

HOBBY AREA DISTRICT

2023-2032

SERVICE and IMPROVEMENT PLAN

and

ASSESSMENT PLAN

The future doesn't just happen. We are building it,
and we are building it all the time.

■ [Hannah Fry](#), mathematician, author, educator

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Hobby Area District

2023-2032 SERVICE AND IMPROVEMENT PLAN AND ASSESSMENT PLAN

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Preface

This document presents a new ten-year plan for driving the future of one of Houston's most dynamic, vital areas – the Hobby Area District. It outlines broad categories for continuing, as well as building up, services now centered within its boundaries and adding new improvements that support and benefit the property owners, business operators, residents, employees, visitors, and all stakeholders in the Hobby Area District. In addition, the document offers both an estimate of costs and a proposal for funding the strategic actions to be taken during the span of years from 2023 to 2032, thus defining and underpinning the district's destiny.

Our Story

Created in 2007 and initially funded in 2014, Hobby Area District is home to over 46,974 residents and 1,680 businesses with 23,371 employees. That is about the same population as Galveston but concentrated in a space 14 times smaller! An all-volunteer, unpaid board of directors made up of 13 commercial and residential property owners or their representatives provides leadership, determines programming and project directions, and allocates resources based on the challenges and opportunities faced nowhere else in the Houston region but the Hobby area. The Hobby Area District is proud to provide unique services for its assessment payers and all other community sectors within its boundaries. Here are some highlights:

- The district funds extra police patrols along its commercial corridors. Off-duty Houston police officers and Precinct 2 Constable's deputies use a community policing approach that includes establishing relationships with business operators whether they encounter crime or not. The district also funds mobile security cameras for placement and operation at locations where surveillance prevents crime or provides police with evidence leading to the capture and prosecution of criminals.
- The district's graffiti abatement and litter removal teams keep the community safer and cleaner. Suppression of graffiti also helps keep a lid on potential gang activity. The City of Houston has the power to cite commercial buildings for having been defaced by graffiti but does not remove such graffiti. The district will remove the graffiti, and it will match the original paint colors of the property tagged.

- The district's transformational beautification and continuing maintenance of the Broadway Street esplanades replaced an eyesore, providing a welcoming, beautifully landscaped gateway to the 14 million people who fly in and out of Hobby Airport. The project provides a hospitable impression that extends to nearby hotel and restaurant properties.
- The district-led cleanups of other rights-of-way and bus shelters combine crime suppression with visual enhancements and blight control.
- The district mobilized local resources to help families and businesses during the pandemic and in the aftermath of disasters and disruptions.
- The district's belief in the power of partnerships has allowed it to leverage scarce resources to advance common interests and accomplish common goals. It has maintained solid relationships with the City of Houston, Houston Police Department, Harris County, first responders, institutions, a wide array of nonprofit organizations, neighborhood-based groups and many, many others. Because of these practices, the district has multiplied the efficiency of assessment payers' investments in projects and programs and bolstered stability and quality of life for the Hobby area.

Our Vision

A single memorable phrase captures our vision:

Houston's Original Gateway ... Where Business Soars and Community Thrives

By creating and continuing this management district, property owners who share the vision can

- organize themselves in its pursuit,
- create capital investment, services, improvements for the entire area's benefit,
- deliver continuous, focused, professional management responsive to the area's needs,
- draw together resources and creative cost-effective funding mechanisms to carry out improvements, and

- advance the district as a superior place to conduct business, invest, live, work, and visit

The following pages offer more details on the continuing programs and brand-new initiatives the district will undertake as it launches a new 10-year Service and Improvement Plan and Assessment Plan.

The district is poised and ready to continue leading the Hobby Area toward a brighter, better future befitting ...

Houston's Original Gateway ... Where Business Soars and Community Thrives

Safe and secure

Communities rise and fall together when it comes to public safety. A vehicle burglary at one business is a threat to the safety of properties nearby. The district's vigilance against criminal activity, blight, and urban decay helps stabilize businesses and neighborhoods alike and reduces conditions that appeal to the criminal element. Since its inception the Hobby Area District has engaged in vigorous programs to reduce and eliminate opportunities for criminals to threaten the peace. Each district program supplements but doesn't replace the services to which citizens are entitled from local law enforcement authorities.

By working to ensure we live in a society that prioritizes public safety, education, and innovation, entrepreneurship can thrive and create a better world for all of us to live in.

— **Ron Conway**, venture capitalist

Targeted, concentrated public safety enhancements

Continue enriching police services beyond those provided by local jurisdictions by retaining contracts for law enforcement services customized to meet the unique needs of the community within the district's boundaries

Continue to fund placement of mobile security cameras in crime hotspots in the district's commercial corridors to provide surveillance and evidence leading to the capture and prosecution of criminals

Intensify emphasis on nuisance abatement actions through engagement and collaboration with the Harris County Attorney's Office, local businesses, law enforcement agencies, the City of Houston, and community-based organizations.

Keep a focus on eliminating and preventing human trafficking and solicitation of prostitution through enforcement actions and public communication campaigns

Support crime prevention by providing resources and spreading the word about tactics businesses can use to harden their surroundings, such as keeping trees trimmed to prevent dark spots and hiding places, installing security cameras and extra lighting, and other effective techniques

Carry on the District's highly successful graffiti removal program that restores commercial and public properties to their original appearance after being "tagged" and helps suppress potential gang activity

Work with the City of Houston and social services to improve the plight of the homeless so that they find appropriate shelter and public assistance

Cultivate continuous interpersonal communications among police, commercial property owners, business operators, residents, visitors, and the wide community of stakeholders

Undertake and cooperate with preparedness and emergency response activities with local, state, and federal authorities in times of natural and man-made disasters that affect the Hobby area and its surroundings

Map the district's streetlights. Wherever there is a sidewalk that is not properly lit, install streetlights to increase visibility and safety for pedestrians and drivers and to reduce crime.

Picturesque and Attractive

Clean, pleasant surroundings make for a better a life for everyone living, working, visiting, and just passing through the Hobby Area District. Efforts to clean up and beautify the public rights of way and to encourage private property owners to beautify their surroundings lead to better satisfaction, better vitality, and even better mental and physical health outcomes. The district places a high priority on improving its environs. Order and attractiveness say, “We care about this place.”

Beauty and cleanliness of our surroundings

Pursue new landscaping initiatives in public rights-of-way in the commercial corridors in cooperation with the City of Houston’s Adopt-an-Esplanade program

Continue maintenance and improvement of Broadway Street, the district’s primary gateway from Interstate 45

Design and install breath-taking new gateways intersecting with Interstate 45 at Airport Boulevard, Bellfort Avenue, Monroe Boulevard, Telephone Road, and Clearwood Drive

Using a staged approach to manage costs over time, establish landscaping and beautification projects along major corridors that maximize shared resources through partnerships with other state and local jurisdictions, including the Texas Department of Transportation, the City of Houston, and Harris County, as well as other public and private institutions

Inventory the streets throughout the district that need rehabilitation and beautification, working in close cooperation with the City of Houston and the Gulfgate Redevelopment Authority to make the best use of Capital Improvement Project (CIP) funds and similar resources

Launch the installation of wayfinding and marquee signage throughout the district according to the design plans adopted by the district’s board of directors

With Houston METRO work to redesign the mini-bus shelters to be more durable, attractive, resilient, and safer for transit users

Develop, launch, and support new sparkle campaigns to incentivize and encourage both public and private beautification efforts throughout the district

Increase the frequency and scope of the district’s successful de-littering and bandit sign removal program

There are some, I know, who see beautification as a frill, as an extra, or as something that is luxurious enough to postpone. Well, they make me impatient because I am convinced that beauty and order in our environment are not frills. I am convinced that they are urgent necessities because they will determine whether our grandchildren can live in a decent land or whether they will be surrounded by glittering junkheaps." ~ **Lyndon B. Johnson, 36th U. S. President**

In cooperation with property owners and managers, address overflowing dumpsters and charity item collection boxes that contribute to clutter within the district

Continue efforts to eliminate and prevent illegal dumpsites

Memorable and Inviting

Nurturing the happiness of the people who live, work, play, visit, and travel through the district's 14.5-square-mile territory is the essence of successful economic and community development. The goal is not only to promote the best features the Hobby Area District has to offer but also to enrich them and build a sense of shared community that fortifies social bonds and generates pride among those both inside and outside the district's boundaries.

Pride of place, culture, and history

Capitalize on district's historic architecture – Houston's premier location for Art Deco, mid-century homes and buildings by promoting notable sites within the district and supporting activities including tours, publications, and theme-based public events centering on them

Implement a new public art program involving street art, murals, and sculptures, in partnership with a variety of nonprofit organizations and local government entities

Serve as a catalyst for the establishment of a center for the arts within the district

Foster the development of entertainment through sponsorship and support of big special events, such as concerts, arts performances, festivals, exhibitions, and cultural celebrations

Join with the City of Houston to celebrate Hobby Airport's 50th Anniversary and participate in Hobby Airport related activities that promote and pay tribute to Houston's notable first major air transportation hub and gateway

Focus attention on the district's most distinctive natural treasure – Sims Bayou – by working with Harris County Flood Control District, the City of Houston, area nonprofits, and others to develop features such as "You are here" and other helpful signage, paddle trails, kayak/canoe launch sites, and similar attractive facilities.

Partner with local government and community-based organizations to install and promote the use of hike-and-bike trails that connect the district's seven public parks and Sims Bayou.

There are three key attributes that make people happy in their communities and cause them to develop a solid emotional attachment to the place they live in. The first is the physical beauty and the level of maintenance of the place itself - great open spaces and parks, historic buildings, and an attention to community aesthetics. The second is the ease with which people can meet others, make friends, and plug into social networks. The third piece of the happiness puzzle is the level of diversity, open-mindedness, and acceptance: Is there some equality of opportunity for all? Can anyone - everyone - contribute to and take pleasure from the community?
— **Richard Florida, American urban studies theorist and author**

Built to Keep Moving

Ease of access, alternative ways to get around, emissions reductions, public safety – these are only a few of the aims of the district's commitment to leading and supporting sound infrastructure planning, investments, and improvements. Consistent maintenance of existing infrastructure assets coupled with innovative development of new ones designed for the challenges facing us today and tomorrow are central to the district's vitality.

Everywhere I go, I see incredible examples of communities that have a vision for transportation and how it will impact the quality of life, mobility, economics, and opportunity.

–Anthony Fox, former U. S. Secretary of Transportation

Infrastructure planning and improvements

Create breathtaking gateways into the district from I-45 at Broadway, Monroe, Telephone Road, and similar points of entry.

Develop plans and partnerships to build a walkable plaza/boulevard near the Houston Airport Museum that would attract visitors as well as provide a focal point for the community to enjoy

Collaborate with METRO to upgrade current bus shelter design and location to make them more resilient, safe, and attractive. Increase the number of bus shelters throughout the district.

Inventory sidewalk/street intersections to determine the need for new or improved access ramps and repairs. Work with the City of Houston make sure pedestrian walkways are fully accessible throughout the district.

Consider installation of protective design features such as bollards to prevent vehicle damage to esplanade improvements

Select and carry out priority-driven project suggestions from the Livable Cities Study prepared for the Hobby Area by the Houston-Galveston Area Council

Design and work cooperatively with stakeholders, the City of Houston, and the appropriate departments and agencies to implement new visual and physical improvements along Airport Boulevard

Work with City of Houston and the Texas Department of Transportation to redesign the current round-about intersection located at the junction of Broadway Street and Park Place Boulevard with Interstate 45 to be safer and more user-friendly for both pedestrians and vehicles

Launch a robust, comprehensive wayfinding project that incorporates the Hobby Area District brand on street sign toppers, directional identifiers, and place markers

Develop plans and find partners to embark on projects designed to increase walkability and bike access and encourage the use of public transportation

Prosperous and Thriving

Opportunities abound in Hobby Area District. Companies looking to relocate, people wanting to start a business, groups needing to host a meeting, visitors seeking a place to stay, people in the market for a new home – all can find exceptional prospects within its boundaries. Exposing the advantages of everything the Hobby area has to offer is central to the district’s vision. Supporting and attracting the generators of prosperity, including those here already and those to come, requires single-minded concentration, constant communication, thorough analysis, and deliberate execution. The Hobby Area District exists to do this.

At the end of the day local authorities are responsible for economic growth in their area. They don't buy and sell businesses, they don't build businesses, what they do is work to attract businesses to their area, through a combination of things.

--Nicky Morgan, British politician

Economic and community development

Enhance programs and projects that support business owners in their efforts to grow and prosper, especially those owning small-to-medium-sized enterprises that contribute to the community’s well-being and quality of life

Attract the highest quality new business and residential development to the Hobby area

Take a holistic approach to development and redevelopment by means of strategies based on identification of highest and best land uses, attention to aesthetics, utility, mobility, and related factors

Expand the district’s boundaries to include commercial properties desiring to benefit from the district’s services and eager to support its goals

Launch a vigorous branding/identity campaign that differentiates the Hobby area and the abundant opportunities available within its boundaries from other districts in the region

Augment the district’s current business assistance opportunities such as matching grants for façade improvements, building repairs, property demolition, and similar projects. Consider instituting a revolving loan program for business site improvements

Increase co-marketing efforts to bring attention both to businesses and the district via the district’s website, social media, billboards, public events, and related advertising and marketing activities

Encourage and incentivize modernization of shopping centers and retail corridors through the promotion of theme-based design guidelines

Connect the regional hospitality industry, aviation industry, area manufacturers, professional service providers, and retail businesses in ways that allow them to coalesce around mutually beneficial activities.

Produce job fairs in cooperation with local employers and educational institutions to attract the best and brightest prospective employees

Efficient, Focused and Cost-Effective

Effective leadership is putting first things first. Effective management is discipline, carrying it out.

--Stephen Covey, American educator, author

Volunteer boards provide leadership. A dedicated staff carries out the leaders' priorities and works day-to-day within and for the community the board serves. Without them, plans and directives cannot become actions and results. The Hobby Area District's board oversees a highly professional, capable administrative staff that functions as the hub of communication and program services. The staff works with a cadre of consultants who provide legal, accounting, assessment collection, and auditing services as well supplemental administrative support. In addition, the staff directs a variety of contractors engaged to carry out the district's projects and programs.

District management and staffing

Respond to the day-to-day needs of the district while initiating plans for long-term stability and growth

Utilize human and financial resources in an efficient manner to accomplish the Plan goals

Advocate for the district's fair share of the city, county, state, and federal services on behalf of assessment payers and all stakeholders

Accurately reflect the costs of providing services in each program area through a carefully monitored cost allocation system

Provide annual financial audits that protect the financial integrity of the district and help ensure the most efficient use of resources

Ensure compliance with the Texas Public Information Act ("Open Records Act"), Open Meetings Act, Public Funds Investment Act, and all other applicable state, federal, and local laws and regulations

Maintain an efficient level of office technology to ensure the fullest utilization of all available resources

Monitor, evaluate, and adjust staffing levels, administrative systems, and procedures to assure maximum benefit on revenues received by the district from property owner assessments, grants, contracts, and other financial resources

Investigate adding a full-time litter abatement department that can put more eyes on the street and devote 100% of its time to maintaining a clean, attractive district

United with Others

The Texas Legislature created municipal management district to give property owners in defined, neighborhood-size areas the option of enhancing municipal services than relying solely on a one-size-fits-all local government that serves a sprawling metropolis. Other Special purpose districts – ranging from utility districts, school districts, drainage districts, port authorities, and many others – provide the same opportunities. But even an intensely focused municipal management district can't address everything it faces by itself. It must build strong, strategic partnerships and mutual support networks to build the best portfolio of benefits for its constituents. By working together, each partner makes the best use of its talents and resources to create a better quality of life that extends throughout the district's territory and to the much broader community. This portion of the district's plan is included not because it is one that requires an allocated budget of its own, but because it is so critical to the support of all the other parts of the plan that do.

Coming together is a beginning,
staying together is progress, working
together is success.

**--Henry Ford, American automotive
industrialist**

Partnerships and collaborations on common interests

Join collaboratively with the Gulfgate Redevelopment Authority/Tax Increment Reinvestment Zone Number 8, to maximize financing and maintaining infrastructure improvements that benefit areas within our jurisdictions' mutual boundaries

Work jointly with the units of the Houston Independent School District and Pasadena Independent School District as well as charter schools and private schools within the Hobby area to boost programs and student outcomes and to keep and attract families seeking the best education for their children

Join with Houston Community College and local universities to devise new initiatives for training and education needed to develop knowledge and skills of the district's workforce at all levels of capacity

Maintain close, cordial working relationships with city, county, state, and federal elected and appointed officials, departments, and agencies to leverage scarce resources efficiently and pinpoint remedies that offer the highest, best return to the district

Advocate for laws, statutes, ordinances, and government-supplied services that benefit the district

Inventory nonprofit and neighborhood-based organizations operating in and around the district. Foster alliances that mutually benefit the aims of the district and the organizations' missions.

THE 2023-2032 BUDGET

The district will provide funding to the major project areas as outlined below. These figures are general projections based on needs and priorities anticipated today. From year to year, priorities will change, and this plan provides that the district's Board of Directors will have the flexibility to adjust the application of resources to meet the changing needs of the area.

Each year the district's Board of Directors will re-evaluate the plan, assess projects and services, and approve a budget for that year. Following is the projected average annual expenditure for the services authorized under this *Service and Improvement Plan*.

Program/project emphasis	Projected Average Annual Expenditure	Projected Ten-Year Total	Percentage
Targeted, concentrated public safety enhancements	\$1,215,000	\$12,150,000	45%
Beauty and cleanliness of our surroundings	\$540,000	\$5,400,000	20%
Pride of place, culture, and history	\$135,000	\$1,350,000	5%
Infrastructure planning and improvements	\$270,000	\$2,700,000	10%
Economic and community development	\$135,000	\$1,350,000	5%
District management and staffing	\$405,000	\$4,050,000	15%
<i>Total</i>	2,700,000	27,000,000	100%

ASSESSMENT PLAN: FINANCING THE VISION

Under this *Service and Improvement Plan*, the district will assess the land and improvements of commercial property owners within the district's boundaries to provide funding for the projects within the major areas of service outlined. The assessment for each year of the *Service and Improvement Plan* will not exceed \$0.125 for each \$100 of value based on the taxable property value as certified by the Harris County Appraisal District ("HCAD") with respect to that calendar year. Services and improvements are intended to be provided on a pay-as-you-go basis with assessments made to fund projects. If the Board of Directors determines that projects are needed which cannot be financed on this basis, the Board may authorize bonds or other debt financing after conducting a public hearing regarding the financing options.

Property Subject to Assessment. The property subject to assessment will be the land and improvements of the commercial property owners within the boundaries of the district. The following property will be exempt from assessment: single-family detached residential, duplexes, triplexes, quadraplexes, condominiums, municipalities, counties, other political subdivisions, entities exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, public utilities, and recreational property or scenic use property that meets the requirements of Section 375.163, Texas Local Government Code. Equipment and inventory are not subject to assessment.

Yearly Budgets and Assessment Rates. The Board of Directors will annually evaluate the need for and advisability of the services authorized under this *Service and Improvement Plan* to determine the specific projects within the *Service and Improvement Plan* that will be undertaken the following year. The Board will then set and approve a budget for the following year consistent with the yearly plan, taking into consideration the value of the property subject to assessment and the revenue that the assessment rate will produce.

As this plan is 10 years in length, it is probable that the service needs in each of the major categories will change, particularly as district objectives are met. Therefore, this *Service and Improvement Plan* allows the Board of Directors the flexibility to apply the assessment revenue to the major categories of services in varying percentages.

The district proposes to set the rate of assessment at \$0.125 per \$100 valuation for each year of the *Service and Improvement Plan* based on the taxable property value as certified by HCAD with respect to that calendar year. The assessment will be made after the district's tax rolls are

certified by HCAD each year to generate funds for implementation of the *Service and Improvement Plan* in the following year. The assessment roll will be revised and amended as necessary to accommodate certified valuation changes or additions made by HCAD from time to time. This would mean that a property subject to assessment valued by HCAD at \$1 million in any given year would pay an assessment of \$1,250 to fund projects in the following year if the rate of assessment were \$0.125 per \$100 valuation.

Assessment Rate Increases. Pursuant to this *Service and Improvement Plan*, the district Board of Directors is proposing a one-time assessment payable over the life of the Plan (10 years).

Cap on the Amount of Individual Property Assessments. The plan provides that no property may be assessed an amount in any year of this plan that exceeds two and a half times the amount such property was assessed for projects in the first year of the *Service and Improvement Plan*, plus any value added by new construction on such property so designated by HCAD. Thus, the maximum for which the owner of a property valued at \$1 million in the first year of the plan would ever be liable in any year under this *Service and Improvement Plan* would be \$3,125 (2.5 times the \$1,250 assessed in the first year for projects) plus any assessment on new construction added to this property.

Basis for Assessment. In each year of the plan, the assessment will be based on the HCAD certified taxable value for each property in such year as established by HCAD. This means that an individual property owner's assessment may vary each year.

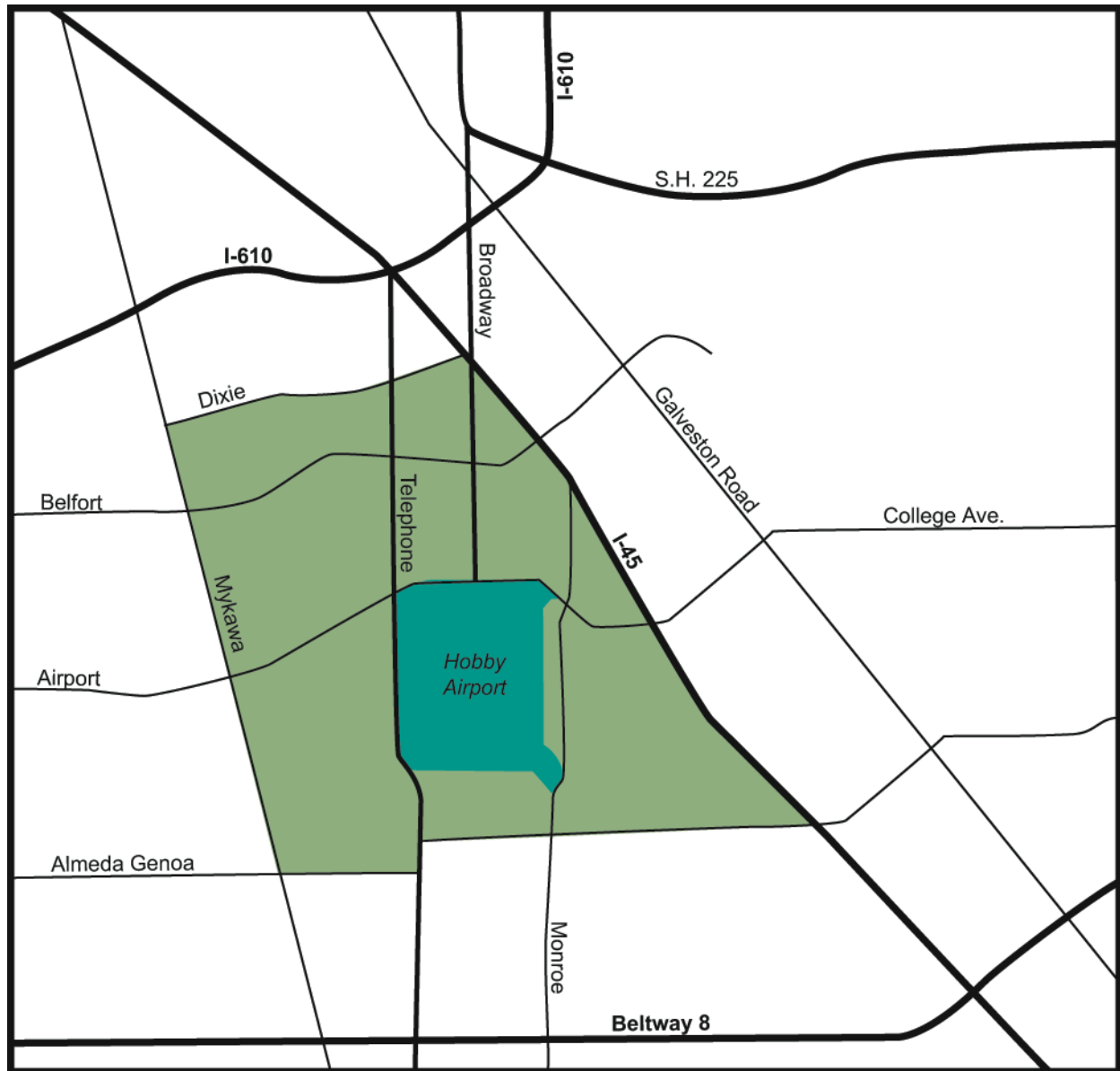
New Construction. New construction so designated by HCAD and any property annexed into the district, if any, will be added to the assessment roll at the value set by HCAD. The Board of Directors will prepare a supplemental assessment roll for such property and levy assessments on such property for the specific benefits to be received by the services and improvements to be provided by the district. Such new construction in the district and annexations, if any, will generate new revenue. The average expenditures projected above assume a 2% growth in value per year. Over the years, it will also be necessary for the Board of Directors to consider the effects of inflation and to factor it into the district's budgets. If inflation remains low or values increase more than 2% per year, the board anticipates the growth in assessment revenue from new construction will cover inflation during the ten-year period and allow the district to provide most, if not all, of the services contemplated hereunder. If revenues exceed projections, the board may allocate those additional revenues to each program category.

Assessments would become due and payable and become delinquent and incur penalties and interest in accordance with the provisions relating to ad valorem taxation contained in the Texas Tax Code. Assessments will also be subject to the recapture provisions, which apply to change in use of agricultural land in accordance with the Texas Tax Code.

The delivery of the services and improvements is anticipated to add value to all properties within the district. The district property owners will be able to collectively leverage greater resources, resulting in increased levels of service and an enhanced public awareness and image for the district. An improved district benefits property owners directly and the Houston metropolitan region at large. A boundary map of the district is attached.

Thank you for your consideration of this plan.

Exhibit A
District Boundary Map



This document is on file with the Hobby Area District.
A copy may be obtained by written request addressed to:

Hobby Area District
8866 Gulf Freeway, Suite 380
Houston, Texas 77017
Tel: 832-703-1103
info@hadistrict.org

Municipal Management Districts – Questions and Answers

What are municipal management districts?

Municipal management districts are political subdivisions of the state created to promote, develop, encourage, and maintain employment, commerce, transportation, housing, tourism, recreation, arts, entertainment, economic development, safety, and the public welfare within a defined area.

How is a district created?

The most common method is by special law. Concerned property owners ask their state representative or state senator to sponsor a bill in the legislature for its creation. Less frequently used is the general law method provided in Chapter 375 of the Texas Local Government Code, which empowers property owners to petition the Texas Commission on Environmental Quality for creation of the district.

Are there many municipal management districts in Texas?

Yes. As of 2022 there have been well over 100 municipal management districts created by the Legislature throughout the state of Texas – over 53 of them in the contiguous counties constituting the greater Houston metropolitan region alone.

Who needs a municipal management district?

Commercial property owners create management districts to enhance a defined business area by financing facilities, infrastructure, and services beyond those provided by the local municipality, county, or state.

How are municipal management districts financed?

Public improvement projects and services may be paid for by a combination of self-imposed property taxes, special assessments, or impact fees upon those properties that benefit from improvements and services. However, the district may not impose taxes, assessments, or fees for projects and services unless a written petition is led with the district's board requesting such services. The petition must be signed by property owners representing a majority of assessable property value or surface area in the district. In addition, districts may be used as a financing mechanism to issue debt on a contract basis with an overlay tax increment reinvestment zone. This mechanism allows for the issuance of debt by a political subdivision of the state and is not city debt.

Who runs the district?

Management districts are administered by a board of directors consisting of area commercial property owners or their agents appointed initially by the Legislature. Depending on the district's enabling legislation, the district board may also include residential property owners. Directors serve four-year staggered terms. As the terms of the initial board members expire, subsequent board members are appointed by the municipality or county governing body based on recommendations from the remaining board.

What does this management district propose to accomplish?

While each district sets its own priorities based on community needs, all may provide supplemental services for advertising, economic development, business recruitment, promotion of health and sanitation, public safety, traffic control, recreation, and cultural enhancement. Management districts may also provide for the construction or maintenance of landscaping, lighting, signs, streets, walkways, drainage, solid waste, water, sewer, power facilities, parks, historic areas, works of art, parking facilities, transit systems, and other similar improvements. In addition, the district can facilitate the financing of infrastructure construction and reconstruction.

How does a management district relate to other government agencies?

One of the primary benefits inherent to management districts is the ability to leverage and maximize public funds through partnerships with other local, state, and federal agencies. The management district exists to supplement rather than replace other government agencies.

Is it permanent?

Not necessarily. First, a municipal management district financed by assessments exists only during the period of its approved *Service, Improvement, and Assessment Plan*, typically 10 to 20 years. When the Plans reach their conclusion, the district must go through a new petition process to institute a brand-new *Service, Improvement, and Assessment Plan* for another definite period. Essentially, there is a built-in "sunset" provision that determines whether a district may continue to operate another term. Second, a management district may be dissolved at any time by a majority vote of the board, a petition of property owners representing 75% of the district's property value or surface area, or a two-thirds majority vote of the municipality in which the district is located.

How can I get involved?

Attend meetings and volunteer. Management districts are subject to the Texas Open Meetings Act, so the public is welcome to all board meetings and may request information on any action taken by the board. Many districts have working committees that welcome participation by the interested public.

BOARD OF DIRECTORS AND COMMITTEES

If you are interested in becoming involved with this growing and beautiful district, please consider attending meetings, volunteering for committees, or applying for a position on the Hobby Area District Board of Directors, please contact district staff at info@hadistrict.org.