

Minutes of Public Hearing held August 21, 2019

Public hearing with the following present: Mayor Mark Bowen; Aldermen Ruben Gonzalez, Laura Reyna; Sam Cortez; City Secretary Josie Campa; Director of Public Works James McGrath; Police Chief Richard Priest; Fire Marshal Matt Dear; Library Director Cassandra Cortez; City Attorney Tom Cate. Aldermen Stone and Farmer were absent.

Visitors: Rick Rosenberg, Clay Schlinke, Andy Rodriguez, Wayne and Judy Newman, Betty Kroeger, Randy Garcia, John Broach, Angela Perdue, Robin Barsch, Steven Santana, Lydia Ruff, Joe Kaufman, Jr., Michelle Smith, Brad Boyd, Rob Flannery.

Mayor Bowen opened the public hearing at 6:30 p.m. and announced the purpose for informing and educating the public and Council on Public Improvement Districts (PIDs). He then turned over the hearing to Rick Rosenberg, the managing principal of (DPFG) Development Planning and Financing Group, Inc.

Mr. Rosenberg introduced himself and told about his company (DPFG). He also introduced Clay Schlinke and Andy Rodriguez, who are working for the developer wanting to purchase the Gidley property on FM 2790 East. He told everyone this development would be called Lytle Farms and that 685 single family detached residential units are planned for this community development.

Mr. Rosenberg talked to the people in attendance about PID basics, the purpose of the PID and the funding methods. He also showed authorized and eligible improvements for the PID and showed the conceptual land plan.

Mr. Rosenberg reviewed the projected costs for this development that would be covered in this PID.

Mr. Rosenberg called attention to the projected direct economic impact such as ad-valorem tax revenue for the city and other taxing jurisdictions.

Mr. Rosenberg told everyone about the key terms for the proposed PID and said with this proposed homeowner annual payments would be \$850.00 per year.

He went over what the current taxes rates would generate for the taxing entities once this project is built out and gave the benefits to the City of Lytle, to the homeowners of the development and to the developer of Lytle Farms.

Mr. Rosenberg reviewed things that show that proper PID disclosure ensures success, and showed a list of counties and cities in Texas that have completed PID financing, as well as a list of developers that have utilized PID financing in Texas.

Mr. Rosenberg then answered several questions from the audience regarding the PID proposed project.

The public hearing was closed at 7:29 p.m.