



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 1, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on approving and authorizing the City of Manor, Texas Manor Heights Public Improvement District Deposit Agreement.

BACKGROUND/SUMMARY:

The City, in 2021, approved a Financing and Reimbursement Agreement (“PFA”) which established terms for the City’s payment of certain public improvements constructed for the benefit of the Manor Heights Public Improvement District (“PID”). The PFA specified that the PID would be developed in phases and that assessments would be levied against the properties located in each phase, or “Improvement Area.” The City and the Developer, Forestar (USA) Real Estate Group, Inc., entered into a reimbursement agreement for Improvement Area #5 (IA5) on February 4, 2026 which provided the terms of reimbursement for the Developer’s completion of public improvements in IA5 with such reimbursements coming from assessments levied against IA5 properties. The attached agreement is entered into between the City and UMB, who already serves as Trustee for other Manor Heights PID improvement areas, to serve as the depository for the assessments levied and disbursement of the assessments so that City staff is not tasked with tracking the assessments since bonds will not be issued.

LEGAL REVIEW: Yes, Veronica Rivera, Assistant City Attorney
FISCAL IMPACT: *No, the amounts to be paid under this agreement will be funded from assessment revenues and not from the City’s general or operating fund*
FORM 1295 FILED: Not Applicable
PRESENTATION: No
ATTACHMENTS: Yes

- Trustee Deposit Agreement

STAFF RECOMMENDATION:

The city staff recommends that the City Council approve the City of Manor, Texas Manor Heights Public Improvement District Deposit Agreement with UMB Bank, N. A. for Improvement Area #5.