

CITY OF BROWNSVILLE, TEXAS

NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT

Pursuant to Sections 372.009(c) and (d) of the Texas Local Government Code, as amended (the "Act"), notice is hereby given that the City Commission of the City of Brownsville, Texas ("City"), will hold a public hearing to accept public comments and discuss the petition (the "Petition") filed by the person identified in the Petition (the "Petitioner"), requesting that the City create a public improvement district, to be known as the Madeira Espiritu Santo Public Improvement District Number One (the "District").

Time and Place of the Hearing. The public hearing will start at or after 5:00 p.m., on June 17, 2025, to be held at the Brownsville City Hall, 1001 East Elizabeth Street, Brownsville, Texas 78520.

General Nature of the Proposed O&M Costs. The purposes of the District include the special supplemental services of public improvement projects authorized by the Act that are necessary for the operation and maintenance of the property within the District, which may include, but not be limited to: (1) payment of annual service costs related to the operation of the District exclusively consisting of actual annual costs of maintenance of right-of-way and recreation improvements, including but not limited to landscaping, streetscapes, recreational facilities, parks, green spaces, trails, fountains, lighting, signage, and public art financed by assessments levied on property within the District; (2) payment of expenses related to the establishment of the District including establishing, administering, and operating the District, and (3) payment of expenses related to the collection of the annual assessments (collectively, the "O&M Costs"). These O&M Costs shall promote the interests of the City and confer a special benefit upon the District.

Estimated Cost of the O&M Costs. The estimated total costs of the O&M Costs for the first year of the District's operation will be a total of approximately \$171,482.00. The cost of the O&M Costs for subsequent years will be determined in the annual update to the service plan approved by the City each year in accordance with Section 372.013 of the Act.

Proposed District Boundaries. The District is proposed to include property owned by the Petitioner consisting of approximately 1,330.32 acres of property and within the corporate limits of the City, and as more particularly described by a metes and bounds description available at the Brownsville City Hall and available for public inspection.

Proposed Method of Assessment. The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the cost on property similarly benefitted. No municipal property within the District shall be assessed.

Proposed Apportionment of Cost between the District and the City. All costs incurred by the District shall be paid by the District, and there shall be no apportionment of costs between the District and the City. The City will not be obligated to provide any funds to finance the O&M Costs, other than from assessments levied on the District.

During the public hearing, any interested person may speak for or against the establishment of the District and the advisability of the improvements to be made for the benefit of the property within the District.