Public Improvement District Background

- A PID is a legal mechanism to finance new public infrastructure in a defined geographic area
  - Authorized under the Public Improvement District Assessment Act (Chapter 372 of Local Government Code)
- Allows the City to levy and collect an assessment on property within the PID for reimbursement of expenses associated with public improvements

PID Background

- **August 19, 2014 City Council Approved Resolution 14-32**
- **Created a PID to finance public improvements in the Enclave at RiverPark subdivision**
  - **54.5 acre single family development**
  - **139 homes**
- **PID similar to a MUD but limited authority**
  - **Eliminates an extra layer of government**
  - **No additional operating expenses**

Reimbursement & Financing

- Once the certified value in the PID exceeds $31M, the City reimburses the developer for $2M in infrastructure+ interest
- 2018 Certified Value = $37.2M
- City in the process of verifying the amount due to developer
  - Estimated at $2.125M
    - ~$1.63M from 15 yr. bond issuance (to minimize the amount and duration of the assessment on homeowners)
    - ~$490,000 from PID funds
- Annual assessments to pay debt service over 15 years

Proposed Assessment

- **2018 Assessment $970 per lot**
  - **Due whether lot is built on or not**
  - **Landscape reserves and rights of way are excluded**

- **Assessment estimated to decline as City contributes 50% of property taxes from the PID area to help repay the debt service on the reimbursement**

2018 Assessment

▸ **Public Hearing on proposed assessment: August 28th**

▸ **Included on annual property tax statements**

▸ **Collected by Fort Bend County Tax Office**

▸ **Tax office remits funds to City**

Recommendation

- **Approval of first reading of Ordinance No. 2138**
  - Adopting 2018 PID assessment and updated Service and Assessment plan

- **Second reading of Ordinance will be on September 18th**

QUESTIONS?