



CITY OF SUGAR LAND

August 14, 2023

Dear Resident,

Enclosed is a notice of public hearing regarding the Enclave at River Park Public Improvement District (PID) assessment for 2023. In advance of the public hearing- which is September 5th at 5:30 pm, the City of Sugar Land would like to provide some background information regarding the PID- including its role in the development of the Enclave at River Park subdivision.

The Enclave at River Park began development in 2015, and through petition by the developer to the City, the PID was created to finance public infrastructure required for development of homes in the area, instead of creating an in-City Municipal Utility District (MUD) to support development as adjacent neighborhoods did. The PID is a more cost-effective means to financing public infrastructure than a MUD and the small size of the development made a MUD a less effective means to fund the improvements. Infrastructure allowed to be reimbursed included street and drainage improvements as well as utility improvements that were required to serve the homes.

The developer has been reimbursed for the investment in the infrastructure- the reimbursement was financed by the City over 15 years to allow the payments to be spread over time. The debt is funded through the assessment on property owners in the Enclave at River Park. The assessment is anticipated to decrease annually through the life of the PID (the PID expires in 2031). The City contributes property taxes to the PID similar to in-City MUDs in other parts of the City.

The initial assessment in 2015 was \$1,107 per lot and has decreased annually as the value of the City's tax contribution has increased as the development built-up value. The proposed assessment for 2023 of \$340 per lot is a \$90 decrease from the 2022 assessment of \$430 per lot.

If you have any questions, please feel free to contact the City through our 311 contact center.

Warm Regards,

A handwritten signature in cursive script that reads "Jennifer Brown".

Jennifer Brown
Director of Special Projects