

MEDINA COUNTY, TEXAS
PUBLIC IMPROVEMENT DISTRICT #1
POTRANCO RANCH

The developer of the Potranco Ranch subdivision petitioned the Commissioners Court of Medina County for the creation of a Public Improvement District in the fall of 2012. In response to the petition the County adopted Resolution No. 121012-A on December 10, 2012 to hold a public hearing on the creation of the Public Improvement District. The notice of the public hearing was posted at the Courthouse and published 15 days prior to the hearing in the "Castroville News Bulletin".

On February 11, 2013 at a regularly scheduled meeting of the Medina County Commissioners Court the Court adopted Resolution No. 20813A authorizing and creating the *Potranco Ranch Public Improvement District*. Section 1. (g) of that Resolution sets out what expenses the District can incur:

Section 1 (g) That the estimated cost to fund the design, acquisition, construction and installation of improvements for which the District is responsible is \$1,010,000 (which amount is exclusive of (1) interest costs, if any, incurred in connection with the financing of any improvements and (2) the costs of maintenance thereof).

And Section 1 (i) states that;

Section 1.(i) That the District is responsible for paying from assessments imposed and collected on an annual basis, the cost of maintenance and upkeep of the public improvements within the District...

All of the creation documents relating to the Potranco Ranch Public Improvement District are available on line at www.potrancoranch.com

As of December 31, 2017 the District had incurred \$ 1,010,000 in capital improvements cost and the accrued debt for ongoing maintenance was \$172,000. The PID received a payment from Medina County in the amount of \$70,514.76 in 2017. These funds were used to pay accrued maintenance expenses.

The Public Improvement District is governed by a Board made up of 5 persons, two nominated by the County and three nominated by the developer. All of the Board members are appointed by the County.