

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: October 6, 2025

Topic:

Review of and Discussion on the Development Policy for Special Financing Districts.

Background:

The City of Tomball's PID Policy establishes detailed procedures and criteria for evaluating Public Improvement District (PID) applications, emphasizing projects that deliver superior public benefits and align with city master plans. Applicants must meet rigorous documentation and financial standards, including demonstrating development experience, solvency, and a clear funding strategy for both PID-supported and privately funded improvements. The policy outlines a multi-step process involving petitions, agreements, and council approvals, with no guarantee of PID creation until all conditions are met. PID financing is governed by strict limitations on assessment rates, bond terms, and eligible improvements, with a strong preference for transparency and public accessibility. Developers are also required to ensure thorough homeowner disclosures and cover all administrative costs, with the City retaining full discretion over PID approval and bond issuance.

Recommendation: N/A

Party(ies) responsible for placing this item on agenda: David Esquivel, City 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	<u>Thomas Harris III</u>	Approved by	_____
	Staff Member		City Manager
	Date		Date