



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** November 12, 2019
SUBJECT: Public hearing on proposed levy and assessments within Improvement Zone A and Improvement Zone B of the City Point Public Improvement District.
PRESENTER: Craig Hulse, Director Economic Development

SUMMARY:

Conduct a public hearing to consider the proposed assessments to be levied against assessable property within Improvement Zone A and Improvement Zone B of the City Point Public Improvement District.

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.

The Proposed Assessment Rolls have been filed with the City Secretary and notice of the public hearing was published in the Star Telegram ten days before the date of the public hearing. While November 12, 2019 was the posted date for the public hearing, it was also the date for City Council to consider an ordinance adopting the levy of Improvement Zone A and Improvement Zone B alongside a Final Service and Assessment Plan. However due to a change in schedules, consideration of the ordinance has moved to December 9, 2019.

RECOMMENDATION:

Hold a public hearing to hear and pass on any objections, and continue the public hearing to December 9, 2019 to coincide with City Council consideration of an ordinance adopting the levy of Improvement Zone A and Improvement Zone B assessments alongside a Final Service and Assessment Plan.