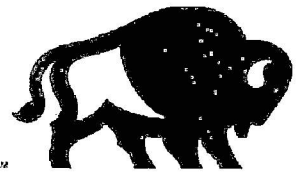
0.0412 x \$200,000 / 100 = \$82.40 per year

*Average home value in Brown County

HILLTOP SECURITIES

Southwest Securities, Inc., first organized as a corporation in 1972, merged with First Southwest Company, LLC, which was formed in 1946. The combined entity is Hilltop Securities Inc., a Delaware corporation and a wholly owned subsidiary of Hilltop Securities Holdings LLC, which is wholly owned by Hilltop Holdings Inc.

HilltopSecurities



Investment Banking Solutions

What they do

Hilltop Securities Inc. provides superior financial advisory and related services to public entities in Texas and nationwide.

Their Mission

Hilltop Securities Inc. is confident that their 77 years of experience with providing financial advisory services to issuers provides for a full scope of experience and commitment.

Work they've done with the City of Early and Brown County

Hilltop Securities Inc. has worked with both the City of Early and Brown County on various bond issuances.

Erick Macha
Managing Director



Erick specializes in public finance and has been with Hilltop Securities since 2005. He holds a Registered Representative of the Financial Industry Regulatory Authority (FINRA) license. He has been involved in the structuring and sale of over 850 transactions for over \$20.8 billion of fixed and variable rate municipal bonds. Erick has extensive experience with short-term and long-term debt, including general obligation bonds, certificates of obligation, tax notes, revenue bonds, lease/purchases, variable rate demand notes, advance refunding, debt restructurings and synthetic debt products.

What they do

McCall has dedicated its practice solely to public finance for 100 years and serves as bond counsel for a diverse group of public securities issuers.

Their Mission

Innovation has been a longstanding hallmark of the firm's approach. McCall has been a leader in drafting legislation and developing innovative financing techniques in the State of Texas.

Work they've done with the City of Early and Brown County

McCall has worked with both Brown County and Early on various bonds and financial endeavors.

Chris joined the firm in 2013. His areas of expertise include general governmental financing and economic development. He has 18 years of experience as bond counsel, underwriters' counsel, and trustee's counsel in tax-exempt and table debt transactions. He advises clients regarding election law issues, conduction bond elections, and tax elections. Chris has been Brown County's representative on every bond deal and responded to all legal questions asked by the County since joining McCall.

Chris Settle
Partner



MCCALL
PARKHURST & HORTON



100 YEARS Focused on Public Finance since 1919.

MCCALL PARKHURST & HORTON

Founded in Dallas in 1919, McCall has dedicated its practice solely to public finance for 100 years. With offices in Dallas, Austin, Houston and San Antonio, the firm serves as bond counsel for a diverse group of public securities issuers. McCall's tax department members are nationally recognized experts in both tax-exempt and taxable financings. The firm's tax attorneys have been integrally involved with some of the most innovative bond transactions in the country.

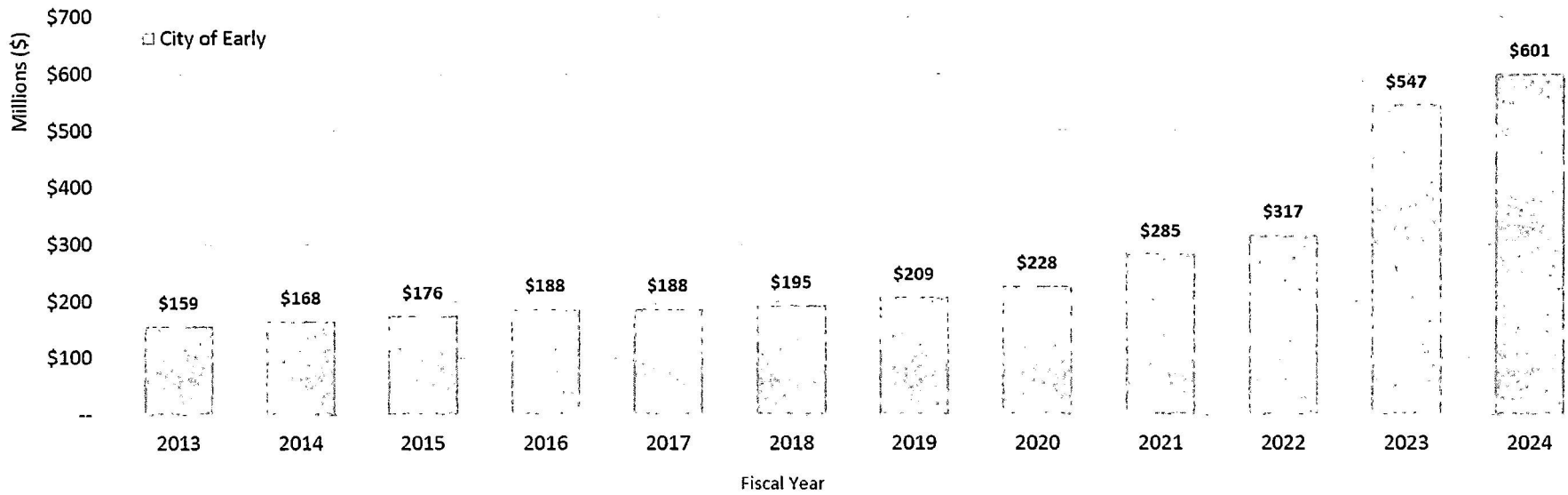


City of Early, Texas Brown County, Texas

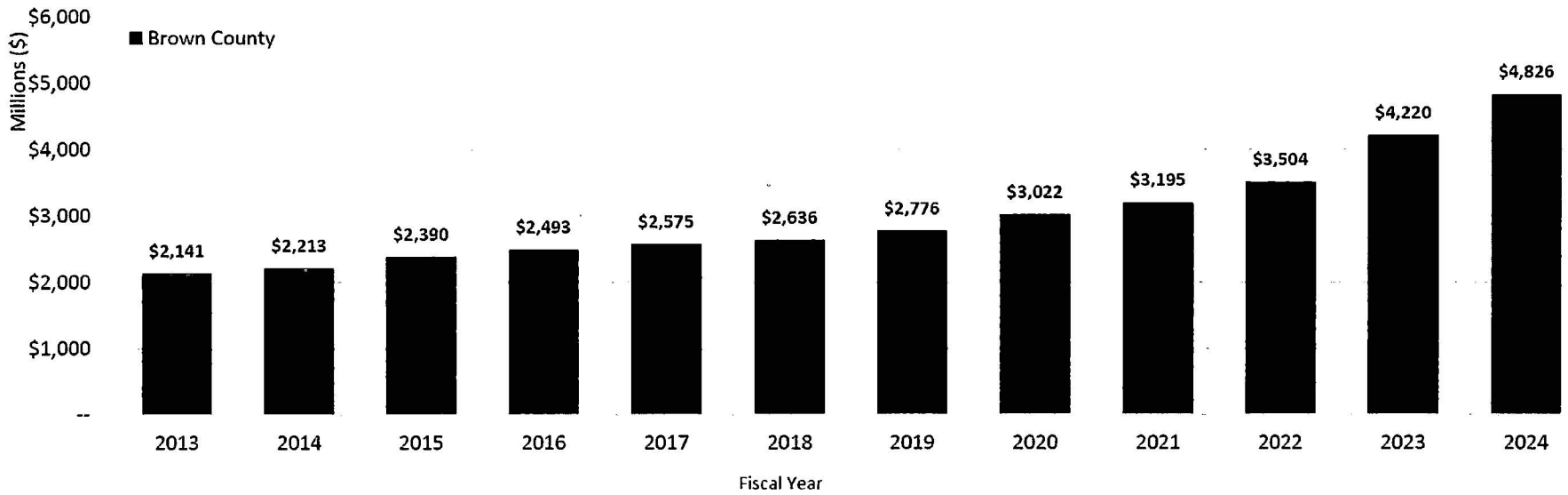
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December 11, 2023

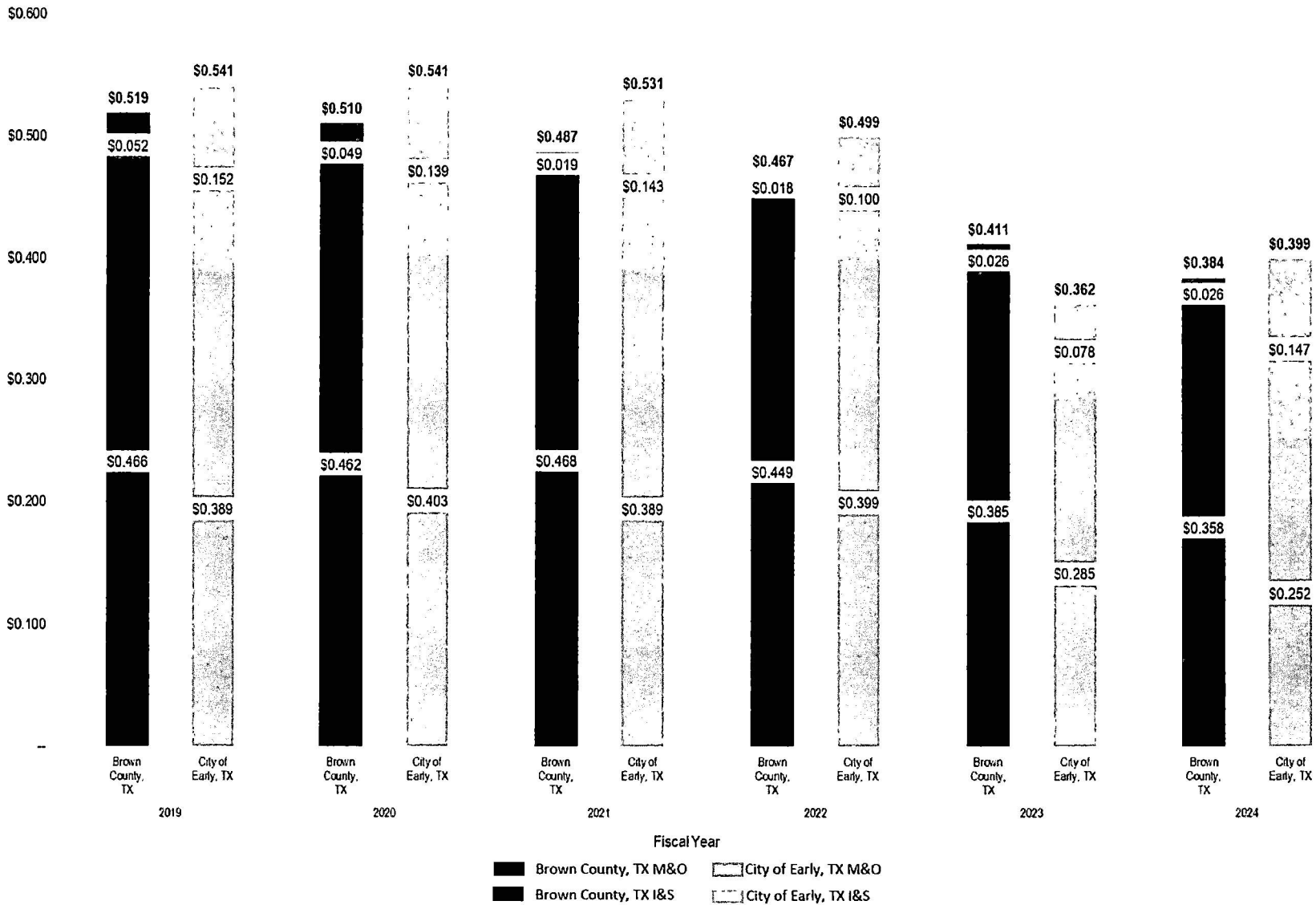
Historical Taxable Assessed Valuation



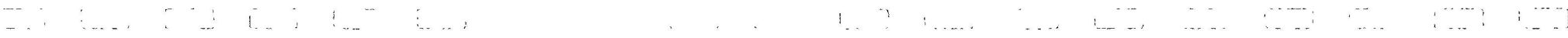
37



Historical Tax Rates



38



Summary of Bond Capacity



Schedule	Potential Election Size	Bond Proceeds	Repayment Term	Average Annual Debt Service	Brown County	City of Early
					Maximum Calculated I&S Tax Rate ⁽¹⁾	Maximum Calculated I&S Tax Rate ⁽¹⁾
1	\$15,260,000	\$15,000,000	15 Years	\$1,444,902	0.0309	0.5555
2	\$15,260,000	\$15,000,000	20 Years	\$1,227,894	0.0263	0.4725
3	\$15,260,000	\$15,000,000	25 Years	\$1,113,404	0.0238	0.4284
<hr/>						
1a	\$20,345,000	\$20,000,000	15 Years	\$1,926,219	0.0412	0.7407
2a	\$20,345,000	\$20,000,000	20 Years	\$1,636,815	0.0350	0.6292
3a	\$20,345,000	\$20,000,000	25 Years	\$1,483,889	0.0317	0.5708

(1) Assumed 97% tax collection rate. Values based on 2023/2024 AV.

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Homeowner Tax Impact



Assumed Tax Rate	Tax Impact Based on Home Value After Exemption									
	\$100,000		\$200,000		\$300,000		\$400,000		\$500,000	
	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly
\$0.0100	\$10.00	\$0.83	\$20.00	\$1.67	\$30.00	\$2.50	\$40.00	\$3.33	\$50.00	\$4.17
\$0.0200	\$20.00	\$1.67	\$40.00	\$3.33	\$60.00	\$5.00	\$80.00	\$6.67	\$100.00	\$8.33
\$0.0300	\$30.00	\$2.50	\$60.00	\$5.00	\$90.00	\$7.50	\$120.00	\$10.00	\$150.00	\$12.50
\$0.0400	\$40.00	\$3.33	\$80.00	\$6.67	\$120.00	\$10.00	\$160.00	\$13.33	\$200.00	\$16.67
\$0.0500	\$50.00	\$4.17	\$100.00	\$8.33	\$150.00	\$12.50	\$200.00	\$16.67	\$250.00	\$20.83
\$0.1000	\$100.00	\$8.33	\$200.00	\$16.67	\$300.00	\$25.00	\$400.00	\$33.33	\$500.00	\$41.67
\$0.1500	\$150.00	\$12.50	\$300.00	\$25.00	\$450.00	\$37.50	\$600.00	\$50.00	\$750.00	\$62.50
\$0.2000	\$200.00	\$16.67	\$400.00	\$33.33	\$600.00	\$50.00	\$800.00	\$66.67	\$1,000.00	\$83.33
\$0.2500	\$250.00	\$20.83	\$500.00	\$41.67	\$750.00	\$62.50	\$1,000.00	\$83.33	\$1,250.00	\$104.17
\$0.3000	\$300.00	\$25.00	\$600.00	\$50.00	\$900.00	\$75.00	\$1,200.00	\$100.00	\$1,500.00	\$125.00
\$0.3500	\$350.00	\$29.17	\$700.00	\$58.33	\$1,050.00	\$87.50	\$1,400.00	\$116.67	\$1,750.00	\$145.83
\$0.4000	\$400.00	\$33.33	\$800.00	\$66.67	\$1,200.00	\$100.00	\$1,600.00	\$133.33	\$2,000.00	\$166.67

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Scenario 1

15 Yr Maturity - \$15,000,000 Project Proceeds
Preliminary - For Illustration Purposes Only

A	B	C	D	E	F	G	H	I	J	K
FYE 9/30	\$15,260,000 - Series 2024 15-Aug-2024 - 4.82%			Less Revenue Contribution	Net Debt Service ⁽¹⁾	Brown County		City of Early		FYE 9/30
	Principal	Interest	Debt Service			Taxable Assessed Valuation ⁽²⁾	I&S Tax Impact ⁽³⁾	Taxable Assessed Valuation ⁽²⁾	I&S Tax Impact ⁽³⁾	
2024	\$ --	\$ --	\$ --	\$ --	\$ --	\$ 4,826,323,378		\$ 268,472,163		2024
2025	715,000	730,605	1,445,605	--	1,445,605	4,826,323,378	0.0309	268,472,163	0.5551	2025
2026	775,000	668,699	1,443,699	--	1,443,699	4,826,323,378	0.0308	268,472,163	0.5544	2026
2027	810,000	636,459	1,446,459	--	1,446,459	4,826,323,378	0.0309	268,472,163	0.5554	2027
2028	840,000	602,925	1,442,925	--	1,442,925	4,826,323,378	0.0308	268,472,163	0.5541	2028
2029	875,000	568,065	1,443,065	--	1,443,065	4,826,323,378	0.0308	268,472,163	0.5541	2029
2030	915,000	531,140	1,446,140	--	1,446,140	4,826,323,378	0.0309	268,472,163	0.5553	2030
2031	955,000	491,429	1,446,429	--	1,446,429	4,826,323,378	0.0309	268,472,163	0.5554	2031
2032	995,000	449,695	1,444,695	--	1,444,695	4,826,323,378	0.0309	268,472,163	0.5548	2032
2033	1,040,000	405,418	1,445,418	--	1,445,418	4,826,323,378	0.0309	268,472,163	0.5550	2033
2034	1,085,000	358,722	1,443,722	--	1,443,722	4,826,323,378	0.0308	268,472,163	0.5544	2034
2035	1,135,000	309,029	1,444,029	--	1,444,029	4,826,323,378	0.0308	268,472,163	0.5545	2035
2036	1,190,000	255,797	1,445,797	--	1,445,797	4,826,323,378	0.0309	268,472,163	0.5552	2036
2037	1,245,000	198,320	1,443,320	--	1,443,320	4,826,323,378	0.0308	268,472,163	0.5542	2037
2038	1,310,000	136,693	1,446,693	--	1,446,693	4,826,323,378	0.0309	268,472,163	0.5555	2038
2039	1,375,000	70,538	1,445,538	--	1,445,538	4,826,323,378	0.0309	268,472,163	0.5551	2039
2040	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2040
2041	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2041
2042	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2042
2043	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2043
2044	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2044
2045	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2045
2046	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2046
2047	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2047
2048	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2048
2049	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2049
	\$ 15,260,000	\$ 6,413,528	\$ 21,673,528	\$ --	\$ 21,673,528					

(1) Does not include existing debt.

(2) Value based on 2023/2024 AV. City of Early AV excludes Solaris Taxable Value

(3) Tax collection percentage of 97.0%.

County Max Rate	0.0309	City Max Rate	0.5555
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Scenario 2

20 Yr Maturity - \$15,000,000 Project Proceeds
Preliminary - For Illustration Purposes Only

A	B	C	D	E	F	G	H	I	J	K
FYE 9/30	\$15,260,000 - Series 2024 15-Aug-2024 - 5.09%			Less Revenue Contribution	Net Debt Service ⁽¹⁾	Brown County		City of Early		FYE 9/30
	Principal	Interest	Debt Service			Taxable Assessed Valuation ⁽²⁾	I&S Tax Impact ⁽³⁾	Taxable Assessed Valuation ⁽²⁾	I&S Tax Impact ⁽³⁾	
2024	\$ --	\$ --	\$ --	\$ --	\$ --	\$ 4,826,323,378		\$ 268,472,163		2024
2025	455,000	771,256	1,226,256	--	1,226,256	4,826,323,378	0.0262	268,472,163	0.4709	2025
2026	510,000	718,826	1,228,826	--	1,228,826	4,826,323,378	0.0262	268,472,163	0.4719	2026
2027	530,000	697,610	1,227,610	--	1,227,610	4,826,323,378	0.0262	268,472,163	0.4714	2027
2028	550,000	675,668	1,225,668	--	1,225,668	4,826,323,378	0.0262	268,472,163	0.4707	2028
2029	575,000	652,843	1,227,843	--	1,227,843	4,826,323,378	0.0262	268,472,163	0.4715	2029
2030	600,000	628,578	1,228,578	--	1,228,578	4,826,323,378	0.0262	268,472,163	0.4718	2030
2031	625,000	602,538	1,227,538	--	1,227,538	4,826,323,378	0.0262	268,472,163	0.4714	2031
2032	655,000	575,226	1,230,226	--	1,230,226	4,826,323,378	0.0263	268,472,163	0.4724	2032
2033	680,000	546,078	1,226,078	--	1,226,078	4,826,323,378	0.0262	268,472,163	0.4708	2033
2034	710,000	515,546	1,225,546	--	1,225,546	4,826,323,378	0.0262	268,472,163	0.4706	2034
2035	745,000	483,028	1,228,028	--	1,228,028	4,826,323,378	0.0262	268,472,163	0.4716	2035
2036	780,000	448,088	1,228,088	--	1,228,088	4,826,323,378	0.0262	268,472,163	0.4716	2036
2037	820,000	410,414	1,230,414	--	1,230,414	4,826,323,378	0.0263	268,472,163	0.4725	2037
2038	860,000	369,824	1,229,824	--	1,229,824	4,826,323,378	0.0263	268,472,163	0.4722	2038
2039	900,000	326,394	1,226,394	--	1,226,394	4,826,323,378	0.0262	268,472,163	0.4709	2039
2040	950,000	280,224	1,230,224	--	1,230,224	4,826,323,378	0.0263	268,472,163	0.4724	2040
2041	995,000	230,824	1,225,824	--	1,225,824	4,826,323,378	0.0262	268,472,163	0.4707	2041
2042	1,050,000	178,586	1,228,586	--	1,228,586	4,826,323,378	0.0262	268,472,163	0.4718	2042
2043	1,105,000	122,831	1,227,831	--	1,227,831	4,826,323,378	0.0262	268,472,163	0.4715	2043
2044	1,165,000	63,493	1,228,493	--	1,228,493	4,826,323,378	0.0262	268,472,163	0.4717	2044
2045	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2045
2046	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2046
2047	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2047
2048	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2048
2049	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2049
	\$ 15,260,000	\$ 9,297,871	\$ 24,557,871	\$ --	\$ 24,557,871					

(1) Does not include existing debt.

(2) Value based on 2023/2024 AV. City of Early AV excludes Solaris Taxable Value

(3) Tax collection percentage of 97.0%.

County Max Rate	0.0263	City Max Rate	0.4725
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Scenario 3

25 Yr Maturity - \$15,000,000 Project Proceeds
Preliminary - For Illustration Purposes Only

A	B	C	D	E	F	G	H	I	J	K
FYE 9/30	\$15,260,000 - Series 2024 15-Aug-2024 - 5.33%			Less Revenue Contribution	Net Debt Service ⁽¹⁾	Brown County		City of Early		FYE 9/30
	Principal	Interest	Debt Service			Taxable Assessed Valuation ⁽²⁾	I&S Tax Impact ⁽³⁾	Taxable Assessed Valuation ⁽²⁾	I&S Tax Impact ⁽³⁾	
2024	\$ --	\$ --	\$ --	\$ --	\$ --	\$ 4,826,323,378		\$ 268,472,163		2024
2025	305,000	809,300	1,114,300	--	1,114,300	4,826,323,378	0.0238	268,472,163	0.4279	2025
2026	350,000	761,717	1,111,717	--	1,111,717	4,826,323,378	0.0237	268,472,163	0.4269	2026
2027	365,000	747,157	1,112,157	--	1,112,157	4,826,323,378	0.0238	268,472,163	0.4271	2027
2028	380,000	732,046	1,112,046	--	1,112,046	4,826,323,378	0.0238	268,472,163	0.4270	2028
2029	395,000	716,276	1,111,276	--	1,111,276	4,826,323,378	0.0237	268,472,163	0.4267	2029
2030	415,000	699,607	1,114,607	--	1,114,607	4,826,323,378	0.0238	268,472,163	0.4280	2030
2031	430,000	681,596	1,111,596	--	1,111,596	4,826,323,378	0.0237	268,472,163	0.4269	2031
2032	450,000	662,805	1,112,805	--	1,112,805	4,826,323,378	0.0238	268,472,163	0.4273	2032
2033	470,000	642,780	1,112,780	--	1,112,780	4,826,323,378	0.0238	268,472,163	0.4273	2033
2034	490,000	621,677	1,111,677	--	1,111,677	4,826,323,378	0.0237	268,472,163	0.4269	2034
2035	515,000	599,235	1,114,235	--	1,114,235	4,826,323,378	0.0238	268,472,163	0.4279	2035
2036	540,000	575,081	1,115,081	--	1,115,081	4,826,323,378	0.0238	268,472,163	0.4282	2036
2037	565,000	548,999	1,113,999	--	1,113,999	4,826,323,378	0.0238	268,472,163	0.4278	2037
2038	590,000	521,032	1,111,032	--	1,111,032	4,826,323,378	0.0237	268,472,163	0.4266	2038
2039	620,000	491,237	1,111,237	--	1,111,237	4,826,323,378	0.0237	268,472,163	0.4267	2039
2040	655,000	459,431	1,114,431	--	1,114,431	4,826,323,378	0.0238	268,472,163	0.4279	2040
2041	690,000	425,371	1,115,371	--	1,115,371	4,826,323,378	0.0238	268,472,163	0.4283	2041
2042	725,000	389,146	1,114,146	--	1,114,146	4,826,323,378	0.0238	268,472,163	0.4278	2042
2043	765,000	350,648	1,115,648	--	1,115,648	4,826,323,378	0.0238	268,472,163	0.4284	2043
2044	805,000	309,568	1,114,568	--	1,114,568	4,826,323,378	0.0238	268,472,163	0.4280	2044
2045	850,000	265,695	1,115,695	--	1,115,695	4,826,323,378	0.0238	268,472,163	0.4284	2045
2046	895,000	218,945	1,113,945	--	1,113,945	4,826,323,378	0.0238	268,472,163	0.4278	2046
2047	945,000	169,273	1,114,273	--	1,114,273	4,826,323,378	0.0238	268,472,163	0.4279	2047
2048	995,000	116,353	1,111,353	--	1,111,353	4,826,323,378	0.0237	268,472,163	0.4268	2048
2049	1,055,000	60,135	1,115,135	--	1,115,135	4,826,323,378	0.0238	268,472,163	0.4282	2049
	\$ 15,260,000	\$ 12,575,101	\$ 27,835,101	\$ --	\$ 27,835,101					

(1) Does not include existing debt.
(2) Value based on 2023/2024 AV. City of Early AV excludes Solaris Taxable Value
(3) Tax collection percentage of 97.0%.

County Max Rate	0.0238	City Max Rate	0.4284
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Scenario 1a

15 Yr Maturity - \$20,000,000 Project Proceeds
Preliminary - For Illustration Purposes Only

A	B	C	D	E	F	G	H	I	J	K
FYE 9/30	\$20,345,000 - Series 2024 15-Aug-2024 - 4.82%			Less Revenue Contribution	Net Debt Service ⁽¹⁾	Brown County		City of Early		FYE 9/30
	Principal	Interest	Debt Service			Taxable Assessed Valuation ⁽²⁾	I&S Tax Impact ⁽³⁾	Taxable Assessed Valuation ⁽²⁾	I&S Tax Impact ⁽³⁾	
2024	\$ --	\$ --	\$ --	\$ --	\$ --	\$ 4,826,323,378		\$ 268,472,163		2024
2025	950,000	974,008	1,924,008	--	1,924,008	4,826,323,378	0.0411	268,472,163	0.7388	2025
2026	1,035,000	891,616	1,926,616	--	1,926,616	4,826,323,378	0.0412	268,472,163	0.7398	2026
2027	1,080,000	848,560	1,928,560	--	1,928,560	4,826,323,378	0.0412	268,472,163	0.7406	2027
2028	1,125,000	803,848	1,928,848	--	1,928,848	4,826,323,378	0.0412	268,472,163	0.7407	2028
2029	1,170,000	757,161	1,927,161	--	1,927,161	4,826,323,378	0.0412	268,472,163	0.7400	2029
2030	1,220,000	707,787	1,927,787	--	1,927,787	4,826,323,378	0.0412	268,472,163	0.7403	2030
2031	1,270,000	654,839	1,924,839	--	1,924,839	4,826,323,378	0.0411	268,472,163	0.7391	2031
2032	1,325,000	599,340	1,924,340	--	1,924,340	4,826,323,378	0.0411	268,472,163	0.7389	2032
2033	1,385,000	540,377	1,925,377	--	1,925,377	4,826,323,378	0.0411	268,472,163	0.7393	2033
2034	1,450,000	478,191	1,928,191	--	1,928,191	4,826,323,378	0.0412	268,472,163	0.7404	2034
2035	1,515,000	411,781	1,926,781	--	1,926,781	4,826,323,378	0.0412	268,472,163	0.7399	2035
2036	1,585,000	340,727	1,925,727	--	1,925,727	4,826,323,378	0.0411	268,472,163	0.7395	2036
2037	1,660,000	264,172	1,924,172	--	1,924,172	4,826,323,378	0.0411	268,472,163	0.7389	2037
2038	1,745,000	182,002	1,927,002	--	1,927,002	4,826,323,378	0.0412	268,472,163	0.7400	2038
2039	1,830,000	93,879	1,923,879	--	1,923,879	4,826,323,378	0.0411	268,472,163	0.7388	2039
2040	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2040
2041	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2041
2042	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2042
2043	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2043
2044	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2044
2045	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2045
2046	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2046
2047	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2047
2048	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2048
2049	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2049
	\$ 20,345,000	\$ 8,548,284	\$ 28,893,284	\$ --	\$ 28,893,284					

(1) Does not include existing debt.
(2) Value based on 2023/2024 AV. City of Early AV excludes Solaris Taxable Value
(3) Tax collection percentage of 97.0%.

County Max Rate	0.0412	City Max Rate	0.7407
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Scenario 2a

20 Yr Maturity - \$20,000,000 Project Proceeds
Preliminary - For Illustration Purposes Only

A	B	C	D	E	F	G	H	I	J	K
FYE 9/30	\$20,345,000 - Series 2024 15-Aug-2024 - 5.09%			Less Revenue Contribution	Net Debt Service ⁽¹⁾	Brown County		City of Early		FYE 9/30
	Principal	Interest	Debt Service			Taxable Assessed Valuation ⁽²⁾	I&S Tax Impact ⁽³⁾	Taxable Assessed Valuation ⁽²⁾	I&S Tax Impact ⁽³⁾	
2024	\$ --	\$ --	\$ --	\$ --	\$ --	\$ 4,826,323,378		\$ 268,472,163		2024
2025	610,000	1,028,192	1,638,192	--	1,638,192	4,826,323,378	0.0350	268,472,163	0.6291	2025
2026	680,000	958,148	1,638,148	--	1,638,148	4,826,323,378	0.0350	268,472,163	0.6290	2026
2027	705,000	929,860	1,634,860	--	1,634,860	4,826,323,378	0.0349	268,472,163	0.6278	2027
2028	735,000	900,673	1,635,673	--	1,635,673	4,826,323,378	0.0349	268,472,163	0.6281	2028
2029	765,000	870,171	1,635,171	--	1,635,171	4,826,323,378	0.0349	268,472,163	0.6279	2029
2030	800,000	837,888	1,637,888	--	1,637,888	4,826,323,378	0.0350	268,472,163	0.6289	2030
2031	835,000	803,168	1,638,168	--	1,638,168	4,826,323,378	0.0350	268,472,163	0.6291	2031
2032	870,000	766,678	1,636,678	--	1,636,678	4,826,323,378	0.0350	268,472,163	0.6285	2032
2033	910,000	727,963	1,637,963	--	1,637,963	4,826,323,378	0.0350	268,472,163	0.6290	2033
2034	950,000	687,104	1,637,104	--	1,637,104	4,826,323,378	0.0350	268,472,163	0.6286	2034
2035	995,000	643,594	1,638,594	--	1,638,594	4,826,323,378	0.0350	268,472,163	0.6292	2035
2036	1,040,000	596,929	1,636,929	--	1,636,929	4,826,323,378	0.0350	268,472,163	0.6286	2036
2037	1,090,000	546,697	1,636,697	--	1,636,697	4,826,323,378	0.0350	268,472,163	0.6285	2037
2038	1,145,000	492,742	1,637,742	--	1,637,742	4,826,323,378	0.0350	268,472,163	0.6289	2038
2039	1,200,000	434,919	1,634,919	--	1,634,919	4,826,323,378	0.0349	268,472,163	0.6278	2039
2040	1,265,000	373,359	1,638,359	--	1,638,359	4,826,323,378	0.0350	268,472,163	0.6291	2040
2041	1,330,000	307,579	1,637,579	--	1,637,579	4,826,323,378	0.0350	268,472,163	0.6288	2041
2042	1,400,000	237,754	1,637,754	--	1,637,754	4,826,323,378	0.0350	268,472,163	0.6289	2042
2043	1,470,000	163,414	1,633,414	--	1,633,414	4,826,323,378	0.0349	268,472,163	0.6272	2043
2044	1,550,000	84,475	1,634,475	--	1,634,475	4,826,323,378	0.0349	268,472,163	0.6276	2044
2045	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2045
2046	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2046
2047	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2047
2048	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2048
2049	--	--	--	--	--	4,826,323,378	--	268,472,163	--	2049
	\$ 20,345,000	\$ 12,391,304	\$ 32,736,304	\$ --	\$ 32,736,304					

(1) Does not include existing debt.

(2) Value based on 2023/2024 AV. City of Early AV excludes Solaris Taxable Value

(3) Tax collection percentage of 97.0%.

County Max Rate	0.0350	City Max Rate	0.6292
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Scenario 3a

25 Yr Maturity - \$20,000,000 Project Proceeds
Preliminary - For Illustration Purposes Only

A	B	C	D	E	F	G	H	I	J	K
FYE 9/30	\$20,345,000 - Series 2024 15-Aug-2024 - 5.33%			Less Revenue Contribution	Net Debt Service ⁽¹⁾	Brown County		City of Early		FYE 9/30
	Principal	Interest	Debt Service			Taxable Assessed Valuation ⁽²⁾	I&S Tax Impact ⁽³⁾	Taxable Assessed Valuation ⁽²⁾	I&S Tax Impact ⁽³⁾	
2024	\$ --	\$ --	\$ --	\$ --	\$ --	\$ 4,826,323,378		\$ 268,472,163		2024
2025	405,000	1,078,787	1,483,787	--	1,483,787	4,826,323,378	0.0317	268,472,163	0.5698	2025
2026	470,000	1,015,426	1,485,426	--	1,485,426	4,826,323,378	0.0317	268,472,163	0.5704	2026
2027	490,000	995,874	1,485,874	--	1,485,874	4,826,323,378	0.0317	268,472,163	0.5706	2027
2028	510,000	975,588	1,485,588	--	1,485,588	4,826,323,378	0.0317	268,472,163	0.5705	2028
2029	530,000	954,423	1,484,423	--	1,484,423	4,826,323,378	0.0317	268,472,163	0.5700	2029
2030	550,000	932,057	1,482,057	--	1,482,057	4,826,323,378	0.0317	268,472,163	0.5691	2030
2031	575,000	908,187	1,483,187	--	1,483,187	4,826,323,378	0.0317	268,472,163	0.5695	2031
2032	600,000	883,060	1,483,060	--	1,483,060	4,826,323,378	0.0317	268,472,163	0.5695	2032
2033	630,000	856,360	1,486,360	--	1,486,360	4,826,323,378	0.0317	268,472,163	0.5708	2033
2034	655,000	828,073	1,483,073	--	1,483,073	4,826,323,378	0.0317	268,472,163	0.5695	2034
2035	685,000	798,074	1,483,074	--	1,483,074	4,826,323,378	0.0317	268,472,163	0.5695	2035
2036	720,000	765,947	1,485,947	--	1,485,947	4,826,323,378	0.0317	268,472,163	0.5706	2036
2037	755,000	731,171	1,486,171	--	1,486,171	4,826,323,378	0.0317	268,472,163	0.5707	2037
2038	790,000	693,799	1,483,799	--	1,483,799	4,826,323,378	0.0317	268,472,163	0.5698	2038
2039	830,000	653,904	1,483,904	--	1,483,904	4,826,323,378	0.0317	268,472,163	0.5698	2039
2040	870,000	611,325	1,481,325	--	1,481,325	4,826,323,378	0.0316	268,472,163	0.5688	2040
2041	915,000	566,085	1,481,085	--	1,481,085	4,826,323,378	0.0316	268,472,163	0.5687	2041
2042	965,000	518,047	1,483,047	--	1,483,047	4,826,323,378	0.0317	268,472,163	0.5695	2042
2043	1,015,000	466,806	1,481,806	--	1,481,806	4,826,323,378	0.0317	268,472,163	0.5690	2043
2044	1,070,000	412,300	1,482,300	--	1,482,300	4,826,323,378	0.0317	268,472,163	0.5692	2044
2045	1,130,000	353,985	1,483,985	--	1,483,985	4,826,323,378	0.0317	268,472,163	0.5698	2045
2046	1,190,000	291,835	1,481,835	--	1,481,835	4,826,323,378	0.0317	268,472,163	0.5690	2046
2047	1,260,000	225,790	1,485,790	--	1,485,790	4,826,323,378	0.0317	268,472,163	0.5705	2047
2048	1,330,000	155,230	1,485,230	--	1,485,230	4,826,323,378	0.0317	268,472,163	0.5703	2048
2049	1,405,000	80,085	1,485,085	--	1,485,085	4,826,323,378	0.0317	268,472,163	0.5703	2049
	\$ 20,345,000	\$ 16,752,214	\$ 37,097,214	\$ --	\$ 37,097,214					

(1) Does not include existing debt.

(2) Value based on 2023/2024 AV. City of Early AV excludes Solaris Taxable Value

(3) Tax collection percentage of 97.0%.

County Max Rate	0.0317	City Max Rate	0.5708
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BOND CALENDAR FOR TEXAS COUNTIES

Date	Action
February 4 ⁽¹⁾	<u>First day to call for Bond Election</u>
February 16	<u>Last day to call for Bond Election</u>
April 4 ⁽¹⁾	First day to publish notice of election
April 4	Last day for voter registration
April 13 ⁽¹⁾	Last day to post notice of election
April 22	First day of Early Voting
April 24 ⁽¹⁾	Last day to publish notice of election
April 30	Last day of Early Voting
May 4	Election Day
May 7 ⁽¹⁾	Earliest day to canvass election
May 15 ⁽¹⁾	Last day to canvass election

*(1) Dates are based on historical election time required
Source: Texas Secretary of State*



NEXT STEPS



Agree and Execute a Memorandum of Understanding (MOU) between Brown County, The City of Early, and the YMCA of Abilene.



Brown County to Call for the Bond Election to fund the YMCA by Brown County voters between February 4th - 16th.



Follow the election schedule as listed on the previous page.



Conduct Town Hall meetings at various locations around the county to educate the voters about the topic.



Election Day is May 4th. If the Bond passes, the project will move into the next steps.
If the Bond fails, the process is still considered a success, because the voters have decided!



Assuming the Bond passes, the next step would be to determine the issuance date of the bonds.



Request for Qualifications for architectural services for the design of the Brown County YMCA.



Execute a Contract with Brown County, City of Early, and YMCA Abilene based on the terms outlined in the MOU.



Once building plans are completed, go out for a Request for Proposals for the Construction of the Brown County Family YMCA.



THANK YOU!

BROWN COUNTY FAMILY YMCA

The information contained within this proposal is the result of several years of work by many individuals and organizations. The proposal has been put together with the intent to inform both the Brown County voters and the elected decision makers. We encourage all voters to have their voice heard on this topic.

Follow the Brown County Family YMCA homepage below for updates and news

[https://www.earlytx.net/323/
Town-Center---YMCA-Project](https://www.earlytx.net/323/Town-Center---YMCA-Project)

"The right to vote is the Crown Jewel of American Liberties"
-President Ronald Regan

