

NOTICE OF PUBLIC HEARING

NOTICE OF A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF BROWNSVILLE TO CONSIDER THE ADVISABILITY OF UPDATES TO THE MADEIRA ESPIRITU SANTO PUBLIC IMPROVEMENT DISTRICT NUMBER ONE SERVICE AND ASSESSMENT PLAN (SAP), TO AMEND THE COMPOSITION OF THE DISTRICT BOARD AND ITS GOVERNANCE STRUCTURE TO ALIGN WITH THE PUBLIC IMPROVEMENT DISTRICT ASSESSMENT ACT CODIFIED AS CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE, AND THE ADOPTION OF A LEVY, PURSUANT TO THE PUBLIC IMPROVEMENT DISTRICT ASSESSMENT ACT, FOR CERTAIN PROPERTY LOCATED BOTH WITHIN THE CORPORATE LIMITS OF THE CITY OF BROWNSVILLE, AND WITHIN THE MADEIRA ESPIRITU SANTO PUBLIC IMPROVEMENT DISTRICT NUMBER ONE, CITY OF BROWNSVILLE.

In accordance with Chapter 372.005 Local Government Code the City Secretary has posted notice of the hearing on the proposed adoption of a levy within the Madeira Espiritu Santo Public Improvement District Number One. A Public Hearing on the proposed adoption of amendments to the SAP, the levy will be held by the City Council as follows:

**TIME:** May 20th, 2025, Time 5:00 p.m.  
**PLACE:** City Commission Chambers located at City Hall/Old Federal Building, 2nd floor, 1001 E. Elizabeth St., Brownsville, Texas 78520.

**GENERAL NATURE OF THE PROPOSED AMENDMENTS:** The proposed amendment would change the composition of the District PID Board as being composed of seven (7) members which are appointed by the City Commission, with each City Commission member responsible for nominating a member to the Board position corresponding to their place. Each Board member shall serve without compensation.

**GENERAL NATURE OF THE IMPROVEMENTS:** The improvements include the construction and/or maintenance of a) certain streets, b) paving, c) water, wastewater and drainage facilities, d) storm water detention facilities, e) landscaping and streetscapes, f) public entryway signage, g) public trails, recreational facilities, parks and green spaces and belts, including lakes and amenities, h) fountains, i) lighting, j) signage, k) public art, l) public facilities, m) off street parking facilities, n) lighting, o) a security camera system throughout the PID, and including administrative costs for contingency provisions, engineering services, and administrative and legal services for the proposed District, and other such provisions as set forth in Chapter 372.003, Texas Local Government Code, collectively the “Authorized Improvements”. Total estimated costs for the first two phases of residential development were initially estimated to be \$266,492 annually and include the estimated cost for administration of the PID. Based on current costs, and including inflation since the original adoption of the PID Service and Assessment Plan, costs are now estimated to be \$340,168. The estimated annual costs of the improvements for the initial phase of development, including financing, amount to an estimated \$171,482.

**PROPOSED METHOD OF ASSESSMENT FOR THE PUBLIC IMPROVEMENT DISTRICTS:** The City shall levy assessments on each lot within the public improvement 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 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 in part by the assessment, and must continue for a period necessary to retire the indebtedness on those Authorized Improvements (including interest). The proposed method of assessment is based on lot’s square footage of benefited property. The initial assessment per single-family lot is currently estimated at \$962 annually. The updated plan has calculated the assessment based on lot size, with a square foot assessment fixed at an amount not to exceed \$0.1200 per square foot.

**PROPOSED APPORTIONMENT OF COSTS BETWEEN THE DISTRICT AND THE CITY FOR THE PUBLIC IMPROVEMENT DISTRICT:** All of the costs of the Authorized Improvements will be paid from assessments levied on properties in the public improvement districts. The proposed apportionment of cost is 100% to the PID and 0% to the municipality as a whole.

**BOUNDARIES:** The Madeira Espiritu Santo Public Improvement District Number One, Brownsville, Texas, boundaries are generally described as land fronting I69/US77/US83 and north of Olmito North Road and south of Texas State Highway 100. A map of the boundary of the Madeira Espiritu Santo Public Improvement District Number One, Brownsville, Texas, is contained in Resolution #2022-033, approved by the City Commission creating the PID. A map of the area contained within the PID is attached. The ordinance approving the PID’s creation is available for public viewing at the City Secretary’s Office, City of Brownsville, located at 1034 East Levee Street, Brownsville, 78520.

Written and oral objections will be considered at the hearing. All interested persons are invited to attend such public hearing to express their views with respect to the updates stated herein, and the levy of assessments for the Madeira Espiritu Santo Public Improvement District Number One, Brownsville, Texas and the Authorized Improvements to be made therein.

Exhibit “A”

