

# Public Infrastructure

- ▶ Districts

# PIDs

What are they?



- ▶ They are a limited purpose local government entity
- ▶ They pertain to infrastructure
- ▶ The Public Infrastructure District Act is located in Title 17D, which establishes Utah's laws on limited purpose local government entities



# PIDs What makes them different?

# What makes them different from other types of districts?

- ▶ Property owners propose their creation
- ▶ The legislative body creates them and then has no further oversight
- ▶ Board of Trustees consists of property owners and their agents/employees
- ▶ PIDs can issue negotiable bonds
- ▶ PIDs can levy a property tax



# Benefits of a PID

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- ▶ Creates new tax revenue rather than reallocating existing taxes.
- ▶ Puts developers in charge of paying for infrastructure costs.
- ▶ PID developments have been useful to allow for construction to keep up with demand.



# Disadvantages of a PID

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- ▶ PIDs can lack meaningful incentive to limit debt
- ▶ Development delays can concentrate the burdens on taxpayers
- ▶ Lack of notice to buyers
- ▶ In Utah Code, PID Board Members are expressly exempt from conflicts of interest