



City of University Park
Committed to Excellence

March 6, 2026

RE: Next Steps – Snider Plaza Public Improvement District

Dear Property Owner:

Parking, infrastructure, landscaping and other desired improvements to Snider Plaza have been the focus of multiple City Councils for many years. With construction now complete, the Council remains focused on identifying long-term parking solutions that support the continued success of the retail area.

Many Snider Plaza employees have benefitted from parking in the Hilltop Plaza parking garage at no cost to them during construction. To date, this program has been funded by the capital project budget, for a total of \$390,000 paid by the City thus far. However, a long-term, sustainable funding solution is necessary in order to keep this program viable as an employee parking option.

A Public Improvement District (PID) for Snider Plaza would create a dedicated funding source for employee parking. Through a PID, property owners would contribute a modest annual assessment designated explicitly for parking solutions and overall improvements in the area. This would also open curbside parking for customers, benefitting all Snider Plaza businesses.

Last fall, City Council approved extension of the current parking program to allow more time for discussions around forming a PID. **Staff is currently authorized to continue the program through March 31, 2026.** Notice of this date has been shared with businesses in the plaza that are currently utilizing the Hilltop Plaza parking program.

A letter of support for the PID has been circulating for the last couple of months. Based on positive response to this letter, the City has prepared a draft petition (enclosed) for the proposed creation of the Snider Plaza PID. As outlined in the petition, the PID would be formed for an initial 10-year period with an assessment rate of \$0.15 per \$100 of valuation. We respectfully request that you submit this signed document no later than the March 31 deadline listed above. This meets statutory timelines that we will need to meet in order to have the PID operational by January 1, 2027.

Additionally, with the formation of the PID, Council will seek to appoint a PID Board. The Board will represent the interest of the owners and other Plaza stakeholders and will play a key role in shaping the PID's programs and priorities. I would encourage you to consider volunteering to serve on the Board.

This marks a meaningful step forward for Snider Plaza, made possible by the thoughtful engagement and support of its property owners. If you have any questions or would like to discuss this further, please feel free to contact me.

Best regards,

A handwritten signature in black ink that reads "Tommy Stewart". The signature is written in a cursive, flowing style.

Tommy Stewart, Mayor
City of University Park

Enclosed:

- Letter of support for Snider Plaza PID
- Draft petition
- Estimated assessment