

## Creation of PID Districts

### **A Feasibility Report should be prepared to develop an initial Service Plan.**

1. Cover a period of at least 5 years
2. Proposed boundaries
3. Projected costs of proposed improvements and/or services
4. Propose method of assessment
5. Define the annual indebtedness, if any
6. Propose apportionment of cost between the District and the City

### **Property owners file with the City Secretary a Petition to create the District**

#### Petition must state:

1. General nature of the proposed improvements and/or services
2. Estimated cost
3. Proposed boundaries
4. Proposed method of assessment
5. Proposed apportionment of cost between the District and the City
6. Proposed management structure; City, private, or public/private
7. Persons signing the petition request creation of the District
8. An Advisory Body may be established

#### Petition is sufficient if signed by owners of record . . .

1. Least 50% of taxable real property, according to appraised value and either of the following:
2. At least 50% of the area of all taxable real property
3. At least 50% of the number of properties liable for assessment

### **City Council must hold a Public Hearing**

1. Notice of the Hearing published at least 15 days prior stating . . .
  - General nature of the proposed improvements and/or services
  - Estimated cost
  - Proposed boundaries
  - Proposed method of assessment
  - Proposed apportionment of cost between the District and the City
2. Written Notice (with same information) must be mailed at least 15 days prior to all owners of record

### **City Council may approve creation of the District**

1. At a subsequent meeting, City Council approves a Resolution which . . .
  - Makes certain “findings” on the advisability of the proposed improvements and/or services, estimated costs, method of assessment, and apportionment of cost between the District and the City, noting the proposed District boundaries, and
  - Authorizes the District in accordance with its findings
2. Normally, a majority vote of Council will suffice, however
3. (By City Council policy) if there is a written protest signed by 20% of the owners, approval will require a 2/3 vote of the Council

## Public Improvement Districts (PIDs) - An Overview

### What are PIDs?

Special districts created by the City in response to property owner petitions to fund within a designated area certain public improvements or special supplemental services (over and above those normally provided by City) using as the source of funding a special assessment on properties within the area.

If properties owned by the City of Dallas are determined to benefit from the proposed service plan, its properties may be assessed as well.

### Process to create a PID District

1. A Feasibility Report should be developed, as well as an initial Service Plan
2. Property owners file with the City Secretary a Petition to create the District
3. City Council must hold a Public Hearing
4. City Council may approve creation of the District

### PIDs may fund:

#### Public Improvements

1. Landscaping
2. Distinctive lighting and signs
3. Sidewalks, streets, other roadways and right-of-way
4. Water, wastewater, or drainage facilities or improvements
5. Pedestrian malls
6. Parks
7. Fountains
8. Articles of art
9. Libraries
10. Off-street parking facilities
11. Mass transportation facilities
12. Others similar to those above
13. Real property acquisitions connected with authorized improvement

#### Special Supplemental Services, including but not limited to:

1. Advertising
2. Promotion
3. Health and sanitation
4. Water and wastewater
5. Public safety and security
6. Business recruitment
7. Development
8. Recreation
9. Cultural enhancements