

Adoption of Public Improvement District Policies

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Overview

- Purpose
- Developer's Considerations
- General Requirements - TLGC Chapter 372
- Community Benefits
- PID within City Limits or ETJ
- Application and Review Process
- Petition Requirements; Supplemental Petition Requirements
- PID Administration
- Bond size; Financing Guidelines or Criteria
- Developer Reimbursement
- Project Criteria

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Purpose

- Specific, objective, and prescriptive guidance for staff and City Council to make decisions about petitions to create PIDs within the City or ETJ
- Issues to be addressed before the City or County can support the establishment and continuation of a PID as allowed by Ch. 372 of the Texas Loc. Gov't Code
- PID Policies and guidelines within the policies that promote the interests of the city or county and that confers a special benefit on a definable part of the city or county.

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Developer's Considerations

Is a PID required, and how hard/expensive is it create?

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Developer's Considerations

- What are the risk factors?
- What will the market allow for in terms of the assessments?
- How long will PID creation and other entitlements take?
- What is the cost of the land?
- What is the cost of public infrastructure?
- What costs cannot be paid by the PID?
- What are the costs of community benefits and PID fees?
- Is the project viable without a PID?
- Are all utilities available (both infrastructure and capacity)?
- What are the political considerations (when is the next election)?

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Developer's Team

- Developer
- Broker
- Civil Engineer
- Lender/Equity Partner
- Planner/Architect
- Financial consultant
- Transactional attorney
- PID attorney
- End user (for commercial) or homebuilder (for residential)
- **Seller**

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