

NOTICE OF PUBLIC HEARING OF THE EAST DOWNTOWN MANAGEMENT DISTRICT TO CONSIDER THE ADVISABILITY OF SUPPLEMENTING THE DISTRICT'S ASSESSMENT ROLL AND THE LEVY OF ASSESSMENTS ON PROPERTY WITHIN THE DISTRICT

TIME: Wednesday, October 25, 2023, at 12:00 p.m.
PLACE: Combined Arms, 2929 McKinney St., Houston, Texas 77003

PURPOSE OF PUBLIC HEARING:

The East Downtown Management District (the "District") was created to provide services and improvements in the east downtown area of the City of Houston, Texas ("East Downtown Area"), as authorized by Chapter 3808, Texas Special District Local Laws Code, and Chapter 375, Texas Local Government Code. The District proposes to add to the District's Assessment Roll all property annexed into the District; all value created due to land development or redevelopment, new construction, or increases in value that exceed the Maximum Individual Assessment (as that term is defined in the District's Service Plan); and any nonexempt real property in the District that was omitted from the District's Assessment Roll since the District's last public hearing on October 26, 2022, at the latest certified value set by the Harris County Appraisal District ("HCAD"). **This hearing addresses only the supplementation of the District's Assessment Roll. No assessment rate increase will be considered or enacted as part of this public hearing.**

GENERAL NATURE OF THE DISTRICT'S SERVICES AND IMPROVEMENTS:

The District, in accordance with the Ten-Year Service, Improvement, and Assessment Plan approved by the Board of Directors on December 15, 2016, (the "Service Plan") has provided and will continue to provide services and improvements in the East Downtown Area as authorized by the Service Plan and statutes listed above. Such services and improvements are provided in the following areas: (1) Public Safety and Security; (2) District Field Services; (3) Planning and Advocacy; (4) Business Development and Media Relations; (5) District Beautification; and (6) District Administration.

ESTIMATED COST OF THE PROPOSED SERVICES AND IMPROVEMENTS:

The cost of the services and improvements to be provided by the District is estimated to be \$660,670.00 annually and \$1,982,010.00 over the remaining three-year life of the Service Plan.

PROPOSED METHOD OF ASSESSMENT:

The District proposes to levy an assessment against those properties added to the District's Assessment Roll at the annual rate of \$0.1250 per \$100.00 of value as shown on the 2023 tax rolls of HCAD. Each year, over the remaining three-year life of the Service Plan, the basis of the annual assessment will change to the then-current year's property value as set by HCAD, and the Board of Directors will set the assessment rate, which may vary year to year but may never exceed \$0.1250 per \$100.00 of valuation. The amount of the annual assessment levied against a property may vary year to year, but no property may be assessed an amount in any year of the Service Plan that exceeds 115% of the previous year's assessment against such property, unless the District holds a public hearing of which the owner of such property is notified.

All property owners within the District and all other interested persons are hereby invited to appear in person, or by their attorney, and contend for or contest the assessment plans of the District, the proposed supplement to the assessment roll of the District, and each proposed assessment, and offer testimony pertinent to any issue presented on the amount of the assessments, purpose of the assessments, special benefits of the assessments, and the penalties and interest on delinquent assessments. Oral or written objections to the District's proposed assessment plans, assessment rolls and the levy of assessments as to any parcel in the District will be considered at the hearing.

For more information or to request a copy of the District's Service Plan, please call or write the East Downtown Management District, 1980 Post Oak Blvd., Suite 1380, Houston, Texas 77056, or call Jessica Bacorn, the Executive Director, at (713) 487-9101.

/s/ Shahin Naghavi, Chairman
East Downtown Management District