



# Public Improvement District (PID) Overview

South Central Waterfront Advisory Board  
8.19.2020



# Public Improvement District

Chapter 372 of the Texas Local Government Code authorizes the creation of PIDs by cities.

- A PID is a defined geographical area established to provide specific types of improvements or maintenance which are financed by assessments approved by the property owners within the area.
- A PID can provide a means to fund supplemental services and improvements to meet community needs which could not be otherwise constructed or provided.
- The property owners within the PID have control over the types of improvements, level of maintenance and amount of assessments to be levied upon them.



# How to Create a Public Improvement District

- Petition must state
  - General purpose
  - Estimated costs
  - Boundaries
  - Management
  - Assessment rate & collection



## **Establishing a Public Improvement District**

Petitions must be signed by the owners of the properties being assessed

1. Owners of taxable real property representing more than 50% of the appraised value; AND
2. Must represent more than 50% of the area OR 50% of the owners of record
3. COA - Shall reflect a reasonable attempt was made to obtain full support of the property owners





Property tax account number: \_\_\_\_\_

Property address: \_\_\_\_\_

**PETITION FOR CONTINUATION OF  
AUSTIN DOWNTOWN PUBLIC IMPROVEMENT DISTRICT**

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF AUSTIN, TEXAS:

The undersigned (the "Petitioners"), holding title to land within the area described on the map attached hereto as Exhibit A ("Downtown Austin"), acting pursuant to the provisions of Chapter 372, Vernon's Texas Code Annotated, Texas Local Government Code (the "Act"), respectfully petition the City Council of the City of Austin, Texas (the "City" or "City of Austin"), for the continuation and re-establishment of a public improvement district (the "District") and present the following information concerning the District:

# Downtown PID Petition - 2013

**CERTIFICATE AS TO AUTHORITY OF SIGNER**

**TO BE COMPLETED BY THE CHAIRMAN OF THE BOARD, THE PRESIDENT, A VICE PRESIDENT, THE SECRETARY, OR ANOTHER AUTHORIZED OFFICER OF, OR AUTHORIZED LEGAL COUNSEL TO, THE OWNER IF THE OWNER IS A CORPORATION, OR BY A GENERAL PARTNER OF, OR AUTHORIZED LEGAL COUNSEL TO, THE OWNER IF THE OWNER IS A PARTNERSHIP, OR A MANAGER OR MANAGING MEMBER OR, OF AUTHORIZED LEGAL COUNSEL TO, THE OWNER IF THE OWNER IS A LIMITED LIABILITY COMPANY, AND IF THE PETITION IS COMPLETED AND SIGNED BY A REPRESENTATIVE OF OWNER:**

I hereby certify to the Honorable Mayor and City Council of the City of Austin, Texas that I am the \_\_\_\_\_ (title) of \_\_\_\_\_ (name of owner), a \_\_\_\_\_ (type of entity and state in which organized), and I hereby further certify that \_\_\_\_\_ (name of signer), was duly authorized and empowered, at the time this Petition was executed to sign the Petition on behalf of the owner and that the act of the signer in executing this Petition is binding on the owner.

Name: \_\_\_\_\_

Title: \_\_\_\_\_



## **Public Improvement District Creation & Adoption**

- Petitions are certified by the City Clerk/City Attorney's office
- Organization or Advisory Board creates service plan (must include property owners)
- City Council adopts a service plan, sets a public hearing adopts the petitions, rate and boundaries



## **Public Improvement District Annual Service Plan**

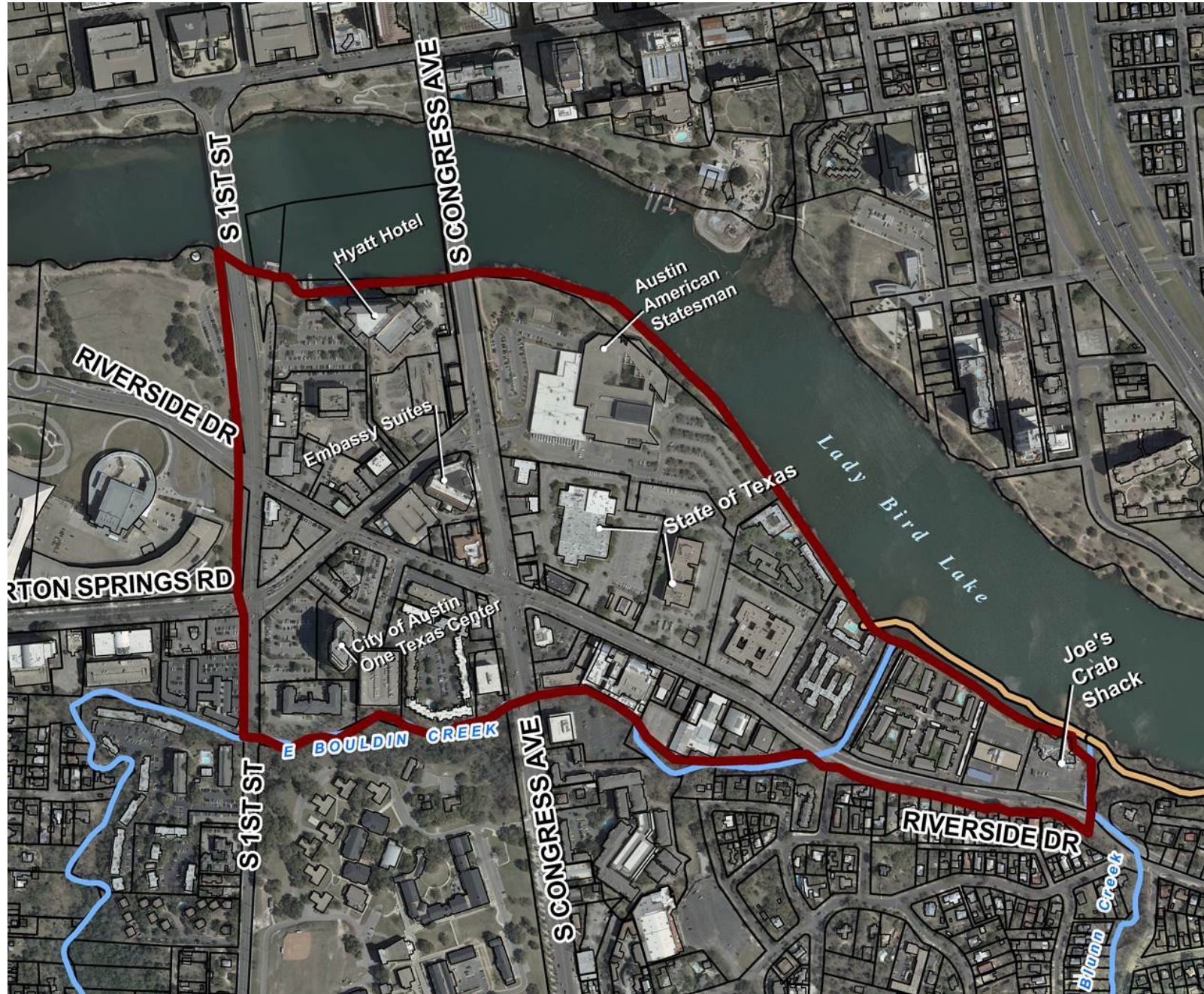
- City/County collects the PID revenues and contracts with a company to run the PID
- Company creates an annual service plan that is adopted by the City Council



# DAA PID BOUNDARIES





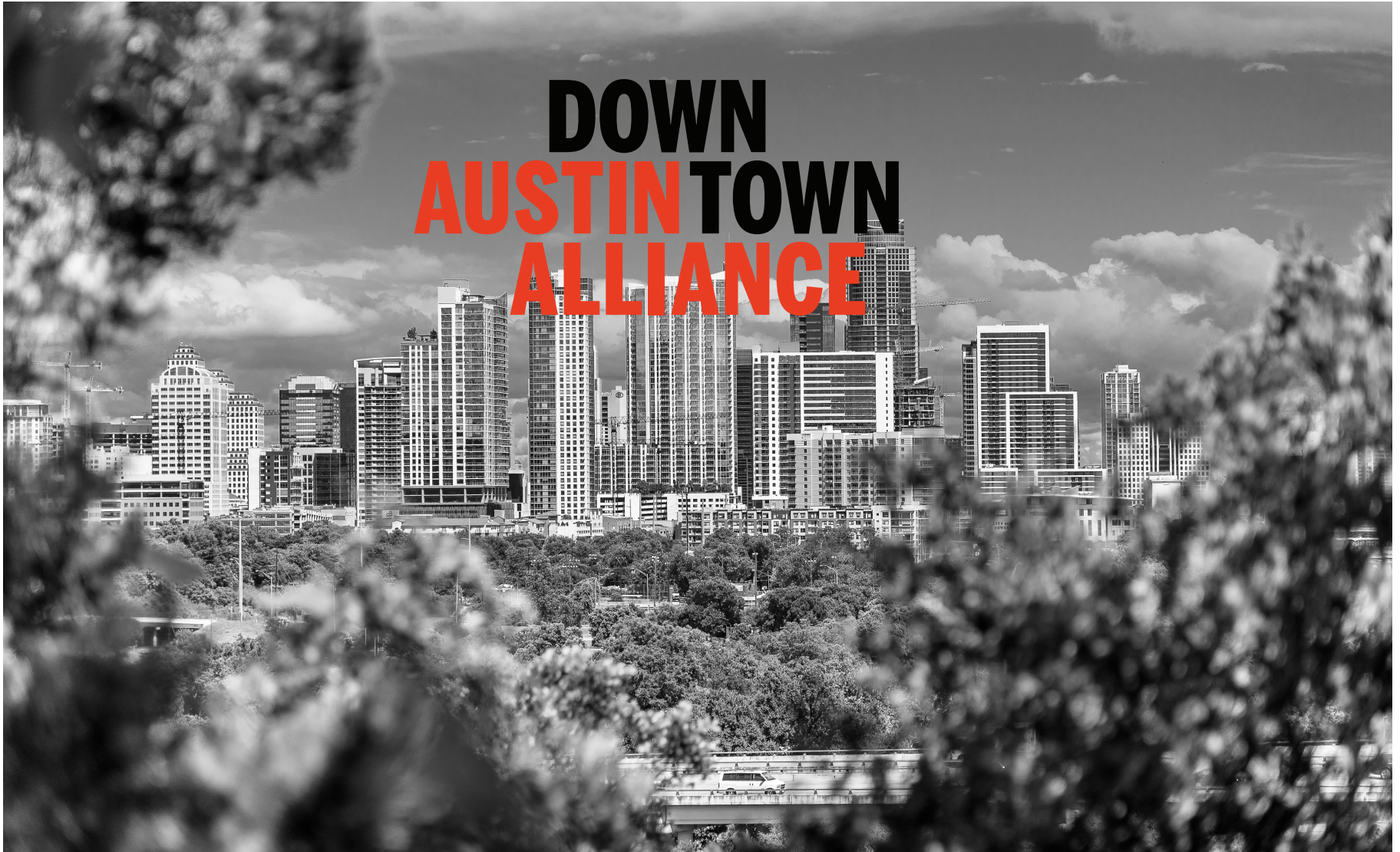


PROPERTY	TAXABLE VALUE – 2020	PID VALUE	PID ASSESSMENT
Hyatt Regency	\$111,389,477	\$110,889,477	\$110,889
	\$ 21,699,414	\$ 21,199,414	\$ 21,199
	\$ 5,978,610	\$ 5,478,610	\$ 5,479
	\$ 11,277,684	\$ 10,777,684	\$ 10,778
COX/ Statesman	\$ 74,484,506	\$ 73,984,506	\$ 73,985
Embassy Suites	\$ 47,500,000	\$ 47,000,000	\$ 47,000
Austin Trust	\$ 5,359,328	\$ 4,859,328	\$ 4,859
Sherry Matthews	\$ 3,781,175	\$ 3,281,175	\$ 3,281
Yeti Building	\$ 9,716,167	\$ 9,216,167	\$ 9,216
425 Riverside	\$ 8,827,350	\$ 8,327,350	\$ 8,327
Total			<b>\$295,013.71</b>



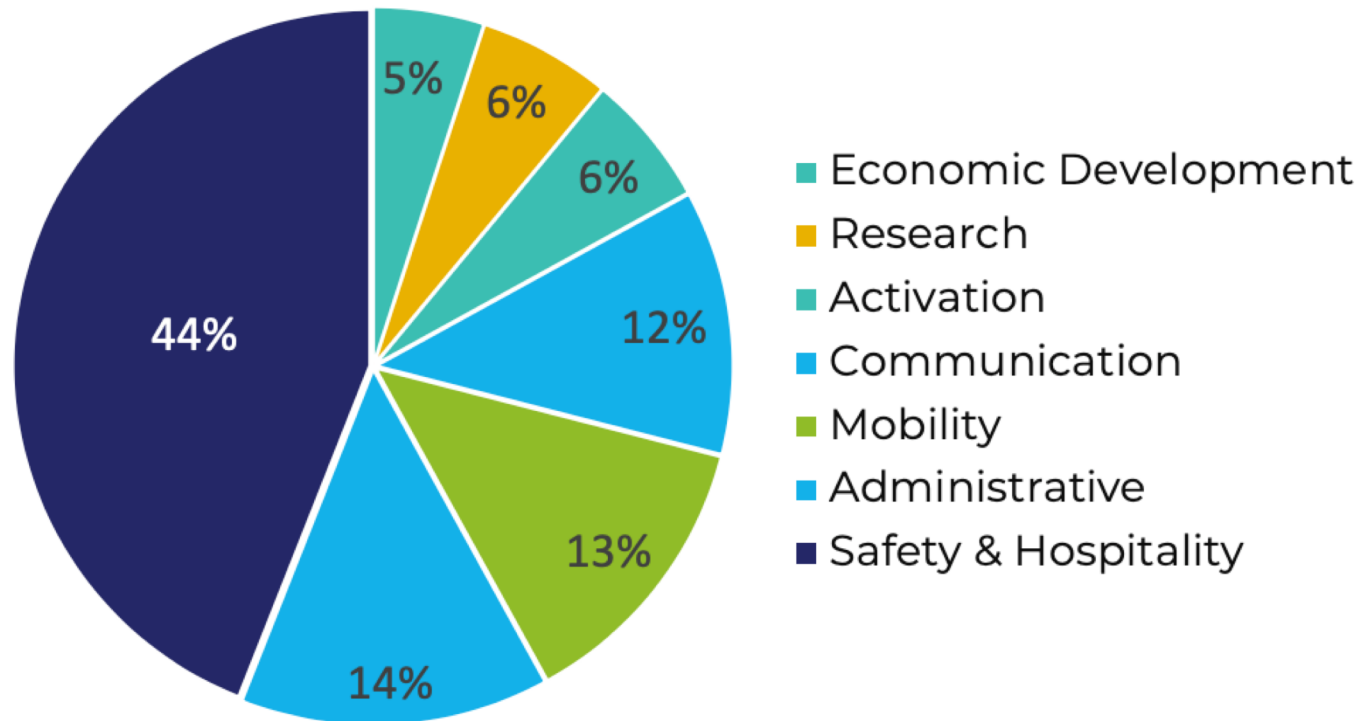


# DOWN AUSTIN TOWN ALLIANCE



# Program Expenses by Category

DOWN  
AUSTIN TOWN  
ALLIANCE





# CLEAN, BEAUTIFUL, HOSPITABLE & SAFE

## Downtown Ambassador Program

- 95,955 hospitality contacts
- 3.4 million square feet sidewalks washed
- 76 tons of litter removed
- 22,000 graffiti tags, stickers and handbills removed

## HOST – Homelessness Outreach Street Team

- 140 people provided behavioral health assistance
- 111 people provided medical care
- 99 people connected to shelter and housing services

## Beautification Projects Snapshot

- 177 planters maintained
- 55 street banners managed and installed
- 125 tree lights maintained/installed
- Manage contract for downtown bird control

## Funded APD Overtime Control

## Public Restroom Pilot Project



# Structure & Tools

## DOWNTOWN AUSTIN DMO, INC 501 (c)(4)

dba: Downtown Austin Alliance

Funding – PID Revenues



## DOWNTOWN AUSTIN ALLIANCE FOUNDATION

501 (c)(3)

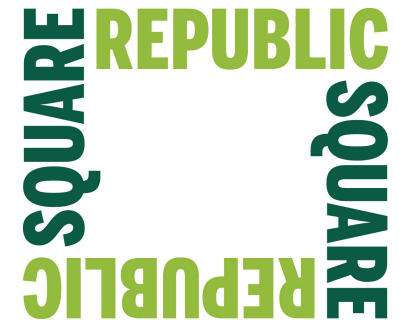
Funding – contracts, grants, sponsorships,  
memberships



## -Downtown Austin Parks, LLC -501 (c)(3)

Funding – contracts, grants, sponsorships,  
memberships, rentals

Governance – Separate Board of Directors



# Questions?

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