



PUBLIC INFRASTRUCTURE DISTRICTS (PID)

TITLE 17D CHAPTER 4 UCA



BACKGROUND

- Senate Bill 228 passed in 2019 Legislative Session (Title 17D Chapter 4 UCA)
- Allows cities to finance new infrastructure for public use
- Creates **NEW** revenue stream rather than allocating existing funds
- City is **Creating Entity** with broad control over establishment of PID
- PID is an INDEPENDENT POLITICAL SUBDIVISION
 - Debt not a liability or balance sheet item for the City
 - Authority of PID Board determined by Governing Document
- Requires agreement of 100% of Property Owners and Voters within the PID boundaries
- Mill Rate established by the City and can not exceed 15 mills (.015/dollar of taxable value)



PID POWERS

- Issue bonds to finance public infrastructure (infrastructure will be owned by City, not the PID)
- Enter into Interlocal Agreements
- Oversee construction of infrastructure

CITY POWERS

- Sets PID Policy (general)
- Determines limitations of PID in Governing Document (Specific Development Agreement)
- Retains all authority over Planning & Zoning, design specifications, permitting and approvals



PROS

- 100% of landowners AND voters required to petition
- All costs and financial burden solely borne by PID. City is held harmless
- Significant discretion in determining mil rate
- No impact on CTR
- City owns all infrastructure
- Solely at the discretion of the City to allow PID.

CONS

- Developer pressure
- Targeted areas often do not require incentives to develop
- New mechanism that doesn't have a history
- Public view that they are “giveaways” to the developer
- Often misunderstood by the public



POLICY CONSIDERATIONS & EVALUATION CRITERIA

➤ WHEN?

- City drives the process
- No requirement to allow PID

➤ WHO?

- Reputable developers
- Knowledgeable Public Finance team

➤ WHAT?

- Infrastructure
- Parks/Trails
- Roads/Transit

➤ WHERE?

- Large, undeveloped, minimal property owners
- Commercial, mixed-use, residential



NEXT STEPS

- ✓ Meet with advisors
- ✓ Develop PID Policy
 - Process for Applying
 - Evaluation criteria
 - Governing document requirements
- ✓ Resolution adopting PID Policy
 - Noticing requirements the same as any other resolution
- ✓ If you build it...
 - ...they will come....so be prepared

