

NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PERSONS INCLUDING THE PROPERTY OWNERS IN WACO PUBLIC IMPROVEMENT DISTRICT NUMBER ONE

NOTICE IS HEREBY GIVEN that a public hearing will be held on September 6, 2016 at 6:00 p.m. before the City Council of the City of Waco in the Bosque Theater of the Waco Convention Center, 100 Washington Avenue, Waco, McLennan County, Texas, concerning the following matters:

1. The advisability of certain proposed improvements and/or services as proposed by Public Improvement District One (PID 1) Advisory Board through its Updated Service Plan including Annual Budget, Assessment Plan, and Assessment Roll for Fiscal Year 2016-2017 and the levying and collecting of assessments on property in the district, based on the benefit provided by improvements and/or services, to pay the cost of such proposed improvements and/or services, as provided by Texas Local Government Code, Chapter 372, entitled Improvement Districts in Municipalities.

2. The following information is hereby provided concerning the matters to be considered at the hearing.

(A) The general nature of the proposed improvements and/or areas of service in PID 1 shall include the following:

- (1) Organization Leadership and Planning Committee addresses the administration and operations of PID 1 which will be managed by the City Center Waco. This committee recommends priorities and the overall budget for PID 1 action and provides guidance and support to PID 1 Board committees. The Chair of this committee is also the Chair for the PID 1 Advisory Board (the Board). The City of Waco contracted City Center Waco for administrative staff support solely for PID 1 per the request of the Board. Municipal Management of PID1 ensures that all contracts, projects and services will be with the City of Waco and will be procured in accordance with the City's purchasing policy. City Center Waco staff will coordinate and supervise the contracts providing supplemental services to PID 1.
- (2) Design and Service Delivery Committee addresses enhanced services and physical image to establish a positive physical appearance and atmosphere for PID 1. City Center Waco will secure contracts with private entities to obtain such services as security and landscape maintenance in addition to the services provided by City of Waco's Police, Streets, and Parks, and Recreation departments. These services may consist of security patrols, street sweeping, sidewalk cleaning, maintenance of public planting beds, weed maintenance on sidewalks and rights-of-way, maintenance of PID 1 street trees and streetscape such as planters and benches, and the placement and relocation of streetscape items.
- (3) Marketing and Promotion Committee / Merchant Support works to develop and present special events that will encourage growth in the PID. City Center Waco works on social media communications for PID1, and creates newsletters that are provided to all PID1 property owners and merchants. The newsletter features PID1 promotions, helpful information, and a calendar of upcoming events to enable businesses to prepare for large crowds. The committee also works to promote business success for the existing businesses and to attract new businesses to open in the district. Past projects have included reviewing plans concerning downtown image, signage, wayfinding, streetscape and parking improvements, and promoting the Economic Development Incentives offered in PID1. The committee seeks input from the downtown merchants and is open to all.
- (4) Baylor/PID 1 Committee is committed to creating a mutually beneficial relationship between Baylor University and PID1 through improved physical connections to the campus from downtown, personal connections, and celebratory promotions to connect Baylor and PID1. The goal is to encourage students and faculty to take advantage of the nearby services and amenities downtown, and for Baylor to show their support for PID1.

The improvements and/or services would be a supplement to existing level of city improvements and/or services and would constitute an added increment to improvements and/or services now offered to taxpayers generally. The City would continue to furnish or pay for standard improvements in the proposed district as they are currently being provided. The City would manage the proposed district.

(B) A preliminary estimate of the costs of the improvements and/or services for the 2016-2017 fiscal year is:

(1) Organization Leadership & Planning	\$ 45,450.00
(2) Design and Service Delivery	\$ 279,681.00
(3) Marketing and Promotion/Merchant Support	\$ 136,000.00
(4) Baylor/PID 1	\$ -0-
(5) Future Capital Improvements & Contract for Service	\$ 696,505.00

Total **\$ 1,157,636.00**

(C) The boundaries of the proposed improvement district are shown on the displayed map.

(D) The proposed method of assessment is:

- (1) A five-year ongoing Service and Assessment Plan, including Budget and assessment plan, will be approved and adopted by the City Council and will be reviewed and updated annually for the purpose of updating the annual budget and providing revisions to the Plan.
- (2) The cost of an improvement and/or special service will be assessed against all real property (which includes both taxable and tax-exempt property) within PID 1 according to value of such property as determined by the McLennan County Appraisal District (MCAD,) including the value of structures or other improvements on property at a recommended rate of \$0.10 per \$100.00 valuation.

(E) The proposed apportionment of cost between the Public Improvement District and the City as a whole is:

- (1) The City of Waco would be responsible for payment of assessments on exempt City-owned real property within the District. The payment of assessments on real property owned by other exempt jurisdictions may be established by contract.
- (2) The City Council of Waco shall be authorized to establish by ordinance, reasonable classifications and formulas for apportionment of cost between the City and areas to be assessed and to establish the methods for assessing special benefits for various classes of improvements and/or services.

All interested persons will be given an opportunity to appear and be heard at such public hearing. Written and oral objections will be considered at the hearing. The hearing may be adjourned from time to time until the City Council makes finding by ordinance as to the advisability of the improvements and/or services, the nature of the improvements and/or services, the estimated cost, the boundaries of the public improvement district, the method of assessment, and the apportionment of costs between the district and the City as a whole.

Copies of the proposed Updated Service Plan, Budget, and Assessment Roll as filed with the City Secretary on August 12, 2016 are available for review in the office of the City Secretary during business work hours. A copy of the Updated Service Plan can also be found online at the City's website: www.waco-texas.com (under the City Departments/Economic Development page).

Esmeralda Hudson, City Secretary
City of Waco, Texas

This Notice is Being Posted
at Waco City Hall on the
11th Day of August, 2016
at 3:00 AM/PM