



## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager   **DATE:** December 9, 2019  
**SUBJECT:** Public hearing to consider Ordinance No. 3625 related to the Service and Assessment Plan and Assessment Roll for Improvement Zone A of the City Point Public Improvement District  
**PRESENTER:** Craig Hulse, Director Economic Development

### **SUMMARY:**

Conduct a public hearing to discuss, consider, and act upon an ordinance accepting and approving a Service and Assessment Plan and Assessment Roll for Improvement Zone A of the City Point Public Improvement District, finding a special benefit to property within Improvement Zone A of the District, providing for a method of assessment, and levying special assessments against property within Improvement Zone A of the District in accordance with Chapter 372, Texas Local Government Code, as amended.

### **GENERAL DESCRIPTION:**

The area surrounding City Hall, known as City Point, is the former location of North Hills Mall. Demolished in 2007, the vacant property lacks public improvements (such as water, sewer, drainage and streets), and requires an entity to purchase and develop the land.

At the request of the property owner, on September 9, 2019 City Council approved the creation of the City Point Public Improvement District (PID) to facilitate the construction of authorized public improvements to expedite the timing and enhance the quality of development. A PID is a designated area where property owners pay a special assessment for improvements and services within that area. The services must benefit the district area and are supplemental to services already provided by the city.

Pursuant to the provisions of Chapter 372 of the Texas Local Government Code, on October 14, 2019 City Council passed Resolution No. 2019-43 which called for a public hearing on November 12, 2019 to consider proposed assessments to be levied against the assessable properties within Improvement Zone A.

Improvement Zone A consists of the residential and commercial districts and is supported by Tax Increment Reinvestment Zone Number Three, capturing 25% of incremental property tax revenues from the City of North Richland Hills and Tarrant County over a 20 year period. The City anticipates using a portion of the captured incremental property taxes to offset the assessments required to be collected within Improvement Zone A of the PID in order to secure the Bonds.

The public hearing was opened on November 12, 2019 and continued to December 9, 2019 due to a delay in schedules. Upon closing the public hearing, Council is to consider Ordinance No. 3625 that accepts the Assessment Roll and sets in motion the Service and



Assessment Plan and levies special assessments against property within Improvement Zone A.

**RECOMMENDATION:**

Approve Ordinance No. 3625 adopting the Levy of Improvement Zone A assessments in accordance with a Final Service and Assessment Plan.