

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 8, 2017  
**COUNCIL DISTRICT(S):** 2, 3, 4, 5, 7, 8, 14  
**DEPARTMENT:** Sustainable Development and Construction  
**CMO:** Mark McDaniel, 670-3256  
**MAPSCO:** 46C R T U W X Y Z 47J N 54V 55L N P R S T V W 56B C G T  
W X 58M 62A 64H 65C D E F G 66A E N Q 68C G M 69A-T V  
70J

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## **SUBJECT**

Authorize the quitclaim of 68 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale to the highest bidders; and authorize the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment (list attached) - Revenue: \$790,865

## **BACKGROUND**

This item authorizes the quitclaim of 68 properties that were foreclosed by the Sheriff's Department for unpaid taxes pursuant to judgments or seizure warrants from a District Court and the release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment. These properties are being sold to the highest bidders and will return to the tax rolls upon conveyance.

Successful bidders are required to sign a certification stating that they are not purchasing these properties on behalf of the foreclosed owners and that they have no debts owed to the City, no pending code violations, and are not chronic code violators.

All properties were reviewed by the Housing Department for infill housing and were not desired for that program.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Economic Development Committee on February 6, 2017.

## **FISCAL INFORMATION**

Revenue- \$790,864.87

**OWNERS**

**County Land & Water LLC**

Wayne Prokay, Managing Member

**Faysha Enterprises, LLC**

Sharlene Alexander, Managing Member

**For Greater Purpose, LLC**

Emmanuel George, Managing Member

**Gaba Group, LLC**

Alan Galvan, Managing Member

**Guel Family Builders, Inc.**

Felipe Guel, Managing Member

**Manchester Realty, LLC**

Devan Earle, Managing Member

**Nextlots Now L.L.C.**

Lee J. Schmitt, Managing Member

**Phoenician Real Estate Investments**

Scottie Smith, Managing Member

**Title & Title Properties, LLC**

W. Justin Title, Managing Member

**Tres Bendiciones LLC**

Marco Sorto, Managing Member

**Watts Capital Group LLC**

Leo Watts, Managing Member

**WTL Fitzhugh Investment Group, LLC**

Chi Wai Lai, Managing Member

Alejandro Hernandez

Amir Azam

Araceli Martinez

Armida Ochoa

**OWNERS** (Continued)

Baldemar Olivas

Benito Mojica

Butch Benavides

Carlos Sanchez

Cesar Carillo

Ciel Elizalde

Corrie Harbert

David Menn

Francisco J. Celis

Gabriel Perez

Ivan Hernandez

Jasmine Ruvalcaba

Jeffrey D. Smith

Jose Zaragosa

Juan Gonzalez

Katrina Pitre

Kimiaki Itamura

Lane Topletz

Luis Ramirez

Maria D. Martinez

Maria Luisa Ruiz

Miguel Espinoza Ocana

**OWNERS** (Continued)

Miranda Pereyda

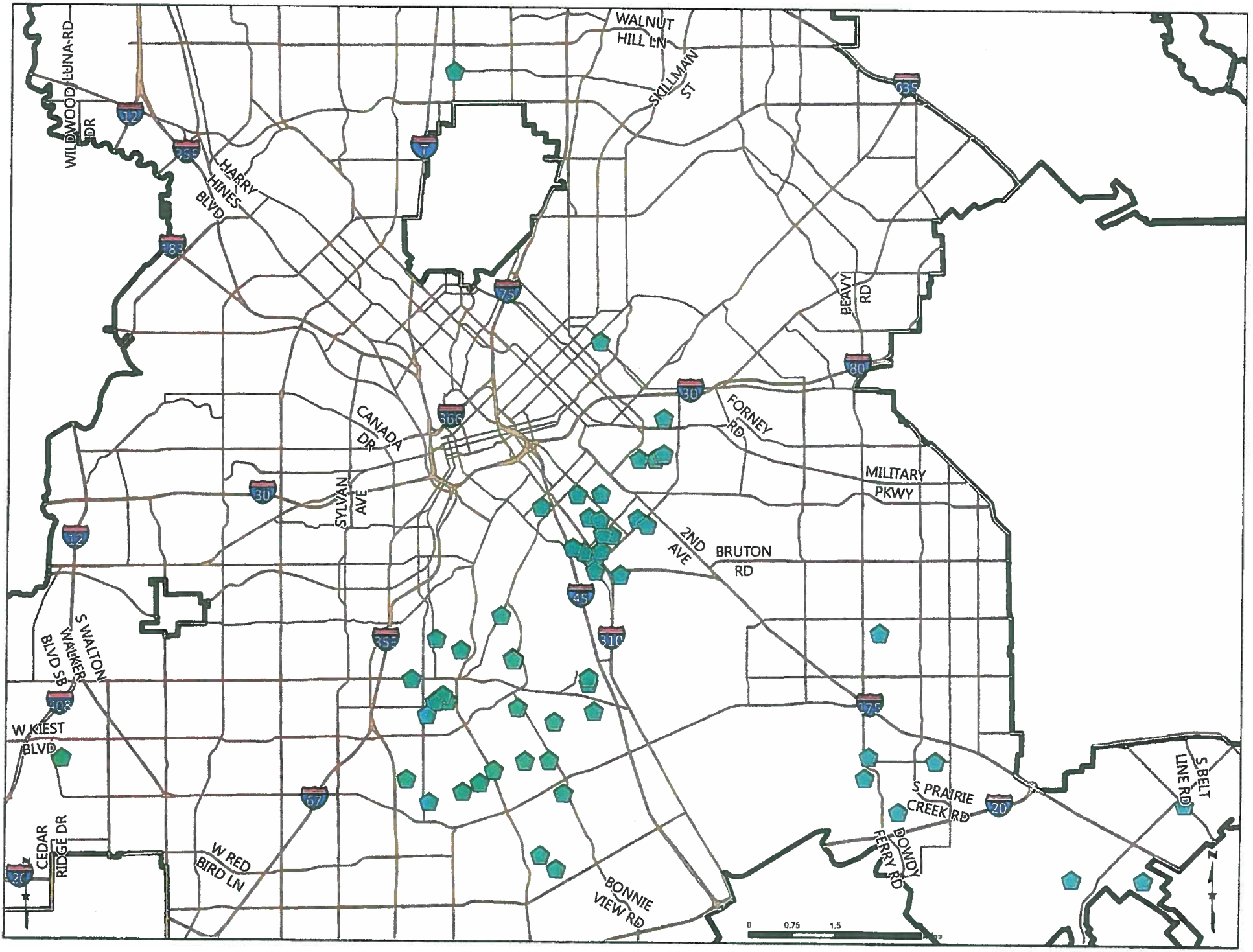
Paula Rivera

Rafael Ruiz Milan

The Johnnie Walker Blue Trust

**MAP**

Attached



**TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES  
PROPERTY LIST**

ITEM #	STREET ADDRESS	VAC/IMP	COUNCIL DISTRICT	ZONING	PARCEL SIZE	STRUCKOFF AMOUNT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	DCAD	HIGHEST BIDDER
48	2217 PORTERFIELD	V	04	R-7.5(A)	.2170	\$18,293.32	6	\$1,000.00	\$4,777.00	\$2,250.00	Phoenician Real Estate Investments
49	2205 PORTERFIELD	V	04	R-7.5(A)	.1895	\$18,293.32	8	\$1,000.00	\$4,777.00	\$2,250.00	Phoenician Real Estate Investments
50	2218 PORTERFIELD	V	04	R-7.5(A)	.2319	\$18,293.32	5	\$1,000.00	\$4,777.00	\$2,250.00	Phoenician Real Estate Investments
51	2213 PORTERFIELD	V	04	R-7.5(A)	.2170	\$18,293.32	7	\$1,000.00	\$4,777.00	\$2,250.00	Phoenician Real Estate Investments
52	2214 PORTERFIELD	V	04	R-7.5(A)	.2322	\$18,293.32	5	\$1,000.00	\$4,777.00	\$2,250.00	Phoenician Real Estate Investments
53	2209 PORTERFIELD	V	04	R-7.5(A)	.1166	\$18,293.32	8	\$1,000.00	\$4,777.00	\$2,250.00	Phoenician Real Estate Investments
54	2221 PORTERFIELD	V	04	R-7.5(A)	.2170	\$18,293.32	7	\$1,000.00	\$4,777.00	\$2,250.00	Phoenician Real Estate Investments
55	2206 PORTERFIELD	V	04	R-7.5(A)	.2962	\$18,293.32	5	\$1,000.00	\$4,777.00	\$2,250.00	Phoenician Real Estate Investments
56	2210 PORTERFIELD	V	04	R-7.5(A)	.2322	\$18,293.32	5	\$1,000.00	\$4,777.00	\$2,250.00	Phoenician Real Estate Investments
57	2222 PORTERFIELD	V	04	R-7.5(A)	.2329	\$18,293.32	6	\$1,000.00	\$4,777.00	\$2,250.00	Phoenician Real Estate Investments
58	2200 ROYAL OAKS LOT M	V	08	R-10(A)	.2444	\$43,200.00	8	\$1,000.00	\$8,650.00	\$14,400.00	Araceli Martinez
59	2200 ROYAL OAKS LOT N	V	08	R-10(A)	.2354	\$43,200.00	7	\$1,000.00	\$8,650.00	\$14,400.00	Araceli Martinez
60	15440 SEAGOVILLE	V	08	R-7.5(A)	.1255	\$11,130.00	3	\$3,000.00	\$8,650.00	\$17,000.00	Araceli Martinez
61	1224 SEMINOLE	V	08	R-7.5(A)	.3148	\$7,223.00	3	\$3,000.00	\$6,475.00	\$17,500.00	Nextlots Now, L.L.C.
62	1 SPARROW (aka 2000 Plainfield)	V	08	A(A)	10.3400	\$9,468.51	1	\$15,000.00	\$20,001.00	\$41,360.00	Jasmine Ruvalcaba
63	3103 SPURLOCK	V	02	R-7.5(A)	.1660	\$21,179.00	9	\$3,000.00	\$18,375.00	\$31,590.00	Guel Family Builders, Inc.
64	1439 STELLA	V	04	R-7.5(A)	.1706	\$11,500.00	10	\$1,000.00	\$5,525.00	\$11,500.00	Cesar Carillo
65	8113 SUETELLE	V	08	R-7.5(A)	.3261	\$19,250.00	3	\$2,000.00	\$5,510.00	\$19,250.00	David Menn
66	1438 WAWENOC	V	04	R-7.5(A)	.1913	\$18,592.00	6	\$1,000.00	\$6,001.99	\$43,200.00	Maria D. Martinez
67	3911 WILDER	V	07	PD-595	.1293	\$7,000.00	7	\$250.00	\$2,235.06	\$6,000.00	Maria Luisa Ruiz
68	4039 WIND RIVER	V	04	R-7.5(A)	.1935	\$32,460.00	7	\$1,000.00	\$6,375.00	\$10,800.00	Nextlots Now L.L.C.

**TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES  
PROPERTY LIST**

ITEM #	STREET ADDRESS	VAC/IMP	COUNCIL DISTRICT	ZONING	PARCEL SIZE	STRUCKOFF AMOUNT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	DCAD	HIGHEST BIDDER
24	4603 ELECTRA	V	07	PD-595	.1147	\$28,200.00	2	\$1,000.00	\$2,200.00	\$28,200.00	Benito Mojica
25	2719 S. EWING	V	04	CR	.0547	\$2,066.00	3	\$1,000.00	\$2,780.00	\$5,500.00	Miranda Pereyda
26	4406 FERNWOOD	V	04	R-7.5(A)	.5665	\$13,465.00	7	\$2,000.00	\$6,000.00	\$15,750.00	Gaba Group, LLC
27	2622 FERNWOOD	V	04	R-7.5(A)	.2104	\$10,461.00	8	\$1,000.00	\$13,225.00	\$26,260.00	Guel Family Builders, Inc.
28	9255 FIRESIDE	V	08	R-7.5(A)	.2296	\$14,253.00	13	\$2,000.00	\$18,375.00	\$22,480.00	Guel Family Builders, Inc.
29	3211 GOLDSPIER	V	07	PD-595	.1300	\$1,657.00	1	\$1,000.00	\$3,500.00	\$6,000.00	Faysha Enterprises, LLC
30	1445 HARLANDALE	V	04	R-7.5(A)	.1847	\$20,133.00	11	\$1,000.00	\$12,050.00	\$11,500.00	Guel Family Builders, Inc.
31	1631 HERALD	V	07	PD-595	.1147	\$4,500.00	1	\$1,000.00	\$1,119.00	\$4,500.00	Title & Title Properties, LLC
32	3908 HOLMES	V	07	PD-595	.1267	\$4,970.00	1	\$1,000.00	\$1,119.00	\$4,970.00	Title & Title Properties, LLC
33	415 E. ILLINOIS	V	04	R-7.5(A)	.8609	\$9,245.73	8	\$4,000.00	\$22,222.00	\$37,880.00	County Land & Water LLC
34	3460 KELLOGG	I	04	R-5(A)	.2159	\$30,180.00	13	\$3,000.00	\$31,000.00	\$34,530.00	Rafael Ruiz Milan and Miguel Espinoza Ocana
35	2524 KOOL	I	08	R-5(A)	.1449	\$39,146.01	9	\$20,000.00	\$65,000.00	\$109,990.00	Ciel Elizalde
36	3316 LINFIELD	V	04	R-7.5(A)	.8507	\$16,355.00	3	\$1,000.00	\$12,375.00	\$12,000.00	Nextlots Now, L.L.C.
37	2319 MARBURG	V	07	PD-595	.1761	\$2,781.00	5	\$1,000.00	\$3,500.00	\$6,000.00	Rafael Ruiz Milan and Miguel Espinoza Ocana
38	5832 MARGWOOD	V	03	R-7.5(A)	.6019	\$18,575.00	5	\$2,000.00	\$12,250.00	\$22,550.00	Cesar Carillo
39	2903 MARYLAND	V	04	R-7.5(A)	1.8810	\$13,000.00	8	\$1,000.00	\$14,603.00	\$13,000.00	Amir Azam
40	4502 MARYLAND	V	04	R-7.5(A)	.1721	\$30,178.00	7	\$1,000.00	\$14,000.00	\$12,500.00	Corrie Harbert
41	4223 METROPOLITAN	V	07	PD-595	.1494	\$1,752.00	6	\$1,000.00	\$2,705.20	\$5,000.00	Kimiaki Itamura
42	3621 MEYERS	V	07	PD-595	.1301	\$12,821.00	3	\$1,000.00	\$2,165.00	\$5,000.00	Butch Benavides
43	2743 MODREE	I	04	R-7.5(A)	.2487	\$29,113.00	21	\$5,000.00	\$33,000.00	\$30,020.00	Rafael Ruiz Milan and Miguel Espinoza Ocana
44	2318 MOFFATT	I	04	R-7.5(A)	.1628	\$9,990.00	4	\$3,000.00	\$10,990.00	\$9,990.00	Juan Gonzalez
45	6011 PARK MANOR	I	08	R-5(A)	.1622	\$30,142.00	12	\$10,000.00	\$27,900.00	\$40,020.00	For Greater Purpose, LLC
46	2700 PENNSYLVANIA	V	07	PD-595	.1492	\$3,973.00	5	\$1,000.00	\$5,000.00	\$6,500.00	Paula Rivera
47	2522 PINE	V	07	PD-595	.1678	\$2,572.00	3	\$1,000.00	\$4,220.00	\$6,000.00	Kimiaki Itamura

**TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES  
PROPERTY LIST**

ITEM #	STREET ADDRESS	VAC/IMP	COUNCIL DISTRICT	ZONING	PARCEL SIZE	STRUCKOFF AMOUNT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	DCAD	HIGHEST BIDDER
1	8337 ALTO GARDEN	I	05	R-7.5(A)	.1747	\$45,120.00	19	\$5,000.00	\$45,000.00	\$44,000.00	Baldemar Olivas and Armida Ochoa
2	2411 ANDERSON	I	07	PD-595	.0561	\$8,554.00	7	\$3,000.00	\$11,500.00	\$10,930.00	Francisco J. Celis
3	1917 E. ANN ARBOR	V	04	CR	.1583	\$74,841.00	2	\$3,000.00	\$3,149.00	\$20,690.00	Carlos Sanchez
4	3703 ARMOR	V	04	CS	.2409	\$4,781.00	6	\$1,000.00	\$3,160.00	\$5,000.00	Butch Benavides
5	3807 AROCHA	V	04	CS	.1905	\$5,000.00	4	\$1,000.00	\$2,400.00	\$5,000.00	Benito Mojica
6	3736 ATLANTA	V	07	PD-595	.1249	\$6,000.00	4	\$1,000.00	\$2,393.00	\$6,000.00	Title & Title Properties, LLC
7	714 N. BEACON	I	14	PD-397	.1623	\$149,710.00	20	\$30,000.00	\$111,138.63	\$149,710.00	WTL Fitzhugh Investment Group, LLC
8	6014 BLUNTER	V	08	R-5(A)	.2811	\$10,800.00	4	\$500.00	\$2,652.99	\$10,000.00	Luis Ramirez
9	2202 BONNIE VIEW	V	04	R-7.5A	.1850	\$18,211.30	13	\$1,000.00	\$4,500.00	\$5,400.00	Katrina Pitre
10	2210 BONNIE VIEW	V	04	R-7.5(A)	.1217	\$18,211.30	19	\$1,000.00	\$16,100.00	\$5,400.00	Corrie Harbert
11	2214 BONNIE VIEW	V	04	R-7.5(A)	.1239	\$18,211.30	18	\$1,000.00	\$6,700.00	\$5,400.00	Gabriel Perez
12	4126 BONNIE VIEW	V	04	R-5(A)	.2829	\$10,000.00	4	\$2,000.00	\$4,975.00	\$10,000.00	Nextlots Now, L.L.C.
13	2706 BRITTON	I	04	CR	.2142	\$9,497.00	8	\$2,000.00	\$13,760.00	\$12,050.00	Amir Azam
14	4430 CANAL	V	07	PD-595	.0946	\$3,750.00	1	\$1,000.00	\$2,682.00	\$3,750.00	Miranda Pereyda
15	2647 CARPENTER	V	07	PD-595	.1773	\$16,705.00	2	\$1,000.00	\$1,500.00	\$6,000.00	Jeffrey D. Smith
16	2554 CEDAR CREST	V	04	NS(A)	.2887	\$9,487.00	9	\$3,000.00	\$8,900.00	\$12,580.00	Jose Zaragosa
17	4708 COLLINS	V	07	PD 595	.1275	\$1,122.00	2	\$1,000.00	\$5,500.00	\$5,000.00	Francisco J. Celis
18	4611 COLLINS	V	07	PD 595	.0924	\$10,820.00	1	\$1,000.00	\$1,000.00	\$3,750.00	Tres Bendiciones LLC
19	2807 COLONIAL	V	07	PD-595	.1101	\$1,421.00	6	\$1,000.00	\$8,788.00	\$12,000.00	Watts Capital Group LLC and Manchester Realty, LLC
20	4224 COLONIAL	V	07	PD-595	.1996	\$1,954.00	5	\$1,000.00	\$3,799.00	\$7,830.00	The Johnnie Walker Blue Trust
21	4600 COLONIAL	V	07	PD-595	.1147	\$4,500.00	2	\$1,000.00	\$2,100.00	\$4,500.00	Lane Topletz
22	5125 CORRIGAN	I	08	R-7.5(A)	.2078	\$26,610.00	14	\$3,000.00	\$24,900.00	\$28,330.00	Jose Zaragosa
23	3041 EDD RD	V	08	R-7.5(A)	6.7500	\$79,410.00	11	\$15,000.00	\$38,751.00	\$70,000.00	Ivan Hernandez and Alejandro Hernandez



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 8, 2017  
**COUNCIL DISTRICT(S):** 14  
**DEPARTMENT:** Sustainable Development and Construction  
**CMO:** Mark McDaniel, 670-3256  
**MAPSCO:** 45G,H,L,M

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### **SUBJECT**

An ordinance abandoning portions of two alleys and portions of Texas, Live Oak, and Cantegral Streets to Biscuit Holdings, Ltd., the abutting owner, containing a total of approximately 6,728 square feet of land, located near the intersection of Cantegral and Live Oak Streets, and authorizing the quitclaim - Revenue: \$356,584, plus the \$20 ordinance publication fee

### **BACKGROUND**

This item is on the addendum because additional review time was required. This item authorizes the abandonment of portions of two alleys and portions of Texas, Live Oak, and Cantegral Streets to Biscuit Holdings, Ltd., the abutting owner. The area will be included with the property of the abutting owner for a mixed use development. The abandonment fee is based on an independent appraisal.

Notices were sent to fifteen property owners located within 300 feet of the proposed abandonment area. There were no responses received in opposition to this request.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

The Economic Development Committee will be briefed by memorandum regarding this item.

### **FISCAL INFORMATION**

Revenue: \$356,584, plus the \$20 ordinance publication fee

**OWNER**

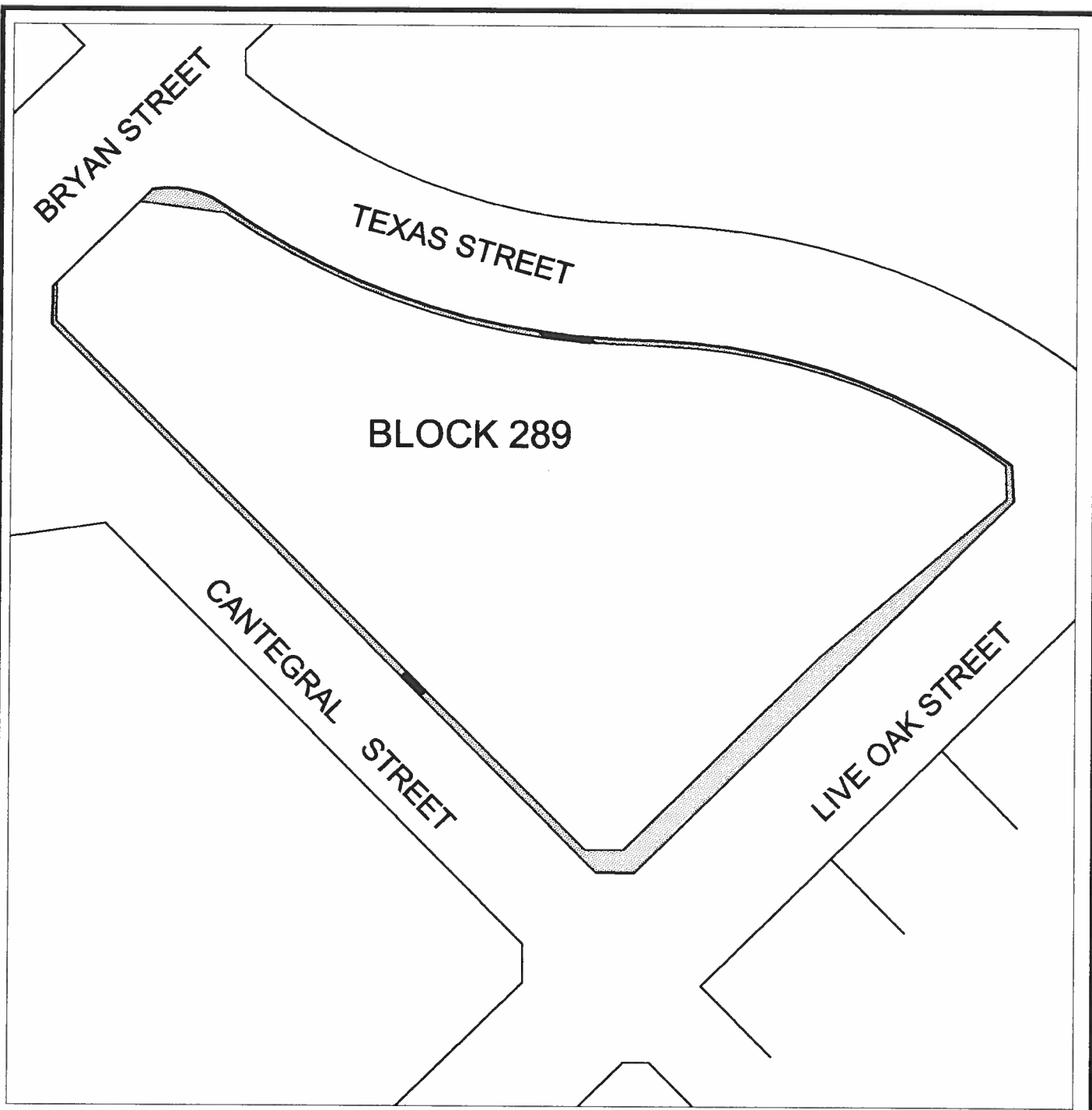
**Biscuit Holdings, Ltd.**

Danzarias, Inc., General Partner

Matthew E. Malouf, President

**MAP**

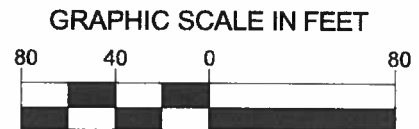
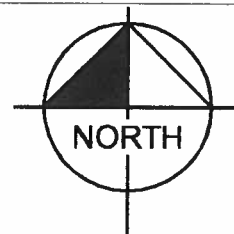
Attached



### ABANDONMENT LEGEND

 STREET RIGHTS-OF-WAY

 ALLEY



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 8, 2017  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Aviation  
**CMO:** Theresa O'Donnell, 670-3309  
**MAPSCO:** 34E

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**SUBJECT**

Authorize a second amendment to a certain lease of land and facilities with Piedmont/Hawthorne Holdings, Inc. for the addition of approximately 15,274 square feet of land for a three-year period and for the development of a temporary aviation canopy/aircraft hangar tent at Dallas Love Field - Estimated Revenue: \$31,177 (over the three-year period)

**BACKGROUND**

The proposed second lease amendment with Piedmont/Hawthorne Holdings, Inc., will add approximately 0.35 acres (15,274 sf) of land for the three (3) year period for the development of a temporary aviation canopy/aircraft hangar tent (see exhibit A). This temporary canopy is to provide shelter for an existing 737-800 class aircraft. The current leased property is supporting aircrafts and will see an increase in activity over the next three (3) years. The temporary canopy will provide ground crews and aircraft protection from weather and will reduce impacts to schedules due to weather related delays. The proposed temporary canopy will be comprised of aluminum & high tension fabric and located at the Raytheon facility at Dallas Love Field. Piedmont/Hawthorne Holdings, Inc., will develop, construct, utilize and complete removal of the proposed temporary canopy and restore the additional leased land to its prior condition, as requested by the City, on or before the completion of the three (3) year period (see exhibit B).

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Authorized the original Lease on July 11, 1984, by Resolution No. 84-2239.

Authorized the First Amendment on November 11, 1998, by Resolution No. 98-3260.

Information about this item will be provided to the Economic Development Committee on February 6, 2017.

**FISCAL INFORMATION**

\$31,176.72 - Estimated Revenue (over the three-year period)

FY017 - \$6,062.14 Estimated Revenue

FY018 - \$10,392.24 Estimated Revenue

FY019 - \$10,392.24 Estimated Revenue

FY020 - \$4,330.10 Estimated Revenue

## Exhibit A

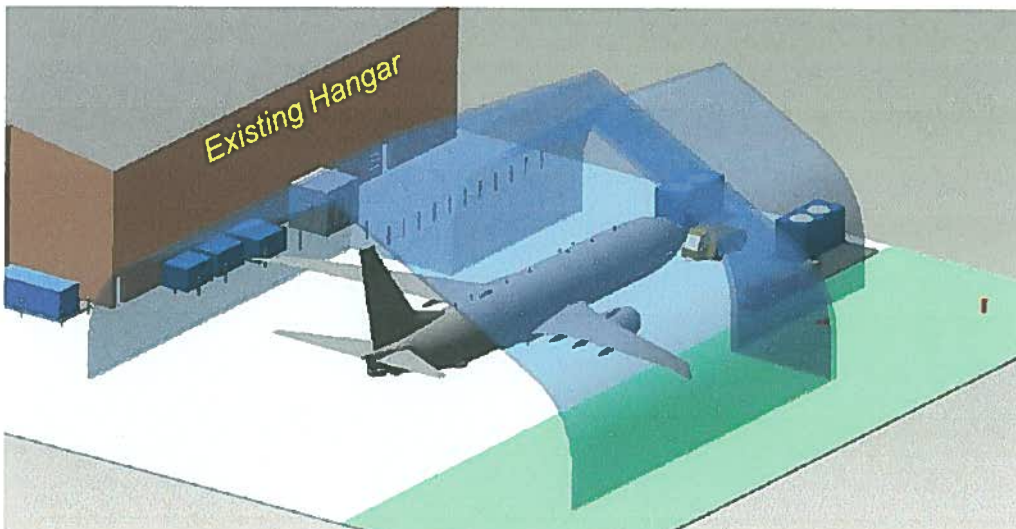
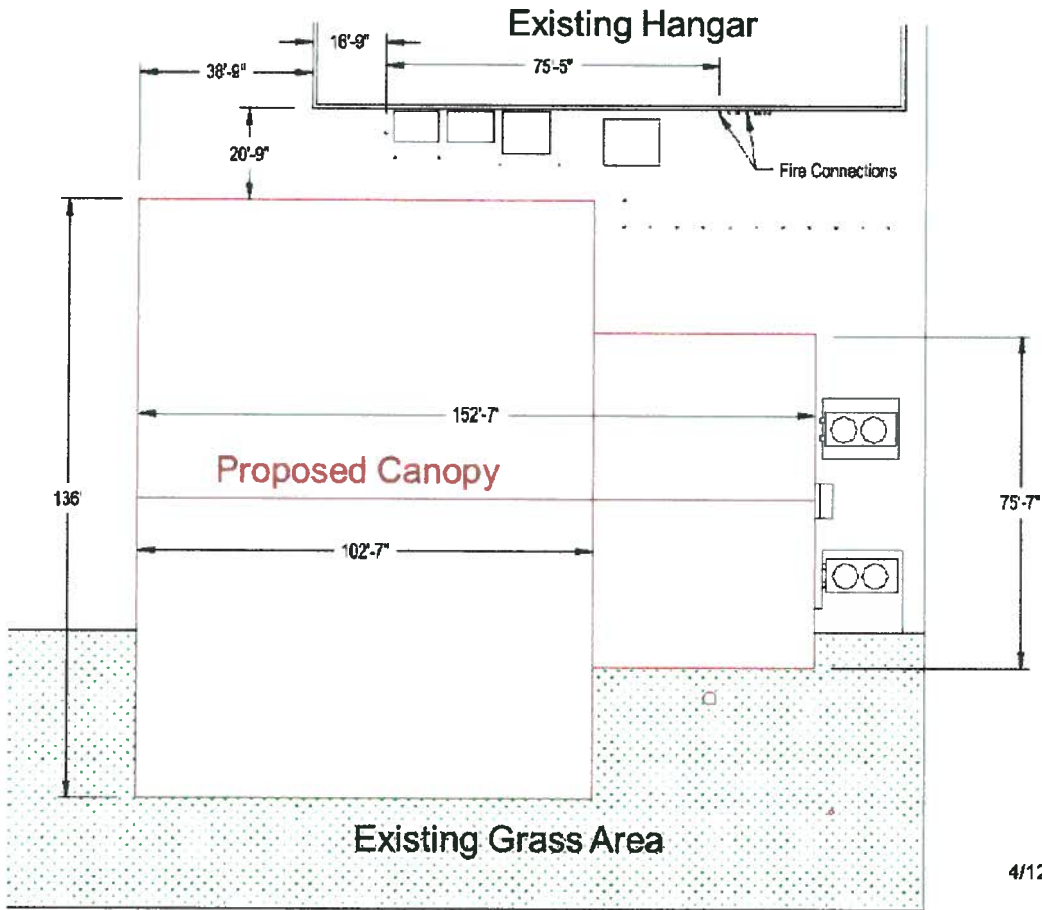


**Figure 2- Location of Proposed Canopy**



**Figure 3 - Location of Proposed Canopy**

# Exhibit B



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 8, 2017  
**COUNCIL DISTRICT(S):** 9, 10  
**DEPARTMENT:** Mobility and Street Services  
**CMO:** Jill A. Jordan, P.E., 670-5299  
**MAPSCO:** Various

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## **SUBJECT**

A resolution authorizing support for the IH 635 LBJ Freeway East Project - Financing:  
This action has no cost consideration to the City

## **BACKGROUND**

This item is on the addendum agenda at council request because TxDOT's official public comment period is currently open through February 15, 2017. Interstate Highway (IH) 635 LBJ East highway, east of U.S. 75 was constructed in the late 1960s and has become one of the busiest, most congested highways in the nation. This LBJ East Project will increase capacity, reduce congestion, and improve mobility for LBJ from U.S. 75 to U.S. 80 in Mesquite.

The LBJ East project is identified by the Regional Transportation Council as among the highest priority highway projects in the eastern side of the region and is now focused on completing a funding package for the Interstate Highway (IH) LBJ East project for construction.

The LBJ East Project is an 11-mile roadway project that entails full reconstruction of IH 635 from US 75 to IH 30, widening the freeway from four to five general purpose lanes in each direction, and including two toll-managed express lanes in each direction. The managed/express lanes are proposed to be tolled from US 75 to Royal Lane/Miller Road to provide a transition from the tolled managed lanes west of Central Expressway and to provide an additional source of revenue to complete funding for the project.

The project includes early implementation of the Skillman-Audelia Bridge and noise barriers to protect residential areas and will include sidewalks along all frontage roads.



**BACKGROUND** (Continued)

This segment of LBJ East will complement the recently completed sections of LBJ, IH 635 LBJ from Stemmons Freeway to Central Expressway and from IH 30 to US 80.

The Regional Transportation Council included the LBJ East project in the region's Metropolitan Transportation Plan, called the Mobility 2040 Plan, and has included a commitment to fund it using a combination of TxDOT Unified Transportation Program funds that must also be approved by the Texas Transportation Commission. The funding plan anticipates the use of innovative funding mechanisms, including public-private partnerships and the use of tolled managed/express lanes to fully fund the project and expedite construction. The use of tolled lanes will require supportive legislation from the Texas Legislature.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Economic Development Committee on February 6, 2017.

**FISCAL INFORMATION**

No cost consideration to the City

**MAP**

Attached

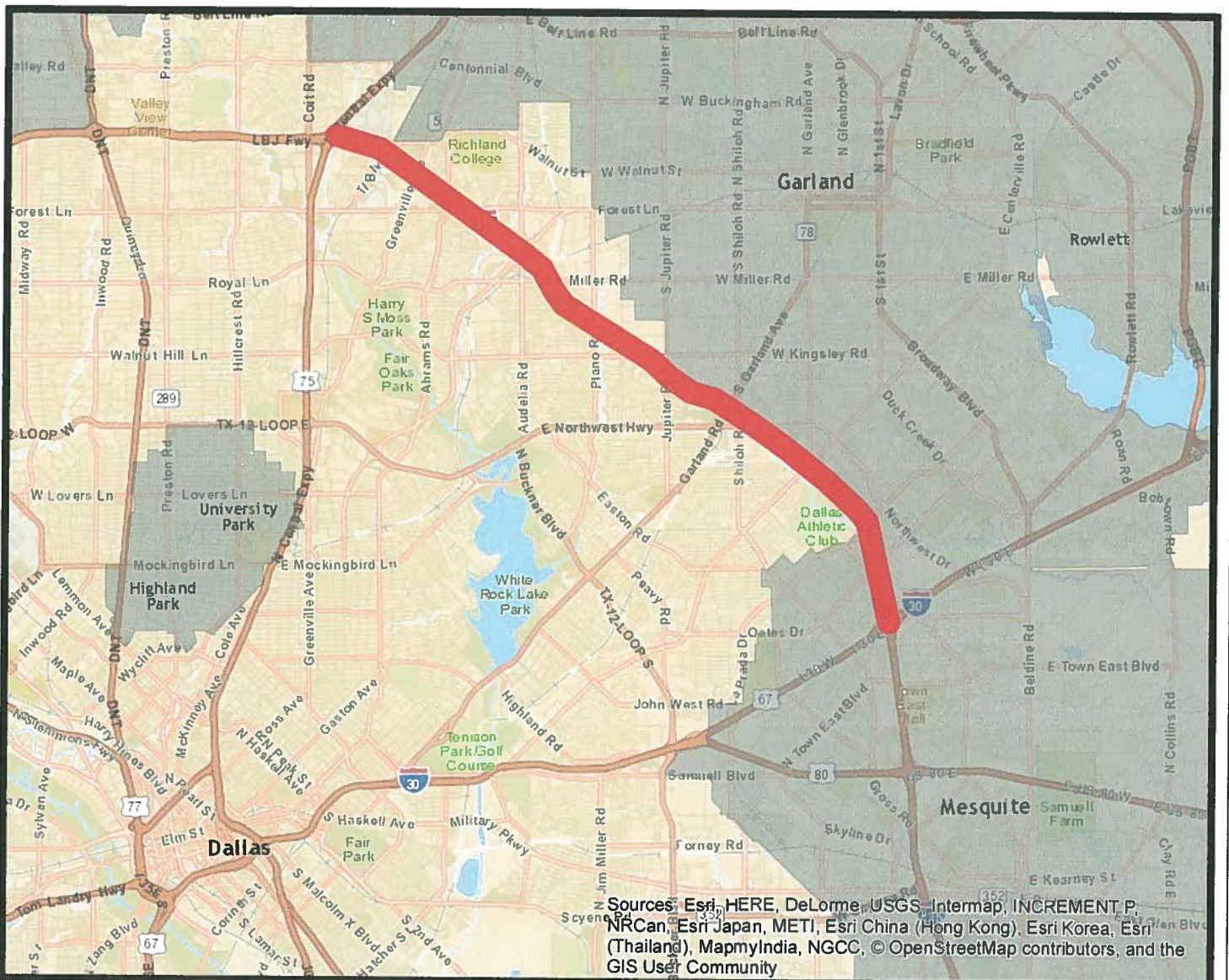
# Interstate Highway (IH) 635

## LBJ East Highway

US 75 to IH 30

Council District: 9 & 10

MAPSCO: various



**UPCOMING AGENDA  
ITEMS FOR  
FEBRUARY 22, 2017**

# Memorandum



CITY OF DALLAS

DATE February 3, 2017

TO Members of the Economic Development Committee:  
Rickey D. Callahan (Chair), Casey Thomas, II (Vice Chair), Adam Medrano,  
Lee M. Kleinman, Carolyn King Arnold, B. Adam McGough

SUBJECT **Upcoming agenda items February 22, 2017: TIF District Annual Reports**

On Monday, February 6, 2017, the Economic Development Committee will receive information on upcoming agenda items for the eighteen TIF district annual reports.

A summary of FY 2016 Activity in Dallas TIF Districts is attached.

Should you have any questions, please contact me at (214) 670-3390.



**Mark McDaniel**  
**Acting First Assistant City Manager**

C: The Honorable Mayor and Members of the City Council  
T.C. Broadnax, City Manager  
Larry Casto, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
Daniel F. Solis, Administrative Judge  
Eric D. Campbell, Assistant City Manager

Jill A. Jordan, P.E., Assistant City Manager  
Joey Zapata, Assistant City Manager  
Theresa O'Donnell, Chief of Resilience  
M. Elizabeth Reich, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor & Council  
Directors and Assistant Directors

## Summary of FY 2016 Activity in Dallas TIF Districts – TIF Annual Report Items February 22, 2017 Council Agenda

During FY 2016 the eighteen (18) active TIF Districts have experienced robust growth. Two districts have sunset – State-Thomas and Cityplace; however, their impact on economic growth for the City has been significant and therefore data continues to be included in most of the district summary information below.

Growth in property values compared to the base year of the districts was strong. Overall taxable real property value in TIF Districts increased by 16.3% (\$1,798,350,866) from last year compared to an 11.1% increase for the City as a whole. All districts increased in value over last year with the largest increases in Cypress Waters, 48.8%; Farmers Market, 38.2%; Cedars, 33.9% and Fort Worth Avenue, 32.1%.

TIF District property value growth since inception through 2016 is 238.8%. For the seven TIF Districts created between 1988 and 1998, overall value has grown by 331.5%. This includes both State-Thomas and Cityplace TIF districts that have officially stopped collecting new incremental revenue.

Newer TIF Districts created after 2005, had an overall value growth of 198.8%. Among those districts that had the highest increases were the Cypress Waters, 266,438%; Downtown Connection, 441.8%; and Southwestern Medical, 223.3%.

Total TIF expenditures or allocations of \$1.196 billion leveraged over \$12.7 billion in added or anticipated property value in TIF Districts since the inception of each TIF District. For every TIF dollar committed, \$10.6 was returned in private investment. This return does not include the amount of increased sales tax, hotel/motel taxes and personal property taxes, nor does it include the taxes paid to the various taxing jurisdictions, including the Dallas Independent School District (DISD). Staff estimates the amount of additional taxes paid to DISD for increased property value in Dallas TIF Districts is over \$106 million for the fiscal year 2016.

**TIF District Property Value Growth from Inception to 2016**

TIF District	Initial (Base)	2015 Taxable Value	2016 Taxable Value	2015 vs 2016 (% Change)	Initial vs 2016 (% Change)
<b>TIF Districts created between 1988-1998</b>					
State-Thomas	\$47,506,802	\$567,419,170	\$616,358,128	8.6%	1197.4%
Cityplace	\$45,065,342	\$761,862,672	\$820,958,916	7.8%	1721.7%
Oak Cliff Gateway ( <i>all sub-districts</i> )	\$145,239,702	\$341,336,343	\$369,126,559	8.1%	154.1%
Cedars	\$35,300,760	\$104,015,093	\$139,297,453	33.9%	294.6%
City Center ( <i>all sub-districts</i> )	\$674,751,494	\$1,196,376,681	\$1,402,808,059	17.3%	107.9%
Farmers Market ( <i>Zone A-C</i> )	\$35,714,091	\$209,569,624	\$289,539,899	38.2%	710.7%
Sports Arena ( <i>all sub-districts</i> )	\$63,730,369	\$702,893,923	\$881,411,626	25.4%	1283.0%
<b>Subtotal</b>	<b>\$1,047,308,560</b>	<b>\$3,883,473,506</b>	<b>\$4,519,500,640</b>	<b>16.4%</b>	<b>331.5%</b>
<b>TIF Districts created after 2005</b>					
Design District ( <i>all subdistricts</i> )	\$281,873,753	\$591,825,503	\$671,033,704	13.4%	138.1%
Vickery Meadow ( <i>Zone A-B</i> )	\$164,779,090	\$391,092,413	\$434,323,020	11.1%	163.6%
Southwestern Medical ( <i>Zone A-B</i> )	\$67,411,054	\$190,112,558	\$217,960,787	14.6%	223.3%
Downtown Connection ( <i>Zone A-B</i> )	\$564,917,317	\$2,532,268,642	\$3,060,913,898	20.9%	441.8%
Deep Ellum ( <i>Zone A-C</i> )	\$189,162,613	\$314,839,487	\$372,843,197	18.4%	97.1%
Grand Park South	\$44,850,019	\$54,971,515	\$58,903,097	7.2%	31.3%
Skillman Corridor	\$335,957,311	\$583,476,593	\$664,382,474	13.9%	97.8%
Fort Worth Avenue	\$86,133,447	\$170,801,593	\$225,599,449	32.1%	161.9%
Davis Garden ( <i>Zone A-B</i> )	\$137,834,597	\$191,565,107	\$218,174,778	13.9%	58.3%
TOD TIF ( <i>all subdistricts</i> )	\$202,074,521	\$391,262,320	\$495,031,626	26.5%	145.0%
Maple-Mockingbird ( <i>Zone A-B</i> )	\$184,005,009	\$379,504,837	\$462,621,380	21.9%	151.4%
Cypress Waters	\$71,317	\$127,966,606	\$190,407,036	48.8%	266886.9%
Mall Area Redevelopment TIF ( <i>all subdistricts</i> )**	\$168,357,630	\$170,084,490	\$179,900,950	5.8%	6.9%
<b>Subtotal</b>	<b>\$2,427,427,678</b>	<b>\$6,089,771,664</b>	<b>\$7,252,095,396</b>	<b>19.1%</b>	<b>198.8%</b>
<b>Total All Districts</b>	<b>\$3,474,736,238</b>	<b>\$9,973,245,170</b>	<b>\$11,771,596,036</b>	<b>16.3%</b>	<b>238.8%</b>

Notes: State-Thomas and Cityplace TIFs have legally expired and no longer officially reporting.  
 Districts with Zone A, B, C, etc. reflect original boundary (Zone A) plus accounts added with different base yr (i.e. Zone B)  
 Several districts have been amended to add sub-districts that may have different base years.

Although most new taxable value growth in TIF Districts is captured to fund public improvements in those Districts, there has been some added benefit to the City's general fund. Districts created since 2005 and some older TIF districts, as amended have varied City participation during the term of the district ranging from 55-90% of total new taxes and some have delayed increment collection in the initial years, allowing some new growth into the general fund. Estimates for the current tax year 2016 (fiscal year 2016-2017) total TIF tax increment are shown below and include both the estimated City contribution and any contributions from other participating taxing jurisdictions. For older TIF districts, there was more participation from other taxing entities whereas those districts created or amended since 2005 have primarily had only City and County participation.

**Estimated TIF District Increment Collection and Added General Fund Revenue**

<b>Tax Year</b>	<b>City Center &amp; Downtown Connection TIFs</b>	<b>Non-Downtown TIFs</b>	<b>Total All Districts</b>
2016 Total Increment	\$27,257,089	\$30,147,905	\$57,404,994
2016 (City) Increment	\$22,178,222	\$25,297,446	\$47,475,668
2016 new City General Fund	\$3,050,609	\$14,074,508	\$17,125,117

*Total increment is estimated TIF collections for all participating taxing jurisdictions.*

*City Increment is the estimated City contribution to the TIF Funds.*

*New City General Fund is the estimated added revenue from increased property value above the base value not captured by TIF Funds (includes estimated annual revenue from State-Thomas & Cityplace TIFs, now expired)*

TIF Districts have also been catalysts for improving the real estate market in areas that were lagging, drawing new residents into the City's core and DART station areas, and creating new mixed-use neighborhoods. As of FY 2016, approximately 29,743 new residential units were completed in the City's twenty TIF Districts (including State-Thomas and Cityplace), an additional 7,531 are under construction, and another 6,028 units are planned. Over 10 million square feet of new or redeveloped retail, office, and other commercial space has been completed. Over 3.6 million square feet of commercial space is under construction and another 1.6 million square feet of space is planned. New hotel construction includes 4,002 completed rooms, 1,517 under construction and another 1,279 rooms planned.

The following table summarizes new development in downtown and non-downtown TIF Districts. The two downtown TIFs, City Center and Downtown Connection, comprised 21% of constructed or planned residential units, 36% of commercial space and 71% of completed or planned hotel rooms.

**New Residential and Commercial Development in TIF Districts**

<b>Development</b>	<b>City Center &amp; Downtown Connection TIFs</b>	<b>Non-Downtown TIFs</b>	<b>Total All Districts</b>
<b>Residential Units</b>			
Completed	7,055	22,688	29,743
Under Construction	1,662	5,869	7,531
Planned	350	5,678	6,028
<b>Resid. Total</b>	<b>9,067</b>	<b>34,235</b>	<b>43,302</b>
<b>Commercial (retail, office, other com.) Square Footage</b>			
Completed	3,444,448	6,637,608	10,082,056
Under Construction	1,873,795	1,761,548	3,635,343
Planned	258,000	1,395,923	1,653,923
<b>Com. Total</b>	<b>5,576,243</b>	<b>9,795,079</b>	<b>15,371,322</b>
<b>Hotel Rooms</b>			
Completed	3,551	451	4,002
Under Construction	1,065	452	1,517
Planned	220	1,059	1,279
<b>Hotel Total</b>	<b>4,836</b>	<b>1,962</b>	<b>6,798</b>

Construction activity in TIF Districts is on-going. Major TIF-related projects that completed construction in FY 2016, with a combined value nearly \$270 million are shown in the following table and took place in several districts. City Council also authorized development agreements for four new development projects in the City's eighteen active TIF Districts. These anticipated projects will have an estimated value of \$291 million at completion.



**Major TIF-Related Projects Completed in FY 2016**

Project	District	Description	Value^	TIF Investment
<b>Completed in FY 2016</b>				
South Side Flats by Jefferson*	Cedars	290 resid. units; 6,560 sf retail	\$31,683,480	\$1,938,897
Fairfield Residences @ West End	City Center	278 resid. units	\$32,854,400	\$5,500,000
Single Tenant Office Bldg - 9001 Cypress Waters Blvd.**	Cypress Waters	214,520 sf office	\$36,093,132	\$0
Single Tenant Office Bldg - 3001 Hackberry**	Cypress Waters	327,183 sf office	\$74,354,000	\$0
Uptown Plaza II	Downtown Connection	203 resid. units	\$56,153,630	\$0
Sylvan Thirty	Fort Worth Ave	200 resid. units; 53,800 sf retail/restaurant	\$35,509,380	\$3,200,000
Trinity Groves Restaurant Incubator	Sports Arena	106,000 sf retail/restaurant	\$3,037,060	\$3,505,000

**Major TIF-Related Projects Approved in FY 2016**

Project	District	Description	Value^	TIF Investment
<b>Approved in FY 2016</b>				
Deep Ellum Crossroads	Deep Ellum	59,058 sf retail	\$14,000,000	\$3,500,000
Old Dallas High School	Deep Ellum	26,000 sf retail; 66,000 sf office	\$50,409,542	\$6,240,934
Dallas Midtown Ph I	Mall Area	215,000 sf retail; 70,000 sf office; 200 hotel rooms	\$200,000,000	\$36,000,000
Bishop Arts Station	Oak Cliff Gateway	216 resid. units; 27,302 sf retail	\$26,617,000	\$11,250,000

*^Values reflect current DCAD market value for completed projects or estimated value for those planned*

*\*Project incentives were tax abatement.*

*\*\*Project supported y Phase 2 public improvements*

**Retired TIF Districts**

TIF districts are intended to boost real estate markets and grow the City's tax base. The City of Dallas has also been successful in promoting strong urban design and encouraging the creation of unique neighborhoods as part of the TIF program. Both the State-Thomas TIF (sunset in 2008) and Cityplace (sunset in 2012) have been success stories from both an economic and place making perspective. Over 6,300 residential units and 743,000 square feet of commercial space had been

completed in the two districts. Based on available 2016 data, the property value growth in State-Thomas TIF has exceeded \$568 million or 1,197% and Cityplace TIF \$775 million or 1,722% from inception. Both State-Thomas and Cityplace Area TIF Districts have expired, are no longer collecting increment, and estimated to contribute over \$10 million combined to the City for tax year 2016.

### **TIF District Termination Dates & Estimates for Future City General Fund Revenue**

TIF districts are set to re-position real estate in selected neighborhoods. A plan for each TIF neighborhood is developed that builds on remaining strengths of the area and sets new directions for future land uses. Implementation of TIF plans typically occurs one project at a time over several years. A total budget is set up for each TIF district based on anticipated growth caused by new private development needed to implement the TIF plan. If development does not occur or occurs at a slower rate than initial projections, TIF collections are not likely to reach budgeted total collection values.

While most TIF districts contribute a small share of new property tax collections to the general fund, the biggest impact to the general fund budget occurs when each TIF district is terminated (earlier date of collection of full budget or a set period of time). The next anticipated significant budget impact related to TIF termination will occur in 2023 when the Cedars and City Center (*original portion*) are set to terminate. In 2028, Oak Cliff Gateway (*original portion*), Farmers Market, Sports Area (*original portion*), Design District, Vickery Meadow, Deep Ellum TIF districts are set to retire. The remaining TIF districts were authorized to remain in effect until after 2036. The following chart shows the estimated positive budget impact by year as additional TIF districts begin to retire. This chart is an estimate based on current trends and assumes that Council does not modify the term of any existing TIF district.

**Combined TIF District Estimated New General Fund Revenue Summary  
 Future Years 2022-2047**

<b>Tax Year</b>	<b>New General Fund \$</b>	<b>TIFs expired to create revenue</b>
2022	\$21,474,055	City Center - <i>original</i> ; Cedars
2023	\$28,760,875	
2024	\$29,251,928	
2025	\$29,903,536	
2026	\$30,416,837	
2027	\$31,423,762	
2028	\$45,807,177	Oak Cliff Gateway - <i>original subdistrict</i> , Farmers Market, Sports Area - <i>original subdistrict</i> , Design District, Vickery Meadow, Deep Ellum
2029	\$60,972,282	
2030	\$64,092,680	Fort Worth Avenue
2031	\$65,095,601	
2032	\$66,114,353	
2033	\$67,149,201	
2034	\$68,201,595	Maple-Mockingbird
2035	\$71,921,155	
2036	\$104,092,789	Downtown Connection, Grand Park S, Skillman Corridor
2037	\$105,699,292	
2038	\$108,106,885	
2039	\$114,280,657	TOD
2040	\$115,997,009	Davis Garden
2041	\$123,464,873	Cypress Waters
2042	\$125,324,625	
2043	\$128,383,736	
2044	\$130,553,975	
2045	\$136,876,454	
2046	\$138,929,601	
2047	\$141,013,545	
<b>Grand Total 2022-47</b>	<b>\$2,153,308,480</b>	

State law requires the preparation of an annual report for each TIF District that summarizes the activities of each area. The state requirements for this report are minimal. In order to better explain the progress of each TIF District, staff has created a report that shows additional information. The reports include the following information:

- Mission Statement for the TIF District
- Accomplishments to Date
- Project Status – Type and amount of new development by project including private investment, new residential units, commercial space created, TIF investment, completion (or expected completion) date
- Other District-wide initiatives, where applicable
- Map of the TIF District
- Taxable value and increment revenue summary – what is the captured appraised value for the District and the expected increment collection
- Objectives and Success Indicators for the TIF District
- Summary of City Council actions related to the TIF District
- TIF Project Plan budget status – projected increment revenues to retire TIF fund obligations, expenditures, and the total plan budget
- M/WBE participation in TIF Contracts
- Bond sales and repayment, where applicable
- FY 2017 Work Program

Sixteen of the TIF District Boards of Directors have met and voted to recommend the annual reports for City Council approval. The Grand Park South TIF and Cypress Waters TIF Boards do not currently have the minimum five appointed members to convene a meeting; therefore, the annual reports are being forwarded without a board recommendation. State law does not require that the board approve the report prior to City Council. The Annual Reports, upon adoption by City Council, will be submitted to the other taxing jurisdictions participating financially in each District and to the State Comptroller.

**DRAFT**

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 22, 2017  
**COUNCIL DISTRICT(S):** 1  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Mark McDaniel, 670-3256  
**MAPSCO:** 44 U V Y Z 45 W 54 C D F G H 55 A

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**SUBJECT**

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District), submitted by the Oak Cliff Gateway TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

**BACKGROUND**

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as to the State Comptroller. The City Council approved Ordinance No. 21466 on November 11, 1992, establishing Tax Increment Financing Reinvestment Zone Number Three, (Oak Cliff Gateway TIF District), as amended. On February 12, 1997, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 23724, as amended.

The Oak Cliff Gateway TIF District's assessed 2016 tax value was \$369,126,559, an increase of \$223,886,857 (154%) over the adjusted base year values (1992 and 2014) and an increase of \$27,790,216 (8%) over the previous year's (2015) final total assessed value.

With the participation of the City and Dallas County, this increase will result in the collection of approximately \$1,854,651 total in incremental revenue for the Oak Cliff Gateway TIF District for the 2016 tax year.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On November 11, 1992, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Three, the Oak Cliff Gateway TIF District, by Ordinance No. 21466, as amended.

On February 12, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District by Ordinance No. 23724, as amended.

On December 13, 2016, the Oak Cliff Gateway TIF District Board of Directors recommended that the FY 2016 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

**FISCAL INFORMATION**

No cost consideration to the City

February 22, 2017

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs; and

**WHEREAS**, the City has established Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District) and established a Board of Directors for the District to promote development or redevelopment in the Oak Cliff Gateway area pursuant to Ordinance No. 21466, authorized by the City Council on November 11, 1992, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code as amended; and

**WHEREAS**, on February 12, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District by Ordinance No. 23724, as amended; and

**WHEREAS**, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

**WHEREAS**, on December 13, 2016, the Oak Cliff Gateway TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Three and recommending approval of same by the City Council.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

**Section 2.** That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Three to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and the State Comptroller, as required by state law.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**DRAFT**

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 22, 2017  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Mark McDaniel, 670-3256  
**MAPSCO:** 45 Q R and T– V

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**SUBJECT**

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Four, (Cedars TIF District), submitted by the Cedars TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

**BACKGROUND**

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 21492 on December 9, 1992, establishing Tax Increment Financing Reinvestment Zone Number Four, (Cedars TIF District), as amended. On April 9, 1997, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 23092, as amended.

The Cedars TIF District's 2016 assessed taxable value was \$139,297,453. This represents an increase of \$103,996,693 (294.6%) over the 1992 base year value and an increase of \$34,184,845 (32.5%) over the taxable value for 2015. The increase over the previous year's taxable value is largely attributed to the completion of the South Side Flats by Jefferson (\$31,683,480) project. With the participation of the City and Dallas County, the increase over the base year value will result in the collection of approximately \$586,162 in total incremental revenue for the District.



**DRAFT**

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On December 9, 1992, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Four, the Cedars TIF District by Ordinance No. 21492, as amended.

On April 9, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Cedars TIF District by Ordinance No. 23092, as amended.

On December 5, 2016, the Cedars TIF District Board of Directors recommended that the FY 2016 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

**FISCAL INFORMATION**

No cost consideration to the City

February 22, 2017

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs; and

**WHEREAS**, the City has established Tax Increment Financing Reinvestment Zone Number Four, ("Cedars TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Cedars area pursuant to Ordinance No. 21492, authorized by the City Council on December 9, 1992, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

**WHEREAS**, on April 9, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Cedars TIF District by Ordinance No. 23092, as amended; and

**WHEREAS**, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

**WHEREAS**, on December 5, 2016, the Cedars TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Four and recommending approval of same by the City Council.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Four, (Cedars TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

**Section 2.** That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Four to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 22, 2017  
**COUNCIL DISTRICT(S):** 2, 14  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Mark McDaniel, 670-3256  
**MAPSCO:** 45 K L P Q

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**SUBJECT**

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five, (City Center TIF District), submitted by the City Center TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

**BACKGROUND**

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 22802 on June 26, 1996, establishing Tax Increment Financing Reinvestment Zone Number Five, (City Center TIF District). On February 12, 1997, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 23034, as amended.

The City Center TIF District's assessed tax value in 2016 was \$1,402,808,059. This represents an increase of 108% (\$728,056,565) over the assessed value of the adjusted base year value of \$674,751,494 and an increase of 17% (\$206,431,378) from the previous year 2015 value. With the participation of the City and Dallas County, the District's value will result in the collection of approximately \$5,485,993 (City \$4,599,552; County \$886,441) in incremental revenue for the City Center TIF District for the 2016 tax year.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On June 26, 1996, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Five, the City Center TIF District by Ordinance No. 22802, as amended.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)** (Continued)

On February 12, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the City Center TIF District, as amended by Ordinance No. 23034, as amended.

On December 8, 2016, the City Center TIF District Board of Directors recommended the FY 2016 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

## **FISCAL INFORMATION**

No cost consideration to the City

February 22, 2017

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs; and

**WHEREAS**, the City has established Tax Increment Financing Reinvestment Zone Number Five, (City Center TIF District or District) and established a Board of Directors for the District to promote development or redevelopment in the City Center area pursuant to Ordinance No. 22802, authorized by the City Council on June 26, 1996, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

**WHEREAS**, on February 12, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the City Center TIF District by Ordinance No. 23034, as amended; and

**WHEREAS**, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

**WHEREAS**, on January 14, 2016 the City Center TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Five and recommending approval of same by the City Council.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Five, (City Center TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

**Section 2.** That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Five, to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District; and the State Comptroller, as required by state law.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 22, 2017  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Mark McDaniel, 670-3256  
**MAPSCO:** 45 L M Q and R

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## **SUBJECT**

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six, (Farmers Market TIF District), submitted by the Farmers Market TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

## **BACKGROUND**

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 23521 on May 27, 1998, establishing Tax Increment Financing Reinvestment Zone Number Six, (the Farmers Market TIF District). On August 25, 1999, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 24001, as amended.

The Farmers Market TIF District's assessed 2016 tax value was \$289,539,899, an increase of \$253,825,808 over the amended base year (note that County base and County taxable value may vary). This property value change represents 711% increase from the adjusted base value. The 2016 tax value increased \$79,970,275 (38%) over the 2015 tax value. The total revenue collected in 2016 is expected to be \$1,954,022 (\$1,787,568 City and \$166,454 County).

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On May 27, 1998, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Six, the Farmers Market TIF District by Ordinance No. 23521.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)** (Continued)

On August 25, 1999, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Farmers Market TIF District, as amended, by Ordinance No. 24001.

On March 27, 2013, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Farmers Market TIF District, as amended, by Ordinance No. 28951.

On December 12, 2016, the Farmers Market TIF District Board of Directors recommended that the FY 2016 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

**FISCAL INFORMATION**

No cost consideration to the City

February 22, 2017

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs; and

**WHEREAS**, the City has established Tax Increment Financing Reinvestment Zone Number Six, ("Farmers Market TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Farmers Market area pursuant to Ordinance No. 23521, authorized by the City Council on May 27, 1998, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

**WHEREAS**, on August 25, 1999, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Farmers Market TIF District by Ordinance No. 24001, as amended; and

**WHEREAS**, on March 27, 2013, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Farmers Market TIF District by Ordinance No. 28951, as amended; and

**WHEREAS**, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone and a copy of the report shall be forwarded to the State Comptroller; and

**WHEREAS**, on December 12, 2016, the Farmers Market TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Six and recommending approval of same by the City Council.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Six, (Farmers Market TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

**Section 2.** That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Six to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** February 22, 2017

**COUNCIL DISTRICT(S):** 2, 6, 14

**DEPARTMENT:** Office of Economic Development

**CMO:** Mark McDaniel, 670-3256

**MAPSCO:** 44 D H M P Q R; 45 A E F J K N

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## **SUBJECT**

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven, (Sports Arena TIF District), submitted by the Sports Arena TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

## **BACKGROUND**

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 23688 on October 28, 1998, establishing Tax Increment Financing Reinvestment Zone Number Seven, (Sports Arena TIF District). On August 25, 1999, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 24002, as amended. The termination date of the TIF District was extended by 10 years to December 31, 2028 on May 23, 2012 by Ordinance No. 28672.

The Sports Arena TIF District's assessed tax value in 2016 was \$881,411,626. This represents an increase of 1283% (\$817,681,257) over the adjusted 2012 adjusted base year assessed value of \$63,730,369 and an increase of 25.4% (\$178,517,703) from the previous year 2015 value. With the participation of the City and Dallas County, the district's value will result in the collection of approximately \$6,249,544 (City \$5,758,520; County \$491,024) in incremental revenue for the Sports Arena TIF District for the 2016 tax year.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On October 28, 1998, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Seven, the Sports Arena TIF District by Ordinance No. 23688, as amended.

On August 25, 1999, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Sports Arena TIF District, by Ordinance No. 24002, as amended.

On January 19, 2017, the Sports Arena TIF District Board of Directors recommended that the FY 2016 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2016.

**FISCAL INFORMATION**

No cost consideration to the City

February 22, 2017

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs; and

**WHEREAS**, the City has established Tax Increment Financing Reinvestment Zone Number Seven, (“Sports Arena TIF District” or “District”) and established a Board of Directors for the District to promote development or redevelopment in the Sports Arena area pursuant to Ordinance No. 23688, authorized by the City Council on October 28, 1998, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

**WHEREAS**, on May 23, 2012, City Council amended the Project Plan and Reinvestment Zone Financing Plan for the Sports Arena TIF District by Ordinance No. 28672; and

**WHEREAS**, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

**WHEREAS**, on January 19, 2017, the Sports Arena TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Seven and recommending approval of same by the City Council.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Seven (Sports Arena TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), and is hereby accepted.

**Section 2.** That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Seven to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District; and to the State Comptroller, as required by state law.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 22, 2017  
**COUNCIL DISTRICT(S):** 2, 6  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Mark McDaniel, 670-3256  
**MAPSCO:** 34 X Y; 44 B C D F G H M & 45 E J

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**SUBJECT**

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight, (Design District TIF District), submitted by the Design District TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

**BACKGROUND**

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 26021 on June 8, 2005; as amended, establishing Tax Increment Financing Reinvestment Zone Number Eight, (Design District TIF District). On April 12, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26303; as amended.

The Design District TIF District's assessed tax value in 2016 was \$671,033,704. This represents an increase of \$389,159,951 or 138% over the base years (2005 and 2013) value and an increase of 13% over last year's final value. With the participation of the City and Dallas County, this increase will result in the collection of approximately \$3,246,406 total in incremental revenue for the Design District TIF District for the 2016 tax year.

**DRAFT**

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On June 8, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Eight, the Design District TIF District by Ordinance No. 26021, as amended.

On April 12, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Design District TIF District by Ordinance No. 26303, as amended.

On January 5, 2017, the Design District TIF District Board of Directors recommended that the FY 2016 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

**FISCAL INFORMATION**

No cost consideration to the City

February 22, 2017

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs; and

**WHEREAS**, the City has established Tax Increment Financing Reinvestment Zone Number Eight, ("Design District TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Design District area pursuant to Ordinance No. 26021, authorized by the City Council on June 8, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

**WHEREAS**, on April 12, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Design District TIF District by Ordinance No. 26303, as amended; and

**WHEREAS**, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

**WHEREAS**, on January 5, 2017, the Design District TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Eight and recommending approval of same by the City Council.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Eight, (Design District TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

**Section 2.** That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Eight to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 22, 2017  
**COUNCIL DISTRICT(S):** 13  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Mark McDaniel, 670-3256  
**MAPSCO:** 26 P T and U

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**SUBJECT**

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine, (Vickery Meadow TIF District), submitted by the Vickery Meadow TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

**BACKGROUND**

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 25964 on April 27, 2005, establishing Tax Increment Financing Reinvestment Zone Number Nine (Vickery Meadow TIF District). On December 14, 2005, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26181, as amended.

The Vickery Meadow TIF District's 2016 assessed taxable value was \$434,323,020. This represents an increase of \$269,543,930 (163.6%) over the 2005 base year value and an increase of \$43,230,607 (11.1%) over the taxable value for 2015. The increase over the previous year's taxable value is largely attributed to appreciation of property that encompasses The Shops at Park Lane (\$22,859,740) and Half Priced Books (\$9,247,130). With the participation of the City and Dallas County, the increase over the base year value will result in the collection of approximately \$2,040,582 in total incremental revenue for the District.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On April 27, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Nine, the Vickery Meadow TIF District by Ordinance No. 25964, as amended.

On December 14, 2005, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Vickery Meadow TIF District by Ordinance No. 26181, as amended.

On December 19, 2016, the Vickery Meadow TIF Board of Directors recommended the FY 2016 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

**FISCAL INFORMATION**

No cost consideration to the City



February 22, 2017

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs; and

**WHEREAS**, the City has established Tax Increment Financing Reinvestment Zone Number Nine, (Vickery Meadow TIF District or District) and established a Board of Directors for the District to promote development or redevelopment in the Vickery Meadow area pursuant to Ordinance No. 25964, authorized by the City Council on April 27, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

**WHEREAS**, on December 14, 2005, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Vickery Meadow TIF District by Ordinance No. 26181, as amended; and

**WHEREAS**, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

**WHEREAS**, on December 19, 2016, the Vickery Meadow TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Nine and recommending approval of same by the City Council.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Nine, (Vickery Meadow TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

**Section 2.** That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Nine, to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District; and the State Comptroller, as required by state law.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 22, 2017  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Mark McDaniel, 670-3256  
**MAPSCO:** 34 T U X Y & 44 C

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**SUBJECT**

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten, (Southwestern Medical TIF District), submitted by the Southwestern Medical TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

**BACKGROUND**

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 25965 on April 27, 2005, establishing Tax Increment Financing Reinvestment Zone Number Ten, (the Southwestern Medical TIF District). On January 11, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26204, as amended.

The Southwestern Medical District's assessed 2016 tax value was \$217,960,787, an increase of \$150,549,733 over the base year value 223.3% (increased from base value). The 2016 tax value increased \$27,848,229 (14.6%) from the 2015 tax value. The total increment revenue collected in 2016 is expected to be \$1,143,727. The actual construction that occurred in FY 2016 will be reflected on the FY 2017 tax roll.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On April 27, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Ten, the Southwestern Medical TIF District by Ordinance No. 25965.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)** (Continued)

On January 11, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Southwestern Medical TIF District by Ordinance No. 26204, as amended.

On December 5, 2016, the Southwestern Medical TIF District Board of Directors recommended that the FY 2015 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

**FISCAL INFORMATION**

No cost consideration to the City

February 22, 2017

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs; and

**WHEREAS**, the City has established Tax Increment Financing Reinvestment Zone Number Ten, ("Southwestern Medical TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Southwestern Medical area pursuant to Ordinance No. 25965, authorized by the City Council on April 27, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

**WHEREAS**, on January 11, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Southwestern Medical TIF District by Ordinance No. 26204, as amended; and

**WHEREAS**, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

**WHEREAS**, on December 5, 2016, the Southwestern Medical TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Ten and recommending approval of same by the City Council.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Ten, (Southwestern Medical TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

**Section 2.** That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Ten, to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District; and to the State Comptroller, as required by state law.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 22, 2017  
**COUNCIL DISTRICT(S):** 2, 14  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Mark McDaniel, 670-3256  
**MAPSCO:** 45 A B E F K L P Q

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**SUBJECT**

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District), submitted by the Downtown Connection TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

**BACKGROUND**

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 26020 on June 8, 2005, establishing Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District). On August 29, 2005, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26096, as amended.

The Downtown Connection TIF District's assessed tax value in 2016 was \$3,060,913,898. This represents an increase of 442.4% (\$2,495,996,581) over the adjusted 2005 base year value (\$564,917,317). The District's taxable value increased 20.9% (\$528,645,256) from the previous year's 2015 value. With the participation of the City and Dallas County, the districts increase in value will result in the collection of approximately \$21,026,077 (City \$17,578,056; County \$3,448,021) in incremental revenue for the Downtown Connection TIF District for the 2016 tax year.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On June 8, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Eleven, the Downtown Connection TIF District by Ordinance No. 26020, as amended.

On August 29, 2005, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Downtown Connection TIF District, as amended.

On December 8, 2016, the Downtown Connection TIF District Board of Directors recommended that the FY 2015 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

**FISCAL INFORMATION**

No cost consideration to the City

February 22, 2017

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs; and

**WHEREAS**, the City has established Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District or District) and established a Board of Directors for the District to promote development or redevelopment in the Downtown Connection area pursuant to Ordinance No. 26020, authorized by the City Council on June 8, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

**WHEREAS**, on August 29, 2005, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Downtown Connection TIF District by Ordinance No. 26096, as amended; and

**WHEREAS**, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

**WHEREAS**, on December 8, 2016, the Downtown Connection TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Eleven and recommending approval of same by the City Council.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

**Section 2.** That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Eleven, to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District; and the State Comptroller, as required by state law.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 22, 2017  
**COUNCIL DISTRICT(S):** 2, 7, 14  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Mark McDaniel, 670-3256  
**MAPSCO:** 45 G H L M R; 46 J K N P

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**SUBJECT**

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve, (Deep Ellum TIF District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

**BACKGROUND**

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 26043 on June 22, 2005, establishing Tax Increment Financing Reinvestment Zone Number Twelve, (Deep Ellum TIF District). On April 12, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26304. On September 10, 2014, the City Council amended the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 29469.

The Deep Ellum TIF District's assessed 2016 taxable value was \$372,843,197. Compared to previous years, the value increased as a result of the addition of the Elan City Lights apartment development and improved existing developments on Main Street owned by 42 Deep Ellum, LP and Westdale Associates. This represents an increase of \$58,003,710 (18.4%) from the 2015 value and an increase of \$183,680,584 (97.1%) from the base year value. This resulted in total increment revenue collected in 2016 of approximately \$1,468,625.



**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On June 22, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Twelve, the Deep Ellum TIF District by Ordinance No. 26043, as amended.

On April 12, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Deep Ellum TIF District by Ordinance No. 26304, as amended.

On September 10, 2014, City Council amended the Project Plan and Reinvestment Zone Financing Plan for the Deep Ellum TIF District by Ordinance No. 29469.

On December 6, 2016, the Deep Ellum TIF District Board of Directors recommended that the FY 2016 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

**FISCAL INFORMATION**

No cost consideration to the City

February 22, 2017

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs; and

**WHEREAS**, the City has established Tax Increment Financing Reinvestment Zone Number Twelve, ("Deep Ellum TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Deep Ellum area pursuant to Ordinance No. 26043, authorized by the City Council on June 22, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

**WHEREAS**, on April 12, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Deep Ellum TIF District by Ordinance No. 26304, as amended; and

**WHEREAS**, on September 10, 2014, City Council amended the Project Plan and Reinvestment Zone Financing Plan for the Deep Ellum TIF District by Ordinance No. 29469; and

**WHEREAS**, on December 6, 2016, the Deep Ellum TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Ten and recommending approval of same by the City Council.

**WHEREAS**, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded the State Comptroller.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Twelve (Deep Ellum TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

**Section 2.** That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Twelve to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 22, 2017  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Mark McDaniel, 670-3256  
**MAPSCO:** 46 J K N P S T

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**SUBJECT**

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen, (Grand Park South TIF District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

**BACKGROUND**

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 26147 on October 26, 2005, establishing Tax Increment Financing Reinvestment Zone Number Thirteen, (Grand Park South TIF District). On June 13, 2007, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26773.

The Grand Park South TIF District's assessed 2016 taxable value was \$58,903,097. Compared to previous years, the value increased as a result of the addition new houses in the Fair Park Estates built by the Southfair Community Development Corporation and apartments built by Urban Mixed Use LLC. This represents an increase of \$14,053,078 (31.3%) from the 2005 base year value of \$44,850,019 and an increase of \$3,931,582 (7.2%) from the previous year. The current year's value is higher than the previous year's value, resulting in total increment revenue billing in 2016 of approximately \$121,331.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On October 26, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Thirteen, the Grand Park South TIF District by Ordinance No. 26147, as amended.

On June 13, 2007, City Council authorized the Final Project Plan and Reinvestment Zone Financing Plan for the Grand Park South TIF District by Ordinance No. 26773.

The Grand Park South TIF Board was unable to meet prior to the timeframe necessary for Council action and the Act does not require Board approval of the annual report.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

**FISCAL INFORMATION**

No cost consideration to the City

February 22, 2017

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs; and

**WHEREAS**, the City has established Tax Increment Financing Reinvestment Zone Number Thirteen, ("Grand Park South TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Grand Park South area pursuant to Ordinance No. 26147, authorized by the City Council October 26, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, and

**WHEREAS**, on June 13, 2007, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Grand Park South TIF District by Ordinance No. 26773; and

**WHEREAS**, the Grand Park South TIF Board was unable to meet prior to the timeframe necessary for Council action and the Act does not require Board approval of the annual report; and

**WHEREAS**, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Thirteen, (Grand Park South TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

**Section 2.** That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Thirteen to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 22, 2017  
**COUNCIL DISTRICT(S):** 9, 10, 13, 14  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Mark McDaniel, 670-3256  
**MAPSCO:** 17 W; 26 D H V Y Z; 27 A-H J-N P-U W; 28 N; 36 C D

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**SUBJECT**

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen, (Skillman Corridor TIF District), submitted by the Skillman Corridor TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

**BACKGROUND**

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 26148 on October 26, 2005, establishing Tax Increment Financing Reinvestment Zone Number Fourteen, (Skillman Corridor TIF District). On December 13, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26534, as amended.

The Skillman Corridor TIF District's assessed 2016 taxable value was \$664,382,474. This represents an increase of 98% (\$328,425,163) over the assessed value of the base year (2005) and an increase of 14% over last year's final value. With the participation of the City, Dallas County and the Richardson Independent School District, this increase will result in the collection of approximately \$3,212,830 in total incremental revenue for the Skillman Corridor TIF District for the 2016 tax year.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On October 26, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Fourteen, the Skillman Corridor District TIF District by Ordinance No. 26148, as amended.

On December 13, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Skillman Corridor TIF District by Ordinance No. 26534, as amended.

On December 9, 2016, the Skillman Corridor TIF District Board of Directors recommended that the FY 2016 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

**FISCAL INFORMATION**

No cost consideration to the City

February 22, 2017

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs; and

**WHEREAS**, the City has established Tax Increment Financing Reinvestment Zone Number Fourteen, ("Skillman Corridor TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Skillman Corridor area pursuant to Ordinance No. 26148, authorized by the City Council on October 26, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

**WHEREAS**, on December 13, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Skillman Corridor District TIF District by Ordinance No. 26534 as amended; and

**WHEREAS**, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone and a copy of the report shall be forwarded to the State Comptroller; and

**WHEREAS**, on December 9, 2016, the Skillman Corridor TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Fourteen and recommending approval of same by the City Council.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Fourteen, (Skillman Corridor TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

**Section 2.** That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Fourteen to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 22, 2017  
**COUNCIL DISTRICT(S):** 1, 6  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Mark McDaniel, 670-3256  
**MAPSCO:** 43 U V Y Z & 44 P Q R S T U V

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**SUBJECT**

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen, (Fort Worth Avenue TIF District), submitted by the Fort Worth Avenue TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

**BACKGROUND**

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as to the State Comptroller. The City Council approved Ordinance No. 26798 on June 13, 2007, as amended, establishing Tax Increment Financing Reinvestment Zone Number Fifteen, (Fort Worth Avenue TIF District). On March 26, 2008, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 27129, as amended.

The Fort Worth Avenue TIF District's 2016 assessed taxable value was \$225,599,449. This represents an increase of \$139,466,002 (161.9%) over its base value and an increase of \$51,706,177 (30%) over its taxable value for 2015. The increase over the previous year's taxable value is largely attributed to the appreciation and completed construction of the properties that comprise the Sylvan | Thirty (\$36,207,110) and Alta West Commerce (\$27,965,000) projects. With the City and Dallas County's participation, the increase over the base value will result in the collection of approximately \$1,114,078 in total incremental revenue for the District.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On June 13, 2007, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Fifteen, the Fort Worth Avenue TIF District by Ordinance No. 26798, as amended.

On March 26, 2008, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Fort Worth Avenue TIF District by Ordinance No. 27129, as amended.

On December 12, 2016, the Fort Worth Avenue TIF District Board of Directors recommended that the FY 2016 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

February 22, 2017

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs; and

**WHEREAS**, the City has established Tax Increment Financing Reinvestment Zone Number Fifteen, ("Fort Worth Avenue TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Fort Worth Avenue area pursuant to Ordinance No. 26798, authorized by the City Council on June 13, 2007, as amended, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

**WHEREAS**, on March 26, 2008, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Fort Worth Avenue TIF District by Ordinance No. 27129, as amended; and

**WHEREAS**, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

**WHEREAS**, on December 12, 2016, the Fort Worth Avenue TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Fifteen and recommending approval of same by the City Council.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Fifteen, (Fort Worth Avenue TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

**Section 2.** That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Fifteen to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** February 22, 2017

**COUNCIL DISTRICT(S):** 1, 3

**DEPARTMENT:** Office of Economic Development

**CMO:** Mark McDaniel, 670-3256

**MAPSCO:** 43 S T W-Z; 44 S T W-Y; 53 B-D; 54 A-C

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## **SUBJECT**

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen, (Davis Garden TIF District), submitted by the Davis Garden TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

## **BACKGROUND**

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 26799 on June 13, 2007, establishing Tax Increment Financing Reinvestment Zone Number Sixteen, (Davis Garden TIF District), as amended. On February 27, 2008, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 27090, as amended.

The Davis Garden TIF District's 2016 assessed taxable value was \$218,174,778. This represents an increase of \$80,340,181 (58.3%) over its adjusted base value of \$137,834,597 and an increase of \$26,609,671 (13.9%) over its taxable value for 2015. Of this amount, \$28,063,421 is attributed to the appreciation of property within Sub-district A (The Canyon) while \$52,276,760 is attributed to the appreciation of land and continuation of construction in Sub-district B. With the City and Dallas County's participation, the increase over the adjusted base value will result in the collection of approximately \$713,595 in total incremental revenue for the District.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On June 13, 2007, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Sixteen, the Davis Garden TIF District by Ordinance No. 26799, as amended.

On February 27, 2008, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Davis Garden TIF District by Ordinance No. 27090, as amended.

On December 12, 2016, the Davis Garden TIF Board of Directors recommended that the FY 2016 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

**FISCAL INFORMATION**

No cost consideration to the City

February 24, 2016

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs; and

**WHEREAS**, the City has established Tax Increment Financing Reinvestment Zone Number Sixteen, ("Davis Garden TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Davis Garden area pursuant to Ordinance No. 26799, authorized by the City Council on June 13, 2007, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

**WHEREAS**, on February 27, 2008, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Davis Garden TIF District by Ordinance No. 27090, as amended; and

**WHEREAS**, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

**WHEREAS**, on December 12, 2016, the Davis Garden TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Sixteen and recommending approval of same by the City Council.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Sixteen, (Davis Garden TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

**Section 2.** That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Sixteen to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**DRAFT**

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** February 22, 2017

**COUNCIL DISTRICT(S):** 2, 3, 4, 8, 14

**DEPARTMENT:** Office of Economic Development

**CMO:** Mark McDaniel, 670-3256

**MAPSCO:** 35 M R U V Y; 36 A B E F J K; 45 C G J K L N P  
T U V X Y Z; 55 B C F K M P Q R T U V X Y; 65 B C G H L M;  
56 J N

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**SUBJECT**

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen, (TOD TIF District), submitted by the TOD TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

**BACKGROUND**

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 27432, as amended on December 10, 2008, establishing Tax Increment Financing Reinvestment Zone Number Seventeen, (TOD TIF District) The Transit-Oriented Development (TOD) around DART stations was created in the central portion of the City to help create a series of unique destinations. On April 14, 2010, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 27854, as amended.

The TOD TIF District's assessed 2016 taxable value was \$495,031,626. This represents an increase of 145% (\$292,957,105) from the assessed value of the base year (2008 and 2010), as amended and an increase of 27% (\$62,076,910) over the final value for the previous year. With the participation of the City and Dallas County, this increase will result in the collection of approximately \$2,340,230 in total incremental revenue for the TOD TIF District for the 2016 tax year.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On December 10, 2008, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Seventeen, the TOD TIF District by Ordinance No. 27432, as amended.

On April 14, 2010, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the TOD TIF District by Ordinance No. 27854, as amended.

On December 6, 2016, the TOD TIF District Board of Directors recommended that the FY 2016 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

**FISCAL INFORMATION**

No cost consideration to the City



February 22, 2017

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs; and

**WHEREAS**, the City has established Tax Increment Financing Reinvestment Zone Number Seventeen, ("TOD TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment of Transit-Oriented Development (TOD) sites pursuant to Ordinance No. 27432, as amended, authorized by the City Council on December 10, 2008, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

**WHEREAS**, on April 14, 2010, City Council authorized the Final Project Plan and Reinvestment Zone Financing Plan for the TOD TIF District by Ordinance No. 27854, as amended; and

**WHEREAS**, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone and a copy of the report shall be forwarded to the State Comptroller; and

**WHEREAS**, on December 6, 2016, the TOD TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Seventeen and recommending approval of same by the City Council.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Seventeen, (TOD TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**) is hereby accepted.

**Section 2.** That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Seventeen to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

DRAFT

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 22, 2017  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Mark McDaniel, 670-3256  
**MAPSCO:** N/A

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### **SUBJECT**

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen, (Maple/Mockingbird TIF District), submitted by the Maple/Mockingbird TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

### **BACKGROUND**

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 27435 on December 10, 2008, establishing Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District). On September 23, 2009, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 27690.

The Maple/Mockingbird TIF District's assessed 2016 taxable value was \$462,621,380. This represents an increase of \$278,616,371 or 151.4% from the 2008 base year value and an increase of \$82,941,342 or 17.9% from last year (2015). From the inception of the district, approximately, 76.7% of the increment is from the new construction and 23.3% from the general appreciation. The total increment revenue collected in 2016 is expected to be \$2,223,966. The actual construction that occurred in 2016 will be reflected on the 2017 tax roll.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On December 10, 2008, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Eighteen, the Maple/Mockingbird TIF District, by Ordinance No. 27435.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)** (Continued)

On September 23, 2009, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Maple/Mockingbird TIF District by Ordinance No. 27690.

On December 13, 2016, the Maple/Mockingbird TIF Board of Directors recommended the FY 2016 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

**FISCAL INFORMATION**

No cost consideration to the City

February 22, 2017

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs; and

**WHEREAS**, the City has established Tax Increment Financing Reinvestment Zone Number Eighteen, (Maple/Mockingbird TIF District) and established a Board of Directors for the District to promote development or redevelopment in the Maple/Mockingbird area pursuant to Ordinance No. 27435, authorized by the City Council on December 10, 2008, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

**WHEREAS**, on September 23, 2009, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Maple/Mockingbird TIF District by Ordinance No. 27690; and

**WHEREAS**, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

**WHEREAS**, on December 13, 2016, the Maple/Mockingbird TIF District Board of Directors passed a motion accepting the FY 2015 Annual Report for Tax Increment Financing Reinvestment Zone Number Eighteen and recommending approval of same by the City Council.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Eighteen, (Maple/Mockingbird TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

**Section 2.** That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Eighteen, to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District; and to the State Comptroller, as required by state law.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 22, 2017  
**COUNCIL DISTRICT(S):** 6  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Mark McDaniel, 670-3256  
**MAPSCO:** 11A B C D E F G H J K L M N P Q R

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**SUBJECT**

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen, (Cypress Waters TIF District) authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

**BACKGROUND**

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as to the State Comptroller. The City Council approved Ordinance No. 28074 on December 8, 2010, establishing Tax Increment Financing Reinvestment Zone Number Nineteen, (Cypress Waters TIF District). On June 8, 2011 the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 28224, as amended.

The Cypress Waters TIF District's assessed tax value in 2016 was \$190,407,036, an increase of approximately \$190,335,696 (266,438%) over the adjusted 2010 base year assess value of \$71,437. The district's value increased by 49% (\$62,440,430) from the previous year's 2015 value. With the participation of the City and Dallas County in 2016, the district's value will result in the collection of approximately \$1,520,458 (City \$1,265,970; County \$254,488)) in incremental revenue for the Cypress Waters TIF District for the 2016 tax year. The final amount of increment collected may increase as roll back taxes for 2016 are paid.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On December 8, 2010, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Nineteen, the Cypress Waters TIF District by Ordinance No. 28074, as amended.

On June 8, 2011, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Cypress Waters TIF District by Ordinance No. 28224, as amended.

The Cypress Waters TIF Board was unable to meet prior to the timeframe necessary for Council action and the Act does not require Board approval of the annual report.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

**FISCAL INFORMATION**

No cost consideration to the City

DRAFT

COUNCIL CHAMBER

February 22, 2017

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs; and

**WHEREAS**, the City has established Tax Increment Financing Reinvestment Zone Number Nineteen, ("Cypress Waters TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Cypress Waters area pursuant to Ordinance No. 28074, authorized by the City Council on December 8, 2010, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

**WHEREAS**, on June 8, 2011, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Cypress Waters TIF District by Ordinance No. 28224, as amended; and

**WHEREAS**, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

**WHEREAS**, the Cypress Waters TIF District Board of Directors was unable to meet prior to the timeframe necessary for Council action and the Act does not require Board approval of the annual report.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Nineteen, (Cypress Waters TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

**Section 2.** That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Nineteen to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the district and to the State Comptroller, as required by state law.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 22, 2017  
**COUNCIL DISTRICT(S):** 8, 11  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Mark McDaniel, 670-3256  
**MAPSCO:** 14R 15N 15P 63S 63T 63W 63X

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## **SUBJECT**

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District), submitted by the Mall Area Redevelopment TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

## **BACKGROUND**

State law (the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the zone as well as to the State Comptroller.

On May 14, 2014, the City Council passed Ordinance No. 29340, approving the establishment of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District). On June 17, 2015, the City Council passed Ordinance No. 29771, approving the Project Plan and Reinvestment Zone Financing Plan for the Mall Area Redevelopment TIF District and authorizing the City Manager to execute a participation agreement with Dallas County. On August 18, 2015, the Dallas County Commissioners Court passed Court Order 2015-1122 authorizing: (1) the participation of Dallas County in the City of Dallas Mall Area Redevelopment TIF District, beginning on January 1, 2020, subject to Valley View Mall (excluding Sears and the existing theater) being demolished by the same date, by providing 55% of its increment for either twenty years, until the County's total net present value contribution reaches \$21.6 million (using a discount rate of 4%), or the City of Dallas terminates the district, whichever comes first and (2) the County Judge to sign any related participation agreement with the City of Dallas.



**BACKGROUND** (Continued)

For 2016, the total appraised value of all taxable real property in the Mall Area Redevelopment TIF District (as determined by the Dallas Central Appraisal District) was \$179,900,950, representing an increase of \$11,543,320 (6.9%) over the base year.

In the Montfort-IH 635 Sub-District, the total appraised value of all taxable real property in 2016 was \$159,390,450, representing an increase of \$10,798,710 (7.3%) over the base year. This 7.3% increase over the base year is attributed to slightly appreciating property values and new taxable value created by the Modera Galleria apartment project (5% complete at time of appraisal by Dallas Central Appraisal District).

In the Westmoreland-IH 20 Sub-District, the total appraised value of all taxable real property in 2016 was \$20,510,500, representing an increase of \$744,610 (3.8%) over the base year. This 3.8% increase over the base year is attributed to slightly appreciating property values.

With the City's participation in the TIF District beginning this year at 90%, the "captured" incremental tax revenue anticipated to be collected and deposited into the TIF fund for tax year 2016 is approximately \$81,294.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On May 14, 2014, the City Council passed Ordinance No. 29340, approving the establishment of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District).

On June 17, 2015, the City Council passed Ordinance No. 29771, approving the Project Plan and Reinvestment Zone Financing Plan for the Mall Area Redevelopment TIF District.

On December 8, 2016, the Mall Area Redevelopment TIF District Board of Directors recommended that the FY 2016 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

**FISCAL INFORMATION**

No cost consideration to the City

February 22, 2017

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs; and

**WHEREAS**, the City established Tax Increment Financing Reinvestment Zone Number Twenty ("Mall Area Redevelopment TIF District" or "District") and established a Board of Directors for the District pursuant to Ordinance No. 29340, authorized by the City Council on May 14, 2014, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

**WHEREAS**, on June 17, 2015, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Mall Area Redevelopment TIF District by Ordinance No. 29771; and

**WHEREAS**, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in a reinvestment zone and a copy of the report shall be forwarded to the State Comptroller; and

**WHEREAS**, on December 8, 2016, the Mall Area Redevelopment TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for the Mall Area Redevelopment TIF District and recommending approval of same by the City Council.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**) is hereby accepted.

**Section 2.** That the City Manager is hereby authorized to submit the 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Twenty to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 22, 2017  
**COUNCIL DISTRICT(S):** 9  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Mark McDaniel, 670-3256  
**MAPSCO:** 38M

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## **SUBJECT**

Authorize a Chapter 380 economic development grant agreement with Casa View II Ltd and/or its affiliates ("Owner") in an amount not to exceed \$1,000,000 in consideration of the Owner's investment in eligible expenditures for improvements to Casa View Shopping Center located at 2331 and 2203 Gus Thomasson Road, pursuant to the Public/Private Partnership Program - Not to exceed \$1,000,000 - Financing: Public/Private Partnership Funds

## **BACKGROUND**

Casa View Shopping Center (the "Property") is an existing commercial shopping center (approximately 199,000 square feet on approximately 15 acres) located at the northwest corner of Gus Thomasson Road and Ferguson Road. The shopping center was originally developed between 1953 and 1956. In the early years, tenants included Sears, J.C. Penney, A&P Grocery, Lone Star Life Insurance, Rexall Drug Store, M.E. Moses Co., Skillerns Drug Store, and Ethel Shipp's Ladies Wear.

The Greater Casa View Alliance (GCVA), formed of neighborhood leaders and business owners, was established in 2010 as a super-neighborhood group with a goal to unify the Greater Casa View Area at large. Between 2011 and 2015, through a volunteer-led process that included town hall style meetings, visioning workshops, and public opinion surveys, the GCVA created the Greater Casa View Area Plan ("Area Plan"), which was adopted by City Council in December 2016. The Area Plan focuses significantly on the revitalization of Casa View Shopping Center, identifying it as the #1 Top Area of Concern.

This project is anticipated to be a catalyst for revitalization of the greater Casa View area and aims to implement many of the recommendations in the Area Plan, including:

- Retaining the original character of the Property
- Establishing the Property as a destination and the "heart" of the greater Casa View area

## **BACKGROUND** (Continued)

- Improving the aesthetic appeal of the Property
- Repositioning the Property to more deliberately attract a tenant mix that matches the needs and demographics of the community (e.g. restaurant tenants with quality dining and outdoor dining opportunities)
- Increasing opportunities for public events on the Property (e.g. farmers market; food truck fair)

Casa View Shopping Center is also located within the Casa View Target Area, as identified in the City's Neighborhood Plus initiative.

The Owner is planning to invest approximately \$2.0 million for improvements to the Property. The project scope is anticipated to include, but is not limited to, some or all of the improvements listed below:

- Renovation of the open-air courtyard (including new hardscaping and new landscaping)
- Replacement of the exterior soffit and installation of new lighting
- Replacement of the "Casa View" building sign
- Retention and repair of original exterior architectural features (e.g. brick; metal posts and ornamentation)
- Repair and/or replacement of the storefront sidewalk
- Installation of a new "village plaza" pedestrian area in the parking lot
- Installation of new landscaping/irrigation in the parking lot
- Installation of new lighting in the parking lot
- Re-paving of the parking lot (milling off 4" and applying a new asphalt overlay)
- Re-paving of the rear access drive (applying a new asphalt overlay)
- Re-striping/re-configuration of the parking lot
- Installation of two (2) new multi-tenant shopping center signs (one at entrance from Gus Thomasson and one at entrance from Ferguson)

The City is also planning to initiate a public improvement project immediately adjacent to the Casa View Shopping Center. The project is planned to include paving, drainage, landscape, streetscape, and utility improvements on Gus Thomasson from San Medina to Ferguson with the goals of calming traffic and creating a safer, more walkable, and more aesthetically appealing environment. Construction of the project is planned to begin in Q2 2017 and be completed by end of 2018.

Pursuant to the City's adopted Public/Private Partnership Program Guidelines and Criteria (effective for the period January 1, 2017 through December 31, 2018), this project is located within a target area and meets the minimum eligibility requirement of at least \$1.0 million in private investment.

**BACKGROUND** (Continued)

With the proposed economic development grant, this project would be the first to be facilitated by the “Neighborhood Commercial/Retail Redevelopment Grant Program” which was added to the Public/Private Partnership Program for the current effective period.

The proposed economic development grant agreement is subject to the following key terms:

- A grant (“Grant”) equal to 50 percent (50%) of the Owner’s private investment in eligible expenditures for improvements to the Property up to an amount not-to-exceed \$1,000,000.
- In consideration of the Grant, the Owner agrees to invest or cause to be invested a minimum of \$1,500,000 in eligible expenditures for improvements to the Property.
- The Grant shall be payable in up to four (4) installments. Each installment shall be paid upon substantial completion of some portion of improvements to the Property and verification of associated eligible expenditures. Exhibit B of the Resolution includes a list of eligible and non-eligible expenditures.
- All improvements shall be substantially completed within thirty-six (36) months from the latter of: (i) the date of execution of the Grant Agreement or (ii) the date of commencement of construction of the City’s public improvement project on Gus Thomasson from San Medina to Ferguson (commencement of construction does not include adjustment/relocation of existing non-City utilities).

**ESTIMATED SCHEDULE OF PROJECT**

Begin Construction	July 2017
Complete Construction	June 2019

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item was provided to the Economic Development Committee on February 6, 2017.

**FISCAL INFORMATION**

\$1,000,000 – Public/Private Partnership Funds

**OWNER**

**Casa View II Ltd (a Texas Limited Partnership)**

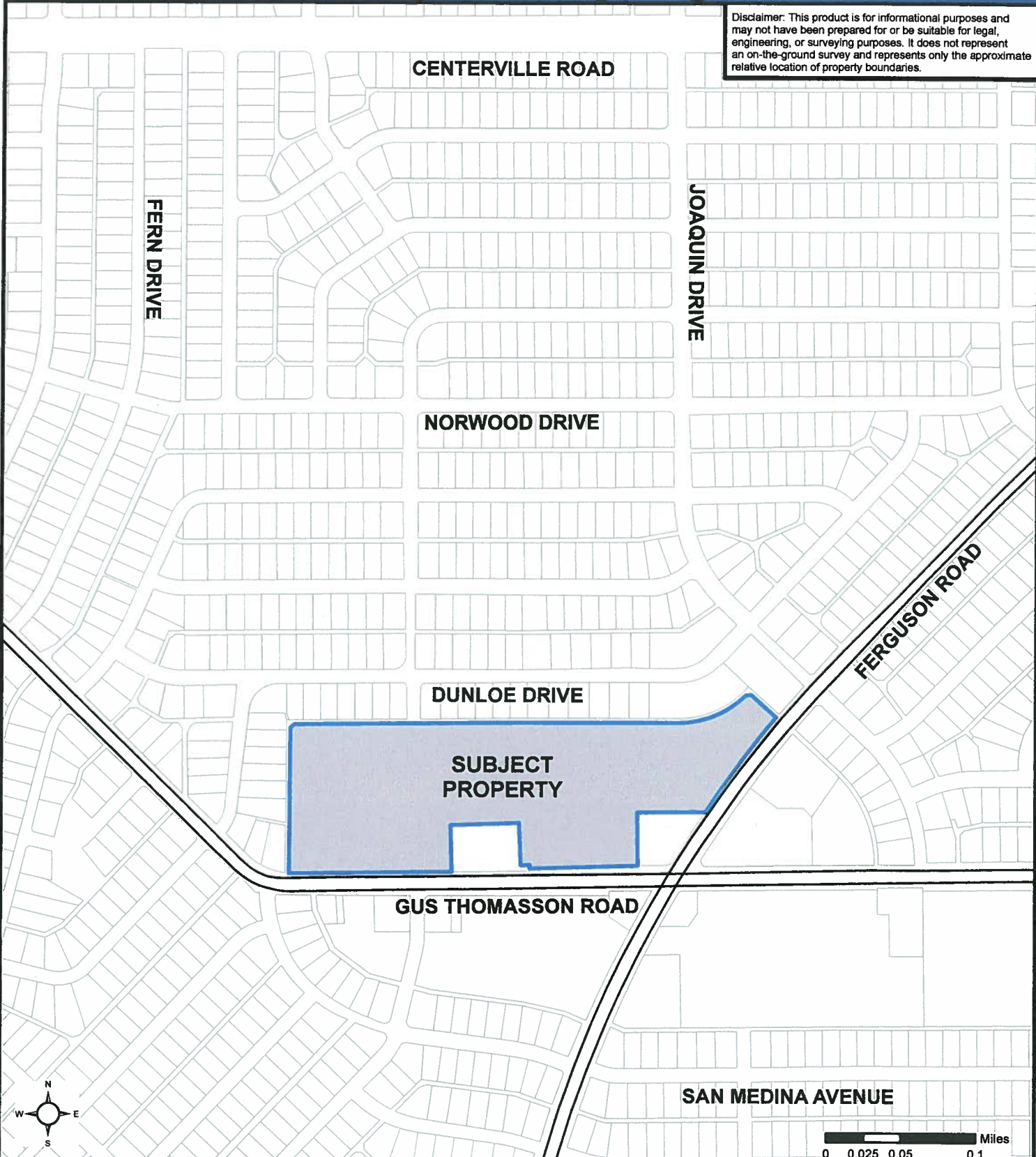
Dallas Casa View, Inc. (General Partner)  
J.W. Levell, President

**MAP**

Attached.

# Subject Property

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



**Legend**

Subject Property

February 22, 2017

**WHEREAS**, the City of Dallas recognizes the importance of its role in local economic development; and

**WHEREAS**, investment decisions made by commercial property owners are often influenced by a municipality's ability to provide economic development incentives; and

**WHEREAS**, Casa View Shopping Center ("Property") is an existing commercial shopping center (approximately 199,000 square feet on approximately 15 acres) located at the northwest corner of Gus Thomasson Road and Ferguson Road (as shown in **Exhibit A**); and

**WHEREAS**, the Greater Casa View Alliance ("GCVA"), formed of neighborhood leaders and business owners, was established in 2010 as a super-neighborhood group with a goal to unify and revitalize the Greater Casa View Area at large; and

**WHEREAS**, between 2011 and 2015, through a volunteer-led process that included town hall style meetings, visioning workshops, and public opinion surveys, the GCVA created the Greater Casa View Area Plan ("Area Plan"), which was adopted by City Council in December 2016; and

**WHEREAS**, the Area Plan focuses significantly on the revitalization of Casa View Shopping Center, identifying it as the #1 Top Area of Concern; and

**WHEREAS**, Casa View Shopping Center is also located within the Casa View Target Area, as identified in the City of Dallas Neighborhood Plus initiative; and

**WHEREAS**, the owner of the Property, Casa View II Ltd ("Owner"), is planning to make an investment of approximately \$2 million for improvements to the Property; and

**WHEREAS**, this project is anticipated to be a catalyst for revitalization of the greater Casa View area and aims to implement many of the recommendations in the Area Plan; and

**WHEREAS**, on December 14, 2016, City Council (1) authorized the continuation of its Public/Private Partnership Program - Guidelines and Criteria, which established certain guidelines and criteria for the use of City incentive programs for private development projects; and (2) established programs for making loans and grants of public money to promote local economic development and to stimulate business and commercial activity in the City of Dallas pursuant to the Economic Development Programs provisions under Chapter 380 of the Texas Local Government Code, (the "Act"); and



February 22, 2017

**WHEREAS**, pursuant to the Public/Private Partnership Program - Guidelines and Criteria (effective for the period January 1, 2017 through December 31, 2018), this project is located within a target area and meets the minimum eligibility requirement of at least \$1.0 million in private investment; and

**WHEREAS**, pursuant to the Public/Private Partnership Program - Guidelines and Criteria (effective for the period January 1, 2017 through December 31, 2018), this project also meets the minimum eligibility requirements of the Neighborhood Commercial/Retail Redevelopment Grant Program; and

**WHEREAS**, the decision of Owner to make an investment of approximately \$2 million for improvements to the Property will not occur without an offer of an economic development grant incentive from the City of Dallas; and

**WHEREAS**, the City of Dallas desires to enter into an economic development grant agreement with Casa View II Ltd and/or its affiliates to promote economic development, stimulate private sector investment, and grow the tax base in the city of Dallas.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to execute an economic development grant agreement with Casa View II Ltd and/or its affiliates ("Owner") in consideration of Owner's investment in eligible expenditures for improvements to Casa View Shopping Center ("Property") located at 2331 and 2203 Gus Thomasson Road.

**Section 2.** That the Property is depicted on the attached location map (**Exhibit A**).

**Section 3.** That Owner is planning to invest approximately \$2.0 million for improvements to the Property. The project scope is anticipated to include, but is not limited to, some or all of the improvements listed below:

- Renovation of the open-air courtyard (including new hardscaping and new landscaping)
- Replacement of the exterior soffit and installation of new lighting
- Replacement of the "Casa View" building sign
- Retention and repair of original exterior architectural features (e.g. brick; metal posts and ornamentation)
- Repair and/or replacement of the storefront sidewalk
- Installation of a new "village plaza" pedestrian area in the parking lot
- Installation of new landscaping/irrigation in the parking lot
- Installation of new lighting in the parking lot

February 22, 2017

**Section 3.** (Continued)

- Re-paving of the parking lot (milling off 4" and applying a new asphalt overlay)
- Re-paving of the rear access drive (applying a new asphalt overlay)
- Re-striping/re-configuration of the parking lot
- Installation of two (2) new multi-tenant shopping center signs (one at entrance from Gus Thomasson and one at entrance from Ferguson)

**Section 4.** That the economic development grant shall be in an amount not to exceed \$1,000,000 provided Owner meets its obligations under the grant agreement with the City.

**Section 5.** That the key terms of the economic development grant agreement shall be as follows:

1. A grant ("Grant") equal to 50 percent (50%) of Owner's private investment in eligible expenditures for improvements to the Property up to an amount not-to-exceed \$1,000,000.
2. In consideration of the Grant, Owner agrees to invest or cause to be invested a minimum of \$1,500,000 in eligible expenditures for improvements to the Property.
3. The Grant shall be payable in up to four (4) installments. Each installment shall be paid upon substantial completion of some portion of improvements to the Property and verification of associated eligible expenditures. **Exhibit B** (attached) includes a list of eligible and non-eligible expenditures.
4. All improvements shall be substantially completed within thirty-six (36) months from the latter of: (i) the date of execution of the economic development grant agreement or (ii) the date of commencement of construction of the City's public improvement project on Gus Thomasson from San Medina to Ferguson (commencement of construction does not include adjustment/relocation of existing non-City utilities).

**Section 6.** That the Chief Financial Officer is hereby authorized to encumber and disburse future funds from: Fund 0352, Department ECO, Unit 9992, Object 3016, Activity PPPF, Encumbrance No. XXXXXXXXXXXX, Vendor No. VS93843, in an amount not to exceed \$1,000,000.

**Section 7.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 22, 2017  
**COUNCIL DISTRICT(S):** 8  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Mark McDaniel, 670-3256  
**MAPSCO:** 76 H; M; 77 E; J

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**SUBJECT**

**I-20 Distribution Park Phase I**

- \* Authorize a real property tax abatement agreement with I-20 Distribution Park Phase I, LLC for the purpose of granting a ten-year abatement of 90 percent of the taxes on added value to the real property for a proposed new speculative industrial/warehouse facility located at 8900 Blanco Road in southern Dallas within the International Inland Port of Dallas in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$33,256; ten-year revenue estimated at \$332,563 (Estimated revenue forgone for the ten-year real property abatement estimated at \$2,993,063)
- \* Authorize a Chapter 380 economic development grant agreement with I-20 Distribution Park Phase I, LLC for reimbursement of costs associated with public street and utility improvements to facilitate a proposed speculative industrial/warehouse facility located at 8900 Blanco Road in southern Dallas within the International Inland Port of Dallas in accordance with the City's Public/Private partnership Program -Total not to exceed \$2,500,000 - Financing:TBD

**BACKGROUND**

For the past several months, city staff has been in discussions with Hines Interests, L.P. ("Hines") regarding development of a minimum 1,000,000 square foot speculative industrial/warehouse facility ("Facility") to be located on approximately 125 acres of land ("Site") at 8900 Blanco Road in southern Dallas within the International Inland Port of Dallas. The proposed development site is bounded by Blanco Road to the west and south, Cleveland Road to the north and the Union Pacific railroad tracks to the east.

## **BACKGROUND** (Continued)

Hines has formed I-20 Distribution Park Phase I, LLC ("I-20 Distribution Park"), an entity created for the purpose of developing the site. 2ML Real Estate Interest Inc ("2ML, Inc"), the current property owner, has a contract to sell the property to I-20 Distribution Park pending favorable City Council consideration of the requested development incentives.

I-20 Distribution Park anticipates spending approximately \$38,000,000 on hard and soft costs to construct the proposed minimum 1,000,000 square foot facility. While the facility is currently envisioned to be one building, I-20 Distribution Park will be considering multiple building footprint options to fulfill the proposed minimum 1,000,000 square feet of commercial/industrial/warehouse distribution space, with the goal of providing flexible commercial/industrial/warehouse building space to help meet current market and client needs. Of note, I-20 Distribution Park has currently envisioned a potential second phase development involving an additional speculative industrial/warehouse building of up to 400,000 square feet in size, which may occur if Hines is able to accommodate the needed acreage at the site upon completion of the initial minimum 1,000,000 square foot facility.

Additionally, city staff has negotiated a new public four lane road as part of this project. Budgeted at approximately \$3,000,000, the proposed new public road with utilities will serve as the second phase of an envisioned three phase thoroughfare project which will replace and improve most of Blanco Road and help provide access to the site. The first phase of the public road, named Logistics Drive, is currently under construction at the southern end of Dermody Properties' new Logistic Center Development. Logistics Drive begins at Bonnie View Road and proceeds approximately 1,000 feet east to a temporary turnaround. With the I-20 Distribution Park project, the proposed second phase segment of the thoroughfare is planned to begin on Cleveland Road, starting approximately 600 feet east of the existing Blanco Road, and proceeding approximately 2,700 feet south near the southern property line of the site. The second phase design proposes a turnaround that will accommodate large vehicular traffic at its southern end. A future third phase of the public road is anticipated to connect phases one and two, with its alignment and timing driven by subsequent area development projects.

2ML, Inc and I-20 Distribution Park request council consideration of (1) a 10-year 90 percent tax abatement on added real property value resulting from the proposed new facility and (2) an economic development grant not to exceed \$2,500,000 for assistance with costs associated with the construction of a new public thoroughfare with utilities. The requested tax abatement is intended to assist securing a tenant at the facility. Therefore, the owner will only be eligible for tax abatement if it secures a tenant for at least 51 percent of the building. Additionally, if I-20 Distribution Park initiates the tax abatement agreement and completes any additional facilities at the site, I-20 Distribution Park will be able to apply the enacted tax abatement on the added real property value resulting from any such additional facilities for the remaining period of the tax abatement agreement.

**BACKGROUND** (Continued)

In order to receive the both the property tax abatement and economic development grant, I-20 Distribution Park must purchase the development site by April 15, 2017, becoming owner prior to execution of the agreement. Additional material terms of the proposed agreement include the requirement that a minimum of \$32,000,000 is expended on hard and soft costs associated with land, infrastructure and building improvements with a substantial completion date of June 30, 2018. Also, completion of the public thoroughfare will be required to occur concurrently to the substantial completion date of the facility.

Net fiscal impact from the project after incentives is estimated at \$291,208 over 10 years and \$7,820,537 over 20 years. This proposed project conforms with the City's Public/Private Partnership Program guidelines and criteria within a non-targeted area as it has a private investment exceeding \$5 million. Staff recommends the proposed incentives be approved.

**ESTIMATED SCHEDULE OF THE PROJECT**

Begin Construction June 30, 2017  
Complete Construction June 30, 2018

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item was provided to the Economic Development Committee on February 6, 2017.

**FISCAL INFORMATION**

\$2,500,000 - 2012 Bond Program (General Obligation Commercial Paper Funds)

**DEVELOPER**

**I-20 Distribution Park Phase I, LLC**

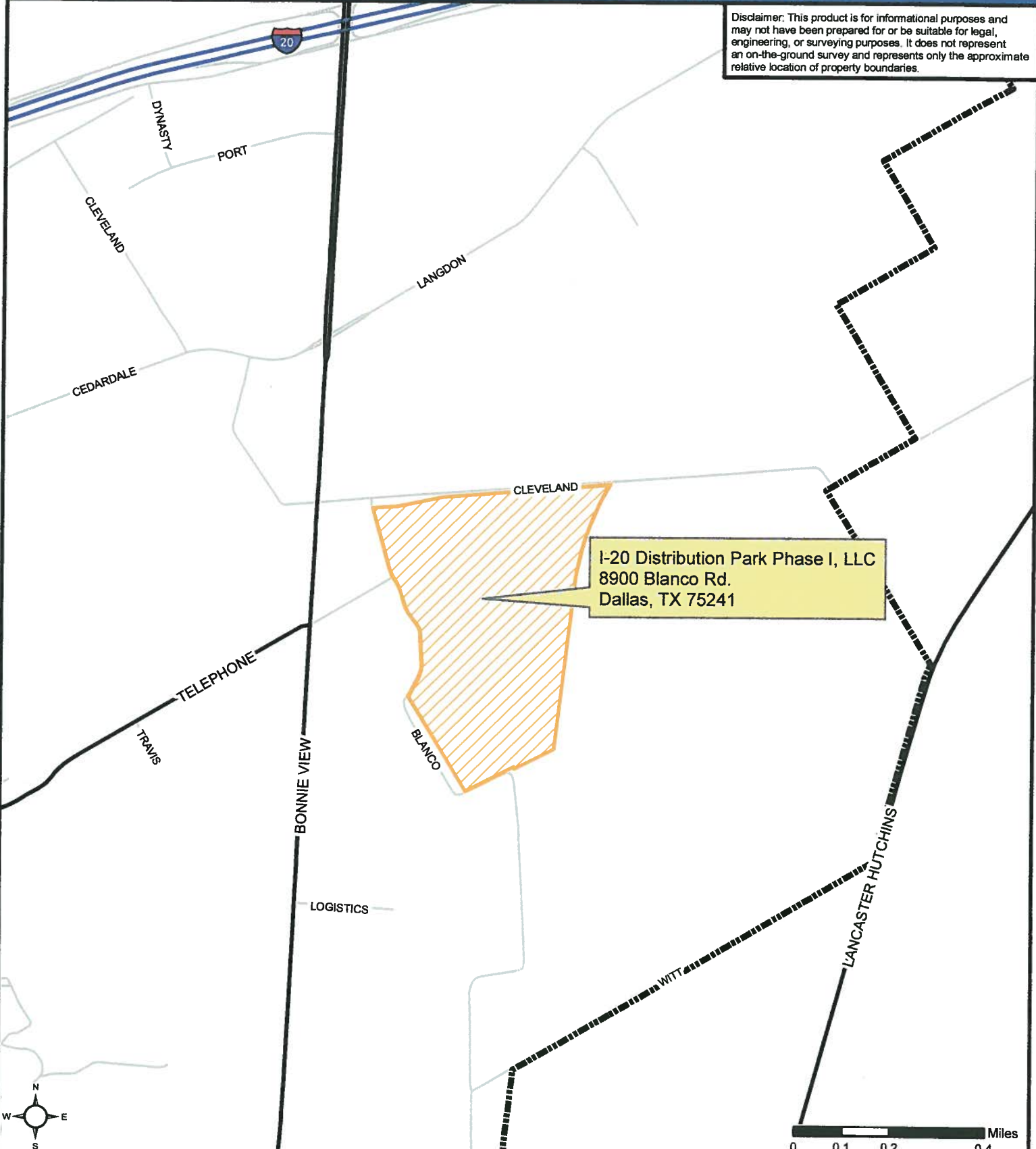
Palmer Letzerich, Senior Managing Director

**MAP**

Attached.

# I-20 Distribution Park Phase I, LLC

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



I-20 Distribution Park Phase I, LLC  
8900 Blanco Rd.  
Dallas, TX 75241

DALLAS  
ECONOMIC  
DEVELOPMENT  
Research & Information Division  
214.670.1685  
dallas-ecodev.org

**Legend**  
 Site  
 City of Dallas

 Freeway  
 Arterial  
 Local Road

February 22, 2017

February 22, 2017

**WHEREAS**, the City recognizes the importance of its role in local economic development; and

**WHEREAS**, many municipalities within the Dallas-Fort Worth region have economic development programs to compete with the City of Dallas for development of new industrial/warehouse facilities; and

**WHEREAS**, site selection decisions made by developers and businesses are often significantly influenced by a municipality's ability to provide competitive economic development incentives; and

**WHEREAS**, the City desires to support and secure new employment opportunities and taxable revenue that new industrial/warehouse development will bring for Dallas residents; and

**WHEREAS**, the proposed development will not occur within the City of Dallas without an offer of economic development incentives from the City of Dallas; and

**WHEREAS**, on December 14, 2016, the City Council (1) authorized the continuation of its Public/Private Partnership Program - Guidelines and Criteria, which established certain guidelines and criteria for the use of City incentive programs for private development projects; and (2) established programs for making loans and grants of public money to promote local economic development and to stimulate business and commercial activity in the City of Dallas pursuant to the Economic Development Programs provisions under Chapter 380 of the Texas Local Government Code, (the "Act"); and

**WHEREAS**, pursuant to Section 312.2011, the Property Redevelopment and Tax Abatement act provides that the designation of an area as an enterprise zone under the Texas Enterprise Zone Act constitutes designation of an area as a reinvestment zone without further hearing or other procedural requirements; and

**WHEREAS**, the City desires to enter into a real property tax abatement agreement with I-20 Distribution Park Phase I, LLC for the added value on real property improvements located within a Texas Enterprise Zone to promote economic development.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the City Manager is hereby authorized, upon approval as to form by the City Attorney, to execute a real property tax abatement agreement with I-20 Distribution Park Phase I, LLC in accordance with the Act and the City's Public/Private Partnership Guidelines and Criteria subject to I-20 Distribution Park Phase I, LLC purchasing the development site by April 15, 2017.

**Section 2.** That at least seven (7) days prior to the execution of the tax abatement

agreement, notice of the City's intention to enter into the tax abatement agreement shall be delivered to the governing bodies of each other taxing unit that includes in its boundaries the real property that is the subject of this agreement.

**Section 3.** That the approval and execution of the tax abatement agreement by the City is not conditional upon approval and execution of any other tax abatement agreement by any other taxing entity.

**Section 4.** That the real property which will be described in the tax abatement agreement, attached hereto as **Exhibit A (Legal Description)** and depicted on the attached site map as **Exhibit B (Map - the "Property")**, is located within a Texas Enterprise Zone.

**Section 5.** That the tax abatement agreement shall provide, among other provisions, the following:

(a) The property subject to tax abatement shall be located entirely within the City of Dallas, Texas.

(b) None of the property subject to tax abatement is owned or leased by a member of the City Council of the City of Dallas or by a member of the City Plan Commission.

(c) That the development of the property must conform to all requirements of the City's zoning ordinance, and that the use of the property is consistent with the general purpose of encouraging development or redevelopment in the Enterprise Zone during the period the tax abatement is in effect.

(d) A ten-year abatement of 90 percent of the added value to the real property located on property at 8900 Blanco Road in southern Dallas as provided in **Exhibit A (Legal Description)**.

(e) That a minimum of 1,000,000 square feet of real property building improvements and related hard and soft project costs of \$32,000,000 are substantially completed by June 30, 2018. The Director of the Office of Economic Development may, at his sole discretion, extend the substantial completion date for a period up to six months for just cause.

(f) A description of the kind, number, location and costs of all proposed improvements to the property.

(h) That access to the subject property is provided to allow for inspection by City inspectors and officials to ensure that the improvements or repairs are made according to the specifications and terms of the tax abatement agreement.

(i) That the property tax revenue lost as a result of the tax abatement agreement



will be recaptured by the City if improvements to real property are not made as provided by the tax abatement agreement.

(j) A requirement that the owner of the property certify annually that the owner is in compliance with each applicable term of the agreement.

(k) That the Dallas City Council may terminate or modify the agreement if the property owner fails to comply with the agreement.

(l) That the tax abatement agreement shall be personal to I-20 Distribution Park Phase I, LLC and shall only be assignable upon written approval of the assignment by the City's Director of the Office of Economic Development

**Section 6.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** February 22, 2017

**COUNCIL DISTRICT(S):** 11

**DEPARTMENT:** Office of Economic Development

**CMO:** Mark McDaniel, 670-3256

**MAPSCO:** 16 W

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## **SUBJECT**

Authorize the nomination of Columbia Hospital at Medical City Dallas Subsidiary, L.P. located at 7777 Forest Lane, Dallas, Texas 75230 to receive designation as an Enterprise Project under the Texas Enterprise Zone Act, as amended (Government Code, Chapter 2303) to the Office of the Governor Economic Development and Tourism through the Economic Development Bank – Financing: No cost consideration to the City

## **BACKGROUND**

The City of Dallas has been approached by Columbia Hospital at Medical City Dallas Subsidiary, L.P. (“Medical City”) to nominate by resolution its application for an Enterprise Project designation to the Economic Development Bank, part of the Governor’s Office of Economic Development and Tourism. The designation will allow for a rebate of state sales and use tax refunds on qualified expenditures of up to \$2,500 per job created or retained. This project has no cost consideration to the City of Dallas.

Medical City anticipates investing approximately \$120,000,000 in capital funding to renovate and expand its facilities at 7777 Forest Lane in Dallas by approximately 120,000 square feet. Project expenditures will result in adding five new floors to an existing building, upgrades to four floors in another building, new equipment, and new information/communication systems.

Medical City offers full-service adult and pediatric hospitals, with separate adult and pediatric emergency rooms, as well as numerous outpatient clinics and diagnostic centers. Founded in 1974, the hospital operates as a 796-bed tertiary care center and offers nearly 100 specialties. Medical City presently maintains approximately 2,750 full and part-time jobs on site and anticipates adding an additional 100 new jobs with the project. Its medical team consists of more than 1,200 physicians.

**BACKGROUND** (Continued)

Section 2303.406(a)(4)(D) of the Texas Government Code allows a project or activity of a qualified business to be designated as an Enterprise Project and receive job benefits if “the business is able to employ individuals in accordance with Section 2303.402.” To meet this requirement at a non-Enterprise Zone site, Medical City must ensure that at least 35 percent of new or retained personnel are residents of an enterprise zone, economically disadvantaged or veterans over the next five years.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item was provided to the Economic Development Committee on February 6, 2017.

**FISCAL INFORMATION**

No cost consideration to the City

**CORPORATE REPRESENTATIVE**

**Columbia Hospital at Medical City Dallas**

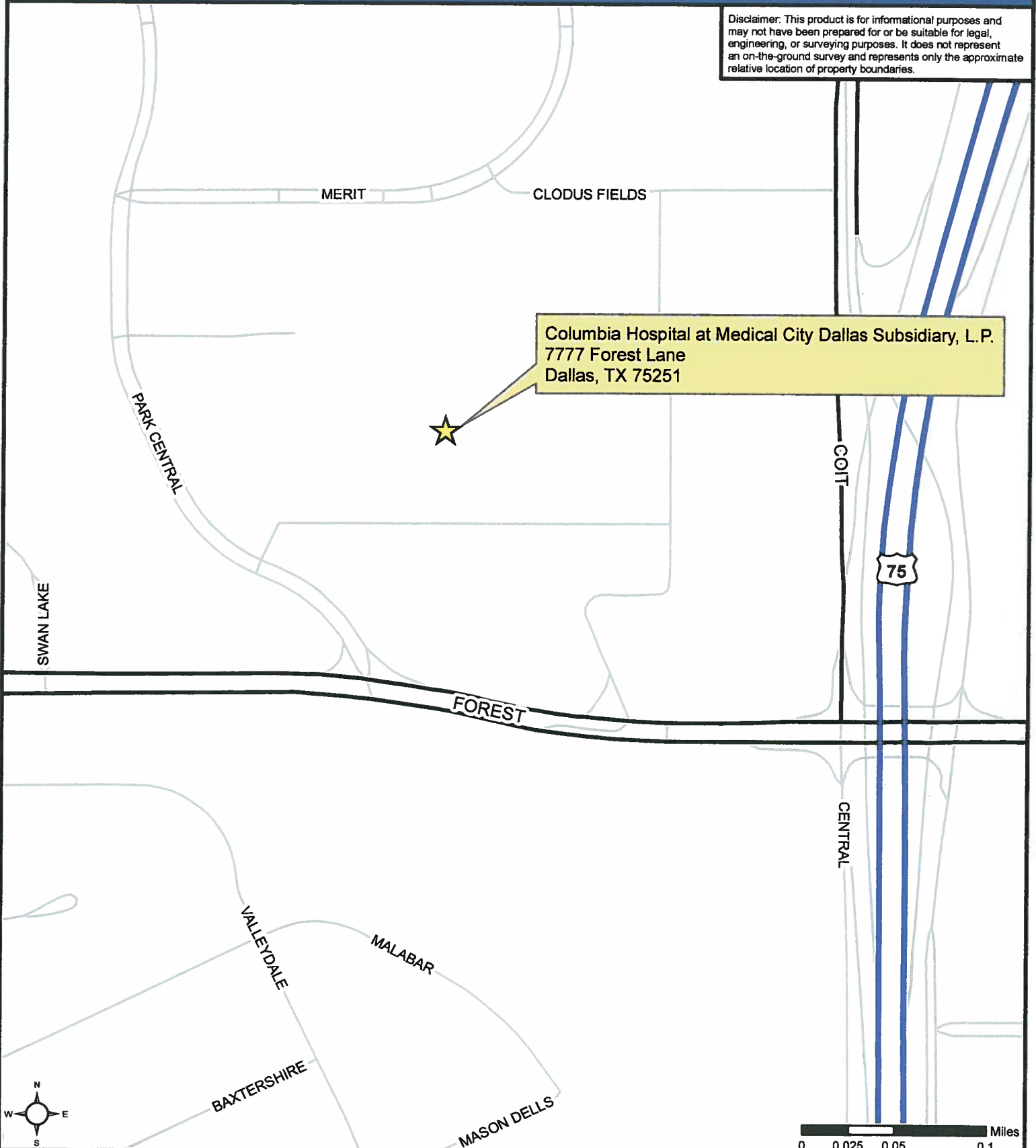
Susan Shreeve, CFO

**MAP**

Attached.

# Columbia Hospital at Medical City Dallas Subsidiary, L.P.

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Columbia Hospital at Medical City Dallas Subsidiary, L.P.  
7777 Forest Lane  
Dallas, TX 75251

**DALLAS ECONOMIC DEVELOPMENT**  
 Research & Information Division  
 214.670.1685  
 dallas-ecodev.org

**Legend**  
 — Freeway  
 — Arterial  
 — Local Road

Source: City of Dallas, 2017

February 22, 2017

**WHEREAS**, the Dallas City Council has previously passed Ordinance No. \_\_\_\_\_ on February 22, 2017 electing to participate in the Texas Enterprise Zone Program; and

**WHEREAS**, the local incentives offered under this resolution are the same on this date as were outlined in Ordinance No. \_\_\_\_\_; and

**WHEREAS**, the Office of the Governor Economic Development and Tourism (OOGEDT), through the Economic Development Bank (the "Bank"), will consider Columbia Hospital at Medical City Dallas Subsidiary, L.P. as an enterprise zone project pursuant to a nomination and an application made by the City; and

**WHEREAS**, the City of Dallas ("City") desires to pursue the creation of the proper economic and social environment in order to induce the investment of private resources in productive business enterprises located in the City and to provide employment to residents of enterprise zones, economically disadvantaged individuals and veterans; and

**WHEREAS**, pursuant to Chapter 2303, Subchapter F of the Texas Enterprise Zone Act, Texas Government Code ("Act"), Columbia Hospital at Medical City Dallas Subsidiary, L.P. has applied to the City for designation as an enterprise zone project; and

**WHEREAS**, the City finds that Columbia Hospital at Medical City Dallas Subsidiary, L.P. meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act; and

**WHEREAS**, the City finds that Columbia Hospital at Medical City Dallas Subsidiary, L.P. meets the criteria for tax relief and other incentives adopted by the City; and

**WHEREAS**, the City finds that it is in the best interest of the City to nominate Columbia Hospital at Medical City Dallas Subsidiary, L.P. as an enterprise project pursuant to the Act.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the recitals above are true and correct.

**Section 2.** That Columbia Hospital at Medical City Dallas Subsidiary, L.P. is a qualified business and meets the criteria for designation as an Enterprise Project under Chapter 2303, Subchapter F of the Enterprise Zone Act on the following grounds:

December 14, 2016

**Section 2. (Continued)**

- A. Columbia Hospital at Medical City Dallas Subsidiary, L.P. is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site within the governing body's jurisdiction located outside an enterprise zone and at least thirty-five percent (35.0%) of the business' new employees will be residents of an enterprise zone or economically disadvantaged individuals;
- B. There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities within the area; and
- C. The designation of Columbia Hospital at Medical City Dallas Subsidiary, L.P. as an enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area.

**Section 3.** That the City finds that Columbia Hospital at Medical City Dallas Subsidiary, L.P. meets the criteria for incentives adopted by the City and nominates Columbia Hospital at Medical City Dallas Subsidiary, L.P. for Enterprise Zone project status on the grounds that it will create or retain a higher level of employment and create economic activity and stability.

**Section 4.** That the designation of Columbia Hospital at Medical City Dallas Subsidiary, L.P. will contribute significantly to the achievement of the plans of the City for development and revitalization.

**Section 5.** That the City finds that it is in the best interest of the City to nominate Columbia Hospital at Medical City Dallas Subsidiary, L.P. as an Enterprise Project pursuant to the Act, and hereby authorizes the Assistant Director, Office of Economic Development to prepare and submit an application to the Office of the Governor, Economic Development and Tourism through the Economic Development Bank for designation of Columbia Hospital at Medical City Dallas Subsidiary, L.P. as an enterprise project.

**Section 6.** That the enterprise project shall take effect on the date of designation of the Enterprise Project by the Office of the Governor, Economic Development and Tourism through the Economic Development Bank and terminate 5 years after date of designation.

**Section 7.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 22, 2017  
**COUNCIL DISTRICT(S):** 14  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Mark McDaniel, 670-3256  
**MAPSCO:** 35 G

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**SUBJECT**

Authorize the nomination of EnLink Midstream Operating, LP located at 1722 Routh Street, Dallas, Texas 75201 to receive designation as an Enterprise Project under the Texas Enterprise Zone Act, as amended (Government Code, Chapter 2303) to the Office of the Governor Economic Development and Tourism through the Economic Development Bank – Financing: No cost consideration to the City

**BACKGROUND**

The City of Dallas has been approached by EnLink Midstream Operating, LP (“Enlink”) to nominate by resolution its application for an Enterprise Project designation to the Economic Development Bank, part of the Governor’s Office of Economic Development and Tourism. The designation will allow for a rebate of state sales and use tax refunds on qualified expenditures of up to \$2,500 per job created or retained. This project has no cost consideration to the City of Dallas.

EnLink is an integrated midstream energy services provider whose offerings include gathering, transmission, processing, fractionation, brine, and marketing services to producers of natural gas liquids, crude oil and condensate. The company is headquartered in Dallas, and recent growth necessitates a relocation of its operation from 2501 Cedar Springs Road to 1722 Routh Street in Dallas. EnLink anticipates investing approximately \$20 million with its relocation with over \$17 million of which anticipated for building and office space improvements, new technology, and equipment.

The company employs 1,500 persons globally and had global revenue of approximately \$4 billion in 2016. EnLink maintains 285 full-time employees in Dallas and expects to add 10 new positions with its move.

**BACKGROUND** (Continued)

Section 2303.406(a)(4)(D) of the Texas Government Code allows a project or activity of a qualified business to be designated as an Enterprise Project and receive job benefits if “the business is able to employ individuals in accordance with Section 2303.402.” To meet this requirement at a non-Enterprise Zone site, EnLink must ensure that at least 35 percent of new or retained personnel are residents of an enterprise zone, economically disadvantaged or veterans over the next five years.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item was provided to the Economic Development Committee on February 6, 2017.

**FISCAL INFORMATION**

No cost consideration to the City

**CORPORATE REPRESENTATIVE**

**EnLink Midstream Operating, LP**

Matthew Vorwald, Manager, Indirect Tax

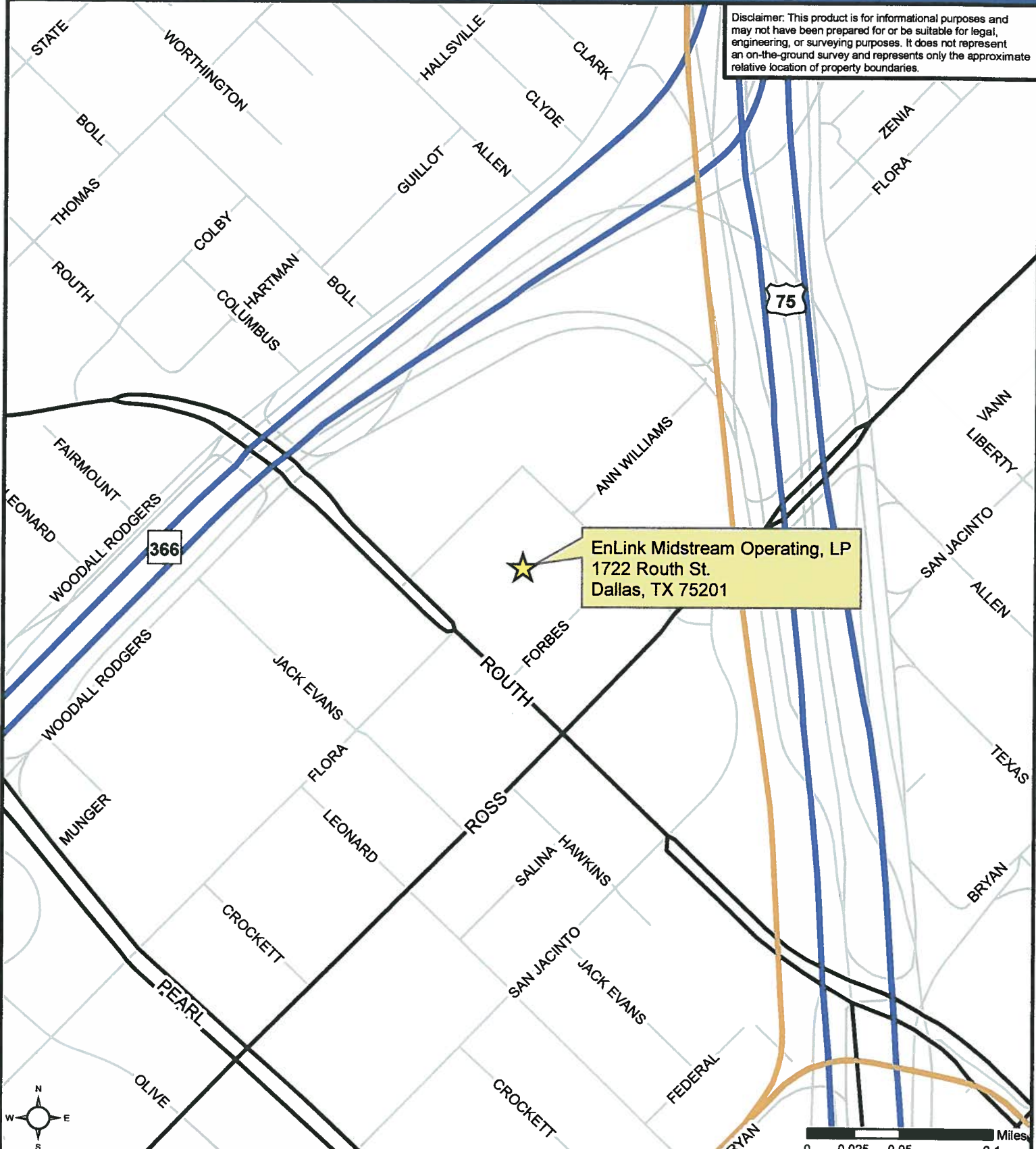
**MAP**

Attached.



# EnLink Midstream Operating, LP

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



EnLink Midstream Operating, LP  
1722 Routh St.  
Dallas, TX 75201

DALLAS  
ECONOMIC  
DEVELOPMENT  
Research & Information Division  
214.670.1685  
dallas-ecodev.org

**Legend**

- DART Light Rail
- Freeway
- Arterial
- Local Road

Source: City of Dallas, 2017

February 22, 2017

**WHEREAS**, the Dallas City Council has previously passed Ordinance No. \_\_\_\_\_ on February 22, 2017 electing to participate in the Texas Enterprise Zone Program; and

**WHEREAS**, the local incentives offered under this resolution are the same on this date as were outlined in Ordinance No. \_\_\_\_\_; and

**WHEREAS**, the Office of the Governor Economic Development and Tourism (OOGEDT), through the Economic Development Bank (the "Bank"), will consider EnLink Midstream Operating, LP as an enterprise zone project pursuant to a nomination and an application made by the City; and

**WHEREAS**, the City of Dallas ("City") desires to pursue the creation of the proper economic and social environment in order to induce the investment of private resources in productive business enterprises located in the City and to provide employment to residents of enterprise zones, economically disadvantaged individuals and veterans; and

**WHEREAS**, pursuant to Chapter 2303, Subchapter F of the Texas Enterprise Zone Act, Texas Government Code ("Act"), EnLink Midstream Operating, LP has applied to the City for designation as an enterprise zone project; and

**WHEREAS**, the City finds that EnLink Midstream Operating, LP meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act; and

**WHEREAS**, the City finds that EnLink Midstream Operating, LP meets the criteria for tax relief and other incentives adopted by the City; and

**WHEREAS**, the City finds that it is in the best interest of the City to nominate EnLink Midstream Operating, LP as an enterprise project pursuant to the Act.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the recitals above are true and correct.

**Section 2.** That EnLink Midstream Operating, LP is a qualified business and meets the criteria for designation as an Enterprise Project under Chapter 2303, Subchapter F of the Enterprise Zone Act on the following grounds:

December 14, 2016

**Section 2. (Continued)**

- A. EnLink Midstream Operating, LP is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site within the governing body's jurisdiction located outside an enterprise zone and at least thirty-five percent (35.0%) of the business' new employees will be residents of an enterprise zone or economically disadvantaged individuals;
- B. There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities within the area; and
- C. The designation of EnLink Midstream Operating, LP as an enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area.

**Section 3.** That the City finds that EnLink Midstream Operating, LP meets the criteria for incentives adopted by the City and nominates EnLink Midstream Operating, LP for Enterprise Zone project status on the grounds that it will create or retain a higher level of employment and create economic activity and stability.

**Section 4.** That the designation of EnLink Midstream Operating, LP will contribute significantly to the achievement of the plans of the City for development and revitalization.

**Section 5.** That the City finds that it is in the best interest of the City to nominate EnLink Midstream Operating, LP as an Enterprise Project pursuant to the Act, and hereby authorizes the Assistant Director, Office of Economic Development to prepare and submit an application to the Office of the Governor, Economic Development and Tourism through the Economic Development Bank for designation of EnLink Midstream Operating, LP as an enterprise project.

**Section 6.** That the enterprise project shall take effect on the date of designation of the Enterprise Project by the Office of the Governor, Economic Development and Tourism through the Economic Development Bank and terminate 5 years after date of designation.

**Section 7.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.