

CITY OF DEER PARK  
710 EAST SAN AUGUSTINE STREET

CC 80-09  
CDC 1-222

DEER PARK, TEXAS 77536

Minutes

of

A JOINT WORKSHOP MEETING OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS, THE DEER PARK COMMUNITY DEVELOPMENT CORPORATION AND PARKS AND RECREATION COMMISSION HELD AT CITY HALL 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS ON JANUARY 13, 2020 BEGINNING AT 5:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON  
SHERRY GARRISON  
TJ HAIGHT  
TOMMY GINN  
BILL PATTERSON  
RON MARTIN  
RAE A. SINOR

MAYOR  
COUNCILWOMAN  
COUNCILMAN  
COUNCILMAN  
COUNCILMAN  
COUNCILMAN  
COUNCILWOMAN

MEMBERS OF DEER PARK COMMUNITY DEVELOPMENT CORPORATION PRESENT:

GEORGETTE FORD  
LAURA HICKS  
JEFF LAWOTHER  
DOUG BURGESS  
FAYLENE DEFRANCIS  
LES ELLARD  
ERIC RIPLEY

PRESIDENT  
VICE PRESIDENT  
MEMBER  
MEMBER  
MEMBER  
MEMBER  
MEMBER

MEMBERS OF THE PARKS AND RECREATION COMMISSION PRESENT:

GEORGETTE FORD  
JO KIEFER  
ERIC RIPLEY  
JAMIE COX

CHAIRMAN  
VICE CHAIRMAN  
MEMBER  
MEMBER

OTHER CITY OFFICIALS PRESENT:

JAMES STOKES  
GARY JACKSON  
SHANNON BENNETT  
CHARLIE SANDBERG

CITY MANAGER  
ASSISTANT CITY MANAGER  
CITY SECRETARY  
PARKS & RECREATION  
DIRECTOR

1. MEETING CALLED TO ORDER – Mayor Mouton opened the meeting on behalf of the City Council, President Georgette Ford opened on behalf of the Deer Park Community Development Corporation and Vice Chairman Jo Kiefer opened on behalf of the Parks and Recreation Commission at 5:30 p.m.
2. COMMENTS FROM AUDIENCE – No comments received.
3. THE DEER PARK CITY COUNCIL, THE DEER PARK COMMUNITY DEVELOPMENT CORPORATION AND THE DEER PARK PARKS AND RECREATION COMMISSION WILL DISCUSS POTENTIAL CONCEPTUAL OPTIONS FOR A POSSIBLE NEW COMMUNITY CENTER GYMNASIUM AND INDOOR POOL, INCLUDING POSSIBLE CONSTRUCTION AND OPERATING COSTS, AND COST RECOVERY OPTIONS – Steven Springs of Brinkley, Sargent, Wiginton Architects gave a brief history recap of the discussions at the previous meetings pertaining to the Community Center and included a review of the updated budget costs and projected schedule, which will begin after the May Elections and also highlighted details of the design and construction. The Community Center will be built first before the Recreation Center. Mr. Springs detailed the conceptual layout and design challenges in creating the right fit for the building.

Mike Svetz of Pros Consulting gave an overview of the operational projections that included total costs of ownership, operations and maintenance costs as well as an approach for successful cost recovery. Mr. Svetz highlighted amenity comparisons, current recreation budget summary, projected staffing levels full-time and part-time, emphasizing on the cleanliness and customer service of the facility, projected Community Center Pro Forma, operating hours and membership/daily admissions. Mr. Svetz also advised Council that combining the Community Center and Recreation Center would require in the first full year of operations, a general fund subsidy of \$174,407 to operate the facility, which would bring in around 89%-90% cost recovery. Exhibit (A1-A7)

Mr. Springs commented, "If you move forward after today, you are not setting anything in stone. This is just a tool for you all to continue evolving."

4. THE DEER PARK CITY COUNCIL, THE DEER PARK COMMUNITY DEVELOPMENT CORPORATION AND THE DEER PARK PARKS AND RECREATION COMMISSION WILL DISCUSS A CONCEPT AND ASSOCIATED COSTS FOR A SWIMMING POOL BATHHOUSE – Assistant City Manager Gary Jackson advised Council that the ballot language would include an indoor pool at the community recreation center.

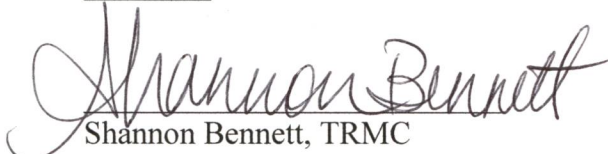


5. THE DEER PARK CITY COUNCIL, THE DEER PARK COMMUNITY DEVELOPMENT CORPORATION AND THE DEER PARK PARKS AND RECREATION COMMISSION WILL DISCUSS TYPE B FUNDING CAPACITY AND POTENTIAL FUTURE TYPE B PROJECT AUTHORIZATION – Assistant City Manager Gary Jackson advised Council of the different options for the lengths of certificate of obligation between 15 to 25 years that could be issued and secured by the Type B debt. Mr. Jackson highlighted the option most favored, the 25 year certificate of obligation, that includes \$36,165,000 of proceeds and \$250,000, the O&M that wouldn't necessarily be restricted just for the Community Center, it could also help pay for some of the other Type B projects as well. The proposed ballot language may include to expand the Type B funding to cover the construction of the new Community Center, gymnasium and indoor facility and operations of public park services and maintenance cost. (Exhibit B1-B7)

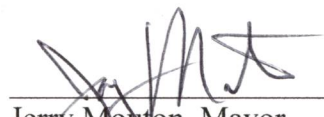
City Manager James Stokes commented, "Once Council calls for the vote, we will start the education campaign to have some opportunities for the public to come out and see the pictures and be able to answer their questions."

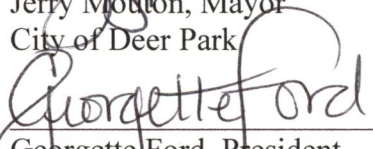
6. THE DEER PARK CITY COUNCIL, THE DEER PARK COMMUNITY DEVELOPMENT CORPORATION AND THE DEER PARK PARKS AND RECREATION COMMISSION WILL DISCUSS THE NEXT STEPS FOR THE COMMUNITY CENTER PROJECT – City Manager Jay Stokes advised Council that the next step would be to call a Special Election on February 4, 2020.
7. ADJOURN – Mayor Mouton adjourned the workshop meeting on behalf of City Council, President Georgette Ford adjourned on behalf of the Deer Park Community Development Corporation and Vice Chairman Jo Kiefer adjourned on behalf of the Parks and Recreation Commission at 6:23 p.m.

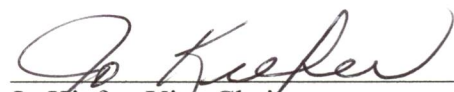
ATTEST:

  
Shannon Bennett, TRMC  
City Secretary

APPROVED:

  
Jerry Mouton, Mayor  
City of Deer Park

  
Georgette Ford, President  
Deer Park Community Development  
Corporation

  
Jo Kiefer, Vice Chairman  
Parks and Recreation Commission

## DEER PARK COMMUNITY CENTER

### Joint Meeting

Deer Park City Council  
Deer Park Community Development Corporation  
Deer Park Parks and Recreation Commission



#### TONIGHT'S AGENDA

- Review project budget & projected schedule
- Updated concept plan
- Discuss operational projections
- Next steps

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#### PROJECT COST SUMMARY

\* LAST MEETING

#### REVISED PROJECT COSTS

Description	Cost
All options include 12,000 sf Community Center next to city hall	
36,000 sf recreation center – large gym, single story (no track) reduced room sizes	\$31,000,000
42,200 sf recreation center – large gym, track, recommended room sizes	\$34,000,000
48,000 sf recreation center – true double gym, track, recommended room sizes	\$37,700,000
Outdoor pool renovations and replace bathhouse	\$2,570,000

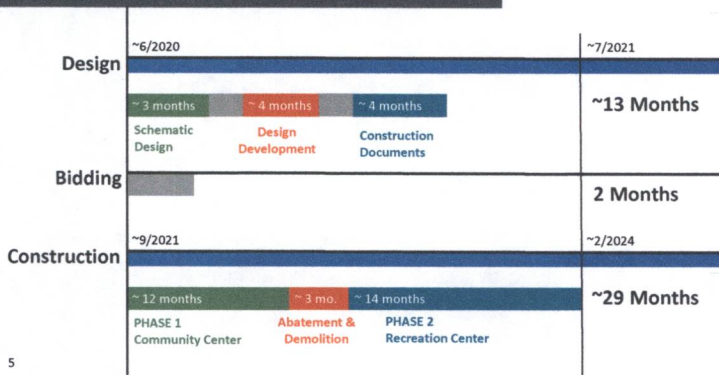
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Description	Cost
Hard costs	
Site development	\$1,965,000
Community (\$5.6M) and Recreation (\$16.9M) Centers	\$22,509,000
Outdoor pool area & bathhouse	\$726,000
FF&E (furniture, fixtures & equip.)	\$1,200,000
Professional services	\$3,200,000
Contingencies and misc. costs	\$3,400,000
Escalation, based on 5.8% annual & 6/2021 start	\$7,200,000
<b>Total project cost</b>	<b>\$40,200,000</b>

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## PROJECTED PROJECT SCHEDULE



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## TONIGHT'S AGENDA

- Review project budget & projected schedule
- Updated concept plan
- Discuss operational projections
- Next steps

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## CONCEPT PLAN



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## TONIGHT'S AGENDA

- Review project budget & projected schedule
- Updated concept plan
- Discuss operational projections
- Next steps

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## Operational Projections

- Methodology for Developing the Business Plan
- Current Recreation Budget
- Community Center Staffing Levels/Financial Plan
- Community Center Financial Plan
- Recreation Center Assumptions
- Recreation Center Financial Plan
- Overall Financial Plan
- Questions

## Total Cost of Ownership Concept



## Operations and Maintenance Costs



## Cost Recovery Approach



## COST RECOVERY – AMENITY COMPARISONS

Symbol Legend	
Included in membership cost	✓
Not provided at facility	X
Additional cost to membership or contracted program	•
Included in facility but not part of membership	•

Amenities	Handball/Volleyball	Racquetball	Indoor Track	Cards Area	Weights Area	Group Exercise Classes	Locker Rooms w/ showers	Cycling	Sauna	Indoor Pool	Child Watch	Gymnastics	Indoor Lounge area	Game Room/Game Area	Multi-use rooms for recreation programming
Deer Park	✓	✓	X	✓	✓	•	✓	✓	✓	✓	✓	✓	✓	✓	•
Lafayette	✓	•	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	•
Central	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	•
Indian Prairie	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	•
Wheaton	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	•
Northbrook (The Lakes)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	•
Northbrook (Single Pointe)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	•
Northbrook Branch	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	•
Woodland	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	•

\* Currently contemplating a new facility or major expansion.

## Current Recreation Budget - Summary

Pro Forma Revenues & Expenditures	
Deer Park Recreation Current Financial Summary	
REVENUES AND EXPENDITURES	
	CURRENT
Revenues	
Fees and Charges	\$523,000.00
Total Revenues	\$523,000.00
Direct Expenditures	
All Recreation Operations	\$2,742,341.00
Total Expenditures	\$2,742,341.00
Net Subsidy	(\$2,219,341.00)
Total Cost Recovery	19%

### Revenue Assumption:

- \$523,000 = Current Revenue
- After School Activity Program = \$395,000
- Outdoor Aquatics = \$108,000
- Athletic Programs = \$5,000
- Recreation Programs = \$15,000

### Expenditure Assumption:

- \$2,742,341 = 100% of Recreation Expenditures

## Projected Community Center Staffing Levels

- Recreation Specialist – 1 FT (Existing)
- Part-time Staff
  - Rentals
  - Maintenance
  - Recreation Programs

## Projected Community Center Pro Forma

Pro Forma Revenues & Expenditures							
DEER PARK COMMUNITY CENTER							
BASELINE: REVENUES AND EXPENDITURES							
Revenues	3th Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	
Building Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Recreation Programs	\$43,400.00	\$44,702.00	\$46,043.06	\$47,424.35	\$48,847.08	\$50,312.49	
Rentals	\$31,000.00	\$31,930.00	\$32,887.90	\$33,874.54	\$34,890.77	\$35,937.50	
Total	\$74,400.00	\$76,632.00	\$78,930.96	\$81,298.89	\$83,737.86	\$86,249.99	
Expenditures	3th Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	
Building Maintenance	\$50,742.50	\$51,998.00	\$53,291.17	\$54,623.12	\$55,995.04	\$57,408.12	
Recreation Programs	\$77,885.00	\$78,008.00	\$78,134.69	\$78,265.18	\$78,399.59	\$78,538.02	
Rentals	\$26,785.00	\$26,235.00	\$26,698.50	\$27,175.91	\$27,667.63	\$28,174.11	
Total	\$154,412.50	\$156,241.00	\$158,124.36	\$160,064.21	\$162,062.26	\$164,120.25	
Net Subsidy	(\$80,012.50)	(\$79,609.00)	(\$79,193.40)	(\$78,765.32)	(\$78,324.41)	(\$77,870.26)	
Total Cost Recovery	48%	49%	50%	51%	52%	53%	

### Projected Recreation Center Operating Hours

- **Monday – Friday: 5:30am - 10pm**
- **Saturday: 7:00am - 8:00pm**
- **Sunday: 9:00am - 5:00pm**
- **103.5 hours per week**
- *Holiday Hours will vary depending upon the holiday from being closed to reduced hours.*

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### Projected Full time Staffing Levels (5 Total; 3 Existing)

- Recreation Center Facility Manager – (1) - Existing
- Recreation Program Supervisor – (1) - Existing
- **Aquatics Specialist – (1) - NEW**
- Facility Maintenance Supervisor – (1) - Existing
- **Facility Maintenance Worker – (1) - NEW**

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### Projected Part-time Staffing Levels

- Customer Service Specialists – 10,000 labor hours annually
- Custodial Attendants – 1,650 labor hours annually
- Aquatics - Lifeguards – 10,000 labor hours annually
- Fitness Center Supervision – 5,000 labor hours annually

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### Recreation Center Membership/Daily Admission Includes:

- **Unlimited use of the Center during all open recreation times**
- **Priority registration on most programs/classes**
- **Group Exercise Programs NOT INCLUDED in price of membership/daily admission.**
- **Child Watch for children ages 2-12 will be discounted for members of the Recreation Center**
  - *Child Watch is defined as up to 2 hours of babysitting while adult is utilizing the facility*
  - *Hours for Child Watch will be posted separately – morning and evening hours will be available.*

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## Projected Membership Fees

ACCOUNT TITLE	PRICE
Monthly Passes - Family	\$25.00
Monthly Passes - Family - NR	\$50.00
Monthly Passes - Individuals	\$15.00
Monthly Passes - Individuals - NR	\$30.00
Monthly Passes - Seniors	\$10.00
Monthly Passes - Seniors - NR	\$20.00
Annual Passes -Family	\$290.00
Annual Passes -Family - NR	\$575.00
Annual Passes - Individuals	\$175.00
Annual Passes - Individuals - NR	\$350.00
Annual Passes - Senior	\$100.00
Annual Passes - Senior - NR	\$200.00
Daily Passes	\$10.00
Daily Passes - NR	\$15.00

## COST RECOVERY – MEMBERSHIP COMPARISONS

Area	Category	Bach				Family				Senior (over 65)				Notes
		Exp/Inst Paid		Monthly		Exp/Inst Paid		Monthly		Exp/Inst Paid		Monthly		
		Monthly	Annual	Monthly	Quarterly	Monthly	Quarterly	Monthly	Quarterly	Monthly	Quarterly	Annual		
Carmichael	Unsettled	\$ 20.00	-	-	-	\$ 480.00	\$ 1,440.00	-	-	\$ 400.00	\$ 1,200.00	-	-	Family tip (p 8)
	Not Unsettled	-	-	-	-	-	-	-	-	-	-	-	-	
La Porte	Resident	\$ 20.00	-	-	-	\$ 480.00	\$ 1,440.00	-	-	\$ 400.00	\$ 1,200.00	-	-	Senior (p 8)
	Not Resident	-	-	-	-	-	-	-	-	-	-	-	-	
Carmichael	Resident	\$ 7.00	\$ 2,100.00	\$ 2,100.00	\$ 7,000.00	\$ 7.00	\$ 2,100.00	\$ 2,100.00	\$ 7,000.00	\$ 20.00	\$ 600.00	\$ 20.00	\$ 600.00	4 Month Pricing (instead of Quarterly) individual pricing starts at 4 - 8 mo pay
	Not Resident	\$ 7.00	\$ 2,100.00	\$ 2,100.00	\$ 7,000.00	\$ 7.00	\$ 2,100.00	\$ 2,100.00	\$ 7,000.00	\$ 20.00	\$ 600.00	\$ 20.00	\$ 600.00	
Keller Ranch	Resident	\$ 8.00	\$ 2,400.00	\$ 2,400.00	\$ 8,000.00	\$ 8.00	\$ 2,400.00	\$ 2,400.00	\$ 8,000.00	\$ 20.00	\$ 600.00	\$ 20.00	\$ 600.00	Youth (p 17 News) individual (18-24 years) Senior (p 8) & up
	Not Resident	\$ 8.00	\$ 2,400.00	\$ 2,400.00	\$ 8,000.00	\$ 8.00	\$ 2,400.00	\$ 2,400.00	\$ 8,000.00	\$ 20.00	\$ 600.00	\$ 20.00	\$ 600.00	
Higgins Richardson	Resident	\$ 10.00	\$ 3,000.00	\$ 3,000.00	\$ 10,000.00	\$ 10.00	\$ 3,000.00	\$ 3,000.00	\$ 10,000.00	\$ 20.00	\$ 600.00	\$ 20.00	\$ 600.00	Youth (p 17 News) individual (18-24 years) Senior (p 8) & up
	Not Resident	\$ 10.00	\$ 3,000.00	\$ 3,000.00	\$ 10,000.00	\$ 10.00	\$ 3,000.00	\$ 3,000.00	\$ 10,000.00	\$ 20.00	\$ 600.00	\$ 20.00	\$ 600.00	
Hartford Hills (Lake View)	Resident	\$ 10.00	\$ 3,000.00	\$ 3,000.00	\$ 10,000.00	\$ 10.00	\$ 3,000.00	\$ 3,000.00	\$ 10,000.00	\$ 20.00	\$ 600.00	\$ 20.00	\$ 600.00	Senior (p 17 News) individual (18-24 years) Senior (p 8) & up
	Not Resident	\$ 10.00	\$ 3,000.00	\$ 3,000.00	\$ 10,000.00	\$ 10.00	\$ 3,000.00	\$ 3,000.00	\$ 10,000.00	\$ 20.00	\$ 600.00	\$ 20.00	\$ 600.00	
Mont Belknap (Eight Acres)	Resident	\$ 10.00	\$ 3,000.00	\$ 3,000.00	\$ 10,000.00	\$ 10.00	\$ 3,000.00	\$ 3,000.00	\$ 10,000.00	\$ 20.00	\$ 600.00	\$ 20.00	\$ 600.00	Senior (p 17 News) individual (18-24 years) Senior (p 8) & up
	Not Resident	\$ 10.00	\$ 3,000.00	\$ 3,000.00	\$ 10,000.00	\$ 10.00	\$ 3,000.00	\$ 3,000.00	\$ 10,000.00	\$ 20.00	\$ 600.00	\$ 20.00	\$ 600.00	
Farmers Branch	Resident	\$ 10.00	\$ 3,000.00	\$ 3,000.00	\$ 10,000.00	\$ 10.00	\$ 3,000.00	\$ 3,000.00	\$ 10,000.00	\$ 20.00	\$ 600.00	\$ 20.00	\$ 600.00	Individual pricing for ages 7 & up
	Not Resident	\$ 10.00	\$ 3,000.00	\$ 3,000.00	\$ 10,000.00	\$ 10.00	\$ 3,000.00	\$ 3,000.00	\$ 10,000.00	\$ 20.00	\$ 600.00	\$ 20.00	\$ 600.00	
Pearland	Resident	\$ 10.00	\$ 3,000.00	\$ 3,000.00	\$ 10,000.00	\$ 10.00	\$ 3,000.00	\$ 3,000.00	\$ 10,000.00	\$ 20.00	\$ 600.00	\$ 20.00	\$ 600.00	Youth Pricing the same as individual pricing. Resident and Non-Resident pricing for ages 7 & up the same price.
	Not Resident	\$ 10.00	\$ 3,000.00	\$ 3,000.00	\$ 10,000.00	\$ 10.00	\$ 3,000.00	\$ 3,000.00	\$ 10,000.00	\$ 20.00	\$ 600.00	\$ 20.00	\$ 600.00	

Notes: Price Per Month/Quarterly/Annual is average cost.

## Projected Recreation Center Pro Forma

[illegible]

### Community Center and Recreation Center Combined Pro Forma

[illegible]

**PROJECTION:** Annual general fund subsidy for the operations of the new Community Center and Recreation Center will require a general fund subsidy in the first year of full operations of \$174,407.

## Current vs Projected Annual Recreation Operating Budget

Pro Forma Revenues & Expenditures Deer Park Recreation Current and Future Financial Summary REVENUES AND EXPENDITURES		
Revenues	CURRENT	FUTURE
Fees and Charges	\$523,000.00	\$1,875,675.00
Total Revenues	\$523,000.00	\$1,875,675.00
Direct Expenditures		
All Recreation Operations	\$2,742,341.00	\$3,207,423.40
Total Expenditures	\$2,742,341.00	\$3,207,423.40
Net Subsidy	(\$2,219,341.00)	(\$1,331,748.40)
Total Cost Recovery	19%	58%

PROJECTION: Annual general fund subsidy will decrease by \$887,593 as compared to the current operations of the Recreation Division



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## NEXT STEPS

**next → steps**



**Deer Park Community Development Corporation**  
**Capacity Analysis - New Election (May 2020)**  
**15-Year Debt Structure - \$250,000 in Annual O&M Expenses**  
**\$25,815,000 in Proceeds (\$5,850,000 from 2015 Authorization and \$19,965,000 in New Authorization)**

Issued By City of Deer Park, Texas

Year Ending 9/30	Total Sales Tax Collections (a)	Estimated Interest Earnings	Operating Expenses (b)	Existing Debt Requirements	Series 2020 Bonds (c)			Total Debt Requirements	Less: Pay Go Program	Total Expenditures	Remaining Funds	Cumulative Remaining Funds
					Principal	Interest	Total					
2020	\$3,000,000	\$5,000	\$250,000	\$1,216,797		\$198,991	\$198,991	\$1,415,788	\$525,000	\$2,190,788	\$814,212	\$6,356,309
2021	3,000,000	6,356	250,000	1,217,779	\$580,000	957,188	1,537,188	2,754,966		3,004,966	1,390	6,357,699
2022	3,000,000	6,358	250,000	1,218,412	600,000	935,063	1,535,063	2,753,475		3,003,475	2,883	6,360,582
2023	3,000,000	6,361	250,000	1,218,698	620,000	912,188	1,532,188	2,750,885		3,000,885	5,475	6,366,057
2024	3,000,000	6,366	250,000	1,218,643	645,000	888,469	1,533,469	2,752,112		3,002,112	4,255	6,370,312
2025	3,000,000	6,370	250,000	752,689	1,145,000	854,906	1,999,906	2,752,595		3,002,595	3,775	6,374,087
2026	3,000,000	6,374	250,000	750,923	1,190,000	811,125	2,001,125	2,752,048		3,002,048	4,326	6,378,414
2027	3,000,000	6,378	250,000		2,000,000	751,313	2,751,313	2,751,313		3,001,313	5,066	6,383,480
2028	3,000,000	6,383	250,000		2,080,000	674,813	2,754,813	2,754,813		3,004,813	1,571	6,385,051
2029	3,000,000	6,385	250,000		2,160,000	595,313	2,755,313	2,755,313		3,005,313	1,073	6,386,123
2030	3,000,000	6,386	250,000		2,240,000	512,813	2,752,813	2,752,813		3,002,813	3,574	6,389,697
2031	3,000,000	6,390	250,000		2,325,000	427,219	2,752,219	2,752,219		3,002,219	4,171	6,393,868
2032	3,000,000	6,394	250,000		2,415,000	338,344	2,753,344	2,753,344		3,003,344	3,050	6,396,918
2033	3,000,000	6,397	250,000		2,505,000	246,094	2,751,094	2,751,094		3,001,094	5,303	6,402,221
2034	3,000,000	6,402	250,000		2,605,000	150,281	2,755,281	2,755,281		3,005,281	1,121	6,403,342
2035	3,000,000	6,403	250,000		2,705,000	50,719	2,755,719	2,755,719		3,005,719	685	6,404,027
			<b>\$4,000,000</b>	<b>\$7,593,940</b>	<b>\$25,815,000</b>	<b>\$9,304,834</b>	<b>\$35,119,834</b>	<b>\$42,713,775</b>	<b>\$525,000</b>	<b>\$47,238,775</b>	<b>\$861,930</b>	

(a) Estimated future sales tax collections of \$3,000,000 pursuant to the City's proposed 2019-2020 Annual Budget.

(b) Operating expenses include ongoing maintenance of the projects, bond fees, audit fees, public notice fees and printing fees.

(c) Generates approximately \$25,815,000 in proceeds to the DPCDC, which includes \$5,850,000 of previously approved authorization. Sold and Delivered in June/July 2020.  
Interest estimated at 3.75% for illustrative purposes only.



**Deer Park Community Development Corporation**  
**Capacity Analysis - New Election (May 2020)**  
**15-Year Debt Structure - \$350,000 in Annual O&M Expenses**  
**\$24,760,000 in Proceeds (\$5,850,000 from 2015 Authorization and \$18,820,000 in New Authorization)**

Issued By City of Deer Park, Texas

Year Ending 9/30	Total Sales Tax Collections (a)	Estimated Interest Earnings	Operating Expenses (b)	Existing Debt Requirements	Series 2020 Bonds (c)			Total Debt Requirements	Less: Pay Go Program	Total Expenditures	Remaining Funds	Cumulative Remaining Funds
					Principal	Interest	Total					
2020	\$3,000,000	\$5,000	\$350,000	\$1,216,797		\$190,165	\$190,165	\$1,406,962	\$525,000	\$2,281,962	\$723,038	\$6,265,135
2021	3,000,000	6,265	350,000	1,217,779	\$520,000	915,375	1,435,375	2,653,154		3,003,154	3,111	6,268,247
2022	3,000,000	6,268	350,000	1,218,412	540,000	895,500	1,435,500	2,653,912		3,003,912	2,356	6,270,603
2023	3,000,000	6,271	350,000	1,218,698	560,000	874,875	1,434,875	2,653,573		3,003,573	2,698	6,273,300
2024	3,000,000	6,273	350,000	1,218,643	580,000	853,500	1,433,500	2,652,143		3,002,143	4,131	6,277,431
2025	3,000,000	6,277	350,000	752,689	1,080,000	822,375	1,902,375	2,655,064		3,005,064	1,214	6,278,645
2026	3,000,000	6,279	350,000	750,923	1,120,000	781,125	1,901,125	2,652,048		3,002,048	4,231	6,282,876
2027	3,000,000	6,283	350,000		1,930,000	723,938	2,653,938	2,653,938		3,003,938	2,345	6,285,221
2028	3,000,000	6,285	350,000		2,005,000	650,156	2,655,156	2,655,156		3,005,156	1,129	6,286,350
2029	3,000,000	6,286	350,000		2,080,000	573,563	2,653,563	2,653,563		3,003,563	2,724	6,289,074
2030	3,000,000	6,289	350,000		2,160,000	494,063	2,654,063	2,654,063		3,004,063	2,227	6,291,300
2031	3,000,000	6,291	350,000		2,240,000	411,563	2,651,563	2,651,563		3,001,563	4,729	6,296,029
2032	3,000,000	6,296	350,000		2,325,000	325,969	2,650,969	2,650,969		3,000,969	5,327	6,301,356
2033	3,000,000	6,301	350,000		2,415,000	237,094	2,652,094	2,652,094		3,002,094	4,208	6,305,564
2034	3,000,000	6,306	350,000		2,510,000	144,750	2,654,750	2,654,750		3,004,750	1,556	6,307,120
2035	3,000,000	6,307	350,000		2,605,000	48,844	2,653,844	2,653,844		3,003,844	2,463	6,309,583
			<b>\$5,600,000</b>	<b>\$7,593,940</b>	<b>\$24,670,000</b>	<b>\$8,942,852</b>	<b>\$33,612,852</b>	<b>\$41,206,792</b>	<b>\$525,000</b>	<b>\$47,331,792</b>	<b>\$767,486</b>	

(a) Estimated future sales tax collections of \$3,000,000 pursuant to the City's proposed 2019-2020 Annual Budget.

(b) Operating expenses include ongoing maintenance of the projects, bond fees, audit fees, public notice fees and printing fees.

(c) Generates approximately \$24,670,000 in proceeds to the DPCDC, which includes \$5,850,000 of previously approved authorization. Sold and Delivered in June/July 2020.  
Interest estimated at 3.75% for illustrative purposes only.

**Deer Park Community Development Corporation**  
**Capacity Analysis - New Election (May 2020)**  
**20-Year Debt Structure - \$250,000 in Annual O&M Expenses**  
**\$32,180,000 in Proceeds (\$5,850,000 from 2015 Authorization and \$26,330,000 in New Authorization)**

Issued By City of Deer Park, Texas

Year Ending 9/30	Total Sales Tax Collections (a)	Estimated Interest Earnings	Operating Expenses (b)	Existing Debt Requirements	Series 2020 Bonds (c)			Total Debt Requirements	Less: Pay Go Program	Total Expenditures	Remaining Funds	Cummulative Remaining Funds
					Principal	Interest	Total					
2020	\$3,000,000	\$5,000	\$250,000	\$1,216,797		\$264,591	\$264,591	\$1,481,388	\$525,000	\$2,256,388	\$748,612	\$6,290,709
2021	3,000,000	6,291	250,000	1,217,779	\$255,000	1,282,100	1,537,100	2,754,879		3,004,879	1,412	6,292,121
2022	3,000,000	6,292	250,000	1,218,412	265,000	1,271,700	1,536,700	2,755,112		3,005,112	1,180	6,293,300
2023	3,000,000	6,293	250,000	1,218,698	275,000	1,260,900	1,535,900	2,754,598		3,004,598	1,696	6,294,996
2024	3,000,000	6,295	250,000	1,218,643	285,000	1,249,700	1,534,700	2,753,343		3,003,343	2,952	6,297,948
2025	3,000,000	6,298	250,000	752,689	770,000	1,228,600	1,998,600	2,751,289		3,001,289	5,009	6,302,957
2026	3,000,000	6,303	250,000	750,923	805,000	1,197,100	2,002,100	2,753,023		3,003,023	3,280	6,306,238
2027	3,000,000	6,306	250,000		1,605,000	1,148,900	2,753,900	2,753,900		3,003,900	2,406	6,308,644
2028	3,000,000	6,309	250,000		1,670,000	1,083,400	2,753,400	2,753,400		3,003,400	2,909	6,311,553
2029	3,000,000	6,312	250,000		1,740,000	1,015,200	2,755,200	2,755,200		3,005,200	1,112	6,312,664
2030	3,000,000	6,313	250,000		1,810,000	944,200	2,754,200	2,754,200		3,004,200	2,113	6,314,777
2031	3,000,000	6,315	250,000		1,885,000	870,300	2,755,300	2,755,300		3,005,300	1,015	6,315,792
2032	3,000,000	6,316	250,000		1,960,000	793,400	2,753,400	2,753,400		3,003,400	2,916	6,318,707
2033	3,000,000	6,319	250,000		2,040,000	713,400	2,753,400	2,753,400		3,003,400	2,919	6,321,626
2034	3,000,000	6,322	250,000		2,125,000	630,100	2,755,100	2,755,100		3,005,100	1,222	6,322,848
2035	3,000,000	6,323	250,000		2,210,000	543,400	2,753,400	2,753,400		3,003,400	2,923	6,325,771
2036	3,000,000	6,326	250,000		2,300,000	453,200	2,753,200	2,753,200		3,003,200	3,126	6,328,896
2037	3,000,000	6,329	250,000		2,395,000	359,300	2,754,300	2,754,300		3,004,300	2,029	6,330,925
2038	3,000,000	6,331	250,000		2,490,000	261,600	2,751,600	2,751,600		3,001,600	4,731	6,335,656
2039	3,000,000	6,336	250,000		2,595,000	159,900	2,754,900	2,754,900		3,004,900	1,436	6,337,092
2040	3,000,000	6,337	250,000		2,700,000	54,000	2,754,000	2,754,000		3,004,000	2,337	6,339,429
			<b>\$5,250,000</b>	<b>\$7,593,940</b>	<b>\$32,180,000</b>	<b>\$16,784,991</b>	<b>\$48,964,991</b>	<b>\$56,558,931</b>	<b>\$525,000</b>	<b>\$62,333,931</b>	<b>\$797,332</b>	

(a) Estimated future sales tax collections of \$3,000,000 pursuant to the City's proposed 2019-2020 Annual Budget.

(b) Operating expenses include ongoing maintenance of the projects, bond fees, audit fees, public notice fees and printing fees.

(c) Generates approximately \$32,180,000 in proceeds to the DPCDC, which includes \$5,850,000 of previously approved authorization. Sold and Delivered in June/July 2020.  
Interest estimated at 4.00% for illustrative purposes only.



**Deer Park Community Development Corporation**  
**Capacity Analysis - New Election (May 2020)**  
**20-Year Debt Structure - \$350,000 in Annual O&M Expenses**  
**\$30,790,000 in Proceeds (\$5,850,000 from 2015 Authorization and \$24,940,000 in New Authorization)**

Issued By City of Deer Park, Texas

Year Ending 9/30	Total Sales Tax Collections (a)	Estimated Interest Earnings	Operating Expenses (b)	Existing Debt Requirements	Series 2020 Bonds (c)			Total Debt Requirements	Less: Pay Go Program	Total Expenditures	Remaining Funds	Cummulative Remaining Funds
					Principal	Interest	Total					
2020	\$3,000,000	\$5,000	\$350,000	\$1,216,797		\$253,162	\$253,162	\$1,469,959	\$525,000	\$2,344,959	\$660,041	\$6,202,138
2021	3,000,000	6,202	350,000	1,217,779	\$210,000	1,227,400	1,437,400	2,655,179		3,005,179	1,023	6,203,161
2022	3,000,000	6,203	350,000	1,218,412	215,000	1,218,900	1,433,900	2,652,312		3,002,312	3,891	6,207,052
2023	3,000,000	6,207	350,000	1,218,698	225,000	1,210,100	1,435,100	2,653,798		3,003,798	2,409	6,209,461
2024	3,000,000	6,209	350,000	1,218,643	235,000	1,200,900	1,435,900	2,654,543		3,004,543	1,667	6,211,128
2025	3,000,000	6,211	350,000	752,689	720,000	1,181,800	1,901,800	2,654,489		3,004,489	1,722	6,212,850
2026	3,000,000	6,213	350,000	750,923	750,000	1,152,400	1,902,400	2,653,323		3,003,323	2,890	6,215,740
2027	3,000,000	6,216	350,000		1,545,000	1,106,500	2,651,500	2,651,500		3,001,500	4,716	6,220,456
2028	3,000,000	6,220	350,000		1,610,000	1,043,400	2,653,400	2,653,400		3,003,400	2,820	6,223,277
2029	3,000,000	6,223	350,000		1,675,000	977,700	2,652,700	2,652,700		3,002,700	3,523	6,226,800
2030	3,000,000	6,227	350,000		1,745,000	909,300	2,654,300	2,654,300		3,004,300	1,927	6,228,727
2031	3,000,000	6,229	350,000		1,815,000	838,100	2,653,100	2,653,100		3,003,100	3,129	6,231,855
2032	3,000,000	6,232	350,000		1,890,000	764,000	2,654,000	2,654,000		3,004,000	2,232	6,234,087
2033	3,000,000	6,234	350,000		1,965,000	686,900	2,651,900	2,651,900		3,001,900	4,334	6,238,421
2034	3,000,000	6,238	350,000		2,045,000	606,700	2,651,700	2,651,700		3,001,700	4,538	6,242,960
2035	3,000,000	6,243	350,000		2,130,000	523,200	2,653,200	2,653,200		3,003,200	3,043	6,246,003
2036	3,000,000	6,246	350,000		2,215,000	436,300	2,651,300	2,651,300		3,001,300	4,946	6,250,949
2037	3,000,000	6,251	350,000		2,305,000	345,900	2,650,900	2,650,900		3,000,900	5,351	6,256,300
2038	3,000,000	6,256	350,000		2,400,000	251,800	2,651,800	2,651,800		3,001,800	4,456	6,260,756
2039	3,000,000	6,261	350,000		2,495,000	153,900	2,648,900	2,648,900		2,998,900	7,361	6,268,117
2040	3,000,000	6,268	350,000		2,600,000	52,000	2,652,000	2,652,000		3,002,000	4,268	6,272,385
			<b>\$7,350,000</b>	<b>\$7,593,940</b>	<b>\$30,790,000</b>	<b>\$16,140,362</b>	<b>\$46,930,362</b>	<b>\$54,524,302</b>	<b>\$525,000</b>	<b>\$62,399,302</b>	<b>\$730,288</b>	

(a) Estimated future sales tax collections of \$3,000,000 pursuant to the City's proposed 2019-2020 Annual Budget.

(b) Operating expenses include ongoing maintenance of the projects, bond fees, audit fees, public notice fees and printing fees.

(c) Generates approximately \$30,790,000 in proceeds to the DPCDC, which includes \$5,850,000 of previously approved authorization. Sold and Delivered in June/July 2020.

Interest estimated at 4.00% for illustrative purposes only.



**Deer Park Community Development Corporation**  
**Capacity Analysis - New Election (May 2020)**  
**25-Year Debt Structure - \$250,000 in Annual O&M Expenses**  
**\$36,165,000 in Proceeds (\$5,850,000 from 2015 Authorization and \$30,315,000 in New Authorization)**

Issued By City of Deer Park, Texas

Year Ending 9/30	Total Sales Tax Collections (a)	Estimated Interest Earnings	Operating Expenses (b)	Existing Debt Requirements	Series 2020 Bonds (c)			Total Debt Requirements	Less: Pay Go Program	Total Expenditures	Remaining Funds	Cummulative Remaining Funds
					Principal	Interest	Total					
2020	\$3,000,000	\$5,000	\$250,000	\$1,216,797		\$315,941	\$315,941	\$1,532,739	\$525,000	\$2,307,739	\$697,261	\$6,239,358
2021	3,000,000	6,239	250,000	1,217,779		1,537,013	1,537,013	2,754,791		3,004,791	1,448	6,240,806
2022	3,000,000	6,241	250,000	1,218,412		1,537,013	1,537,013	2,755,425		3,005,425	816	6,241,622
2023	3,000,000	6,242	250,000	1,218,698		1,537,013	1,537,013	2,755,710		3,005,710	531	6,242,154
2024	3,000,000	6,242	250,000	1,218,643		1,537,013	1,537,013	2,755,655		3,005,655	587	6,242,741
2025	3,000,000	6,243	250,000	752,689	\$425,000	1,527,981	1,952,981	2,705,670		2,955,670	50,573	6,293,313
2026	3,000,000	6,293	250,000	750,923	445,000	1,509,494	1,954,494	2,705,417		2,955,417	50,877	6,344,190
2027	3,000,000	6,344	250,000		1,235,000	1,473,794	2,708,794	2,708,794		2,958,794	47,550	6,391,741
2028	3,000,000	6,392	250,000		1,285,000	1,420,244	2,705,244	2,705,244		2,955,244	51,148	6,442,889
2029	3,000,000	6,443	250,000		1,345,000	1,364,356	2,709,356	2,709,356		2,959,356	47,087	6,489,975
2030	3,000,000	6,490	250,000		1,400,000	1,306,025	2,706,025	2,706,025		2,956,025	50,465	6,540,440
2031	3,000,000	6,540	250,000		1,460,000	1,245,250	2,705,250	2,705,250		2,955,250	51,290	6,591,731
2032	3,000,000	6,592	250,000		1,525,000	1,181,819	2,706,819	2,706,819		2,956,819	49,773	6,641,504
2033	3,000,000	6,642	250,000		1,590,000	1,115,625	2,705,625	2,705,625		2,955,625	51,017	6,692,520
2034	3,000,000	6,693	250,000		1,660,000	1,046,563	2,706,563	2,706,563		2,956,563	50,130	6,742,650
2035	3,000,000	6,743	250,000		1,735,000	974,419	2,709,419	2,709,419		2,959,419	47,324	6,789,974
2036	3,000,000	6,790	250,000		1,810,000	899,088	2,709,088	2,709,088		2,959,088	47,702	6,837,677
2037	3,000,000	6,838	250,000		1,885,000	820,569	2,705,569	2,705,569		2,955,569	51,269	6,888,946
2038	3,000,000	6,889	250,000		1,970,000	738,650	2,708,650	2,708,650		2,958,650	48,239	6,937,185
2039	3,000,000	6,937	250,000		2,055,000	653,119	2,708,119	2,708,119		2,958,119	48,818	6,986,003
2040	3,000,000	6,986	250,000		2,145,000	563,869	2,708,869	2,708,869		2,958,869	48,117	7,034,120
2041	3,000,000	7,034	250,000		2,235,000	470,794	2,705,794	2,705,794		2,955,794	51,240	7,085,361
2042	3,000,000	7,085	250,000		2,335,000	373,681	2,708,681	2,708,681		2,958,681	48,404	7,133,765
2043	3,000,000	7,134	250,000		2,435,000	272,319	2,707,319	2,707,319		2,957,319	49,815	7,183,580
2044	3,000,000	7,184	250,000		2,540,000	166,600	2,706,600	2,706,600		2,956,600	50,584	7,234,163
2045	3,000,000	7,234	250,000		2,650,000	56,313	2,706,313	2,706,313		2,956,313	50,922	7,285,085
			<b>\$6,500,000</b>	<b>\$7,593,940</b>	<b>\$36,165,000</b>	<b>\$25,644,560</b>	<b>\$61,809,560</b>	<b>\$69,403,500</b>	<b>\$525,000</b>	<b>\$76,428,500</b>	<b>\$1,742,988</b>	

(a) Estimated future sales tax collections of \$3,000,000 pursuant to the City's proposed 2019-2020 Annual Budget.

(b) Operating expenses include ongoing maintenance of the projects, bond fees, audit fees, public notice fees and printing fees.

(c) Generates approximately \$36,165,000 in proceeds to the DPCDC, which includes \$5,850,000 of previously approved authorization. Sold and Delivered in June/July 2020.

Interest estimated at 4.25% for illustrative purposes only.



**Deer Park Community Development Corporation**  
**Capacity Analysis - New Election (May 2020)**  
**25-Year Debt Structure - \$350,000 in Annual O&M Expenses**  
**\$33,805,000 in Proceeds (\$5,850,000 from 2015 Authorization and \$27,955,000 in New Authorization)**

Issued By City of Deer Park, Texas

Year Ending 9/30	Total Sales Tax Collections (a)	Estimated Interest Earnings	Operating Expenses (b)	Existing Debt Requirements	Series 2020 Bonds (c)			Total Debt Requirements	Less: Pay Go Program	Total Expenditures	Remaining Funds	Cumulative Remaining Funds
					Principal	Interest	Total					
2020	\$3,000,000	\$5,000	\$350,000	\$1,216,797		\$295,324	\$295,324	\$1,512,121	\$525,000	\$2,387,121	\$617,879	\$6,159,976
2021	3,000,000	6,160	350,000	1,217,779		1,436,713	1,436,713	2,654,491		3,004,491	1,669	6,161,644
2022	3,000,000	6,162	350,000	1,218,412		1,436,713	1,436,713	2,655,125		3,005,125	1,037	6,162,681
2023	3,000,000	6,163	350,000	1,218,698		1,436,713	1,436,713	2,655,410		3,005,410	752	6,163,434
2024	3,000,000	6,163	350,000	1,218,643		1,436,713	1,436,713	2,655,355		3,005,355	808	6,164,242
2025	3,000,000	6,164	350,000	752,689	\$355,000	1,429,169	1,784,169	2,536,858		2,886,858	119,307	6,283,548
2026	3,000,000	6,284	350,000	750,923	375,000	1,413,656	1,788,656	2,539,579		2,889,579	116,705	6,400,253
2027	3,000,000	6,400	350,000		1,155,000	1,381,144	2,536,144	2,536,144		2,886,144	120,257	6,520,510
2028	3,000,000	6,521	350,000		1,205,000	1,330,994	2,535,994	2,535,994		2,885,994	120,527	6,641,036
2029	3,000,000	6,641	350,000		1,260,000	1,278,613	2,538,613	2,538,613		2,888,613	118,029	6,759,065
2030	3,000,000	6,759	350,000		1,315,000	1,223,894	2,538,894	2,538,894		2,888,894	117,865	6,876,930
2031	3,000,000	6,877	350,000		1,370,000	1,166,838	2,536,838	2,536,838		2,886,838	120,039	6,996,970
2032	3,000,000	6,997	350,000		1,430,000	1,107,338	2,537,338	2,537,338		2,887,338	119,659	7,116,629
2033	3,000,000	7,117	350,000		1,490,000	1,045,288	2,535,288	2,535,288		2,885,288	121,829	7,238,458
2034	3,000,000	7,238	350,000		1,555,000	980,581	2,535,581	2,535,581		2,885,581	121,657	7,360,115
2035	3,000,000	7,360	350,000		1,625,000	913,006	2,538,006	2,538,006		2,888,006	119,354	7,479,469
2036	3,000,000	7,479	350,000		1,695,000	842,456	2,537,456	2,537,456		2,887,456	120,023	7,599,492
2037	3,000,000	7,599	350,000		1,770,000	768,825	2,538,825	2,538,825		2,888,825	118,774	7,718,267
2038	3,000,000	7,718	350,000		1,845,000	692,006	2,537,006	2,537,006		2,887,006	120,712	7,838,979
2039	3,000,000	7,839	350,000		1,925,000	611,894	2,536,894	2,536,894		2,886,894	120,945	7,959,924
2040	3,000,000	7,960	350,000		2,010,000	528,275	2,538,275	2,538,275		2,888,275	119,685	8,079,609
2041	3,000,000	8,080	350,000		2,095,000	441,044	2,536,044	2,536,044		2,886,044	122,036	8,201,645
2042	3,000,000	8,202	350,000		2,185,000	350,094	2,535,094	2,535,094		2,885,094	123,108	8,324,753
2043	3,000,000	8,325	350,000		2,280,000	255,213	2,535,213	2,535,213		2,885,213	123,112	8,447,865
2044	3,000,000	8,448	350,000		2,380,000	156,188	2,536,188	2,536,188		2,886,188	122,260	8,570,126
2045	3,000,000	8,570	350,000		2,485,000	52,806	2,537,806	2,537,806		2,887,806	120,764	8,690,889
			<b>\$9,100,000</b>	<b>\$7,593,940</b>	<b>\$33,805,000</b>	<b>\$24,011,493</b>	<b>\$57,816,493</b>	<b>\$65,410,433</b>	<b>\$525,000</b>	<b>\$75,035,433</b>	<b>\$3,148,792</b>	

(a) Estimated future sales tax collections of \$3,000,000 pursuant to the City's proposed 2019-2020 Annual Budget.

(b) Operating expenses include ongoing maintenance of the projects, bond fees, audit fees, public notice fees and printing fees.

(c) Generates approximately \$33,805,000 in proceeds to the DPCDC, which includes \$5,850,000 of previously approved authorization. Sold and Delivered in June/July 2020.

Interest estimated at 4.25% for illustrative purposes only.