

Memorandum



CITY OF DALLAS

DATE September 4, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Agenda Items: September 9, 2020 Public Hearing for Public Improvement Districts (PIDs) to Set Annual Assessment Rates for 2020, Adopt 2021 Service Plans**

Background

On August 26, 2020, City Council successfully called a public hearing, to be held on September 9, 2020, to approve the 2021 Public Improvement District (PID) Service Plan, 2020 Assessment Plan, and 2020 Assessment Roll for each of the City's PIDs. Council was briefed regarding this matter via memorandum on August 3, 2020. The memo stated that a follow-up memo would be sent prior to the September 9, 2020 PID public hearings.

Staff have finalized the 2020 PID assessment rolls and proposed 2021 PID service plan budgets. The proposed 2020 assessment revenue (net of retainage held by the City for property owner refunds related to tax protests, Dallas County Tax Office collection fees, and other PID related fees) for each PID is below:

PID	2020 Net Assessment Revenue
Dallas Downtown Improvement District	\$9,846,017.00
Deep Ellum Public Improvement District	\$892,672.00
Klyde Warren Park/Dallas Arts Public Improvement District	\$1,594,760.00
Knox Street Public Improvement District	\$412,333.00
Lake Highlands Public Improvement District	\$845,782.00
North Lake Highlands Public Improvement District	\$463,886.00
Oak Lawn-Hi Line Public Improvement District	\$441,424.00
Prestonwood Public Improvement District	\$425,435.00
South Dallas/Fair Park Public Improvement District	\$165,000.00
South Side Public Improvement District	\$362,757.00
*Tourism Public Improvement District	\$13,395,678.00
University Crossing Public Improvement District	\$1,017,356.00
Uptown Public Improvement District	\$2,967,045.00
Vickery Meadow Public Improvement District	\$1,106,449.00

*Tourism PID assessment is 2% of room night cost; not subject to tax roll

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Issues

At the adjournment of the hearing on the proposed assessments, the City Council will hear and pass on any objections to a proposed assessment and may amend a proposed assessment on any parcel. After hearing and passing on objections, the City Council, by ordinance, shall levy the assessment as a special assessment on the property. If City Council does not hold a public hearing and act to adopt the 2020 assessment rate and 2021 service plan for each PID, the City will miss the assessment billing and collection deadlines put in place by the Dallas County Tax Office. As a result, the City would need to find another way to collect PID assessments and will likely not have the same success rate with payments or issuing penalties as Dallas County.

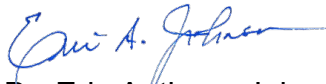
Recommendation

Staff recommends City Council's approval to hold a public hearing on September 9, 2020 to receive comments concerning the proposed levy of assessment for property in each PID, and at the close of the public hearing, authorize an ordinance approving and adopting the final 2021 Service Plan, final 2020 Assessment Plan, and 2020 Assessment Roll for each PID.

Fiscal Information

No cost consideration to the City except for the Dallas Downtown Improvement District (DID). The FY 2020-21 DID assessment for City-owned property is \$922,385.38 subject to appropriations, to be paid from the General Fund (\$606,660.85) and Convention and Event Services Fund (\$315,724.53).

Should you have any questions, please contact the Office of Economic Development at 214-670-0170.



Dr. Eric Anthony Johnson
Chief of Economic Development & Neighborhood Services

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