

The background is a solid green gradient, lighter at the top and darker at the bottom. It is decorated with numerous white butterfly silhouettes of various sizes and orientations, scattered across the entire frame.

Public Improvement Districts In Grand Prairie

Public Improvement District

Chapter 372 of the Texas Local Government Code authorizes city creation of PIDs: a defined geographical area established to provide specific types of improvements or maintenance within the area financed by assessments against the property owners within the area.

What is it?

- **A tool for neighborhoods to upgrade the appearance and maintenance of public areas.**
- **Funds from a special assessment are used to provide enhanced landscaping, signage, irrigation, lighting, security, entry features and perimeter fences.**
- **Improvements are determined by a resident advisory board.**



Westchester
East

Present

- In Grand Prairie, used for residential development

- Two Types

 - Developer Initiated

 - Resident/Neighborhood Initiated



PID: How does it operate?

- Neighborhood-based
- Pays for a higher level of maintenance than city will provide
- Governed by City Council
- Resident advisory board election held annually
 - 3-year staggered terms
 - 3 to 9 board members
- Pays for improvements and maintenance the community wants to maintain community values
- Economies of scale for larger PIDs
- City pays PID for base level maintenance it would have provided except for the PID

PID: How does it operate?

- Annual budget/five-year plan/assessment rate prepared by board and approved by Council in September of every year
- Residents are notified of proposed assessment and invited to public hearing before the Council before rate is set
- Assessments are collected through the mortgage escrow process just like property taxes

PID: How does it operate?

- **Assessment**

- **Rate**

- Assessment is based on the *appraised* value of the property

- Tax exemptions do not apply to PID assessments

- Assessments collected along with city property taxes (collected by Dallas County) & usually escrowed with mortgagee funds.

- Can only be used for cost of maintenance within the PID boundary and not for private property

- Budget prepared by PID Advisory Board & City and approved by City Council

PID: How does it operate?

- No sales tax for PID
- PID reimburses City for the cost of collections
- Reduced insurance costs for PID (substantially less than HOA insurance cost)
- Reduced water rates for PID maintenance (government rate vs. commercial rate)
- Consistent collections (average 98%-99%); delinquency rate lower than HOA
- Contracts are negotiated by PID Board or property manager and contracts over \$50,000 approved by City Council



Grand Prairie PIDs

19 PIDs:

- **Oldest:**

- **Westchester PID created in 1991**

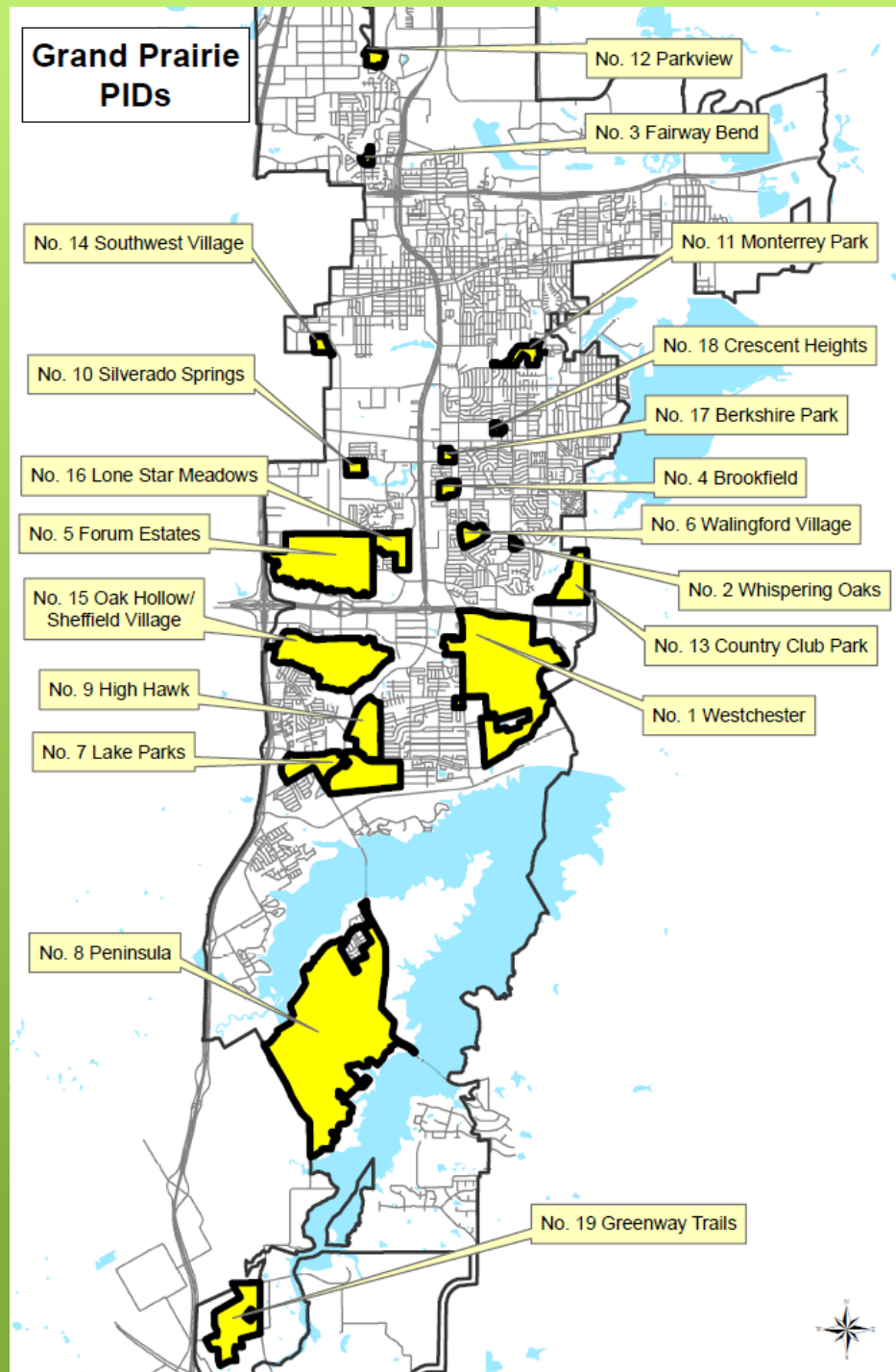
- **Largest:**

- **Peninsula PID created in 2004**

- **Newest:**

- **Greenway Trails PID created in 2020**

Grand Prairie PIDs



What Improvements can be Provided?



Eligible Improvements

- Perimeter Fencing
- Landscaping & Irrigation
- Fountains, Lighting, Signs
- Sidewalks
- Art or Decorations
- Entry Features
- Parks
- Special Services
- Security



Benefits of Having a PID



- Increased maintenance
- Property owner control
- City oversight
- City collects assessments and administers fund
- Interest charge and lien on unpaid assessments
- Dependable revenue source
- Mortgage companies frequently pay assessments (and property taxes) through escrow.

How to Establish a PID



Country Club Park PID-Before



Country Club Park PID-After

Petition for Establishment

- Nature & estimated cost of improvement
- Boundaries of proposed assessment district
- Method of assessment
- Apportionment of cost between PID & City
- Management
- Advisory Board
- District improvement plan (5 year budget)
- Submit petition to City—must be signed by owners of :
 - More than 50% of appraised value of taxable properties, and
 - More than 50% of all record owners of all property liable for assessment, or
 - More than 50% of area of all property liable for assessment
- Public Hearing
- City Council authorizes by resolution

Petition for Establishment

**Deadline for collecting petition
signatures (updated):**

April 1st



Oak Hollow/Sheffield Village PID-Before



Oak Hollow/Sheffield Village PID-Before



Oak Hollow/Sheffield Village PID-After



Oak Hollow/Sheffield Village PID-After



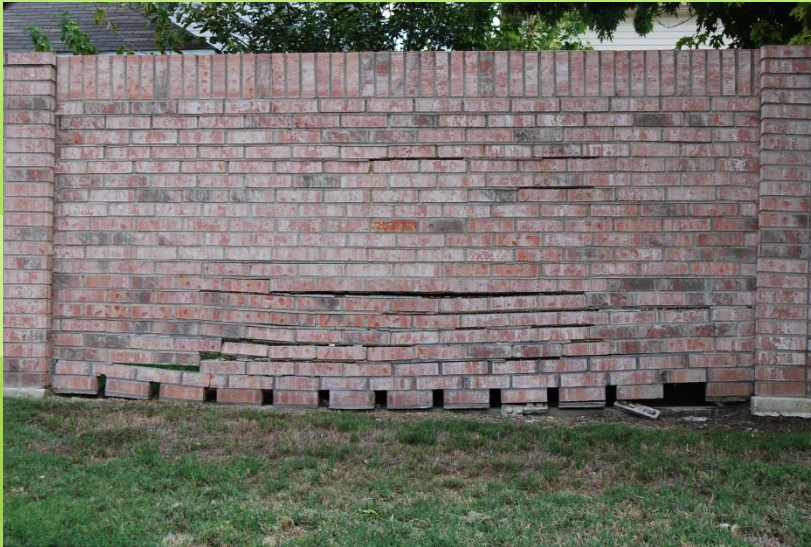
Oak Hollow/Sheffield Village PID-After



Silverado Springs PID-Before



Silverado Springs PID-After



Forum Estates PID-Before



Forum Estates PID-After
(Located on Forum Drive west of Great Southwest Pkwy.)

Grand Prairie PIDs

- 5-year budget
- Improvements managed by PID Advisory Board
- Annual Public Hearing
- Reviewed/updated annually



Grand Prairie PIDs

- Governed by City Council
- PID Policy
- Annual homeowner meetings
- All PID meetings open to public
- Monthly financial statements provided to PID board



PID versus HOA In Grand Prairie

	<u>PID</u>	<u>HOA</u>
Type of Property Maintained	Public	Private
Deals with Deed Restrictions	No	Yes
Enhances Public Property Maintenance	Yes	No
Collect through Mortgage Payment	Yes	No
Collect with Property Taxes	Yes	No
Governed by City Council	Yes	No
Cash Held in Separate City Fund	Yes	No
PID Expenses Exempt from Sales Tax	Yes	No
All Meetings & Information Open to Public	Yes	No
Minimum of 175 lots	Yes	No





Issues

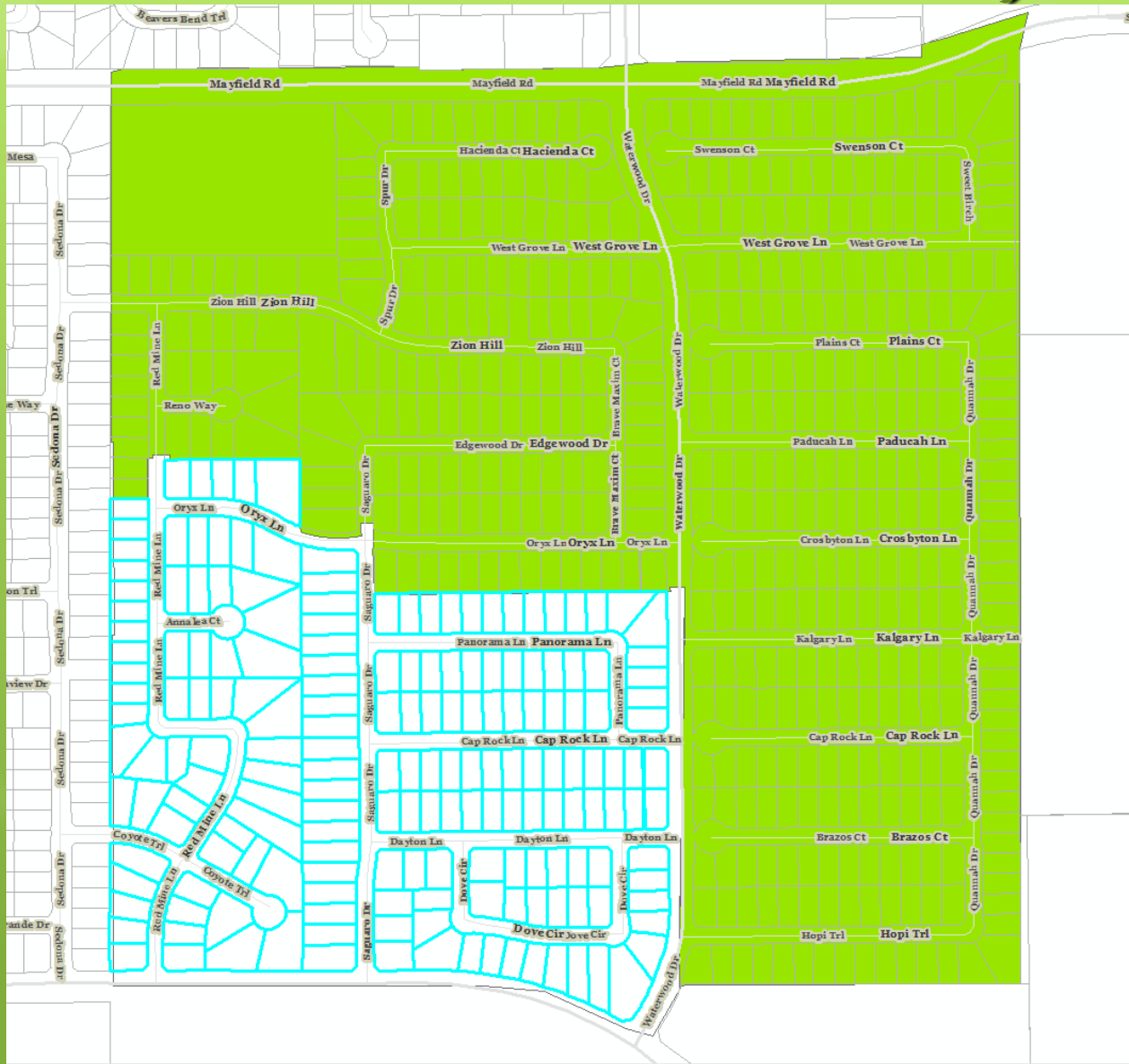
- Grand Prairie PIDs may not provide or maintain:
 - Buildings
 - Swimming pools
 - Construction of private facilities or land
 - Social activities/travel
 - Private property



More

- Existing neighborhoods with PIDs (in Grand Prairie) exempt from City fees, but must obtain permits
 - Includes meter fees, tap fees, security deposits, impact fees, inspection fees, other permits and city fees as required
- PID volunteers given same rights and protections as other City volunteers (provided they act strictly in accordance with City policies and procedures)
- More information and PID meeting dates posted on www.gptx.org/pid

Lone Star Meadows Map



Lone Star Meadows PID Entrance

October 2019



Lone Star Meadows PID Fence



Lone Star Meadows Fence



Lone Star Meadows Fence



Damaged Brick Column

Lone Star Meadows Entrance Signs



S. Forum Drive at Red Mine Lane and Saguaro Drive

Lone Star Meadows Entrance



Corner of Waterwood Drive and Cap Rock Lane (Also Corner of Waterwood Drive and Dayton Lane)
Potential Flowerbeds

Lone Star Meadows PID Entrance



Waterwood Drive and Oryx Lane

Lone Star Meadows Area & Fence



Forum Drive: Damaged Brick Column

Lone Star Meadows Electric Easement



How Much Does It Cost?

<u>Avg. Annual Assessment</u> <u>by Home Value:</u>	
Appraised Value	Rate \$0.085
\$150,000	\$ 128
\$175,000	\$ 149
\$200,000	\$ 170
\$225,000	\$ 191
\$250,000	\$ 213
\$275,000	\$ 234
\$300,000	\$ 255
\$325,000	\$ 276
\$350,000	\$ 298

Potential Maintenance/Projects

- **Brick wall repairs**
- **Wood fence replacement (with vinyl fencing to match existing Waterwood PID fencing)**
- **Entry monuments**
- **Flowerbeds and landscaping**
- **Electric easement mowing**

Potential Maintenance/Projects

- Irrigation systems
- Decorative lighting
- Holiday decorations

City Website

www.gptx.org/pid

www.gptx.org/pid/lonestarpid

New Owner?

- You may check and update the owner name and mailing address for your property at www.dallascad.org.

Questions

