

EXHIBIT A
Fort Worth Avenue TIF District
FY 2022-2023
Annual Report



Mariposa (Villas) at Western Heights (under construction)



City of Dallas

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October 1, 2022 to September 30, 2023

Reinvestment Zone Number Fifteen Fort Worth Avenue Tax Increment Financing District

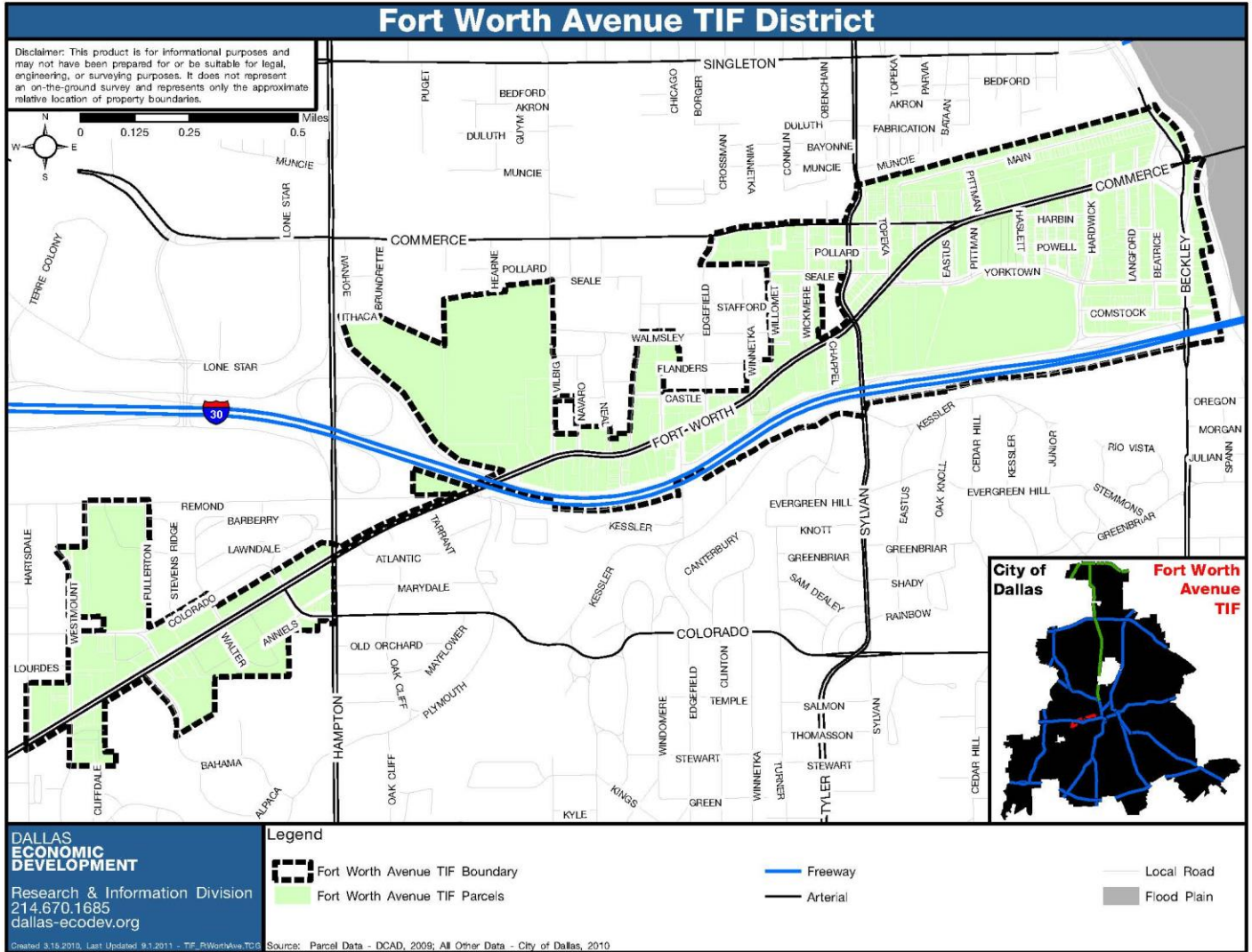


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Mission Statement

The mission of the Fort Worth Avenue TIF District (“Fort Worth Avenue TIF District” or “TIF District”) is to provide a source of funding for public investments necessary to enhance the real estate market for the Fort Worth Avenue TIF District area. The Fort Worth Avenue TIF District represents the outgrowth of the City of Dallas’ effort to provide a model for redeveloping urban corridors to take full advantage of the Trinity River project, the signature Santiago Calatrava bridges, and the undeveloped/underdeveloped land parcels near downtown Dallas.

The Fort Worth Avenue TIF District was proposed in April 2007 to assist the creation of a more sustainable mix of rental and for-sale residential property in the Fort Worth Avenue area. This shift will help to encourage the creation of more owner-occupied residential units and mixed-use development, the removal and redevelopment of structurally obsolete apartment complexes and retail centers, and the facilitation of necessary environmental remediation and redevelopment of the property near the Trinity River and downtown Dallas, as well as better trail and recreational connections.

The City Council established the Fort Worth Avenue TIF District by Ordinance Number 26798 on June 13, 2007. The TIF District took effect on January 1, 2008, and it is scheduled to terminate on December 31, 2029 (including collection of the 2029 increment in calendar year 2030 and any related matters to be concluded in 2030). The City of Dallas and Dallas County are the TIF District’s participating jurisdictions. The City’s annual participation rates are as follows (excludes adjustments made after the close of fiscal year 2022-2023):

- 0% in 2008
- 55% in 2009 and 2010
- 70% in 2011 through 2013
- 85% in 2014 through 2020
- 70% in 2021 and 2022
- 55% in 2023 through 2029

The County’s participation was 0% in 2008 and increased to 55% in 2009 through 2028.

TIF District Accomplishments

The Fort Worth Avenue TIF District is generally bounded by commercial and multi-family developments along the Fort Worth Avenue corridor between the Trinity River and Hartsdale Avenue. Many of these properties were underutilized and/or deteriorated initially. The TIF District also contains many outdated industrial structures, vacant office buildings, sparingly used parking lots and undeveloped land. The TIF District is appealing given its proximity to downtown Dallas, the Santiago Calatrava bridges, the Coombs Creek, stable single-family neighborhoods and planned transit-service improvements.

Since inception, City Council has approved TIF District funding for two completed projects and one project under construction, Mariposa (formerly Villas) at Western Heights. The first project, the Metro Paws Animal Hospital, was completed in 2012. The second project, the *Sylvan | Thirty* mixed-use development, was completed in 2015. Cliff View multi-family housing development was approved for TIF District funding but was never built.

During the fiscal year, Mariposa (Villas) at Western Heights, a 130-unit mixed-income senior residential development located at 1515 Fort Worth Avenue, continued construction.



In addition, nineteen significant non-TIF District funded projects have added commercial, office, retail and restaurant space along or near the West Commerce Street/Fort Worth Avenue corridor. Note that additional private investment has occurred within the TIF District boundaries that is not included in the chart below.

Past, Current and Anticipated Projects

The past, current, and anticipated projects within the TIF District as of September 30, 2023 are as follows:

Projects Within the Fort Worth Avenue TIF District Utilizing TIF District Funding¹						
Project	Location	Calendar Year Complete	Status	Units/Square Feet²	Approximate Investment/ Assessed Value³	TIF Investment⁴
Metro Paws Animal Hospital	1021 Fort Worth Avenue	2012	Complete	4,006 square feet of veterinary hospital space	\$672,000	\$116,000
Sylvan Thirty	750 Fort Worth Avenue; 1868 Sylvan Avenue	2015	Complete	201 apartment units* and 48,609 square feet of retail/ restaurant space	\$56,501,560	\$3,200,000
Mariposa (Villas) at Western Heights	1515 Fort Worth Avenue	2023	Under Construction	130 apartment units*	\$30,458,473 (investment)	\$7,678,874
TIF District Funded Projects Total (includes completed and under construction)				331 units; 52,615 square feet of retail space	\$87,632,033	\$10,994,874
* Per the TIF program mixed-income housing requirement, the project is providing at least 20% of units as affordable.						

Projects Within the Fort Worth Avenue TIF District Not Utilizing TIF District Funding ¹						
Project	Location	Calendar Year Complete	Status	Units/Square Feet ²	Approximate Investment/Assessed Value ³	TIF Investment ⁴
Comerica Bank	2727 Fort Worth Avenue	2010	Complete	3,714 square feet of commercial space	\$1,674,420	\$0
Meridian at Kessler Park	2522 Fort Worth Avenue	2010	Complete	198 apartment units	\$23,250,000	\$0
Aldi	2505 Fort Worth Avenue	2011	Complete	16,657 square feet of retail space	\$2,324,500	\$0
Retail center	2605 Fort Worth Avenue	2011	Complete	10,143 square feet of retail space	\$2,300,000	\$0
Pike (Alta) West Commerce	444 West Commerce Street	2015	Complete	252 apartment units; 14,400 square feet of retail space	\$49,950,000	\$0
Alta Yorktown	660 Yorktown Street	2016	Complete	226 apartment units;	\$39,950,000	\$0
Alexan West Dallas	604 Fort Worth Avenue	2017	Complete	340 apartment units and 13,000 square feet of retail space	\$69,997,970	\$0
Broadstone Ltd	305 West Commerce Street	2018	Complete	308 apartment units and 15,035 square feet retail space	\$59,200,000	\$0
Lincoln Kessler Park	2222 and 2400 Fort Worth Ave	2018	Complete	299 apartment units, 20,000 square feet of retail & 37,034 sf gym	\$69,508,260	\$0
Magnolia on Pollard	707 Seale	2019	Complete	60 apartment units	\$11,830,450	\$0
Manhattan Beer Company	2215 Sulphur	2019	Complete	10,000 square feet retail	\$910,000	\$0
The Westerly	411 West Commerce	2021	Complete	331 apartment units	\$69,000,000	\$0
The Langford	200 West Commerce	2021	Complete	308 apartment units	\$64,500,000	\$0
707 W. Commerce	707 West Commerce	2021	Complete	16 townhomes	\$5,365,540	\$0
Centre Living Townhomes	Rook Drive	2022	Complete	56 townhomes	\$17,664,778	\$0
Meridian	Seale and Willomet	2022	Complete	34 single family homes*	\$11,907,722	\$0
The Villas at the Belmont	Malone Cliff View and Wickmere Mews	2024	Under Construction	29 single family homes (22 complete, 7 under construction/ planned)	\$11,056,792 (assessed) + \$3,518,070 (est comps)	\$0

Kessler Bluffs (Larkspur)	1000 Fort Worth Ave	2024	Under Construction (a portion of THs are complete)	146 townhomes	\$43,800,000	\$0
Modera Trinity	2350 North Beckley Ave	2024	Under Construction	204 apartment units 3,925 square feet of retail space	\$40,000,000	\$0
Total Non-TIF District Funded Projects in TIF District (complete and under construction)				2,807 residential units; 143,908 square feet of retail space	\$597,708,502	\$0
Total TIF District and Non-TIF District Funded Projects in TIF District (complete and under construction)				3,138 residential units; 196,523 square feet of retail space	\$685,340,535	\$10,994,874
<i>All information updated as of September 30, 2023 and is based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD taxable value for completed projects (unless project has not yet been assessed). *68 homes total of which 34 are within the TIF District boundary; value shown for the homes within the boundary.</i>						

Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF District funding assistance are subject to the City’s and County’s established criteria for mixed-income housing. In the Fort Worth Avenue TIF District, as part of TIF District funding, a total of 201 units have been built to date, and 40 units (20%) are currently set-aside as affordable.

Mariposa (previously Villas) at Western Heights, currently under construction, is a 130 unit mixed-income senior residential development. The low-income housing tax credit project will include 104 (80%) affordable units, including 11 units set aside at 30% of the Area Median Family Income (AMFI), 42 units set aside at 50% AMFI, and 51 units set aside at 60% AMFI.

TIF District Initiatives

The City and community partners have several initiatives within and adjacent to the TIF District. Collectively, over \$895 million in bond, grant, federal and private funds will be spent on the projects which are expected to help accomplish the following:

- Facilitate new mixed-use development in the area
- Create a vibrant neighborhood along the Fort Worth Avenue corridor
- Increase recreational opportunities and connections to the Trinity River corridor and downtown

A summary of the specific initiatives is as follows:

- The Texas Department of Transportation (TxDOT) is complete on the Horseshoe project which upgraded the I-30 and I-35E bridges over the Trinity River and a portion of the Mixmaster. The project includes: a) the reconstruction of I-30 between Sylvan Avenue and the I-35 interchange; b) the reconstruction of I-35 from its interchange with I-30 south to Eighth Avenue; and c) the installation of additional lanes and a dedicated bicycle and pedestrian facility on the I-30 bridge over the Trinity River (opened fiscal year 2020-2021).
- The Coombs Creek Trail connects Hampton Road to Riverfront Boulevard and the Katy Trail (east of the TIF District). The trail's first phase, which spans from just west of Beckley Avenue to Sylvan Avenue, was completed in March 2009. Phase II, which spans from Sylvan Avenue to the tennis courts at Stevens Park Golf Course, was completed in September 2010. Phase III, which spans from the tennis courts at Stevens Park Golf Course to Colorado and Plymouth to Hampton Road, was completed in 2016.

On September 28, 2022, City Council approved Resolution No. 22-1453, authorizing a construction services contract for Phase IV, the eastern end of the Coombs Creek Trail, adjacent to the TIF District. The construction cost, which includes a 12-foot wide concrete trail, is \$3,852,762.50, of which Dallas County will fund \$1,675,000, and the City will be responsible for the remaining \$2,177,762.50 including any cost overruns. Construction began during fiscal year 2022-2023, in February 2023.



The Coombs Creek Trail

Source: City of Dallas

- The Trinity Overlook is a pavilion and observation deck located east of the TIF District near the southeast corner of the Beckley Avenue and West Commerce Street intersection. The project was financed with \$248,815 from the City's 1998 bond program and a \$100,000 donation from the MetLife Foundation. It was completed in October 2008.



The Trinity Overlook

Source: City of Dallas

- The West Dallas Signature Point project was selected for funding through the North Central Texas Council of Governments (NCTCOG) Regional Transportation Council's Sustainable Development Program Call for Projects in 2005. This planning project used the goals and standards established in the West Dallas Urban Structure and Guidelines to create a redevelopment and investment strategy for prioritizing capital improvement projects in the West Dallas area bounded by Singleton Boulevard (north), the Trinity River levee (east), I-30 (south) and Sylvan Avenue (west). It was completed in 2014.
- In 2011, the City's Park and Recreation Department completed an \$8 million renovation of the Stevens Park Golf Course which is adjacent to the TIF District. Renovations included 1) erosion control for Coombs Creek; 2) renovation of the golf course to include drainage, bridge construction, cart paths; 3) irrigation improvements; and 4) construction of a maintenance facility.
- The City's Public Works Department began construction on infrastructure improvements at the North Beckley Avenue and West Commerce Street intersection in FY 2015. The \$7.8 million project improved pedestrian and bicycle access to the Trinity River corridor; upgraded storm sewer, water and sanitary sewer systems; and augmented wider sidewalks, street trees, street furniture, bike lanes and enhanced pedestrian lighting. The project also reused storm water runoff for irrigation purposes. The project was completed in January 2019.
- In January 2013, a partnership with the Fort Worth Avenue Development Group (FWADG) enabled the City to stripe buffered bike lanes on Fort Worth Avenue between North Edgefield Avenue and Sylvan Avenue. The pilot project helped determine the feasibility of a proposed thoroughfare plan amendment to modify Fort Worth Avenue from six lanes of vehicular traffic to four lanes and continuation of connecting buffered bike lanes throughout the TIF District. The thoroughfare plan amendment was approved by City Council on September 11, 2013.
- The reconstruction of Sylvan Avenue between I-30 and Fort Worth Avenue (adjacent to the Sylvan | Thirty project) was completed FY 2016. The project added bike lanes, on-street parking, wide sidewalks, and new traffic signals along this segment of Sylvan Avenue. It also upgraded the existing storm drainage, replaced

the water and wastewater mains and added new landscaping and streetscaping improvements that include pedestrian lighting. Reconstruction of Sylvan Avenue between Fort Worth Avenue and Singleton Boulevard was completed in September 2019.

- In 2011, the Texas Transportation Commission approved the Collective Sustainable Development Infrastructure Development Project (the “Collective”) and its funding of \$1,986,250. In December 2016, the Fort Worth Avenue TIF District Board of Directors recommended approval of up to \$496,563 in Fort Worth Avenue TIF District District-Wide funds as the City’s required 20% match. In 2017, City Council approved the Fort Worth Avenue TIF District fund dedication. Phase 1 included sidewalks and pedestrian lighting improvements along Fort Worth Avenue between Colorado Boulevard and Bahama Drive, which was completed in August 2017.

On April 13, 2022, City Council approved Resolution No. 22-0543, authorizing the construction services contract for Phase 2 of the Collective in the amount of \$1,980,984, which included \$384,928 of the TIF District funding dedication as the Phase 2 match. Phase 2 improvements include bike lanes on Fort Worth Avenue from Bahama Drive to Interstate Highway 30, on Colorado Boulevard from Fort Worth Avenue to Hampton Road, and on Bahama Drive from Fort Worth Avenue to Plymouth Road; intersection improvements including signal upgrades on Fort Worth Avenue at Bahama Drive and at Jacqueline Drive and on Plymouth Road at Hampton Road; and, sidewalk improvements and connection to the completed portion of the trail.

On February 21, 2023, the Fort Worth Avenue TIF District Board of Directors approved and forwarded a recommendation of approval to City Council a request by the City of Dallas Department of Public Works for a dedication of TIF District district-wide set-aside funds in an amount not to exceed \$327,500 to support the design (in an estimated amount of \$40,000) and construction (in an estimated amount of \$287,500) of signalization and pedestrian modifications for The Collective Project, located at the intersection of Fort Worth Avenue and Bahama Drive.

TIF District Initiatives				
Activity	Scope	Status	Investment	Source
Coombs Creek Trail	<p>Multi-use trail system along Coombs Creek. Phases I-III extends from Beckley Ave through Stevens Park Golf Course tennis area to Hampton Road.</p> <p>Phase IV extends the eastern end of the trail to Beckley Avenue.</p> <p>Additional phases: connect to Trinity Skyline Trail, connect to IH 30 bike and pedestrian bridges, and extend trail further west of Plymouth/Hampton; and connect around Colorado and Fort Worth Ave.</p>	<p>Phase I: Complete</p> <p>Phase II: Complete.</p> <p>Phase III: Complete.</p> <p>Phase IV (connection to Beckley Avenue): Construction contract was awarded FY 2021-2022.</p>	<p>Cost to date:</p> <p>Phase I (total): \$394,896</p> <p>Phase II (total): \$541,917</p> <p>Phase III (total): \$1,529,880</p> <p>Phase IV: (eastern terminus to Beckley): \$3,852,762.50</p> <p>Horseshoe pedestrian and bicycle facilities: \$8,438,228</p>	<p>2003 and 2006 City Bond for Phases I II, and III.</p> <p>Phase IV: Dallas County \$1,675,000 and City (2017 bond funds) \$2,177,762.50.</p> <p>Horseshoe Project: combination of federal, private, and bond funding.</p>
Trinity Overlook	Pavilion and observation deck at southeast corner of Beckley Ave and West Commerce Street	Complete	\$248,815	1998 City Bond
			\$100,000	MetLife Foundation via the Trust for Public Land
West Dallas Signature Project	Infrastructure planning project	Complete	\$ 25,406	West Dallas Chamber of Commerce
			\$101,625	Regional Transportation Council
Sylvan Avenue reconstruction	Sylvan Avenue from the I-30 service road to Fort Worth Avenue	Complete	\$2,093,756	2006 Bond and Dallas Water Utility funds
	Sylvan Avenue from Fort Worth Ave to Singleton Boulevard	Complete	\$2,552,600	2006 City Bond
Fort Worth Avenue Streetscape Improvements	Master plan for roadway and streetscape design for Fort Worth Avenue from Beckley Avenue to Westmoreland Road.	Public feedback resulted in a new project design being sought. On September 11, 2013, City Council approved an amendment to the City's Thoroughfare Plan which included modifications to Fort Worth Avenue.	Up to \$200,000	2003 City Bond

TIF District Initiatives				
Fort Worth Avenue reconstruction	Fort Worth Avenue modification between Sylvan Avenue and Commerce Street from six lanes to four divided lanes, a buffered bike lane, and on-street parking.	Complete	\$3,000,000	2006 City Bond: \$1,500,000 Dallas County: \$1,500,000
N. Beckley Avenue and West Commerce Street Intersection Improvements	Design, engineering, and construction of intersection improvements that include sidewalks, bike lanes, and street trees.	Complete	\$7,873,032 (total)	1998 City Bond: \$2,050,043 2003 City Bond: \$44,983 2006 City Bond: \$3,566,089 2012 City Bond: \$1,175,630 DWU funds: \$1,036,287
Fort Worth Avenue from Edgefield Avenue to Plymouth Road	Street resurfacing	Complete	\$323,032	2006 City Bond
The Collective Bicycle/Pedestrian Improvements	Add bicycle facilities on Fort Worth Ave, Colorado Boulevard, Plymouth & Bahama	Phase 2 Construction awarded FY 2021-2022; ongoing; TIF Board approval of intersection funding FY 2022-2023	\$2,810,313	NCTCOG Sustainable Development Grant (80%); TIF District Funds (20% - \$496,563) + \$327,500 TIF District Funds for intersection

TIF District-wide Set-Aside Funds

Annually, the TIF District-Wide Set-Aside for the Fort Worth Avenue TIF District is 10% of all incremental revenues after disbursement of administrative expenses. Currently, approximately \$1,995,588 is set aside, of which \$824,063 is committed as a match for the Collective project (\$1,171,525 not yet committed).

Value and Increment Revenue Summary

The Fort Worth Avenue TIF District’s 2023 assessed taxable value was \$842,482,994. This represents an increase of \$756,349,547 (878.1%) over the base year and \$62,145,448 (8%) over the 2022 taxable value. With the City and County’s participation, the increase over the base value will result in the collection of approximately \$3,958,204 in total incremental revenue for FY 2024 (from 2023 taxable values) for the TIF District. Note that the anticipated incremental revenue does not take into consideration adjustments approved after the close of the fiscal year.

Objectives, Programs, and Success Indicators

The Fort Worth Avenue Project Plan and Reinvestment Zone Financing Plan (“Plan”) was adopted on March 26, 2008, as amended. The Plan’s defined development goals are provided below:

- Create additional taxable value attributable to new private investment in projects totaling approximately \$1,290,239,340 over the term of the TIF District.

The TIF District’s taxable value has increased approximately \$756,359,547 since its inception (59% of the goal). Completed projects include several apartments (Sylvan Thirty, Meridian Kessler Park, Pike (Alta) West Commerce, Alta Yorktown, Broadstone Ltd, Alexan West Dallas, Lincoln Kessler Park, and Magnolia on Pollard) as well as a variety of retail and commercial projects including Metro Paws Animal Hospital, 7-11, Comerica banking center, Aldi grocery store, and the Sylvan Thirty retail center.

- Attract new, higher density, private development in the Fort Worth Avenue TIF District totaling approximately 1,033,910 square feet of retail space and 9,444 residential units including townhome, multi-family, single-family, and condominium projects. Note that only significant developments are included in this report, and, therefore, the actual retail square footage and residential unit count is higher than reported.

Since its inception, 192,598 square feet of retail space has been completed within the TIF District. This represents 18.6% of the goal.

Residential development continues to grow the TIF District area’s population with 2,651 residential units completed, representing 28.1% of the goal. Additional significant residential projects are under construction within the TIF District. Note that only significant developments are included in this report, and, therefore, the actual retail square footage and residential unit count is higher than reported.

- Focus on encouraging the redevelopment of properties in the Fort Worth Avenue corridor to increase density and to provide enhanced urban design for the TIF District that meets the intent of the *Fort Worth Avenue Corridor Land Use and Urban Design Study* and the requirements of the West Commerce Street/Fort Worth Avenue Special Purpose District (PD 714), adopted by Ordinance No. 25898 on February 23, 2005, as amended.

As seen in the project list on pages 5 -7 of this Annual Report, many TIF District funded projects and those not utilizing TIF District funds have increased the density along the Fort Worth Avenue corridor. In addition to the projects listed, several smaller projects, including Manny Rodriguez Photography, a 4,620 square foot studio and a renovated single-family home, add to the interest, density and diversification of the TIF District. All

projects applying for TIF District funds are reviewed by the City’s Urban Design Peer Review Panel and comments made to the applicant are incorporated into the project plans.

In addition to the project design, the following projects within and adjacent to the TIF District provides public infrastructure improvements that comply with PD 714 including wide sidewalks, street trees, bicycle, and pedestrian amenities:

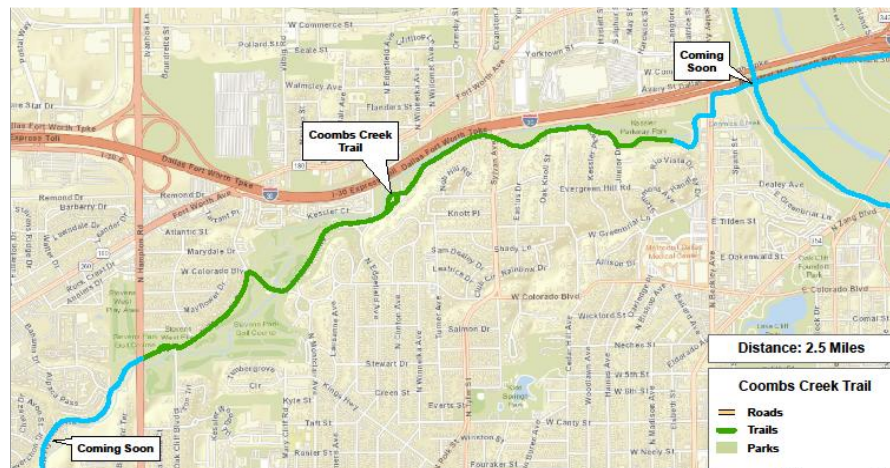
- *Coombs Creek Trail*
- *West Dallas Signature Point*
- *Reconstruction of West Commerce Street*
- *Trinity Overlook*
- *TxDOT’s Horseshoe*
- *Fort Worth Avenue Streetscape Improvements*
- *Reconstruction of Sylvan Avenue*
- *Reconstruction of Beckley Avenue*

- Improve access and connections to the planned improvement of transit services, including a light rail or modern streetcar line, within the TIF District.

Projects requesting TIF District funding are reviewed individually to ensure wide sidewalks and improved transit stops with features such as shelters or pedestrian shading. Project landscaping design must also account for potential light rail or streetcar lines.

- Increase recreational opportunities and improve connections to the City of Dallas trails and open space system in the TIF District, especially the Trinity River and Coombs Creek.

Phases I and II of the Coombs Creek Trail, from Beckley Avenue to North Oak Cliff Greenspace, Inc. (next to Stephens Park tennis courts) was completed in 2010. Phase III, from the tennis courts to Plymouth and Colorado up to Hampton Road, was completed in 2016. The construction contract for Phase IV was approved at the end of the FY 2021-2022. Phase IV construction began February 2023 and will continue the Trail to the east to the east side of Beckley Avenue.



- Maintain the stability of local schools as redevelopment occurs in the housing market.

Administrators from the Dallas Independent School District have been invited to participate in the TIF District's TIF Board meetings, as applicable.

- Diversify retail and commercial uses in the TIF District.

Since its inception, the TIF District has added retail and commercial spaces which cater to residents and visitors for a variety of desires and necessities, including dining and grocery options, shopping, and household services for access and attractive living.

- Generate approximately \$69.5 million (2008 NPV) in increment over 21 years, with up to 85 percent participation by the City and 55 percent participation by the County.

The TIF District's assessed property value has increased 878.1% over its base value. The increase to-date has generated approximately \$13.17 million in incremental revenue (NPV), 19.0% of goal.

Year-End Summary of Meetings

The Fort Worth Avenue TIF District Board can consist of up to nine members, including eight City of Dallas appointees and one Dallas County representative. The Board met once during the fiscal year on February 21, 2023 (there was not a quorum present for the December 6, 2022 meeting). The FY 2022-2023 Board members are as follows:

- Brian Teefey – City appointee, Vice Chair/Presiding Officer (1 of 1 meeting)
- Dan Hunt – City appointee (0 out of 1 meeting)
- Joshua Paul Kumler – City appointee (1 out of 1 meeting)
- Stephani Kyle - City appointee (1 of 1 meeting)
- Marie Morin – City appointee (1 of 1 meeting)
- Jose Rivera – City appointee (1 of 1 meeting)
- Debbie Solis – City appointee, presiding officer (1 out of 1 meeting)
- Lydia Ann Torrez – City appointee (0 out of 1 meeting)
- Luis Tamayo – Dallas County appointee (1 out of 1 meeting)

The City Council approved one item directly related to the Fort Worth Avenue TIF District during the fiscal year, as summarized below:

- On February 22, 2023, City Council approved Resolution No. 23-0309, accepting the FY 2021-2022 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.

Pending TIF District Items

The pending items for the Fort Worth Avenue TIF District are as follows:

- Approval of the FY 2022-2023 Annual Report

Budget and Spending Status

The Fort Worth Avenue TIF District's Project Plan and Reinvestment Zone Financing Plan established a budget for the public investments that are necessary to support private investment. The TIF District's budget and spending to date are provided on the following charts:

Fort Worth Avenue TIF District Projected Increment Revenues to Retire TIF Fund Obligations			
Category	TIF Budget	Allocated	Balance
Public infrastructure improvements: paving, streetscape, water/wastewater, storm sewer, utility burial/relocation, and land acquisition	\$90,149,722	\$1,390,063	\$88,759,659
Affordable housing	\$12,097,453	\$7,678,874	\$4,418,579
Environmental remediation & demolition	\$14,516,944	\$0	\$14,516,944
Parks, open space, trails, and gateways	\$14,516,944	\$250,000	\$14,266,944
Façade restoration	\$7,258,472	\$0	\$7,258,472
Economic development grants	\$24,194,906	\$2,500,000	\$21,694,906
Administration and implementation*	\$5,322,879	\$827,749	\$4,495,130
Total project costs	\$168,057,319	\$12,646,686	\$155,410,633
<p><i>Budget shown above in estimated current dollars based on assumption of aggressive growth for the remaining term of the TIF District; this assumption results in the Plan budget not being realized; TIF Plan shows the budget in net present value; Values above do not include interest payments or receipts.</i></p> <p><i>Public Infrastructure Improvements category includes local match for The Collective in the amount of \$824,063.</i></p> <p><i>* TIF Administration costs shown are expensed through FY 2022-2023.</i></p>			

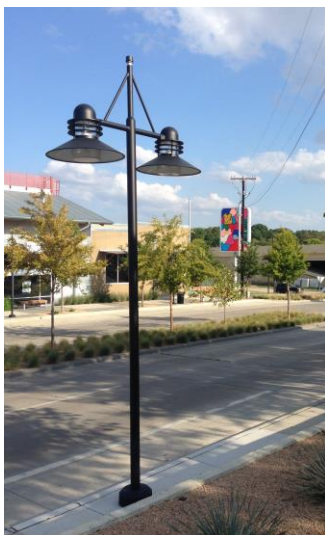
Fort Worth Avenue TIF District Project Plan Budget (NPV, 2008 dollars)	
Category	TIF Budget*
Public infrastructure improvements: paving, streetscape, water/wastewater, storm sewer, utility burial/relocation, and land acquisition	\$37,259,794
Affordable housing	\$5,000,000
Environmental remediation & demolition	\$6,000,000
Parks, open space, trails, and gateways	\$6,000,000
Façade restoration	\$3,000,000
Economic development grants	\$10,000,000
Administration and implementation	\$2,200,000
Total project costs	\$69,459,794
<p><i>* As approved in the Project Plan and Reinvestment Zone Financing Plan.</i></p>	

Fort Worth Avenue TIF District M/WBE Participation			
Project	Total M/WBE Award Amount	Total Contract Award Amount	Percentage Minority Participation
Sylvan Thirty/Private – Goal 10%	\$6,509,800	\$54,652,149	11.91%
Sylvan Thirty/Public – Goal 25%	\$768,594	\$3,882,849	19.79%
Metro Paws/Private – Goal 10%	\$117,391	\$825,531	14.22%
Metro Paws/Public – Goal 25%	\$53,333	\$100,647	52.99%
Total Private	\$6,627,191	\$55,477,680	11.95%
Total Public	\$396,226	\$1,801,509	22.99%
Total	\$7,278,394	\$58,534,968	12.43%

FY 2023-2024 Work Program

The FY 2023-2024 work program for the Fort Worth Avenue TIF District includes:

- Consideration of Fort Worth Avenue TIF District Plan Amendment to increase budget capacity and provide changes to the Plan to fulfill the TIF District goals and objectives
- Consideration of support of a grocery-anchored retail redevelopment project at Fort Worth Avenue and North Hampton
- Coordination with Mariposa at Western Heights development team as project construction is completed.
- Continue work to coordinate public improvement efforts



Public infrastructure improvements that were completed along Sylvan Avenue as part of the Sylvan | Thirty Mixed-use Development Project



Appendix A - Financials

City of Dallas, Texas
Fort Worth Avenue Tax Increment Financing District Fund
Balance Sheet as of September 30, 2023 (Unaudited)
With Comparative Totals for September 30, 2022, 2021, 2020 and 2019 (Audited)

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
Assets:					
Pooled cash and cash equivalents	\$14,617,733	\$10,176,369	\$9,015,816	\$5,254,021	\$2,902,465
Interest receivable	\$100,448	\$19,258	\$2,032	\$5,762	\$6,319
Total assets	<u>\$14,718,180</u>	<u>\$10,195,627</u>	<u>\$9,017,848</u>	<u>\$5,259,783</u>	<u>\$2,908,784</u>
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	\$76,681	\$31,043	\$1,884	\$0	\$5,071
Advances from developers	\$0	\$0	\$0	\$0	\$0
Accrued interest	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$288,162	\$199,384	\$144,888	\$126,863	\$30,852
Total liabilities	<u>\$364,843</u>	<u>\$230,428</u>	<u>\$146,772</u>	<u>\$126,863</u>	<u>\$35,923</u>
Fund Balance (Deficit):					
Fund Balance (Deficit)	<u>\$14,353,337</u>	<u>\$9,965,199</u>	<u>\$8,871,076</u>	<u>\$5,132,920</u>	<u>\$2,872,861</u>
Total Liabilities and Fund Equity	<u>\$14,718,180</u>	<u>\$10,195,627</u>	<u>\$9,017,848</u>	<u>\$5,259,783</u>	<u>\$2,908,784</u>

Fort Worth Avenue Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
For the Period September 30, 2023 (Unaudited)
With Comparative Totals for September 30, 2022, 2021, 2020 and 2019 (Audited)

	<u>ITD</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
Revenues:						
Tax increment-Governmental	\$17,434,190	\$3,589,675	\$3,253,189	\$3,150,639	\$1,918,021	\$1,914,013
Tax increment-Intergovernmental	\$3,566,585	\$810,776	\$624,496	\$628,037	\$387,119	\$385,613
Interest income	\$727,537	\$462,547	\$57,995	\$23,578	\$42,945	\$60,242
Grant from City	\$0	\$0	\$0	\$0	\$0	\$0
Net increase (decrease) in fair value of investments	(\$396,134)	(\$171,620)	(\$233,408)	(\$12,011)	\$14,693	\$15,551
Total revenues	<u>\$21,332,179</u>	<u>\$4,691,379</u>	<u>\$3,702,273</u>	<u>\$3,790,243</u>	<u>\$2,362,777</u>	<u>\$2,375,419</u>
Expenditures:						
Administrative expenses	\$796,985	\$88,778	\$54,497	\$48,388	\$96,538	\$30,941
Non-capital outlay	\$5,383,778	\$0	\$2,500,827	\$0	\$0	\$0
Capital outlay	\$798,078	\$214,462	\$52,827	\$3,698	\$6,181	\$17,778
Interest and fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0
Total expenditures	<u>\$6,978,841</u>	<u>\$303,240</u>	<u>\$2,608,150</u>	<u>\$52,086</u>	<u>\$102,719</u>	<u>\$48,719</u>
Excess (Deficiency) of Revenues over Expenditures	<u>\$14,353,337</u>	<u>\$4,388,138</u>	<u>\$1,094,123</u>	<u>\$3,738,156</u>	<u>\$2,260,059</u>	<u>\$2,326,700</u>
Fund balance (Deficit) at beginning of year						
as previously reported	\$0	\$9,965,199	\$8,871,076	\$5,132,920	\$2,872,861	\$546,162
Fund balance (Deficit) at beginning of year, as restated						
	\$0	\$9,965,199	\$8,871,076	\$5,132,920	\$2,872,861	\$546,162
Fund balance (Deficit) at end of year						
	<u>\$14,353,337</u>	<u>\$14,353,337</u>	<u>\$9,965,199</u>	<u>\$8,871,076</u>	<u>\$5,132,920</u>	<u>\$2,872,861</u>

Note: Fiscal year 2022-23 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

**City of Dallas, Texas
 Fort Worth Avenue Tax Increment Financing District Fund
 Reinvestment Zone Number Fifteen
 As of September 30, 2023**

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

\$290,927	Interest Income
\$4,400,452	Ad Valorem Taxes (Collected in FY 2022-23 based on 2022 Final Tax Roll)
<u>\$4,691,379</u>	Total Revenue

2. Amount and purpose of expenditures from the fund:

\$88,778	Administrative Expense - TIF admin cost for FY 2022-2023
\$0	Non-Capital outlay (1)
\$214,462	Capital outlay (1)
\$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
<u>\$303,240</u>	Total Expenditures

(1) These expenditures were for the following projects:

	<u>Capital</u>	<u>Non-Capital</u>	<u>Total</u>
Construction/Improv. - Collective Sustainable Development Proj	\$214,462		\$214,462
Total	<u>\$214,462</u>	<u>\$0</u>	<u>\$214,462</u>

3. The Zone began reimbursing the general fund for the TIF administrative costs in fiscal year 2009-10.

4. a. Amount of Principal and Interest due on outstanding bonded indebtedness:

Fort Worth TIF District has incurred no bonded indebtedness as of September 30, 2023.

b. The Zone entered into a developer agreement with Lynxette Exploration, LLC assigned to Sylvan-Arc Apts LLC for the Sylvan Thirty project in an amount not to exceed \$3,200,000. Payment began in fiscal year 2015-16. The payments were made in full by September 30, 2019.

<u>Project</u>	<u>Principal</u>	<u>Accrued Add'l Subsidy (1)</u>	<u>Less Payments</u>	<u>Total Outstanding</u>
Public Infrastructure improvements	\$397,412	\$0	\$397,412	\$0
Grant	\$2,802,588	\$0	\$2,802,588	\$0
Total	<u>\$3,200,000</u>	<u>\$0</u>	<u>\$3,200,000</u>	<u>\$0</u>

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

5. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2023*	Base Year 2007 Value	Est. Captured Value 2023**
City of Dallas	\$842,482,994	\$86,133,447	\$756,349,547
Dallas County	\$842,801,975	\$86,133,447	\$756,668,528

*2023 taxable value for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.

**Based on Certified Taxable Value. The final values will be determined on February 01, 2024.

6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per \$100 ***	Amount of Estimated 2023 Increment****
City of Dallas	0.40464	\$3,060,455
Dallas County	0.11864	\$897,749
Total for all Jurisdictions		\$3,958,204

*** Participation rate for Dallas County is 0% for 2008 and 55% for years 2009 to 2028.

City of Dallas participates at variable rates as follows:

Tax Year	Rate
2008	0%
2009 - 2010	55%
2011 - 2013	70%
2014 - 2020	85%
2021 - 2022	70%
2023 - 2029	55%*****

****The District began collecting increment in fiscal year 2009-10.

*****After the close of FY 2022-2023, City Council approved an increase to the City's participation rate to 70% (2023 through termination). The adjustment to the increment collections will be shown beginning with the FY 2023-2024 Financials.

B. The total amount of estimated tax increment to be billed for the 2023 tax year is \$3,958,204*****. For the 2022 tax year, increment in the amount of \$4,400,452 was received.

City of Dallas, Texas
Fort Worth Avenue Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2023

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financing Plan permits expenditures not to exceed \$5,322,879 (in current dollars) over the life of the Zone to reimburse the City for administrative costs. The Zone began reimbursing the general fund in fiscal year 2009-10. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. "Due to general fund" amount of \$288,162 on September 30, 2023, represents the Zone administration costs for the fiscal year 2018-2019 (\$32,515), fiscal year 2019-2020 (\$63,495), fiscal year 2020-2021 (\$48,877), fiscal year 2021-2022 (\$54,497), and fiscal year 2022-2023 (\$88,778) that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF District funds. Note that these administrative costs do not include billing to other City departments.
6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

Appendix B – Financial Obligations Estimated Payoff

TIF District funding for Mariposa (formerly Villas) at Western Heights was approved during fiscal year 2019-2020 in the amount of \$7,678,874. The TIF District obligation will be funded in installments. Installment number one, in the amount of \$2,500,000, was disbursed at acquisition closing, on December 14, 2021. The remainder of the funds are to be paid upon project completion (if all project conditions are met).

Estimated Payment Year	TIF Payment Amount
FY 2024	\$5,178,874