

Memorandum



CITY OF DALLAS

DATE September 6, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Agenda Items 50-64: September 11, 2019 Public Hearing for Public Improvement Districts (PIDs) to Set Annual Assessment Rates for 2019, Adopt 2020 Service Plans**

Background

On August 28, 2019, City Council successfully called a public hearing, to be held on September 11, 2019, to approve the 2020 Public Improvement District (PID) Service Plan, 2019 Assessment Plan, and 2019 Assessment Roll for each of the City's 14 PIDs. Council was briefed regarding this matter via memo on August 23, 2019. The memo stated that a follow-up memo would be sent prior to the September 11, 2019 PID public hearings.

Staff have finalized the 2019 PID assessment rolls and proposed 2020 PID service plan budgets. The proposed 2019 assessment revenue (net of retainage held by the City for property owner refunds related to tax protests, Dallas County Tax Office collection fees, and other PID related fees) for each PID is below:

PID	2019 Net Assessment Revenue
Dallas Downtown Improvement District	\$ 8,601,197
Deep Ellum Public Improvement District	\$ 780,443
Klyde Warren Park/Dallas Arts Public Improvement District	\$ 1,322,867
Knox Street Public Improvement District	\$ 384,377
Lake Highlands Public Improvement District	\$ 750,094
North Lake Highlands Public Improvement District	\$ 398,967
Oak Lawn-Hi Line Public Improvement District	\$ 383,152
Prestonwood Public Improvement District	\$ 423,898
South Dallas/Fair Park Public Improvement	\$ 120,344
South Side Public Improvement District	\$ 277,300
Tourism Public Improvement District	\$ 19,133,893
University Crossing Public Improvement District	\$ 909,000
Uptown Public Improvement District	\$ 2,895,709
Vickery Meadow Public Improvement District	\$ 921,833

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Issues

At the adjournment of the hearing on the proposed assessments, the City Council will hear and pass on any objections to a proposed assessment and may amend a proposed assessment on any parcel. After hearing and passing on objections, the City Council, by ordinance, shall levy the assessment as a special assessment on the property. If City Council does not hold a public hearing and act to adopt the 2019 assessment rate and 2020 service plan for each PID, the City will miss the assessment billing and collection deadlines put in place by the Dallas County Tax Office. As a result, the City would need to find another way to collect PID assessments and will likely not have the same success rate with payments or issuing penalties as Dallas County.

Recommendation

Staff recommends City Council's approval to hold a public hearing on September 11, 2019 to receive comments concerning the proposed levy of assessment for property in each PID, and at the close of the public hearing, authorize an ordinance approving and adopting the final 2020 Service Plan, final 2019 Assessment Plan, and 2019 Assessment Roll for each PID.

Fiscal Information

No cost consideration to the City except for the Downtown Improvement District (DID). The estimated FY 2019-20 DID assessment for City-owned property is \$780,602.02 subject to appropriations, to be paid from the General Fund (\$526,607.42) and Convention and Event Services Enterprise Fund (\$253,994.60). The City of Dallas has voluntarily participated annually and contributed to the assessments collected for the DIS since its creation in June 1992, given it is considered that property from City facilities in the area do benefit from the services provided through the DID. The last renewal took place in June of 2013 for a period of seven years and expires in 2020.

Should you have any questions, please contact Courtney Pogue, Director of Office of Economic Development at (214) 670-0170



Michael A. Mendoza
Chief of Economic Development & Neighborhood Services

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney (Interim)
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
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Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
M. Elizabeth Reich, Chief Financial Officer
Laila Alequresh, Chief Innovation Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors