

PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT FOR THE
CENTRAL BUSINESS DISTRICT

THE STATE OF TEXAS §
CITY OF LUBBOCK §

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF LUBBOCK:

The undersigned petitioners (the “Petitioners”), acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the “Act”), request that the City of Lubbock create a public improvement district (the “District”) in the territory described in Exhibit 1 attached hereto (the “Land”) within the City of Lubbock, Texas (the “City”), and in support of this petition the Petitioners would present the following:

Section 1. Standing of Petitioners. In compliance with the requirements of Texas Local Government Code, Section 372.005(b), as determined by the current roll of the Lubbock Central Appraisal District, the Petitioners constitute: (i) the owners of taxable real property representing more than 50% of the appraised value of real property liable for assessment under the proposal described herein, and (ii) the record owners of taxable real property that constitutes more than 50% of the area of all taxable real property that is liable for assessment under such proposal OR the record owners of taxable real property that constitutes more than 50% of total number of all taxable real property that is liable for assessment under such proposal.

Section 2. General Nature of the Proposed Public Improvements and Services. The general nature of the proposed public improvements and services within the District may include: the design, construction, installation and maintenance of parks and green areas, landscaping, special projects (such as gateways, art, water features, way- finding signs, etc.), pedestrian lighting, trash receptacles, special events, marketing services, security services, right-of-way (ROW) cleanup, and PID administration.

A more particular list of the general nature of the District are set forth in the Draft Resolution attached and incorporated as Exhibit 2.

The improvements and services associated with the District are a benefit to the affected property and to the City of Lubbock because they visually enhance the area as well as provide needed public improvements and services for residents to enjoy, increasing the overall quality of life in the affected area.

Section 3. Estimated Costs. Estimated total costs of the proposed public improvements and services are set forth in Exhibit 2 (establishing a \$0.18 per \$100 valuation assessment rate) and the draft proposed budget and service plan attached and incorporated as Exhibit 3. (2019 assessment revenue projected as \$391,704 and 2019 service plan costs projected as \$310,100).

Section 4. Boundaries. The proposed boundaries of the District are described in Exhibit 1 but describe an area generally bounded by the alley between Avenue R and Avenue Q on the west, the commercially-zoned property along 19th Street to 23rd Street on the south, Interstate 27 on the east, the Marsha Sharp Freeway on the north, and including an area north of the Marsha Sharp Freeway

generally bounded by the Marsha Sharp Freeway on the south, Avenue Q on the west, 3rd Street on the north (jutting north along Avenue P to the RR ROW, then following that ROW Southeast back to 3rd Street), and the commercially-zoned property in between Buddy Holly Avenue and Interstate 27 on the east, and is commonly known as Downtown Lubbock.

Section 5. Method of Assessment. An assessment methodology has been prepared that will address (i) how the costs of the public improvements paid for with the assessments that are assessed against the property in the District, (ii) the assessments to be collected each year, and (iii) reduction of the assessments for costs savings (pursuant to the annual review of the service plan for the District). Additionally, a report will be prepared showing the special benefits accruing to property in the District and how the costs of the public improvements and services are assessed to properties in the District on the basis of the special benefits to each and according to the net taxable value of the property. The result will be that equal shares of the costs will be imposed on property similarly benefited. See Exhibit 3.

In assessing the maintenance of the public improvements, property will be classified based on the net taxable value of the property, resulting in each parcel paying its fair share of the costs of maintaining the public improvements based on the special benefits received by the property from the public improvements and property equally situated paying equal shares of the costs of the public improvements.

The annual budget and service plans are subject to review by City of Lubbock staff and final approval by the City Council. The annual assessments may be adjusted as a result of the City of Lubbock staff review and City Council approval.

Section 6. Apportionment of Cost between the City and the District. The City will not be obligated to provide funds to finance the proposed public improvements or maintain the public improvements. All of the costs of the proposed public improvements will be paid by assessments of the property within the District and from other sources of funds, if any, available to the District.

Section 7. Management of the District. The City will manage the District, or, to the extent allowed by law, the City may contract with either a non-profit, or a for-profit organization to carry out all or a part of the responsibilities of managing the District, including the day-to-day management and administration of the District.

Section 8. Advisory Board. An advisory board may be established to develop and recommend plans to the City Council of the City (the “City Council”); See Exhibit 2.

The signers of this petition request the establishment of the District and this petition will be filed with the City Secretary in support of the creation of the District by the City Council as herein provided.

[Signatures on following pages]

PETITIONER:

STATE OF TEXAS §
COUNTY OF LUBBOCK §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, (Individually and/or as authorized agent of Petitioner) known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she/he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office, on _____, 2018.

Notary Public – State of Texas