

Exhibit A

# **SOUTHWESTERN MEDICAL TAX INCREMENT FINANCING DISTRICT**

**Comprised of Southwestern Medical and Medical Campus Sub-Districts**



## **AMENDED AND RESTATED PROJECT PLAN & REINVESTMENT ZONE FINANCING PLAN**

**ADOPTED – JANUARY 11, 2006  
AMENDED – DECEMBER 10, 2008  
AMENDED – AUGUST 26, 2009  
AMENDED – NOVEMBER XX, 2020**

## **Acknowledgements**

*The Southwestern Medical TIF District Project Plan and Reinvestment Zone Financing Plan was originally prepared by the City of Dallas, Office of Economic Development, based on a preliminary plan prepared by Stein Planning and Management. The Office of Economic Development wishes to acknowledge the efforts of everyone who contributed to the development of this plan, including former and current City management, staff, TIF Board members, Mayor and City Councilmen and women.*

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## Section 1: Amended and Restated Project Plan

### Background

The Dallas City Council (the “Council”) established Tax Increment Financing Reinvestment Zone Number Ten, City of Dallas, Texas (the “Zone”) by City Ordinance No. 25965 on April 27, 2005. The Southwestern Medical TIF District, also called the Zone, was created to redevelop a former industrial and warehouse area to take full advantage of the expanding Dallas Area Rapid Transit (“DART”) light rail system, promote transit-oriented development, especially in areas that are major employment centers like the Medical District. Creation of the Southwestern Medical TIF District helped to support major investment by Dallas County in the Parkland Health & Hospital System and investment by UT Southwestern Medical Center. Development or redevelopment of the former industrial and warehouse area would not have occurred solely through private investment. The area is also within reasonable commuting distance to Love Field, Downtown, Uptown and North Dallas.

The Southwestern Medical TIF District was authorized by the City of Dallas, pursuant to Section 311.005 of the Texas Tax Code because the City Council found that the deteriorated structures and site improvements, inadequate sidewalks and streets, faulty lot layouts, and unsanitary or unsafe conditions within the Zone substantially impaired the sound growth of Dallas, retarded the provision of housing accommodations, and was a menace to the public welfare. Less than 10 percent of property in the Zone is currently being used for residential use with fewer than five living units.

Photos taken in 2005 of Medical District Drive and cross streets in the Zone show deteriorated public infrastructure and building stock (see **Exhibit A**). Many of the commercial structures in the Zone were built prior to 1970. Streets and utilities, in 2005, were over 60 years old requiring improvements. Many of the industrial and warehousing structures in the area exhibited signs of deterioration and neglect. Tenants who could afford more modern facilities moved out of the area.

When created in 2005, the Zone was generally bounded by Harry Hines Boulevard, Motor Street and Cedar Branch Creek and was 93.6 acres in size (excludes rights of ways). In 2008, with the success of initial redevelopment projects, the Zone’s boundary was expanded north to Inwood Road to improve connections and job development associated with the UT Southwestern Medical Center and to the south to improve pedestrian connections between DART’s Southwestern Medical District/Parkland light rail station and the adjacent residential neighborhood south of Cedar Branch Creek. With the 2008 expansion, the Zone totaled 245.7 acres in size, excluding rights-of-ways.

The purpose of this Amended and Restated Plan is to provide support for: (1) the conversion of area from industrial and warehousing lands uses to a mixed-used, transit oriented neighborhood; (2) private development and public infrastructure improvements in the Zone; (3) the redevelopment of approximately 118.9 acres of land located south of Harry Hines Boulevard; (4) the City's investment in street improvements planned for Harry Hines Boulevard; (5) new mixed-income residential development; and (6) better pedestrian connections throughout the Zone and to the Southwestern Medical District/Parkland light rail station and Trinity Railway Express ("TRE") Medical/Market Center Station.

Since 2005, hospitals in the Medical District have made significant investment in expanding their physical footprint and medical offerings.

To meet the demand for specialty patient care in North Texas and the surrounding states, University of Texas Southwestern Medical Center is completing a \$480 million expansion of its flagship William P. Clements Jr. University Hospital. Scheduled to open in 2020, a 12-story third tower will serve as the clinical home for the Peter O'Donnell Jr. Brain Institute, consolidate acute inpatient care services currently provided at Zale Lipshy University Hospital, and add operating rooms, interventional suites, a newly expanded Emergency Department, and two new parking facilities. The project enhances both the quality of care and the efficiency of delivery to reduce expenses while accommodating growth.

The William P. Clements Jr. University Hospital expansion project is part of the first phase of an \$875 million West Campus Facilities Replacement Plan that will unfold in five phases over 20 years. Phase One of the plan (already under construction) includes construction of a nine-story, 305,000 square foot academic and clinical building that will house faculty offices, outpatient clinics, and a state-of-the-art simulation center and is estimated to be completed next year. Ultimately, the UT Southwestern's West Campus Facilities Replacement Plan will add 1.1 million square feet of facility space.

In 2010, a formal groundbreaking was held to begin construction of the new Parkland Hospital that replaced the over-crowded 50+ year old facility located across Harry Hines Boulevard. The 1.7 million square foot facility, which included a new 380,000 square foot outpatient center, 275,000 square feet of office space and parking for 6,000 cars, opened in 2015. The total cost of the new facility was \$1.27 billion.

Public investment in the Medical District over the years has not been limited to the area's hospitals. The City of Dallas has either completed or is currently planning public improvement projects throughout the Zone. The City has committed and/or funded over \$26 million in capital improvement projects within the boundary of the Zone. The City's investment includes the extension of the Trinity Stand Trail from the Design District, through the Zone to the Inwood Road DART light rail station.

As a result of moving operations into the new Parkland Hospital, the Dallas County Hospital District d/b/a Parkland Health & Hospital System, in 2017, issued an invitation to developers, end users and interested parties to submit bids on the purchase of approximately 38.3 acres of land commonly referred to as the former Parkland Hospital Campus. EB Arrow, the development team negotiating with the Dallas County Hospital District to purchase the former Parkland Hospital Campus has proposed a ten to fifteen-year phased development plan for the acreage.

The proposed redevelopment plan includes a mixture of office/medical office, retail, hospitality, conference and residential space. The proposed mixed-use development supports the medical institutions' investment in the Medical District and provides needed office, hotel and conference space. Parkland Hospital's existing skywalk will connect to the proposed full-service, conference center hotel that will feature a large auditorium and event spaces for industry conferences. An extended stay hotel is also planned. Another component of the development plan is the creation of an Innovation Hub that will serve as an incubator, providing space for biotech and life science satellites and start-ups.

Since inception, residential development within the Zone has occurred without TIF support. As a result, none of the 1,248 completed or under construction residential units are affordable. Residential development is also included in the proposed redevelopment plan. It is critically important to the City that mixed-income housing is provided as part of the plan. As a condition of expanding the Zone's boundary to create a funding mechanism to support the public improvement costs associated with the proposed redevelopment plan, all residential projects developed on the former Parkland Hospital Campus properties within the boundaries of the expanded area of the Zone will be required to provide mixed-income housing. This requirement will be secured by deed restrictions that must be recorded in the Official Real Property Records of Dallas County, TX.

Redevelopment of the former Parkland Campus will require significant expenditures for environmental remediation, demolition, reconstruction of utility systems, roadways and streetscape improvements, connections to Medical/Market Center Trinity Railway Express station, trail connections, and public open space. The use of TIF funds make this strategically located redevelopment plan feasible and provides a mechanism to fund the creation of mixed-income housing within the Medical District.

This amended and restated Project Plan and Reinvestment Zone Financing Plan ("Amended Plan") amends the existing plan to achieve the following: (1) create two sub-districts within the Zone: (a) Southwestern Medical Sub-district (original district boundary) and (b) Medical Campus Sub-district; (2) increase the geographic area of the Zone to add approximately 118.9 acres to create the Medical Campus Sub-district to accommodate anticipated redevelopment; (3) reduce the percentage of tax increment contributed by the City of Dallas during the remaining term of the Southwestern Medical Sub-district from 80% to 45%; (4) reduce the percentage of tax increment contributed by

Dallas County during the remaining term of the Southwestern Medical Sub-district from 55% to 30%; (5) establish a termination date for the Medical Campus Sub-district of December 31, 2045; (6) establish the percentage of tax increment contributed by the City of Dallas and Dallas County during the term of the Medical Campus Sub-district; (7) increase the Zone's total budget from \$27,550,486 Net Present Value ("NPV") (approximately \$46,059,711 total dollars) to \$92,621,769 NPV (approximately \$153,885,868 total dollars), an increase of \$65,071,283 NPV (approximately \$103,843,854 total dollars); (8) restructure the Zone's budget to consolidate and broaden categories of eligible project costs in the Southwestern Medical Sub-district and add new budget categories for the Medical Campus Sub-district; (9) provide a one-time transfer of collected and unallocated TIF funds to the Medical Campus Sub-district in an amount not to exceed \$8 million dollars no later than December 31, 2022.



## Exhibit A

### Southwestern Medical TIF District Existing Conditions





## Term of Zone

The original ordinance that created the Zone provided for a twenty-two (22) year term that ends December 31, 2027. This Amended Plan will not extend the term of the pre-existing Zone, now called the Southwestern Medical Sub-district. The City's participation in the Southwestern Medical Sub-district was zero (0%) in 2006 and 2007 and increased to eighty (80%) between 2008 and 2019. The City's participation rate will decrease to forty-five percent (45%) in 2020 and thereafter in the Southwestern Medical Sub-district. TIF collections will terminate once the TIF budget has been collected or December 31, 2027, whichever occurs first.

The Medical Campus Sub-district's term is twenty-five (25) years beginning January 1, 2020 and terminating December 31, 2045, with only twenty-one (21) years of actual increment collection. All real property value taxes generated in the Medical Campus Sub-district will flow to the participating taxing jurisdictions between 2020 and 2024. This sub-district will begin increment collection in 2025 (collection of tax year 2024 increment in 2025).

The term of the Zone may terminate at an earlier time designated by a subsequent City ordinance or at such time that all project costs and interest thereon, if any, have been paid in full. Tax increments from levies in 2027, for the Southwestern Medical Sub-district, and 2045, for the Medical Campus Sub-district, will flow to the TIF Fund in 2028 and 2046, respectively, unless the Zone has been terminated before such date.

## Zone Tax Increment Base

A taxing unit's tax increment for a particular year during the term of the Zone is calculated by reference to the appraised value of real property in the Zone for such year compared to the "tax increment base" for such tax unit with respect to the Zone. The "tax increment base" for a tax unit with respect to the Zone is the appraised value of all real property in the Zone that is taxable by the tax unit for the year in which the Zone was created (i.e., 2005).

The total taxable appraised value of real property within the Southwestern Medical Sub-district for the 2005 tax year, according to the Dallas Central Appraisal District ("DCAD"), was \$20,936,690, see **Appendix A**. The total taxable appraised value of real property added to the Southwestern Medical Sub-district in 2008 was \$46,474,364, see **Appendix B**.

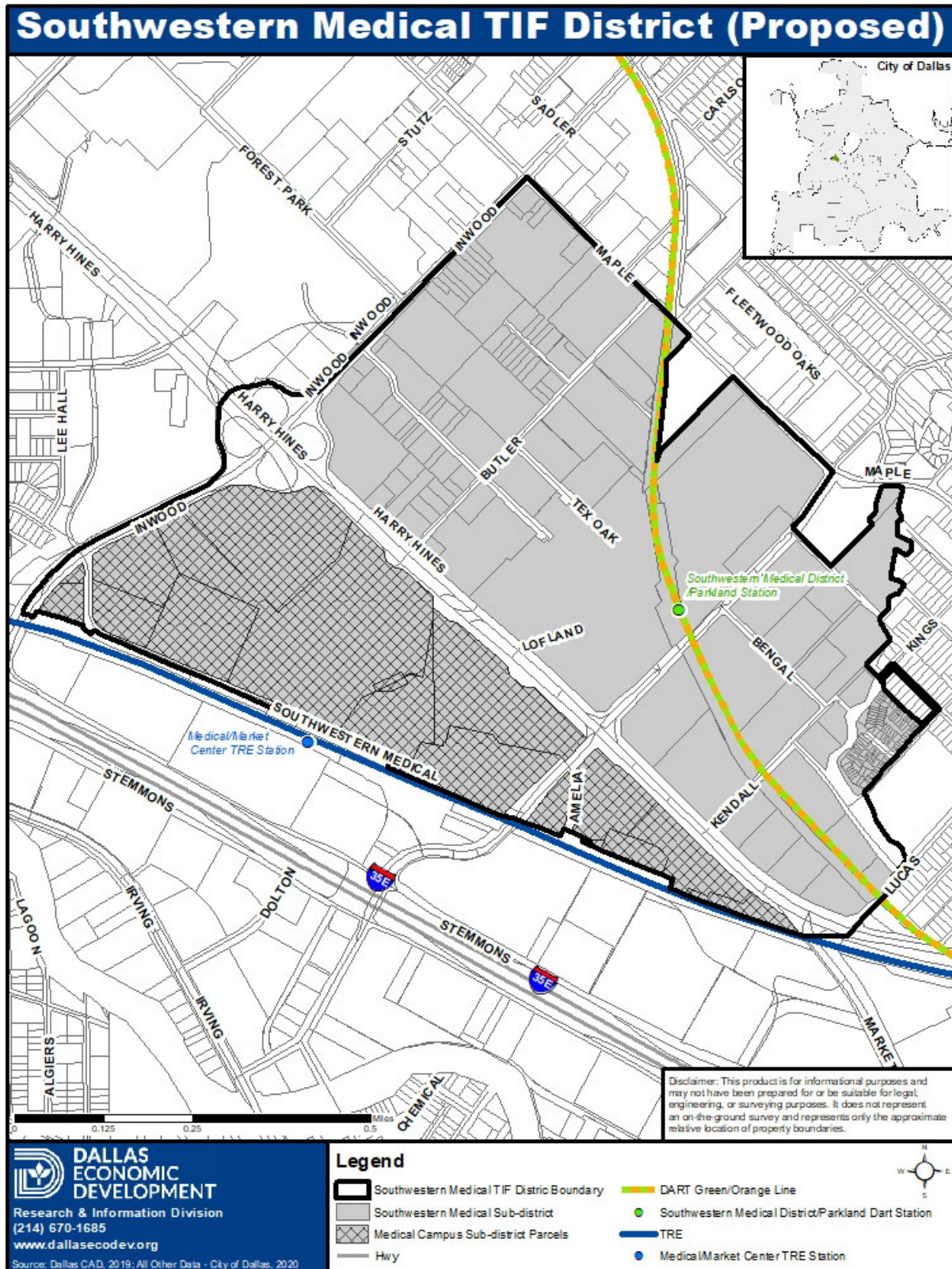
The taxable base value for the Medical Campus Sub-district will be the value of all property in the Medical Campus sub-district as of January 1, 2020. The taxable appraised value for the Medical Campus Sub-district, according to DCAD, is \$0, as a result of properties within the sub-district being owned by tax-exempt entities, see **Appendix C**.

The appraised value of real property in this and all other Dallas tax increment reinvestment zones combined will remain below the statutory maximum of twenty-five percent (25%) and below the maximum threshold of fifteen percent (15%) of the City's tax base as set by the City's Financial Management Performance Criteria (FMPC).

## **Zone and Sub-district Boundaries**

**Exhibit B** is a map of the amended Zone and sub-district boundaries. Unless defined otherwise by a relevant City Ordinance, Zone boundaries include all rights-of-way immediately adjacent to real property within the Zone, extending to the far sides of the rights-of-way, and are not limited by the centerline.

## Exhibit B Southwestern Medical TIF District Map



## **Description of Southwestern Medical TIF District**

The area included in the Southwestern Medical TIF District was developed in the 1940s as an industrial and warehousing area. Access to rail lines and the Stemmons Freeway made the site advantageous for the manufacturing and logistics industry.

The amended Southwestern Medical TIF District is comprised of two sub-districts: Southwestern Medical Sub-district and Medical Campus Sub-district. The Zone encompasses approximately 364.6 acres (Southwestern Medical Sub-district consists of 245.7 acres; Medical Campus Sub-district consists of 118.9 acres), not counting rights-of-way. The Zone includes significant tax-exempt land, primarily on Harry Hines Boulevard and north of Medical District Drive, the Southwestern Medical District/Parkland light rail station that opened December 2010 and the Medical/Market Center TRE Station.

Both sub-districts have buildings that have exceeded their useful life. Many of these buildings contain hazardous materials and are surrounded by inadequate streets, sidewalks and utilities. Redevelopment within these sub-districts require significant expenditures for environmental remediation, demolition, reconstruction of utility systems and roadways and construction of streetscape improvements, that without TIF financial support, is unlikely to occur in a comprehensive manner that incorporates strong urban design standards and provides mixed-income housing.

### ***Existing Land Uses***

The Zone is a former industrial and warehousing area that was primarily composed of vacant land and underutilized structures in 2005. Exhibit C shows the current land use for the area within the Zone (for specific parcels included in the Zone refer to Exhibit B, the TIF Boundary Map).

### ***Zoning***

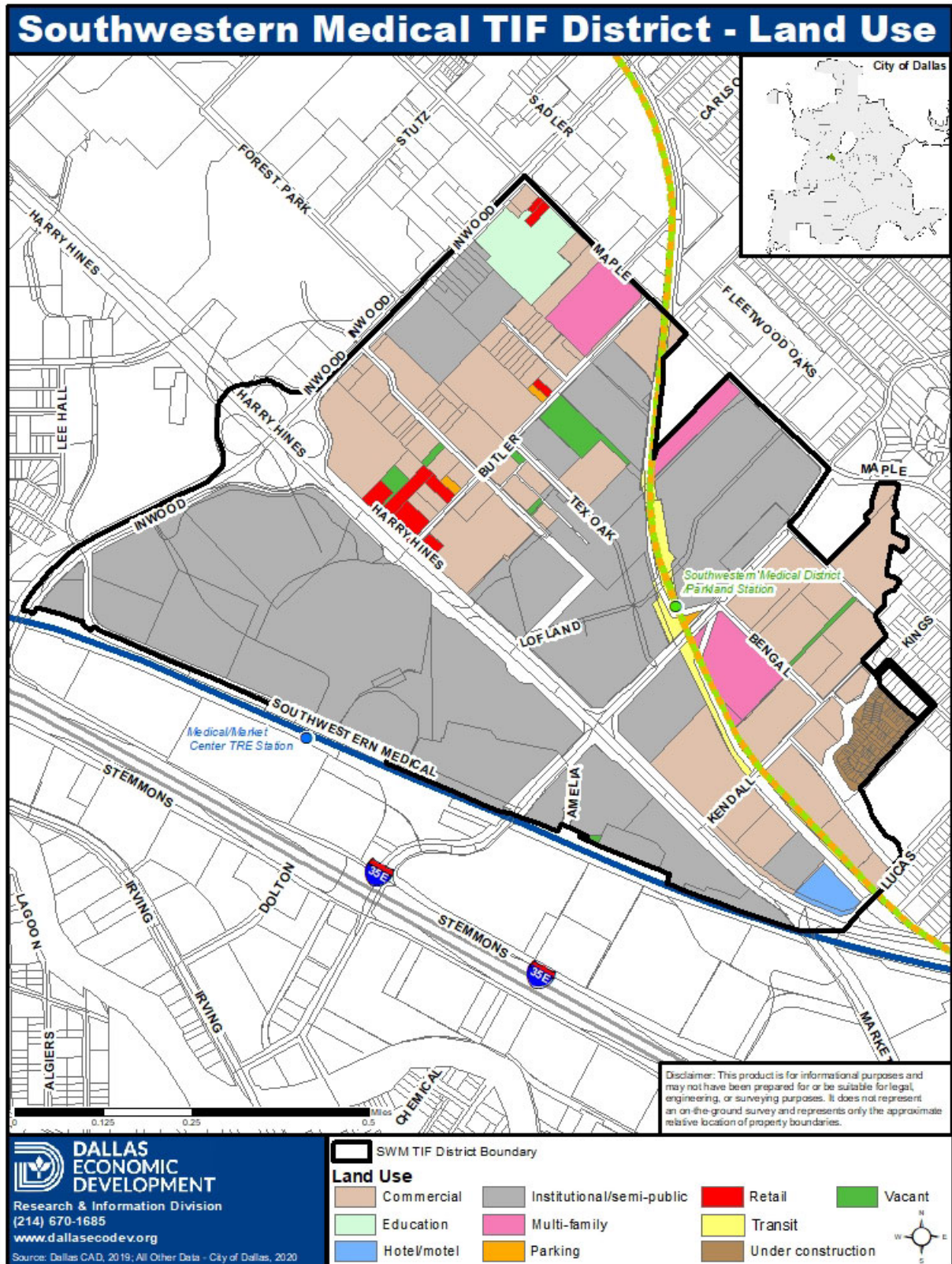
Exhibit D shows existing zoning and Planned Development Districts in the Zone. No immediate zoning changes are contemplated.

### ***Property Ownership***

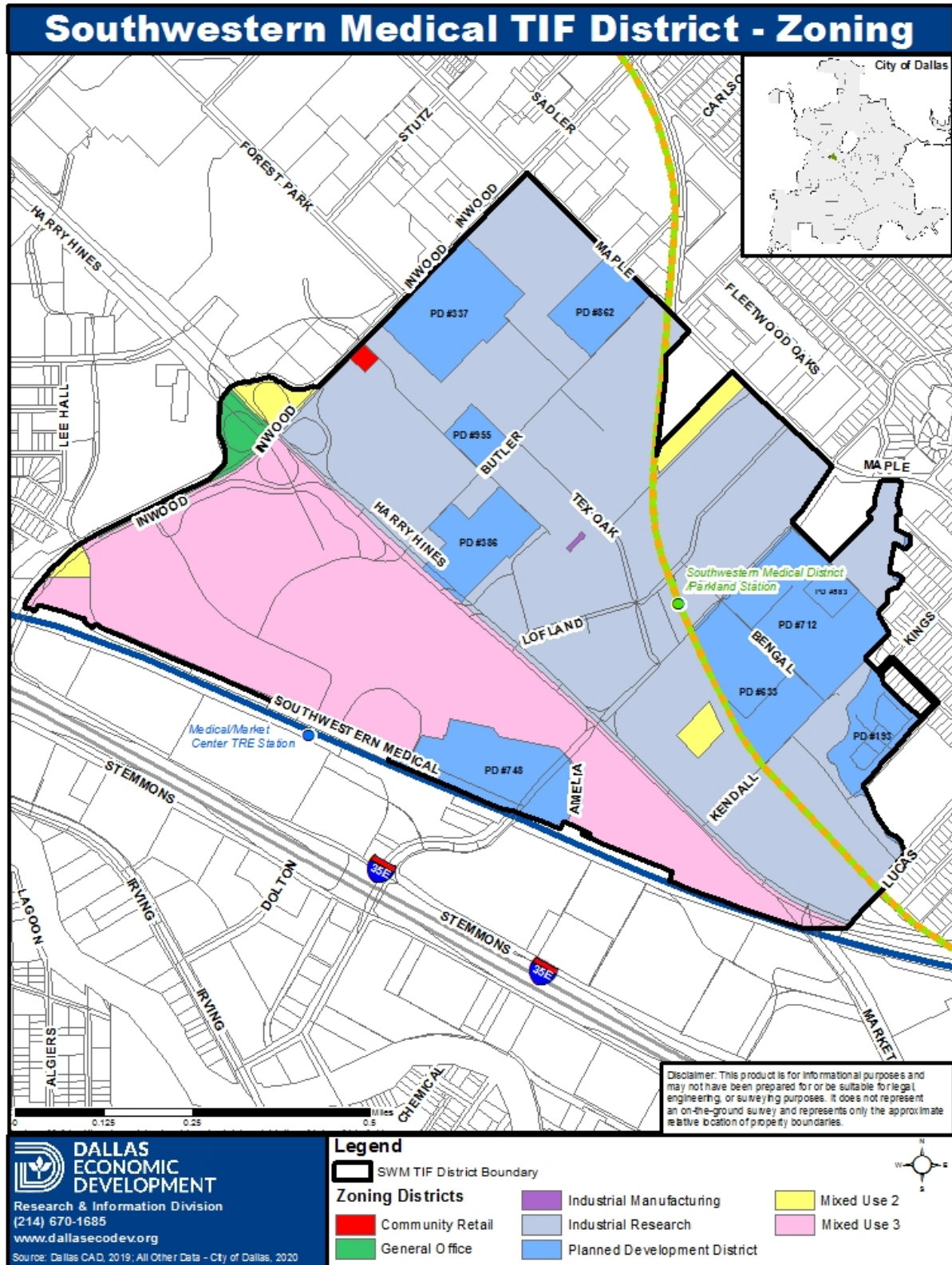
Exhibit E shows existing property ownership data for property within the Zone based on 2020 DCAD records



## Exhibit C Southwestern Medical TIF District Existing Land Uses



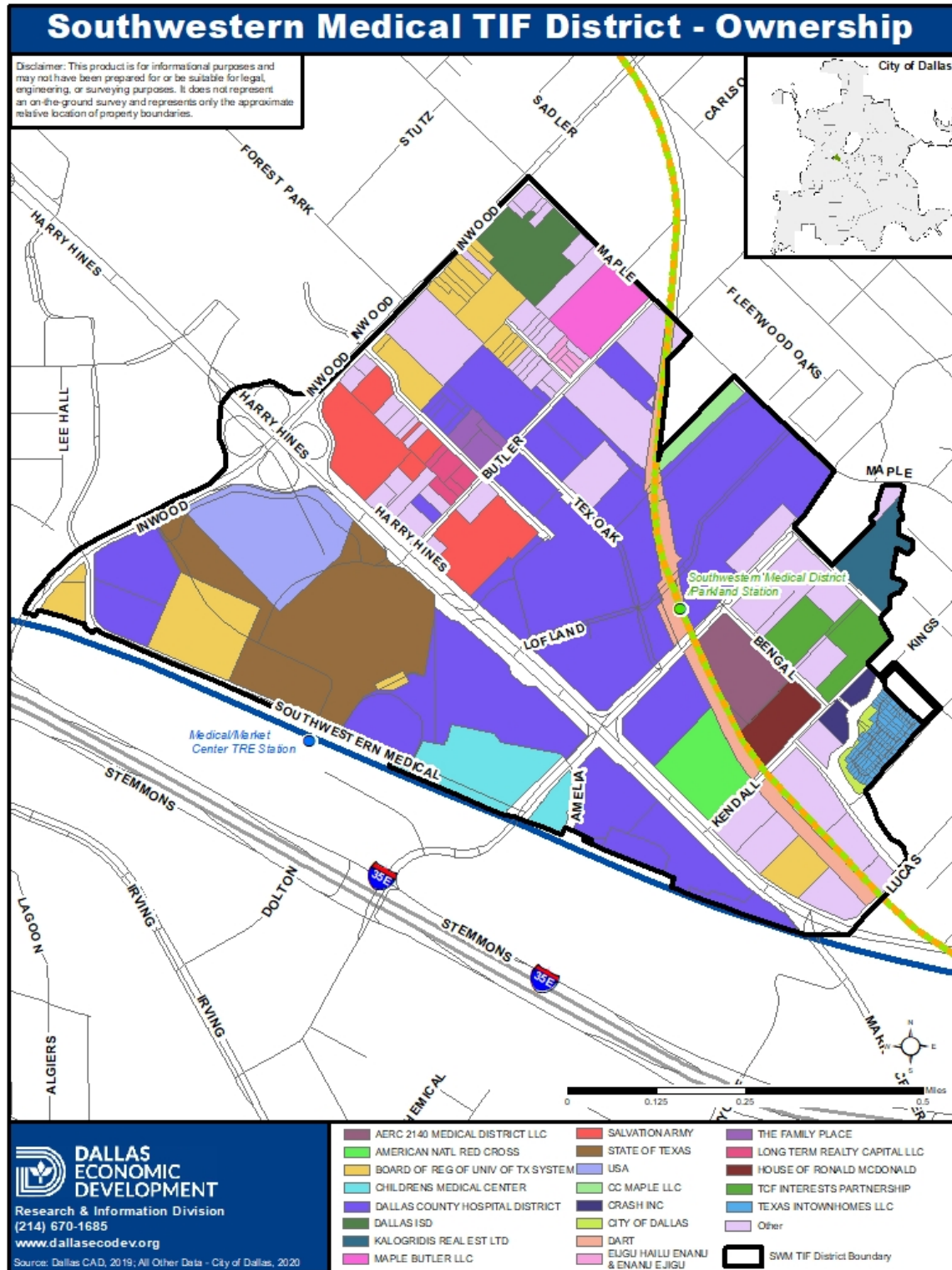
## Exhibit D Southwestern Medical TIF District Existing Zoning





# Exhibit E

## Southwestern Medical TIF District Existing Property Ownership



## Development Goals and Objectives

The following development goals meet the specific needs of the Zone:

- Goal 1 – Support the conversion of the Zone from industrial and warehousing land uses to a mixed-use, transit-oriented neighborhood that complements the Medical District.
- Goal 2 – Create approximately \$280 million in new taxable value attributable to new private investment in the Southwestern Medical Sub-district over the twenty-two (22) year life of the Sub-district.
- Goal 3 – Attract new private development in the Southwestern Medical Sub-district that will add a total of approximately 300,000 square feet of retail/office space and at least 3,000 new rental and for sale residential units.
- Goal 4 – Generate approximately \$27.5 million NPV in increment over the twenty-two (22) year term of the Southwestern Medical Sub-district.
- Goal 5 – Create approximately \$787 million in new taxable value attributable to new private investment in the Medical Campus Sub-district over the twenty-five (25) year life of the sub-district.
- Goal 6 – Attract new private development in the Medical Campus Sub-district that will add a total of approximately 1.8 million square feet of office/medical office space, 300,000 square feet of hotel space, 60,000 square feet of retail space and 500 residential units.
- Goal 7 – Generate approximately \$65 million NPV in increment over the twenty-five (25) year term of the Medical Campus Sub-district.
- Goal 8 – Support the development of mixed-income housing throughout the Zone.
- Goal 9 – Increase ridership levels at the Southwestern Medical District/Parkland light rail station and Medical/Market Center TRE Station by improving access and connections to the stations.
- Goal 10 – Improve and/or create recreational opportunities for the area and provide or enhance connections to the City of Dallas trails and open space system.

The following specific objectives set the framework for the planned public improvements within the Southwestern Medical TIF District:

- Provide funding to reimburse development costs to upgrade infrastructure in the Zone, including, but not limited to storm water drainage, water, sewer and utility lines, street and streetscape improvements.
- Provide funding for environmental remediation and demolition assistance to encourage redevelopment of property in the Zone.
- Improve the pedestrian environment through enhanced landscaping, lighting and design standards that will complement and provide connections to the Trinity Strand Trail.
- Improve linkages to the DART Southwestern Medical District/Parkland light rail station by extending streetscape improvements to the stations to the area south of Medical District Drive, the neighborhood south of Cedar Branch Creek and the area north of the DART light rail station.
- Improve and create linkages to the Medical/Market Center TRE Station by extending streetscape improvements planned for the Medical Campus Sub-district to the station.
- Direct overall development of the Zone through the application of design standards for public improvements and design guidelines for private development.
- Encourage development of mixed-income residential housing and retail development to complement the Medical District.
- Provide incentives as needed to the private bio-medical industry to attract companies to the Zone.
- Provide funding for an economic development grant program for the Southwestern Medical TIF District.

## Market Feasibility

The predominant development pattern planned over the term of the Zone is mixed-use development. Market analysis shows demand for mixed-income housing for doctors, medical staff, and support personnel working in the Medical District, office space to create a research and development hub for biotechnology, life sciences, and pharmaceutical development, hospitality space that provides lodging for short and long-term visitors of the Medical District and retail/restaurant development to support the expanding Medical District.

Over the term of the Zone (both sub-districts) the planned private development program includes:

- 3,500 residential units
- 2.7 million square feet of office and retail space
- 300,000 square feet of hotel space

Obstacles that are detrimental to financing high density, mixed-use projects include demolition costs of existing, deteriorated buildings, environmental remediation costs for contaminated buildings and land, costs of structured parking and additional infrastructure costs required to upgrade and relocate existing infrastructure and enhance pedestrian amenities.

Market analysis suggests that the development contemplated in this plan would not be feasible and is unlikely to occur without the creation, expansion and implementation of this TIF District to assist in the funding of needed infrastructure improvements in the Zone.

## TIF District Policy Considerations

City policy requires TIF District plans to include public objectives such as a provision for mixed-income housing; development of design guidelines that promote the high-quality design of structures and infrastructure within the TIF District; utilization of minority and women-owned businesses in new construction; promotion of jobs for neighborhood residents; and resolution of issues related to the relocation of area residents displaced by new development. These issues are addressed specifically below.

***Mixed-Income Housing Policy.*** Twenty-percent (20%) of all housing units provided by projects using TIF funds must meet the City and County established criteria for mixed-income housing. Affordable housing units are those which are affordable to a household earning eighty percent (80%) or below of the Area Median Family Income for the Dallas

metropolitan area. Affordable housing units should not be concentrated and should be dispersed throughout each residential development. A developer may, subject to City and County approval, and subject to the Southwestern Medical TIF District Mixed-Income Housing Policy, propose an alternative means of fulfilling the City's and County's mixed-income housing requirement.

In the Medical Campus Sub-district, twenty percent (20%) of all housing units developed will meet the City and County established criteria for affordable housing regardless of use of TIF funds by a specific project. Development of the affordable units in the Medical Campus Sub-district will be secured by deed restrictions that must be recorded in the Official Real Property Records of Dallas County, TX. This requirement is a condition of amending the Zone to create the new sub-district.

***Business Inclusion and Development (BID) Plan.*** All TIF-funded projects must follow the City's adopted Business Inclusion and Development Plan, as amended. This policy outlines goals for certified Minority/Women-Owned Business (M/WBE) participation in publicly funded infrastructure projects. The BID Plan goal is twenty-five percent (25%) for construction of public improvements. The goal for private improvements and City oversight will be negotiated with City staff and included in the development agreement for each individual project.

***Creating Permanent Jobs for Area Residents.*** TIF applicants must agree to sponsor job fairs or other programs to attract neighborhood residents to any permanent jobs created in the Zone using TIF funds.

***Design Review/Peer Review Process.*** The City's TIF program has a set of master design guidelines that development projects seeking direct site-specific TIF funding assistance will be required to comply with. Additionally, the design of each TIF supported project will be reviewed by the Urban Design Peer Review Panel (UDPRP), an independent group of design, engineering, and/or planning professionals selected by the Dallas City Manager. UDPRP will review and provide recommendations on the Project's design to the TIF Board for consideration. Conformance to design standards for non-TIF funded projects is voluntary, but strongly encouraged to maintain the design focus of the implementation of the Southwestern Medical TIF Plan. TIF District Design Guidelines for new development and redevelopment in the Southwestern Medical TIF District maybe modified to add design goals of the Medical District Sub-district and subsequently adopted by the Southwestern Medical TIF District board.

***Existing Resident Displacement.*** The Act requires that existing resident displacement be minimized. No persons are expected to be displaced by redevelopment activity within the Southwestern Medical TIF District.

## Section 2: Tax Increment Financing Explained

Tax increment financing (“TIF”) is a tool Texas local governments use to encourage redevelopment within a defined area. TIF funds can be used to fund a variety of improvements that benefit the public. These TIF financial contributions are intended to attract new investment to the defined area in an effort to increase property value. The primary statute governing tax increment financing is codified in Chapter 311 of the Texas Tax Code, as amended.

A municipality makes an area eligible for tax increment financing by designating a reinvestment zone (e.g., the Zone). Costs of specified improvements/grants within a reinvestment zone may be paid or reimbursed by property tax revenues generated from appreciated real property in the reinvestment zone. The additional tax dollars generated by growth of real property values in a reinvestment zone are called the “tax increment.” The tax increment flows to a tax increment fund (e.g., the TIF Fund) for a specified term of years. For the Zone, tax increments on real property levied through December 31, 2027 will flow to the TIF Fund for the Southwestern Medical Sub-district and 2045 for the Medical Campus Sub-district. Money flowing to the TIF Fund each year will be disbursed according to this Amended Plan and agreements approved by the Board of Directors of the Zone (the “TIF Board”) and authorized by the City.

Once created, school districts, counties, hospital districts and college districts may participate in TIF districts. Each taxing unit may choose to dedicate to the tax increment fund all, a portion or none of the additional tax revenue attributable to increased real property value in the reinvestment zone.

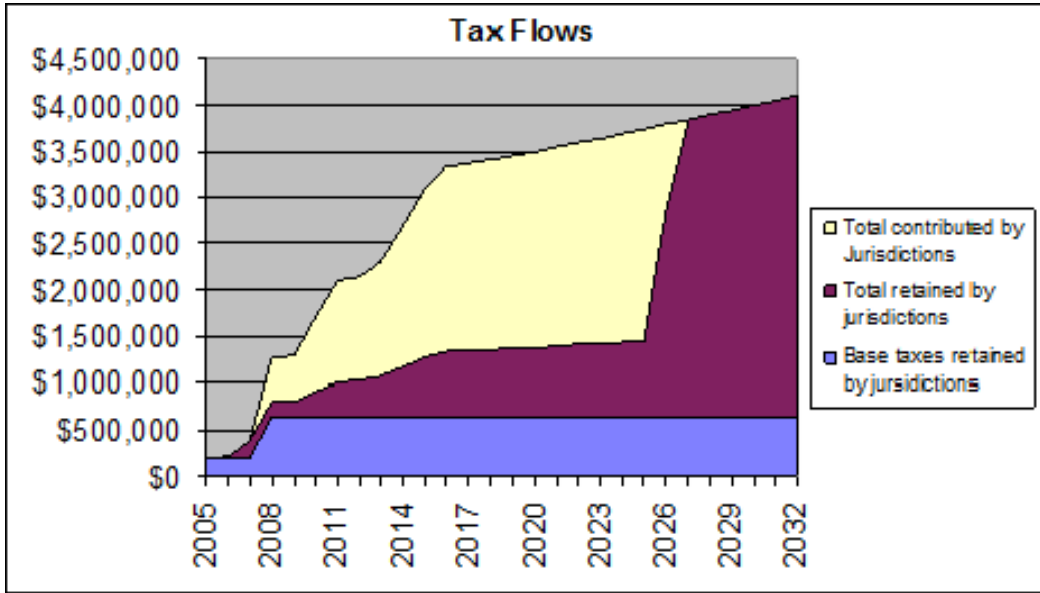
Inclusion of a property in a reinvestment zone does not change the property tax rate for such property. Tax rates in a reinvestment zone are the same as tax rates outside the reinvestment zone, within the same set of taxing jurisdictions.

**Exhibit F**, on the next page, conceptually shows how tax revenues from real properties in a reinvestment zone flow to taxing units and the tax increment fund. **Exhibit F** assumes real property values in the reinvestment zone rise after the reinvestment zone’s designation.

Under certain TIF programs, cash accumulates in the tax increment fund and is used to purchase public improvements on a “pay-as-you-go” basis. More commonly, as with this Zone, a private developer or a public agency will fund and construct public improvements, with the tax increment fund eventually reimbursing the private developer or public agency for its costs.



**Exhibit F**  
**TIF Financial Impact**



## Section 3: Amended and Restated Project Plan Improvements

### Public Improvement Plan

This amended project plan provides for TIF-eligible public improvements as further described below. See **Exhibit M** for the budget of TIF-funded Project Plan Improvements (“Projects Costs”) for each sub-district in the Zone:

The following describes in greater detail eligible Project Costs for the Southwestern Medical TIF District:

**Infrastructure/Utility Improvements.** This category includes TIF-eligible expenditures for design and engineering, street paving and resurfacing, improvements to medians and parkways, infrastructure upgrades/relocation (water, wastewater, storm sewer), and relocation and/or burial of overhead electric, cable television and phone lines throughout the Zone. This category also includes design, engineering, and construction of streetscape improvements, including lighting, sidewalk, bike/pedestrian improvements; street furnishings; landscaping and irrigation of public areas; wayfinding and signage and other improvements to enhance pedestrian linkages, vehicular circulation and continuity in the Zone; and other streetscape features related to specific projects.

Additionally, \$5 million of the \$8 million transferred from collected and unallocated Zone funds to the Medical Campus Sub-district will be used to support the demolition and public infrastructure improvements that will be the burden of the first development project in the Medical Sub-district.

**Environmental Remediation and Demolition.** The Southwestern Medical TIF District has some buildings and land that have been financially unfeasible to redevelop because of the cost of environmental remediation of asbestos, lead-based paint and other contaminants and interior and exterior demolition costs. Interior and external demolition expenses are tied directly to the remediation expenses, especially where the location of these buildings is not conducive to the development of a transit oriented mixed-use center. These costs are TIF eligible expenditures.

**Parks and Open Space.** Public open space and recreational areas are important amenities for the Zone. Costs of design, improvements, and land acquisition are TIF eligible expenses and can be funded from this category.

**Mixed-Income Housing.** This category is only in the Medical District Sub-district’s project plan budget. Funds from this category may be used to offset the cost of

providing mixed-income housing in the Medical District Sub-district. Twenty-four percent (24%) of the Medical Campus Sub-district's budget is allocated to this category.

Additionally, \$3 million of the \$8 million transfer of funds from collected and unallocated Zone funds to the Medical Campus Sub-district will be used to offset the costs to provide mixed income housing in the initial residential projects developed in the Medical Campus Sub-district.

**Economic Development Grants.** State law allows the City to make economic development grants from TIF funds for the public purposes of developing and diversifying the economy of the District. An Economic Development Grant may be used to fund a project in excess of non-grant TIF-eligible expenditures if the project is not feasible but for a TIF Grant. Economic Development Grants will be paid from TIF funds in an aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the Zone. Projects requesting such TIF funded grants must: (1) demonstrate that the development is not financially feasible but for the loan or grant; (2) be consistent with the goals and objectives of the Final Plan; and (3) be subject to specific project agreements and TIF Board and City Council approval. The following activities in the Zone are eligible for such incentives:

- *Job Creation in the Bio-Medical Industry.* TIF-funded loans or grants may be used to attract private bio-medical industry development and applied research buildings located within the Southwestern Medical TIF District. The proximity of the area to UT Southwestern Medical Center, Children's Medical Center and Parkland Hospital create a unique opportunity to invest TIF funds in job creation and job training. The bio-medical industry is currently limited in the Dallas area, despite the significant public investment in medical facilities and medical research.
- *Mixed-Income Housing:* TIF-funded loans or grants may be used to offset the cost of providing affordable housing in new residential developments within the Southwestern Medical TIF District.
- *Retail/Medical Office Developments:* TIF-funded loans or grants may be used to encourage retail/medical office developments within the Southwestern Medical TIF District
- *Transit-Oriented Developments:* TIF funded loans or grants may be to encourage mixed-use, mixed-income, transit-oriented development, including development that provides additional linkages to existing transit services
- *High-Density Developments:* TIF-funded loans or grants may be used to offset the cost of constructing or operating a structured parking facility in high-density developments within the Southwestern Medical TIF District.

**Administration and Implementation.** Administrative costs, including reasonable charges for the time spent by employees of the municipality resulting from the implementation of the Project Plan will be eligible for reimbursement as project costs. Other related administrative expenses including legal fees and consulting fees of the City, management expenses, meeting expenditures and equipment are included in this category.

## Planned Private Development – Southwestern Medical Sub-district

The private development anticipated to occur within the Southwestern Medical Sub-district includes:

- At least 3,000 new apartment units
- Approximately 300,000 square feet of additional retail and office space
- Development of property near the DART Southwestern Medical District/Parkland light rail station

The initial projects are comprised of a three-phase development which included approximately 750 apartment units and 115,000 square feet of retail/office space, all in a pedestrian and transit-oriented core near the DART Southwestern Medical District/Parkland light rail station. The design of the project and its connection to the light rail station, on the north side of Medical District Drive, were important elements for the success of the redevelopment effort. **Exhibit G** provides a conceptual rendering of the FirstWorthing development.

### Exhibit G Rendering of FirstWorthing Development

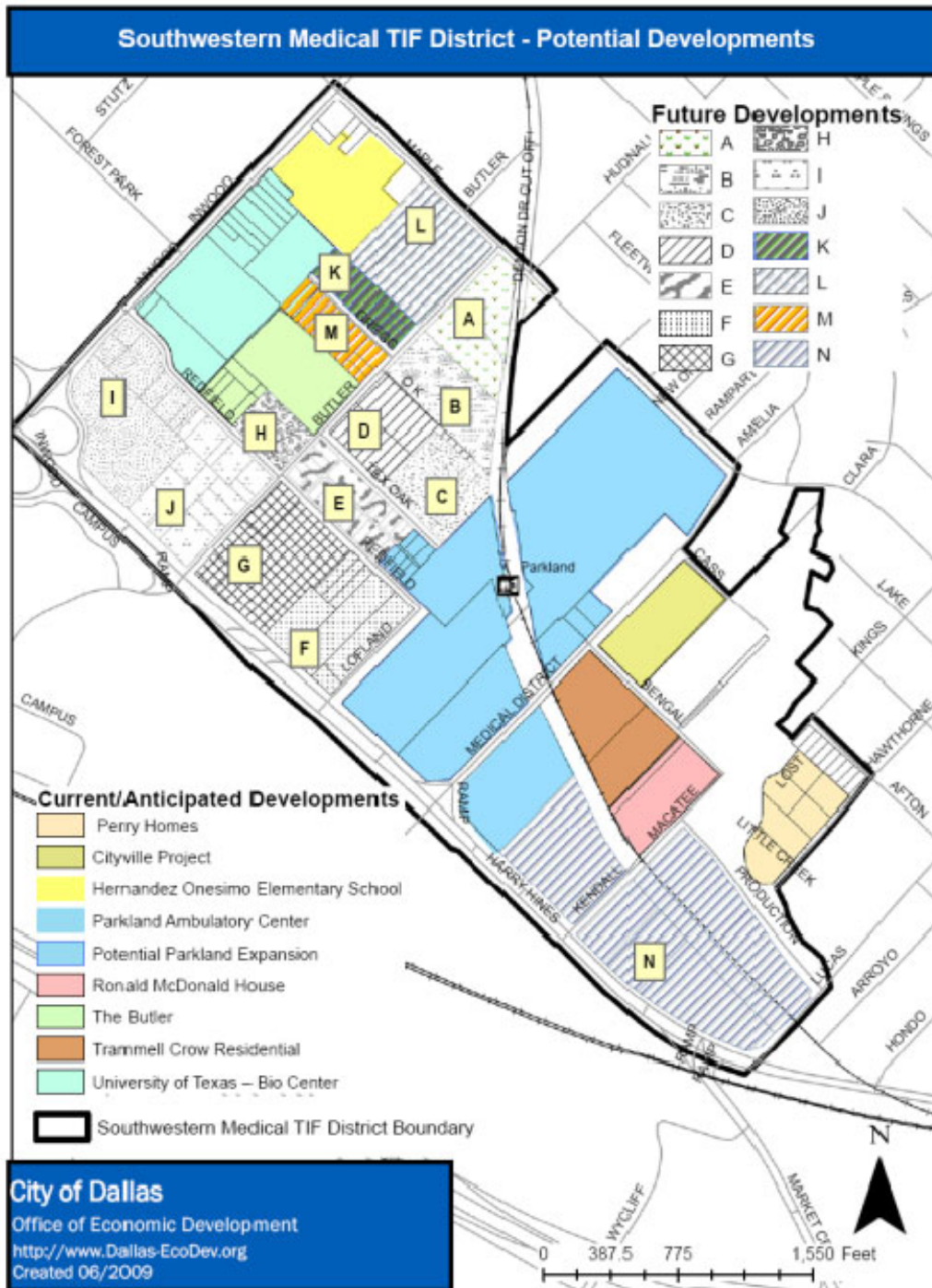


**Exhibit H**  
**Southwestern Medical Sub-district**  
**List of Anticipated Development Projects**

<b>Dev #</b>	<b>Project</b>	<b>Location</b>	<b>Use</b>
1	Cityville	2222 Medical District Drive	Apartments, retail/office
2	Parkland Ambulatory Center	4900 Harry Hines Boulevard	Hospital
3	Trammell Crow Residential	4805 Bengal Street	Apartments
4	Ronald McDonald House	4707 Bengal Street	Lodging
5	Parkland Expansion	Harry Hines Boulevard, Lofland, Medical District Drive and Maple	Hospital/office use
6	University of Texas-BioCenter	Inwood Road	Medical research/office
7	Butler Development	Butler and Redfield	Residential use
8	Hawthorne Development Other Potential Sites: Tract A Tract B Tract C Tract D Tract E Tract F Tract G Tract H Tract I Tract J Tract K Tract L Tract M Tract N	Production and Hawthorne	Residential use  Residential use Residential use Residential use Residential use Non-Profit Non-Profit Office/Medical use Residential use Mixed-use Mixed-use Residential use Residential use Residential use Office/Medical/residential



**Exhibit I**  
**Southwestern Medical Sub-district**  
**Map of Anticipated Development Projects**



**Note:** The anticipated development projects listed above are subject to market conditions and may change over time.

## Planned Private Development – Medical Campus Sub-district

The private development anticipated to occur within the Southwestern Medical Sub-district includes:

- 500 residential units
- Approximately 1.8 million square feet of office/medical office space
- Approximately 60,000 square feet of retail space
- Approximately 300,000 square feet of hotel/hospitality space

The development project planned for the Medical Campus Sub-district will redevelop the former Parkland Hospital Campus, approximately 38 acres of obsolete buildings, into a vibrant mixed-use medical campus. The phased development plan spans ten to fifteen years and will combine residential, hospitality, retail and medical office space with enhanced streetscaping, pocket parks, landscaping and pedestrian connectivity to the Medical/Market Center TRE Station.

**Exhibit J** provides a conceptual rendering of the proposed development in the Medical Campus Sub-district.

### Exhibit J Conceptual Rendering of Development



## Exhibit K

### Medical Campus Sub-district

### List of Anticipated Development Projects

Project	Use	Est. Private Inv.	Est. DCAD Value	Yr Complete
Residential	Residential	\$127,020,000	\$80,267,400	2023
Phase 1	Office/Structured Parking	\$168,545,606	\$76,079,930	2024
Phase 2	Office	\$67,903,217	\$50,000,000	2026
Phase 3	Hotels (extended stay & full service)/Conference Ctr/Office	\$292,711,954	\$125,893,430	2029
Phase 4	Office	\$168,533,774	\$108,941,280	2031
Phase 5	Office	\$259,609,832	\$177,174,570	2033
Phase 6	Office	\$125,974,235	\$77,490,000	2035
Phase 7	Office	\$143,804,069	\$91,555,800	2038
		<b>\$1,227,082,687</b>	<b>\$787,402,410</b>	

## Exhibit L

### Medical Campus Sub-district

### Map of Anticipated Development Projects



## Section 4: Amended and Restated Financing Plan

### Financing Plan

The Reinvestment Zone Financing Plan provides for incremental financing and predicts revenues for the Southwestern Medical TIF District.

### Exhibit M Southwestern Medical TIF District Amended Improvements Budget

*Project costs are public improvements and grants paid or reimbursed by the TIF  
Project costs may be changed in subsequent project and financing plans.*

#### Southwestern Medical Sub-district Project Plan Budget

<b>Category</b>	<b>Estimated TIF Expenditure 2006 NPV Dollars<sup>1</sup></b>	<b>Estimated TIF Expenditure Total Dollars<sup>2</sup></b>
Infrastructure/Utility Improvements <sup>3</sup>	\$15,422,203	\$25,783,292
Environmental Remediation and Demolition	\$2,863,856	\$4,787,878
Economic Development Grant	\$8,264,427	\$13,816,712
Administration and Implementation	\$1,000,000	\$1,671,829
<b>Southwestern Medical Sub-district Project Costs</b>	<b>\$27,550,486</b>	<b>\$46,059,711</b>

#### Medical Campus Sub-district Project Plan Budget

<b>Category</b>	<b>Estimated TIF Expenditure 2020 NPV Dollars<sup>1</sup></b>	<b>Estimated TIF Expenditure Total Dollars<sup>2</sup></b>
Infrastructure/Utility Improvements	\$20,000,000	\$33,140,936
Environmental Remediation and Demolition	\$10,000,000	\$16,570,468
Mixed Income Housing	\$16,100,000	\$26,678,453
Economic Development TIF Grants	\$15,256,000	\$25,279,906
Parks and Open Space	\$2,500,000	\$4,142,614
Administration and Implementation	\$1,215,283	\$2,013,781
<b>Medical Campus Sub-district Project Costs</b>	<b>\$65,071,283</b>	<b>\$107,826,157</b>

<b>Southwestern Medical TIF District Total Budget</b>	<b>\$92,621,769</b>	<b>\$153,885,868</b>
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<sup>1</sup>Estimated TIF Expenditure for Southwestern Medical Sub-district discounted to 2006 at a 4% discount rate; Medical Campus Sub-district expenditures are in 2020 dollars, 4% discount rate.

<sup>2</sup>Total Dollars reflect estimated total increment collection over the life of each sub-district. These values depend on the timing of completion of projects and will fluctuate annually.

<sup>3</sup>Funds allocated to the Utility Burial line item were reprogrammed to the Infrastructure/Utility Improvements line item.



Financing Method. A developer will typically apply for and be authorized by the City Council for TIF-funded improvements, then fund and build the improvements. Upon completion and acceptance of the work by the City, the developer will be reimbursed with TIF funds if and when they are available. TIF payments are made based on available increment and other conditions set forth in project development agreements.

Prior to 2005, public improvements were publicly bid with private groups advancing funds for these improvements and earning applicable interest until the advance was repaid by future cash flows to the TIF District fund, if and when funds were available. However, based on legislative changes in 2005, the City may now allow for private, competitive bidding of TIF-funded public improvements. Interest is not applicable when TIF-funded public improvements are privately bid.

The City may negotiate with financial institutions to secure bonds or other obligations, or lines of credit, to aid in the funding of projects within the TIF District. City staff may explore using various financing methods to repay TIF obligations, subject to City Council approval.

The City may establish and provide for the administration of one or more programs for the public purposes of developing and diversifying the economy of the District, eliminating unemployment and underemployment in the District, and developing or expanding transportation, business, and commercial activity in the District, including programs to make grants and loans from the tax increment fund of the District in an aggregate amount not to exceed the amount of the tax increment produced by the municipality and paid into the tax increment fund for the District.

Financing Policy and Long-Term Financing. The goal of the Southwestern Medical TIF District is to leverage increment accrued to maximize development in the District. No bonded indebtedness is currently anticipated for the TIF fund. The City may, however, determine at a future date that it would be advantageous to issue obligations backed by a reliable cash flow to the TIF fund and/or other sources, thus reimbursing TIF project costs at an earlier date than otherwise projected. The City reserves all powers to determine the appropriateness of issuing securities and to approve an issue of securities, yet it has no obligation to issue securities to prepay TIF obligations.

Expected Revenues. **Exhibits H and K** provide lists of development projects anticipated in the Southwestern Medical TIF District through 2045. Some of the identified developments may not occur, while other development projects likely may replace them. This schedule represents the best estimate of anticipated development in the area. Actual timing, floor area, uses and other attributes of the identified developments may differ from the schedule.

Estimated project values in **Exhibit K** are based on observations of values assigned to comparable developments by the Dallas Central Appraisal District (DCAD). Actual

construction costs or trading prices may differ. Because tax increments are measured by DCAD values, these are the relevant measures of value for a TIF financing plan.

The development/redevelopment projects listed in **Exhibits H and K** constitute most of the redevelopment in the Zone through 2027 for the Southwestern Medical Sub-district and 2045 for the Medical Campus Sub-district, although some unnamed development projects may inevitably substitute for listed projects. Further redevelopment in the Southwestern Medical Sub-district in the Medical Campus Sub-district is likely but is not forecasted in this analysis for two reasons: (1) tax increments are estimated to flow to the Southwestern Medical Sub-district and Medical Campus Sub-district for only twenty and twenty-one years respectively; (2) forecasts further into the future become marginally reliable. Non-TIF supported project costs associated with private development in the Southwestern Medical TIF District are estimated to be in excess of \$1.5 billion over the life of the Zone.

## **Financial Assumptions**

The key factors influencing the financial feasibility study and its conclusions are the financial assumptions that have been adopted.

Inflation. The generally accepted inflation for construction costs and the value of improvements is three percent per annum. Based on current market rates, net present values of the tax increment were calculated at a discount rate of four percent (4%) per annum for the Southwestern Medical and Medical Campus Sub-districts.

Appreciation. Property appreciation is assumed to be one and one half percent (1.5%) per annum on average.

Tax Rate Changes. Although tax rates will certainly increase during the term of the Zone, the financial plan conservatively assumes that the 2005 and 2020 tax rates will remain constant for the life of each sub-district, except to incorporate tax rate changes when known.

Remittance to the TIF Fund. The duration of the Southwestern Medical Sub-district is twenty-two (22) years and scheduled to terminate December 31, 2027. The City of Dallas participated at a rate of zero percent (0%) in 2006 and 2007 and at a rate of eighty percent (80%) between 2008 and 2019. The City's participation rate will decrease to 45% in 2020 and thereafter in the Southwestern Medical Sub-district. The proposed duration of the Medical Campus Sub-district is twenty-five (25) years and scheduled to terminate December 31, 2045. The City of Dallas will participate at a rate of zero percent (0%) in 2021, 2022, 2023 and 2024 and at a rate of eighty percent (80%) in 2025 and thereafter.

Exhibits N and O include County tax increment. Dallas County participated at a rate of zero percent (0%) in 2006 and 2007 and at a rate of fifty-five percent (55%) between



2008 and 2019 in the Southwestern Medical Sub-district. Dallas County's participation rate in the Southwestern Medical Sub-district will decrease to thirty percent (30%) in 2020 and thereafter. Dallas County has been asked to participate in the Medical Campus Sub-district. Exhibit O assumes the County will participate at a rate of zero percent (0%) in 2021, 2022, 2023 and 2024 and at a rate of sixty-five percent (65%) in 2025 and thereafter. Dallas County's participation will end after twenty (20) years of increment collection in 2044.

TIF collections in the Southwestern Medical Sub-district will terminate once the TIF budget of \$ \$27,550,485 (in 2006 dollars) has been collected or December 31, 2027, whichever occurs first. Based on past development activity, increment generation and the reduction of participation rates, the Southwestern Medical Sub-district in not projected to collect its budget by December 31, 2027.

TIF collections in the Medical Campus Sub-district will terminate once the TIF Budget of \$65,071,283 (in 2020 dollars) has been collected or December 31, 2045, whichever occurs first. Based on current development projections, the TIF budget is expected to be reached in 2045.

### Exhibit N Annual Projection of Tax Increment to the TIF Fund Southwestern Medical Sub-district

Southwestern Medical TIF District - Southwestern Medical Sub-district Projected TIF Increment Schedule									
Tax Year	Property Value Total	Property Value Growth Annual	Property Value Growth Cumulative	Anticipated Captured Value	TIF Contribution City of Dallas	TIF Contribution Dallas County	Dallas	Total TIF Contribution	TOTAL TIF Fund 2006 NPV @ 4.00%
Base 2005	\$20,936,690								
1 2006	\$23,719,720	13.3%	13.3%	\$2,783,030	\$0	\$0		\$0	\$0
2 2007	\$40,179,430	69.4%	91.9%	\$19,242,740	\$0	\$0		\$0	\$0
<b>New Base Year Value \$67,411,054</b>									
3 2008	\$65,570,940	63.2%	-2.7%	\$44,634,250	\$267,057	\$55,837	\$49,639	\$322,893	\$287,051
4 2009	\$120,888,531	84.4%	79.3%	\$53,477,477	\$318,029		\$104,921		\$287,051
County 2010	\$120,881,681					\$64,672		\$382,701	
County 2010	\$125,601,603	3.9%	86.3%	\$58,190,549	\$372,960		\$167,585		\$614,186
County 2011	\$125,596,603					\$76,240		\$449,201	
6 2011	\$109,399,401	-12.9%	62.3%	\$41,988,347	\$266,860				\$983,396
County 2012	\$109,394,401					\$47,062		\$313,923	
7 2012	\$127,779,825	16.8%	89.6%	\$60,368,771	\$384,911		\$266,111		\$1,231,494
County 2013	\$127,774,825			\$60,363,771		\$80,709		\$465,621	
8 2013	\$152,408,068	19.3%	126.1%	\$84,997,014	\$541,941	\$113,645	\$349,151	\$655,586	\$2,064,358
9 2014	\$155,243,322	1.9%	130.3%	\$87,832,268	\$560,019				\$2,064,358
County 2015	\$155,238,322			\$87,827,268		\$117,429	\$431,655	\$677,448	
10 2015	\$190,112,558	22.5%	182.0%	\$122,701,504	\$782,345				\$2,540,323
County 2016	\$190,107,558			\$122,696,504		\$164,051	\$542,482	\$946,396	
11 2016	\$217,960,787	14.6%	223.3%	\$150,549,733	\$942,441			\$1,143,727	\$3,922,618
County 2017	\$217,955,787			\$150,544,733		\$201,286	\$673,234		
12 2017	\$249,200,389	14.3%	269.7%	\$181,789,335	\$1,134,947			\$1,134,947	\$4,631,503
County 2018	\$249,221,389			\$181,810,335		\$243,090	\$825,067		
13 2018	\$265,238,523	6.4%	293.5%	\$197,827,469	\$1,229,221			\$1,493,754	\$5,528,613
County 2019	\$265,259,523			\$197,848,469		\$264,533	\$983,939		
14 2019	\$293,739,616	10.7%	335.7%	\$226,328,562	\$1,406,134			\$1,708,788	\$6,515,395
County 2020	\$293,770,616			\$226,359,562		\$302,654	\$1,158,714		
15 2020	\$311,573,782	6.1%	362.2%	\$244,162,728	\$852,946	\$175,607	\$1,256,222	\$1,028,553	\$7,086,514
16 2021	\$316,247,389	1.5%	369.1%	\$248,836,335	\$869,272	\$178,968	\$1,351,775	\$1,048,240	\$7,646,178
17 2022	\$320,991,100	1.5%	376.2%	\$253,580,046	\$885,844	\$182,380	\$1,445,404	\$1,068,224	\$8,194,576
18 2023	\$325,805,966	1.5%	383.3%	\$258,394,912	\$902,664	\$185,843	\$1,537,141	\$1,088,507	\$8,731,893
19 2024	\$330,693,056	1.5%	390.6%	\$263,282,002	\$919,736	\$189,358	\$1,627,018	\$1,109,094	\$9,258,316
20 2025	\$335,653,451	1.5%	397.9%	\$268,242,397	\$937,065	\$192,925	\$1,715,067	\$1,129,990	\$9,774,029
21 2026	\$340,688,253	1.5%	405.4%	\$273,277,199	\$954,653	\$196,546	\$1,801,318	\$1,151,199	\$10,279,214
22 2027	\$345,798,577	1.5%	413.0%	\$278,387,523	\$972,505	\$200,222	\$1,885,802	\$1,172,727	\$10,774,052
<b>TOTAL During TIF</b>					<b>\$15,501,550</b>	<b>\$3,233,059</b>		<b>\$18,491,519</b>	<b>\$10,774,052</b>

# Exhibit O

## Annual Projection of Tax Increment to the TIF Fund

### Medical Campus Sub-district

Southwestern Medical TIF District - Medical Campus Sub-district Projected TIF Increment Schedule												
Tax Year	Property Value Estimate	Added Value Estimate Dev. Projects	Total Property Value	Annual Property Value Growth	Anticipated Captured Value	TIF Increment Revenue City (80%)	City NPV	TIF Increment Revenue County (65%)	County NPV	Est. Annual Increment Collection	Est. Annual Increment Collection NPV	
Base 2020	\$0	\$0										
1 2021	\$41,382,000	\$0	\$41,382,000									
2 2022	\$42,002,730	\$0	\$42,002,730	1.5%								
3 2023	\$42,632,771	\$0	\$42,632,771	1.5%								
4 2024	\$43,272,263	\$80,267,400	\$123,539,663	189.8%								
5 2025	\$125,392,757	\$76,079,930	\$201,472,687	63.1%	\$201,472,687	\$1,251,710	\$1,203,567	\$318,357	\$306,113	\$1,570,067	\$1,509,679	
6 2026	\$204,494,778	\$0	\$204,494,778	1.5%	\$204,494,778	\$1,270,485	\$2,378,202	\$323,132	\$604,867	\$1,593,618	\$2,983,068	
7 2027	\$207,562,199	\$50,000,000	\$257,562,199	26.0%	\$257,562,199	\$1,600,182	\$3,800,758	\$406,987	\$966,677	\$2,007,169	\$4,767,435	
8 2028	\$261,425,632	\$107,021,830	\$368,447,462	43.1%	\$368,447,462	\$2,289,090	\$5,757,482	\$582,202	\$1,464,345	\$2,871,293	\$7,221,828	
9 2029	\$373,974,174	\$0	\$373,974,174	1.5%	\$373,974,174	\$2,323,427	\$7,667,170	\$590,935	\$1,950,051	\$2,914,362	\$9,617,221	
10 2030	\$379,583,787	\$18,871,600	\$398,455,387	6.5%	\$398,455,387	\$2,475,524	\$9,623,612	\$629,619	\$2,447,648	\$3,105,143	\$12,071,260	
11 2031	\$404,432,218	\$0	\$404,432,218	1.5%	\$404,432,218	\$2,512,656	\$11,533,024	\$639,064	\$2,933,284	\$3,151,720	\$14,466,309	
12 2032	\$410,498,701	\$108,941,280	\$519,439,981	28.4%	\$519,439,981	\$3,227,177	\$13,891,091	\$820,793	\$3,533,030	\$4,047,970	\$17,424,120	
13 2033	\$527,231,581	\$0	\$527,231,581	1.5%	\$527,231,581	\$3,275,584	\$16,192,473	\$833,105	\$4,118,358	\$4,108,689	\$20,310,831	
14 2034	\$535,140,054	\$177,174,570	\$712,314,624	35.1%	\$712,314,624	\$4,425,468	\$19,182,161	\$1,125,564	\$4,878,749	\$5,551,032	\$24,060,910	
15 2035	\$722,999,344	\$0	\$722,999,344	1.5%	\$722,999,344	\$4,491,850	\$22,099,981	\$1,142,447	\$5,620,861	\$5,634,298	\$27,720,842	
16 2036	\$733,844,334	\$77,490,000	\$811,334,334	12.2%	\$811,334,334	\$5,040,658	\$25,248,361	\$1,282,030	\$6,421,613	\$6,322,688	\$31,669,974	
17 2037	\$823,504,349	\$0	\$823,504,349	1.5%	\$823,504,349	\$5,116,268	\$28,321,059	\$1,301,260	\$7,203,116	\$6,417,528	\$35,524,175	
18 2038	\$835,856,914	\$0	\$835,856,914	1.5%	\$835,856,914	\$5,193,012	\$31,319,894	\$1,320,779	\$7,965,833	\$6,513,791	\$39,285,727	
19 2039	\$848,394,768	\$91,555,800	\$939,950,568	12.5%	\$939,950,568	\$5,839,725	\$34,562,486	\$1,485,263	\$8,790,547	\$7,324,988	\$43,353,033	
20 2040	\$954,049,826	\$0	\$954,049,826	1.5%	\$954,049,826	\$5,927,321	\$37,727,131	\$1,507,542	\$9,595,436	\$7,434,863	\$47,322,567	
21 2041	\$968,360,574	\$0	\$968,360,574	1.5%	\$968,360,574	\$6,016,231	\$40,815,703	\$1,530,155	\$10,380,977	\$7,546,386	\$51,196,679	
22 2042	\$982,885,982	\$0	\$982,885,982	1.5%	\$982,885,982	\$6,106,474	\$43,830,030	\$1,553,107	\$11,147,634	\$7,659,581	\$54,977,664	
23 2043	\$997,629,272	\$0	\$997,629,272	1.5%	\$997,629,272	\$6,198,071	\$46,771,897	\$1,576,404	\$11,895,862	\$7,774,475	\$58,667,760	
24 2044	\$1,012,593,711	\$0	\$1,012,593,711	1.5%	\$1,012,593,711	\$6,291,042	\$49,643,047	\$1,600,050	\$12,626,104	\$7,891,092	\$62,269,151	
25 2045	\$1,027,782,617	\$0	\$1,027,782,617	1.5%	\$1,027,782,617	\$6,385,408	\$52,445,179			\$6,385,408	\$65,071,283	
Total During 25-Year TIF		\$787,402,410	\$1,027,782,617			\$87,257,363	\$52,445,179	\$20,568,797	\$12,626,104	\$107,826,160	\$65,071,283	

## **Financial Feasibility**

The private development plans, public improvement program, general financing strategy and financial assumptions were all included in a preliminary assessment prepared by the City of Dallas Office of Economic Development. The study is intended to be used as part of the economic feasibility study for the District in accordance with the provisions of Section 311.011, Texas Tax Code, and is available upon request.

Private development and estimated appreciation in the Zone are expected to increase property value to \$346 million in the Southwestern Medical Sub-district and \$1 billion in the Medical Campus Sub-district during their respective terms.

If revenues are received at the predicted rate, increment collections and project plan improvements in the Zone will be completed by year twenty-two (22) of the Southwestern Medical Sub-district's term and year twenty-five (25) of the Medical Campus Sub-district's term.

In fact, on a strict "pay-as-you-go" basis, the progress of the public improvements portion of the development program is a direct result of the revenues received (and matched by the City's contributions). Therefore, if revenues exceed these projections, then the public improvements can be completed ahead of schedule. If revenues do not meet expectations, then the pace of public improvements will be slowed or discontinued altogether based upon the advice of the Board of Directors and the approval of the City Council.

Based upon a set of TIF District assumptions and analysis, this Amended and Restated Project Plan and Reinvestment Zone Financing Plan is feasible.

## **Financial Policies**

General financial policies are governed by the City of Dallas Public/Private Partnership Program that was first approved by the City Council on March 13, 1996 and has been amended since. This program provides a framework for development incentives in a variety of areas. Within this framework, the Southwestern Medical Board of Directors has adopted specific policies for the Zone:

- Public improvements will be phased at a pace that coincides with private development.
- Private developers desiring City participation in cost-sharing for infrastructure improvements needed for their projects must sign a Development Agreement with the City.

- Each Development Agreement is mutually exclusive - that is, the nature and extent of support with public funds may change over time as the District becomes more developed.
- The City may negotiate with financial institutions to secure notes or lines of credit to aid in the funding of projects within the Zone, using any financial instrument, subject to City Council approval of the note or credit line, or issue certificates of obligation or TIF bonds for projects as described earlier in the Project Plan.
- If a developer needs infrastructure improvements constructed at a time when sufficient funds are not available in the TIF Fund, then improvements may be:
  - ~ deferred until funds are available
  - ~ constructed at the sole expense of the developer
  - ~ constructed at developer expense, with the City reimbursing the developer as funds become available
- TIF funds may be applied only to expenditures inside the TIF District's boundaries, but the TIF Act allows external spending outside of the boundaries for a few specific purposes, including for places of public assembly, affordable housing, and transportation
- Should project costs be paid that directly benefit the developer of a project, such as grants made to a developer as permitted by Chapter 311, Texas Tax Code, the City will establish sufficient controls to ensure that the expenditure results in the public purpose being carried out and that the public is protected in the use of public funds, such as the tax increment revenues, for the intended result.

The Southwestern Medical TIF Board may from time-to-time recommend amendments to these financial policies which will affect the operations of the TIF District.

The City reserves the right to amend this plan to provide for the establishment of a "sales tax increment" collection process, as permitted by Chapter 311, Texas Tax Code.

## Appendix A: Southwestern Medical Sub-district 2005 DCAD Real Property Accounts

Account Number	Property Address	Property Owner	Imprv Value	Land Value	Total Market Value	Total Taxable Value	Exempt
00000430051000000	4701 BENGAL ST	CRASH INC	\$189,170	\$138,430	\$327,600	\$327,600	
00000430105000000	4814 BENGAL ST	TCF INTERESTS PARTNERSHIP	\$909,100	\$490,650	\$1,399,750	\$1,399,750	
00000430108000000	4703 BENGAL ST	WORTHING AT MOTOR LP	\$110,800	\$647,960	\$758,760	\$758,760	
00000430120000000	4805 BENGAL ST	WORTHING AT MOTOR LP	\$0	\$569,590	\$569,590	\$569,590	
00000430129000000	4722 BENGAL ST	FOSTER M POOLE JR	\$432,510	\$241,120	\$673,630	\$673,630	
00574600000000100	4700 BENGAL ST	MC COMPANY	\$0	\$405,310	\$405,310	\$405,310	
00574600000000200	4800 BENGAL ST	WORTHING AT MOTOR LP	\$0	\$46,170	\$46,170	\$46,170	
00574600000000300	4800 BENGAL ST	WORTHING AT MOTOR LP	\$0	\$32,230	\$32,230	\$32,230	
00574600000010000	4816 BENGAL ST	TCF INTERESTS PS LTD	\$0	\$40,340	\$40,340	\$40,340	
00574600000010100	4816 BENGAL ST	POOLE FOSTER M JR	\$0	\$21,090	\$21,090	\$21,090	
00000430096000000	4714 CASS ST	MAGIC CARPET LTD	\$1,488,900	\$861,100	\$2,350,000	\$2,350,000	
00000430117000000	4935 CASS ST	WORTHING AT MOTOR LP	\$0	\$974,220	\$974,220	\$974,220	
00000430132000000	4815 CASS ST	UNION GOSPEL MISSION	\$1,763,610	\$273,900	\$2,037,510	\$0	X
00000430078000000	4646 HARRY HINES BLVD	DYNASTY CONSOLIDATED	\$55,160	\$799,840	\$855,000	\$855,000	
00000430081000000	4500 HARRY HINES BLVD	INN AT MARKET CENTER LP	\$1,035,880	\$780,590	\$1,816,470	\$1,816,470	
00000430084000000	4600 HARRY HINES BLVD	UNIVERSITY OF TEXAS	\$6,666,860	\$917,540	\$7,584,400	\$0	X
00000430087000000	4640 HARRY HINES BLVD	SOVRAN ACQUISITION LTD PS	\$1,297,090	\$913,020	\$2,210,110	\$2,210,110	
00000430093000000	4900 HARRY HINES BLVD	DALLAS CO HOSPITAL DIST	\$510,390	\$4,309,830	\$4,820,220	\$0	X
00574500000020000	4800 HARRY HINES BLVD	AMERICAN NATL RED CROSS	\$168,890	\$2,384,990	\$2,553,880	\$0	X
00000430048000000	2201 KINGS RD	CRASH INC	\$0	\$43,000	\$43,000	\$43,000	
00000430057000000	2023 LUCAS DR	WALRAVEN A T III &	\$356,250	\$153,220	\$509,470	\$509,470	
00000430099000000	4821 MAPLE AVE	MAGIC CARPET LTD	\$0	\$83,800	\$83,800	\$83,800	
00000430144000000	5101 MAPLE AVE	DALLAS CO HOSP DISTRICT	\$0	\$15,678,330	\$15,678,330	\$0	X
00000430123000000	2306 MOTOR ST	WORTHING AT MOTOR LP	\$6,480	\$2,759,960	\$2,766,440	\$2,766,440	
00000430126000000	2040 MOTOR ST	WORTHING AT MOTOR LP	\$0	\$678,230	\$678,230	\$678,230	
00000430135000000	2034 MOTOR ST	WORTHING AT MOTOR LP	\$0	\$1,257,140	\$1,257,140	\$1,257,140	
00000430138000000	2039 MOTOR ST	DALLAS CO HOSP DISTRICT	\$1,010	\$860,010	\$861,020	\$0	X
00000430156000000	2201 MOTOR ST	PARKLAND HEALTH &	\$177,300	\$242,990	\$420,290	\$0	X
00000430159000000	2211 MOTOR ST	PARKLAND HEALTH &	\$266,170	\$364,500	\$630,670	\$0	X
00000430054000000	4699 PRODUCTION DR	RUPLEY HELEN GAIL	\$74,210	\$210,400	\$284,610	\$284,610	
00000430060000000	4525 PRODUCTION DR	LEE C C & HANNAH LIU	\$579,620	\$329,110	\$908,730	\$908,730	
00000430066000000	4641 PRODUCTION DR	GREENWAY 4641 PRODUCTION	\$1,299,150	\$625,850	\$1,925,000	\$1,925,000	
<b>2005 Base Year Value</b>						<b>\$20,936,690</b>	

## Appendix B: Southwestern Medical Sub-district 2008 DCAD Real Property Accounts

DCAD Account #	Property Address	Total Market Value	Total Taxable Value	Exempt
00000430354000000	2121 BUTLER ST	\$386,400	\$386,400	
00000430390000000	2133 BUTLER ST	\$266,800	\$266,800	
00000430387000000	2137 BUTLER ST	\$420,670	\$420,670	
002301000A0000200	2139 HAWTHORNE AVE	\$29,467	\$29,467	
002301000A0000A00	2201 LOST TRL	\$29,467	\$29,467	
002301000A0570000	2202 BENDING BRANCH LN	\$29,467	\$29,467	
00000430561000000	2202 INWOOD RD	\$215,540	\$215,540	
002301000A0250000	2202 LOST TRL	\$29,467	\$29,467	
002301000A0190000	2202 TRANQUIL CREEK WAY	\$29,467	\$29,467	
00000430378000000	2203 BUTLER ST	\$58,500	\$58,500	
002301000A0200000	2203 TRANQUIL CREEK WAY	\$29,467	\$29,467	
002301000A0010000	2205 LOST TRL	\$29,467	\$29,467	
002301000A0210000	2205 TRANQUIL CREEK WAY	\$29,467	\$29,467	
002301000A0560000	2206 BENDING BRANCH LN	\$29,467	\$29,467	
002301000A0240000	2206 LOST TRL	\$29,467	\$29,467	
002301000A0180000	2206 TRANQUIL CREEK WAY	\$29,467	\$29,467	
002301000A0020000	2207 LOST TRL	\$29,467	\$29,467	
002301000A0220000	2207 TRANQUIL CREEK WAY	\$29,467	\$29,467	
002301000A0550000	2208 BENDING BRANCH LN	\$29,467	\$29,467	
002301000A0230000	2208 LOST TRL	\$29,467	\$29,467	
002301000A0170000	2208 TRANQUIL CREEK WAY	\$29,467	\$29,467	
002301000A0030000	2209 LOST TRL	\$29,467	\$29,467	
002301000A0540000	2210 BENDING BRANCH LN	\$29,467	\$29,467	
00000430297000000	2210 BUTLER ST	\$258,620	\$258,620	
002301000A0040000	2211 LOST TRL	\$29,467	\$29,467	
002301000A0530000	2212 BENDING BRANCH LN	\$29,467	\$29,467	
00000430375000000	2213 BUTLER ST	\$312,890	\$312,890	
002301000A0050000	2213 LOST TRL	\$29,467	\$29,467	
002301000A0520000	2214 BENDING BRANCH LN	\$29,467	\$29,467	
00000430579000000	2214 INWOOD RD	\$212,500	\$212,500	
002301000A0060000	2215 LOST TRL	\$29,467	\$29,467	
00000430195000000	2222 BUTLER ST	\$96,760	\$96,760	
0057570A000010000	2222 INWOOD RD	\$125,480	\$125,480	
002301000A0000100	2222 KINGS RD	\$29,467	\$29,467	
00000430192000000	2226 BUTLER ST	\$257,060	\$257,060	
00000430417000000	2231 BUTLER ST	\$583,710	\$583,710	
00000430189000000	2232 BUTLER ST	\$176,040	\$176,040	
00000430537000000	2232 INWOOD RD	\$3,653,860	\$0	X
00000430186000000	2238 BUTLER ST	\$79,890	\$79,890	
00000430414000000	2241 BUTLER ST	\$235,110	\$235,110	
00000430183000000	2242 BUTLER ST	\$69,750	\$69,750	
00000430540000000	2300 INWOOD RD	\$1,126,730	\$0	X
00000430405000000	2311 BUTLER ST	\$1,529,710	\$1,529,710	
005747000A0010000	2311 MOTOR ST	\$1,775,000	\$1,775,000	
00000430543000000	2312 INWOOD RD	\$325,750	\$0	X
00000430546000000	2316 INWOOD RD	\$72,500	\$0	X
00000430534000000	2320 INWOOD RD	\$147,500	\$0	X
00000430531000000	2326 INWOOD RD	\$147,500	\$0	X
00000430462000000	2329 BUTLER ST	\$51,510	\$51,510	
002373000101B0000	2330 BUTLER ST	\$1,575,000	\$1,575,000	
00000430528000000	2332 INWOOD RD	\$250,750	\$0	X
00000430459000000	2333 BUTLER ST	\$53,380	\$53,380	
00000430525000000	2336 INWOOD RD	\$147,500	\$0	X
00000430453000000	2339 BUTLER ST	\$182,390	\$182,390	



## Appendix B: Southwestern Medical Sub-district 2008 DCAD Real Property Accounts

DCAD Account #	Property Address	Total Market Value	Total Taxable Value	Exempt
00000430549000000	2340 INWOOD RD	\$147,500	\$0	X
00000430519000000	2342 INWOOD RD	\$147,500	\$147,500	
00000214843000000	2402 INWOOD RD	\$102,500	\$0	X
00000430450000000	2403 BUTLER ST	\$51,190	\$51,190	
00000430447000000	2407 BUTLER ST	\$88,460	\$88,460	
00000430444000000	2411 BUTLER ST	\$89,300	\$89,300	
00000430441000000	2415 BUTLER ST	\$68,250	\$68,250	
00000214879000000	2420 BUTLER ST	\$2,024,230	\$2,024,230	
002373000101A0000	2420 BUTLER ST	\$698,650	\$698,650	
00000214885000000	2422 BUTLER ST	\$779,960	\$779,960	
00000214834000000	2436 INWOOD RD	\$199,200	\$199,200	
00000214888000000	2438 BUTLER ST	\$2,000,000	\$2,000,000	
00000214852000000	2444 INWOOD RD	\$564,020	\$564,020	
002301000A0360000	4602 HAWTHORNE CT	\$29,467	\$29,467	
002301000A0160000	4602 TRANQUIL CREEK DR	\$29,467	\$29,467	
002301000A0350000	4603 HAWTHORNE PL	\$29,467	\$29,467	
002301000A0710000	4603 LITTLE CREEK CT	\$29,467	\$29,467	
002301000A0370000	4606 HAWTHORNE CT	\$29,467	\$29,467	
002301000A0150000	4606 TRANQUIL CREEK DR	\$29,467	\$29,467	
002301000A0340000	4607 HAWTHORNE PL	\$29,467	\$29,467	
002301000A0700000	4607 LITTLE CREEK CT	\$29,467	\$29,467	
002301000A0380000	4608 HAWTHORNE CT	\$29,467	\$29,467	
002301000A0140000	4608 TRANQUIL CREEK DR	\$29,467	\$29,467	
002301000A0330000	4609 HAWTHORNE PL	\$29,467	\$29,467	
002301000A0690000	4609 LITTLE CREEK CT	\$29,467	\$29,467	
002301000A0390000	4610 HAWTHORNE CT	\$29,467	\$29,467	
002301000A0130000	4610 TRANQUIL CREEK DR	\$29,467	\$29,467	
002301000A0510000	4611 HAWTHORNE CT	\$29,467	\$29,467	
002301000A0320000	4611 HAWTHORNE PL	\$29,467	\$29,467	
002301000A0680000	4611 LITTLE CREEK CT	\$29,467	\$29,467	
002301000A0400000	4612 HAWTHORNE CT	\$29,467	\$29,467	
002301000A0580000	4612 LITTLE CREEK CT	\$29,467	\$29,467	
002301000A0120000	4612 TRANQUIL CREEK DR	\$29,467	\$29,467	
002301000A0500000	4613 HAWTHORNE CT	\$29,467	\$29,467	
002301000A0310000	4613 HAWTHORNE PL	\$29,467	\$29,467	
002301000A0670000	4613 LITTLE CREEK CT	\$29,467	\$29,467	
002301000A0410000	4614 HAWTHORNE CT	\$29,467	\$29,467	
002301000A0110000	4614 TRANQUIL CREEK DR	\$29,467	\$29,467	
002301000A0490000	4615 HAWTHORNE CT	\$29,467	\$29,467	
002301000A0300000	4615 HAWTHORNE PL	\$29,467	\$29,467	
002301000A0660000	4615 LITTLE CREEK CT	\$29,467	\$29,467	
002301000A0420000	4616 HAWTHORNE CT	\$29,467	\$29,467	
002301000A0590000	4616 LITTLE CREEK CT	\$29,467	\$29,467	
002301000A0100000	4616 TRANQUIL CREEK DR	\$29,467	\$29,467	
002301000A0480000	4617 HAWTHORNE CT	\$29,467	\$29,467	
002301000A0290000	4617 HAWTHORNE PL	\$29,467	\$29,467	
002301000A0650000	4617 LITTLE CREEK CT	\$29,467	\$29,467	
002301000A0430000	4618 HAWTHORNE CT	\$29,467	\$29,467	
002301000A0600000	4618 LITTLE CREEK CT	\$29,467	\$29,467	
002301000A0090000	4618 TRANQUIL CREEK DR	\$29,467	\$29,467	
002301000A0470000	4619 HAWTHORNE CT	\$29,467	\$29,467	
002301000A0280000	4619 HAWTHORNE PL	\$29,467	\$29,467	
002301000A0640000	4619 LITTLE CREEK CT	\$29,467	\$29,467	
002301000A0440000	4620 HAWTHORNE CT	\$29,467	\$29,467	

## Appendix B: Southwestern Medical Sub-district 2008 DCAD Real Property Accounts

DCAD Account #	Property Address	Total Market Value	Total Taxable Value	Exempt
002301000A0610000	4620 LITTLE CREEK CT	\$29,467	\$29,467	
002301000A0080000	4620 TRANQUIL CREEK DR	\$29,467	\$29,467	
002301000A0460000	4621 HAWTHORNE CT	\$29,467	\$29,467	
002301000A0270000	4621 HAWTHORNE PL	\$29,467	\$29,467	
002301000A0000C00	4621 LITTLE CREEK CT	\$29,467	\$29,467	
002301000A0450000	4622 HAWTHORNE CT	\$29,467	\$29,467	
002301000A0620000	4622 LITTLE CREEK CT	\$29,467	\$29,467	
002301000A0070000	4622 TRANQUIL CREEK DR	\$29,467	\$29,467	
002301000A0000B00	4623 HAWTHORNE CT	\$29,467	\$29,467	
002301000A0260000	4623 HAWTHORNE PL	\$29,467	\$29,467	
002301000A0630000	4624 LITTLE CREEK CT	\$29,467	\$29,467	
00000430182000000	5000 HARRY HINES BLVD	\$9,160,560	\$0	X
0057480A000020000	5134 HARRY HINES BLVD	\$13,098,330	\$0	X
00000430180000000	5200 HARRY HINES BLVD	\$436,650	\$436,650	
00000430181000000	5201 REDFIELD ST	\$5,235,300	\$0	X
00000430168000000	5202 REDFIELD ST	\$911,480	\$0	X
00000430333000000	5206 HARRY HINES BLVD	\$3,449,940	\$3,449,940	
00000430246000000	5207 TEX OAK AVE	\$33,880	\$0	X
00000430243000000	5214 REDFIELD ST	\$2,800	\$0	X
00000430249000000	5215 TEX OAK AVE	\$38,720	\$0	X
00000430240000000	5218 REDFIELD ST	\$22,400	\$0	X
00000211375000000	5219 MAPLE AVE	\$1,649,710	\$1,649,710	
00000430252000000	5219 TEX OAK AVE	\$19,360	\$19,360	
00000430345000000	5220 HARRY HINES BLVD	\$2,318,250	\$2,318,250	
00000214876000000	5220 TEX OAK AVE	\$319,399	\$319,399	
00000214876000100	5220 TEX OAK AVE	\$29,081	\$29,081	
00000430237000000	5222 REDFIELD ST	\$127,000	\$127,000	
00000430255000000	5223 TEX OAK AVE	\$19,360	\$19,360	
00000430234000000	5226 REDFIELD ST	\$55,300	\$55,300	
00000430330000000	5227 REDFIELD ST	\$512,820	\$512,820	
00000430258000000	5227 TEX OAK AVE	\$195,700	\$195,700	
00000430261000000	5229 TEX OAK AVE	\$19,360	\$0	X
00000430231000000	5230 REDFIELD ST	\$45,580	\$0	X
00000430327000000	5231 REDFIELD ST	\$488,400	\$488,400	
00000430264000000	5233 TEX OAK AVE	\$19,360	\$0	X
00000430228000000	5234 REDFIELD ST	\$41,760	\$41,760	
00000430267000000	5235 TEX OAK AVE	\$19,360	\$0	X
00000430324000000	5237 REDFIELD ST	\$488,400	\$488,400	
00000430225000000	5238 REDFIELD ST	\$32,840	\$26,272	
00000430270000000	5239 TEX OAK AVE	\$21,140	\$21,140	
00000430222000000	5242 REDFIELD ST	\$59,270	\$59,270	
00000214890000000	5280 TEX OAK AVE	\$1,144,630	\$1,144,630	
00000430273000000	5301 TEX OAK AVE	\$19,360	\$19,360	
00000430219000000	5302 REDFIELD ST	\$50,500	\$50,500	
00000430276000000	5305 TEX OAK AVE	\$19,360	\$19,360	
00000430216000000	5306 REDFIELD ST	\$28,000	\$28,000	
00000430213000000	5310 REDFIELD ST	\$35,020	\$35,020	
00000430210000000	5314 REDFIELD ST	\$80,330	\$80,330	
00000430207000000	5318 REDFIELD ST	\$28,000	\$28,000	
005752000A01A0000	5320 HARRY HINES BLVD	\$22,080,800	\$0	X
00000211366000000	5321 MAPLE AVE	\$287,380	\$287,380	
00000430204000000	5322 REDFIELD ST	\$29,940	\$29,940	
005749000034A0000	5323 TEX OAK AVE	\$483,790	\$483,790	
00000430201000000	5326 REDFIELD ST	\$157,230	\$157,230	

## Appendix B: Southwestern Medical Sub-district 2008 DCAD Real Property Accounts

DCAD Account #	Property Address	Total Market Value	Total Taxable Value	Exempt
00000430198000000	5330 REDFIELD ST	\$142,710	\$142,710	
005752000A0020000	5350 HARRY HINES BLVD	\$701,050	\$701,050	
00000430403750000	5400 HARRY HINES BLVD	\$180,000	\$180,000	
00000430348000000	5406 HARRY HINES BLVD	\$1,525,300	\$1,525,300	
00000430516000000	5414 GREGG ST	\$41,640	\$41,640	
00000430465000000	5415 GREGG ST	\$403,050	\$403,050	
00000214855000000	5415 MAPLE AVE	\$4,600,000	\$4,600,000	
00000430369000000	5417 REDFIELD ST	\$234,020	\$234,020	
00000430513000000	5418 GREGG ST	\$15,750	\$15,750	
00000430360000000	5422 HARRY HINES BLVD	\$800,000	\$800,000	
00000430432000000	5422 REDFIELD ST	\$494,790	\$494,790	
00000430471000000	5423 GREGG ST	\$33,000	\$33,000	
00000430507000000	5424 GREGG ST	\$134,210	\$134,210	
00000430474000000	5427 GREGG ST	\$33,000	\$33,000	
00000430351000000	5427 REDFIELD ST	\$105,300	\$105,300	
00000430504000000	5430 GREGG ST	\$84,590	\$84,590	
00000430408000000	5430 REDFIELD ST	\$121,110	\$121,110	
00000430477000000	5431 GREGG ST	\$95,760	\$95,760	
00000430411000000	5432 REDFIELD ST	\$13,920	\$13,920	
00000430501000000	5502 GREGG ST	\$31,500	\$31,500	
00000430403500000	5502 HARRY HINES BLVD	\$781,000	\$781,000	
00000430426000000	5502 REDFIELD ST	\$61,800	\$61,800	
00000430480000000	5503 GREGG ST	\$33,000	\$33,000	
00000430363000000	5503 REDFIELD ST	\$272,040	\$0	X
00000430366000000	5503 REDFIELD ST	\$180,000	\$0	X
00000214837000000	5505 MAPLE AVE	\$628,500	\$628,500	
00000430498000000	5506 GREGG ST	\$141,870	\$141,870	
00000430420000000	5506 REDFIELD ST	\$127,970	\$127,970	
00000430483000000	5507 GREGG ST	\$39,490	\$39,490	
00000430495000000	5510 GREGG ST	\$35,530	\$35,530	
00000430486000000	5511 GREGG ST	\$42,000	\$42,000	
00000430372000000	5511 REDFIELD ST	\$137,480	\$137,480	
00000430435000000	5512 REDFIELD ST	\$44,650	\$44,650	
00000214840000000	5513 MAPLE AVE	\$566,600	\$566,600	
00000430492000000	5514 GREGG ST	\$64,787	\$0	X
00000430438000000	5514 REDFIELD ST	\$42,200	\$42,200	
00000430489000000	5515 GREGG ST	\$65,170	\$0	X
00000430403000000	5527 REDFIELD ST	\$58,620	\$58,620	
00000430570000000	5527 REDFIELD ST	\$424,440	\$424,440	
00000430573000000	5529 REDFIELD ST	\$263,390	\$263,390	
00DALAREAPT98:	555 2ND AVE	\$62,780	\$0	X
00000430584000000	5554 HARRY HINES BLVD	\$9,339,600	\$0	X
002372000A0010000	5555 MAPLE AVE	\$6,706,210	\$0	X
00000430564000000	5601 REDFIELD ST	\$949,760	\$0	X
00000430583000000	5602 REDFIELD ST	\$2,348,830	\$2,348,830	
00000214846000000	5611 MAPLE AVE	\$240,000	\$240,000	
00000214849000000	5611 MAPLE AVE	\$46,960	\$46,960	
00000214852000100	5611 MAPLE AVE	\$125,020	\$125,020	
<b>2008 Base Year Value</b>		<b>\$120,931,299</b>	<b>\$46,474,364</b>	

## Appendix C: Medical Campus Sub-district 2020 DCAD Real Property Accounts

DCAD Account #	Property Address	Property Owner	Imprv Value	Land Value	Total Market Value	Total Taxable Value	Exempt
006056000001A0000	1935 MEDICAL DISTRICT DR	CHILDRENS MEDICAL CENTER	\$2,421,960	\$2,899,650	\$5,321,610	\$0	X
00000502653000000	2000 INWOOD RD	USA	\$1,210	\$23,176,970	\$23,178,180	\$0	X
00000502651000100	5300 HARRY HINES BLVD	BOARD OF REG OF UNIV OF TX SYSTEM	\$0	\$358,440	\$358,440	\$0	X
00000502657000000	1806 INWOOD RD	DALLAS COUNTY HOSPITAL DISTRICT	\$2,480	\$8,442,770	\$8,445,250	\$0	X
00000502666000000	5601 SOUTHWESTERN MEDICAL AVE	BOARD OF REG OF UNIV OF TX SYSTEM	\$72,820	\$2,563,580	\$2,636,400	\$0	X
00000502648000000	5500 SOUTHWESTERN MEDICAL AVE	DALLAS COUNTY HOSPITAL DISTRICT	\$45,841,130	\$5,623,000	\$51,464,130	\$0	X
00000502624000000	5201 HARRY HINES BLVD	DALLAS COUNTY HOSPITAL DISTRICT	\$27,709,860	\$19,355,250	\$47,065,110	\$0	X
00000502624000100	5203 HARRY HINES BLVD	DALLAS COUNTY HOSPITAL DISTRICT	\$317,750	\$447,620	\$765,370	\$0	X
00000502399000000	4639 HARRY HINES BLVD	DALLAS COUNTY HOSPITAL DISTRICT	\$0	\$8,855,630	\$8,855,630	\$0	X
00000502399000200	4633 HARRY HINES BLVD	DALLAS COUNTY HOSPITAL DISTRICT	\$0	\$3,014,130	\$3,014,130	\$0	X
00000502399000100	4631 HARRY HINES BLVD	DALLAS COUNTY HOSPITAL DISTRICT	\$0	\$197,440	\$197,440	\$0	X
00000502630000000	4801 HARRY HINES BLVD	DALLAS COUNTY HOSPITAL DISTRICT	\$368,040	\$9,919,040	\$10,287,080	\$0	X
00000502663000000	1800 INWOOD RD	BOARD OF REG OF UNIV OF TX SYSTEM	\$0	\$401,560	\$401,560	\$0	X
00000502666500000	5400 SOUTHWESTERN MEDICAL AVE	BOARD OF REG OF UNIV OF TX SYSTEM	\$6,658,910	\$13,568,940	\$20,227,850	\$0	X
006056000101A9900	1935 MEDICAL DISTRICT DR	CHILDRENS MEDICAL CENTER	\$368,130	\$0	\$368,130	\$0	X
006056000101B0000	1935 MEDICAL DISTRICT DR	CHILDRENS MEDICAL CENTER	\$150,839,940	\$15,169,910	\$166,009,850	\$0	X
00000502654000100	5300 HARRY HINES BLVD	BOARD OF REG OF UNIV OF TX SYSTEM	\$0	\$395,960	\$395,960	\$0	X
00000502651000000	5222 SOUTHWESTERN MEDICAL AVE	DALLAS COUNTY HOSPITAL DISTRICT	\$6,024,264	\$11,232,211	\$17,256,475	\$0	X
00000502654000000	5401 HARRY HINES BLVD	STATE OF TEXAS	\$6,740	\$50,647,660	\$50,654,400	\$0	X
00000502384000000	4501 HARRY HINES BLVD	DALLAS COUNTY HOSPITAL DISTRICT	\$0	\$2,965,340	\$2,965,340	\$0	X
<b>2020 Base Year Value</b>					<b>\$419,868,335</b>	<b>\$0</b>	