



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** April 16, 2025  
**PREPARED BY:** Michael Burrell, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Resolution of the City of Manor, Texas approving and authorizing the Newhaven Public Improvement District Reimbursement Agreement.

### BACKGROUND/SUMMARY:

The City, on September 4, 2024, approved a Financing Agreement (“PFA”) between the City and the owners of the Newhaven development to establish terms for the City’s payment of certain public improvements constructed for the benefit of the Newhaven Public Improvement District (“PID”). The PFA specified that assessments would be levied against properties located in the PID. The assessments are used to reimburse the developer for the costs of the public improvements either through regular payments of collected assessments or through a “lump sum” payment from bonds issued by the City and payable from the assessments. The developer has requested, pursuant to the PFA, that the City enter into the attached Acquisition and Reimbursement Agreement (“ARA”), which is similar to previous ARAs for other PIDs in the City. As with other ARAs, the ARA that is the subject of this resolution states the terms of reimbursement for the developer’s completion of public improvements. Moreover, the attached ARA states the City will reimburse the developer for the costs of constructing improvements that benefit the Newhaven PID. Such reimbursements will come from assessments levied against PID properties, or from bonds secured by and paid from assessments against PID properties.

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

- Resolution No. 2025-19
- Reimbursement Agreement

### STAFF RECOMMENDATION:

Staff recommends approval of a Resolution No. 2025-19 of the City of Manor, Texas, approving and authorizing the Newhaven Public Improvement District Reimbursement Agreement.