

## NOTICE OF PUBLIC HEARING

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### 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 March 21, 2017 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 amendment 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.

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 are managed by City Center Waco. This committee recommends priorities and the overall budget for PID 1 action and provides guidance and support to PID 1 Board and committees. The Chair of this committee is also the Chair for the PID 1 Advisory Board (the Board). Municipal Management of PID1 via contract with City Center Waco ensures that all contracts, projects and services 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, clean and safe 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. Services include security patrols, litter abatement, 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 /Merchant Support Committee works to encourage growth in the PID. City Center Waco manages web and social media communications for PID1, and creates newsletters for PID1 property owners and merchants. The committee also promotes existing businesses and supports attraction of new businesses to the district. Past projects have included marketing and cosponsoring of events, advertising downtown, 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.

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The improvements and/or services are a supplement to the existing level of city improvements and/or services and 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) An updated estimate of the costs of the improvements and/or services for the 2016-2017 fiscal year is:

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. (1) Organization Leadership & Planning	\$	55,450.00
. (2) Design and Service Delivery	\$	389,681.00
. (3) Marketing and Promotion/Merchant Support	\$	166,000.00
. (4) Baylor/PID 1	\$	-0-
. (5) Future Capital Improvements & Contract for Service	\$	686,505.00
<b>Total</b>	<b>\$</b>	<b>1,297,636.00</b>

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

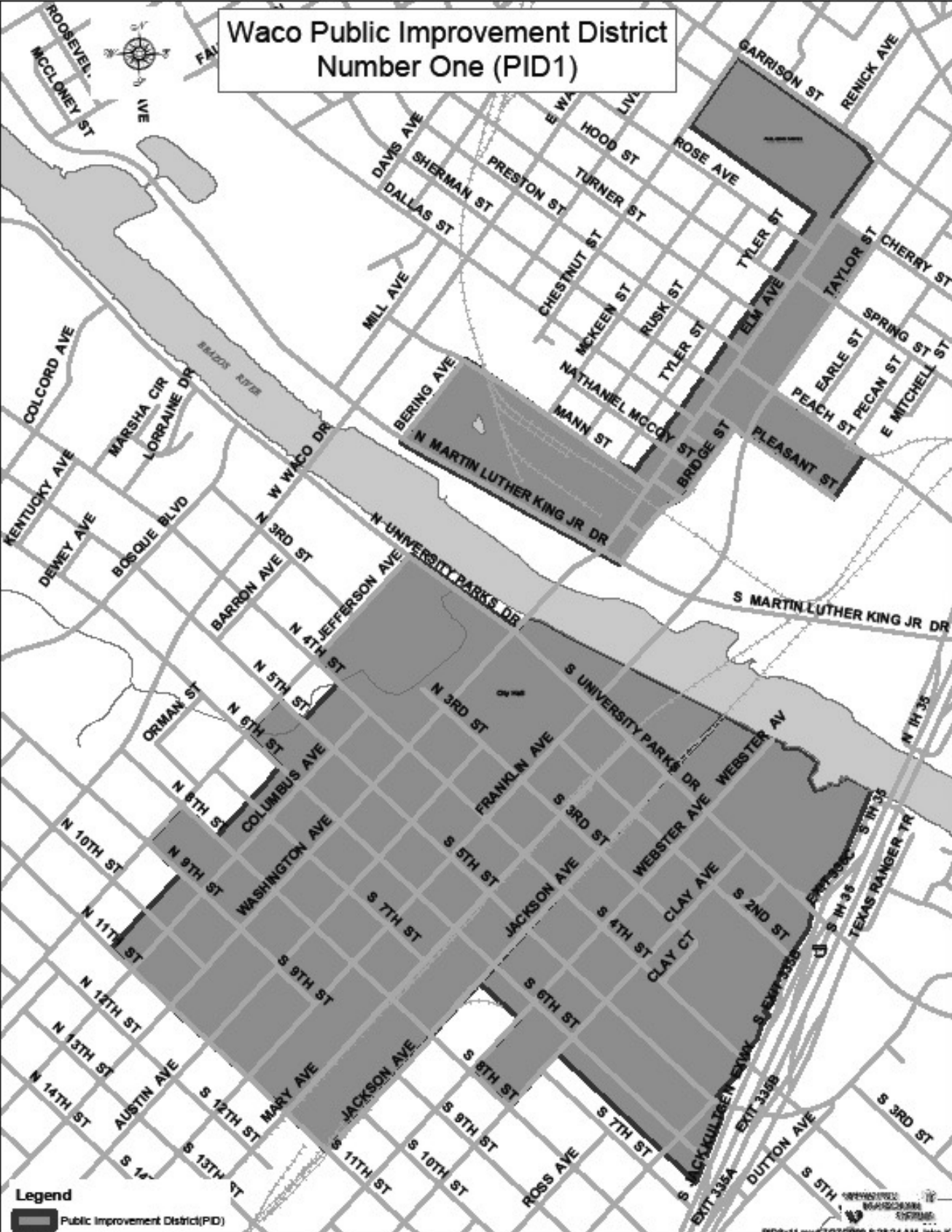
All interested persons will be given an opportunity to appear and be heard at such public hearing. Written and oral objections will be considered at the hearing. The hearing may be adjourned from time to time until the City Council makes finding by ordinance as to the advisability of the improvements 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 and Budget as filed with the City Secretary on February 24, 2017 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](http://www.waco-texas.com) (under the City Departments/Economic Development page).

Esmeralda Hudson, City Secretary City of Waco, Texas

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# Waco Public Improvement District Number One (PID1)



Legend  
Public Improvement District (PID)

