

# Late Backup

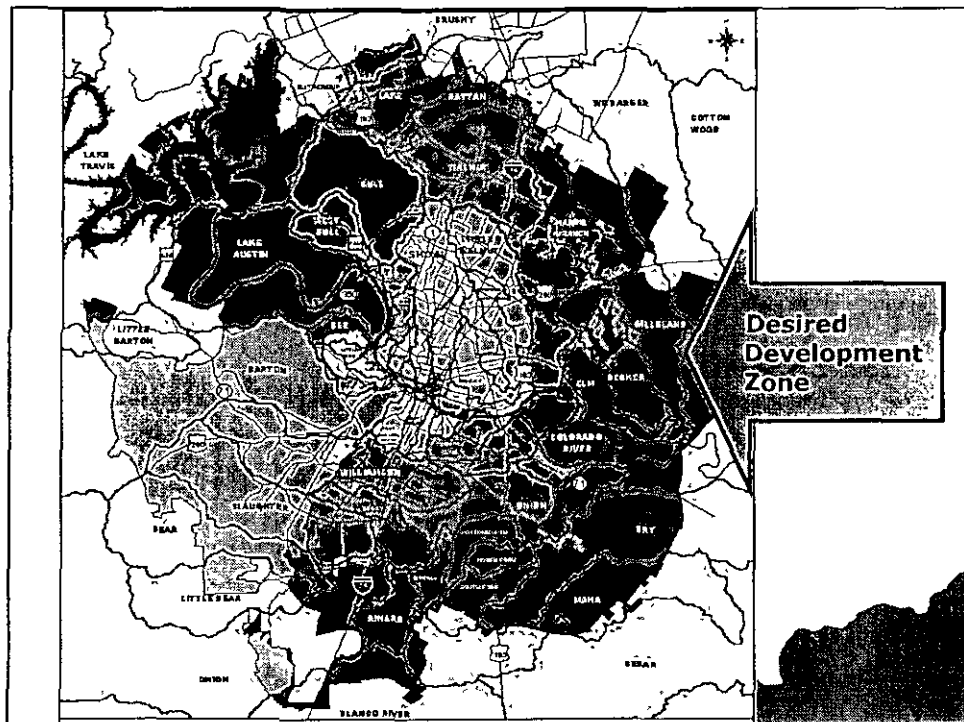
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## Public Improvement District Policy Briefing

City Council  
October 23, 2008

### What is a PID?


- ◆ PIDs are a tool the City can use to raise revenue to pay for municipal services or improvements in a defined area
- ◆ Revenue is generated through "special assessments"
  - Paid by the owners of land that benefit from the services or improvements
  - Similar to a property tax
- ◆ PIDs can be created only by request of the land owners
  - Land owners consent to pay a type of special assessment in exchange for benefits to their land
- ◆ Creation of PIDs is a discretionary act by the City Council



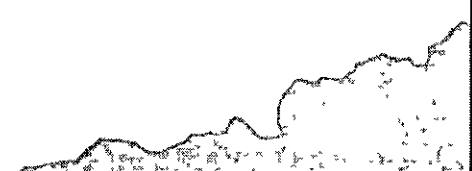
## Desired Development Zone Characteristics

- ◆ City's preferred growth corridor
- ◆ Extensive ETJ with no land use controls
- ◆ Limited public infrastructure
- ◆ Limited CIP funding
- ◆ Extensive floodplain areas


## Desired Development Zone Current Initiatives

- ◆ Infrastructure Planning
  - ◆ Comprehensive Plan
  - ◆ DDZ Watershed Regulation Alternatives
  - ◆ Trails Planning
  - ◆ PID Policy
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## PID Policy Objective

- ◆ A PID must support superior development in the City's Desired Development Zone through alternative infrastructure financing
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## PID Considerations

- ◆ Potential for stimulation of adjacent development in the ETJ not subject to PID that benefits from PID improvements
  - ◆ Limited transit options in ETJ may impact affordability
  - ◆ Affordability of PID assessment
  - ◆ Future annexation for full purposes
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## PID Summary

- ◆ PIDs are a tool that can be used by the City in the DDZ to:
    - Facilitate needed public infrastructure and services
    - Establish effective land-use controls
    - Create sustainable, high-quality development
    - Create future tax base
    - Preserve natural character of eastern watersheds
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## Next Steps

- ◆ Council action November 6th
- ◆ Staff development of administrative guidelines for PID applications
- ◆ Evaluation of PID applications