

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: October 20, 2025

Topic:

Discussion on the Development Policy for Special Financing Districts.

Background:

The City of Tomball's *Development Policy for Special Financing Districts* establishes the framework and procedures governing the creation and administration of Public Improvement Districts (PIDs). The policy provides detailed criteria for evaluating PID applications, emphasizing projects that deliver superior public benefits and align with the City's adopted master plans.

Applicants are required to meet stringent documentation and financial standards, including demonstrating adequate development experience, financial solvency, and clear funding strategy for both PID-supported and privately funded improvements. The policy sets forth a structured, multi-step review process involving petitions, agreements, and City Council approvals. Approval of a PID is not guaranteed and remains subject to Council discretion upon completion of all required conditions.

The policy further outlines limitations on assessment rates, bond terms, and eligible improvements to ensure fiscal responsibility and transparency. Developers are responsible for all administrative costs and must provide comprehensive homeowner disclosures regarding PID assessments. The City retains full authority over PID approval, financing, and bond issuance in accordance with the terms established within the Development Agreement.

This agenda item is presented for discussion and direction regarding the existing policy and potential revisions and clarifications deemed necessary by City Council.

Origination: Project Management

Recommendation:

N/A

Party(ies) responsible for placing this item on agenda: Meagan Mageo, Project Manager

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: _____

If no, funds will be transferred from account # _____ To account # _____

Signed Meagan Mageo Approved by _____

Staff Member	Date
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City Manager	Date
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