

**CITY OF BALCH SPRINGS, 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 Balch Springs, Texas (“City”), will hold a public hearing to accept public comments and discuss the petition (the “Petition”), filed by HC Hebron 121 Station 1, LLC, Hayden Huffines, Garrett Huffines, Haley Huffines Gigliotti (collectively, the “Petitioners”), requesting that the City create the Bandera Public Improvement District (the “District”) to include property owned by the Petitioners, and all such property to be included in the proposed District is located within the extraterritorial jurisdiction of the City.

Time and Place of the Hearing. The public hearing will start at or after 7:00 p.m. on November 8, 2021, at the regular meeting place of the City Council of the City in the City Hall Building located at 13503 Alexander Road, Balch Springs, Texas 75181. 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. The public hearing may be adjourned from time to time until the City Council makes findings in accordance with Section 372.009 of the Texas Local Government Code.

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: (1) design, construction and other allowed costs related to street and roadway improvements, including related earthwork, sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, and rights-of-way; (2) design, construction and other allowed costs related to storm drainage improvements; (3) design, construction and other allowed costs related to water, wastewater and drainage (including detention) improvements and facilities; (4) design, construction and other allowed costs related to erection of fountains, distinctive lighting and signs, and acquisition and installation of pieces of art; (5) design, construction and other allowed costs related to parks, open space, and recreational improvements, including trails, landscaping, and irrigation related thereto; (6) design, construction and other allowed costs related to off-street parking facilities, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage and rights-of-way; (7) design, construction and other allowed costs related to projects similar to those listed in subsections (1) - (6) above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (8) payment of expenses incurred in the establishment, administration and operation of the District; and (9) 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 \$7,000,000.

Proposed District Boundaries. The District is proposed to include approximately 35.240 acres of land generally located north of Interstate 20, southeast of Mercury Road, and west of McKenzie Road, and as more particularly described by a metes and bounds description available at the City Hall Building located at 13503 Alexander Road, Balch Springs, Texas 75181, all such property being located within the

extraterritorial jurisdiction of the City, and such property description is available for public inspection during regular business hours of the City.

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. Each assessment may be paid in full at any time (including accrued and unpaid interest), 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 tax increment reinvestment zone revenue. No municipal property in the District shall be assessed.. All of the costs of the Authorized Improvements will be paid from assessments and from other sources of funds, if any, available to the Petitioner.