

**CITY OF SAGINAW, TEXAS
NOTICE OF PUBLIC HEARING REGARDING
THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT**

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended, notice is hereby given that the City Council of the City of Saginaw, Texas (“City”), will hold a public hearing to accept public comments and discuss the petition (the “Petition”), filed by Lavonne White, Cheri Elaine Walker as Successor Trustee of the Cheri Elaine Walker Trust dated October 1, 1993, and Judy Lynn Hartt as Successor Trustee of the Judy Lynn Hartt Trust dated October 1, 1993 (collectively, the “Petitioner”), requesting that the City create the Western Center Public Improvement District (the “District”) to include property owned by the Petitioner.

Time and Place of the Hearing. The public hearing will start at or after 6:00 p.m. on **October 20, 2020**, to be held at the regular meeting place of the City Council in the Saginaw City Hall, 333 West McLeroy Boulevard, Saginaw, Texas 76179.

General Nature of the Proposed Authorized Improvements. The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Public Improvement District Assessment Act, codified as Chapter 372, Texas Local Government Code, as amended (the “Act”), that are necessary for the development of the property within the District, which public improvements may include, but not be limited to: (i) roadway improvements; storm drainage/ detention improvements; water and wastewater system improvements; right-of-way acquisitions related to such improvements; sidewalks; traffic signal upgrades; parks, trail system, open space and landscaping improvements and, other similar improvement projects; (ii) payment of expenses incurred in the establishment, administration and operation of the District; and, (iii) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against the Property (collectively, the “Authorized Improvements”). These Authorized Improvements shall promote the interests of the City and confer a special benefit on the Property.

Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements, including eligible costs related to the establishment, administration and operation of the District and expenses associated with financing Authorized Improvements is \$14,000,000.

Proposed District Boundaries. The District is proposed to include approximately 78.724 acres of land bound on the north by Rough Rider Drive, on the east by Blue Mound Road (FM-156), and on the south by McElroy Blvd; and, generally located on the West side of Fm-156 1.4 miles± north of Northwest Loop 820. The property within the proposed District is more particularly described by a metes and bounds description available at Saginaw City Hall located at 333 West McLeroy Boulevard, Saginaw, Texas 76179, and available for public inspection during regular business hours.

Proposed Method of Assessment. City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and debt), and certain assessments may be paid in annual installments (including interest and debt). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessments and must continue for a period necessary to retire the indebtedness issued to finance or refinance those Authorized Improvements (including interest).

Proposed Apportionment of Cost between the District and City. City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the District property and possible tax increment reinvestment zone revenue. No municipal property in the District shall be assessed. The Petitioner may also pay certain costs of the improvements from other funds available to it as developer of the District.