

Public Improvement District (PID) Guidelines: Update to EDP Board

Caroline Booth – Economic Development

May 9, 2018



Objective:

- ▶ Review Council-requested changes to the PID Guidelines

Council Direction:

- ▶ Council direction from 4/10 work session:
 - ▶ Include the possibility of residential PIDs
 - ▶ Expand on “demonstrable public benefit” and how it can be determined
 - ▶ Notice to residential purchasers of PID assessments
 - ▶ Checklist of development standards for residential developments requesting PIDs
 - ▶ Outside counsel will be working with staff to create a development agreement template that will be required for all PIDs; this item will be addressed in the template
 - ▶ Assessment cap

PID Tactics:

- ▶ Specific ways to mitigate risk, maximize benefits, and ensure performance:
 - ▶ Require an application fee of \$25,000 to be escrowed and applied to the costs for review/vetting of the project
 - ▶ The term for any type of PID may not exceed 30 years.
 - ▶ Require a value-to-lien ratio of at least 3:1
 - ▶ Consider only reimbursement bonds in a debt scenario and tie debt issuance to project milestones such as City acceptance of public infrastructure
 - ▶ Preference given to commercial projects with tracts over 100 acres and residential projects with tracts over 300 acres