

Exhibit A
Davis Garden TIF District
FY 2024-2025
Annual Report



Metrocare Mental Health and Disability Innovation Center Hillside Campus



City of Dallas
Office of Economic Development
1500 Marilla Street, 6DN
Dallas, Texas 75201
214-671-9825

October 1, 2024 to September 30, 2025

Reinvestment Zone Number Sixteen Davis Garden Tax Increment Financing District

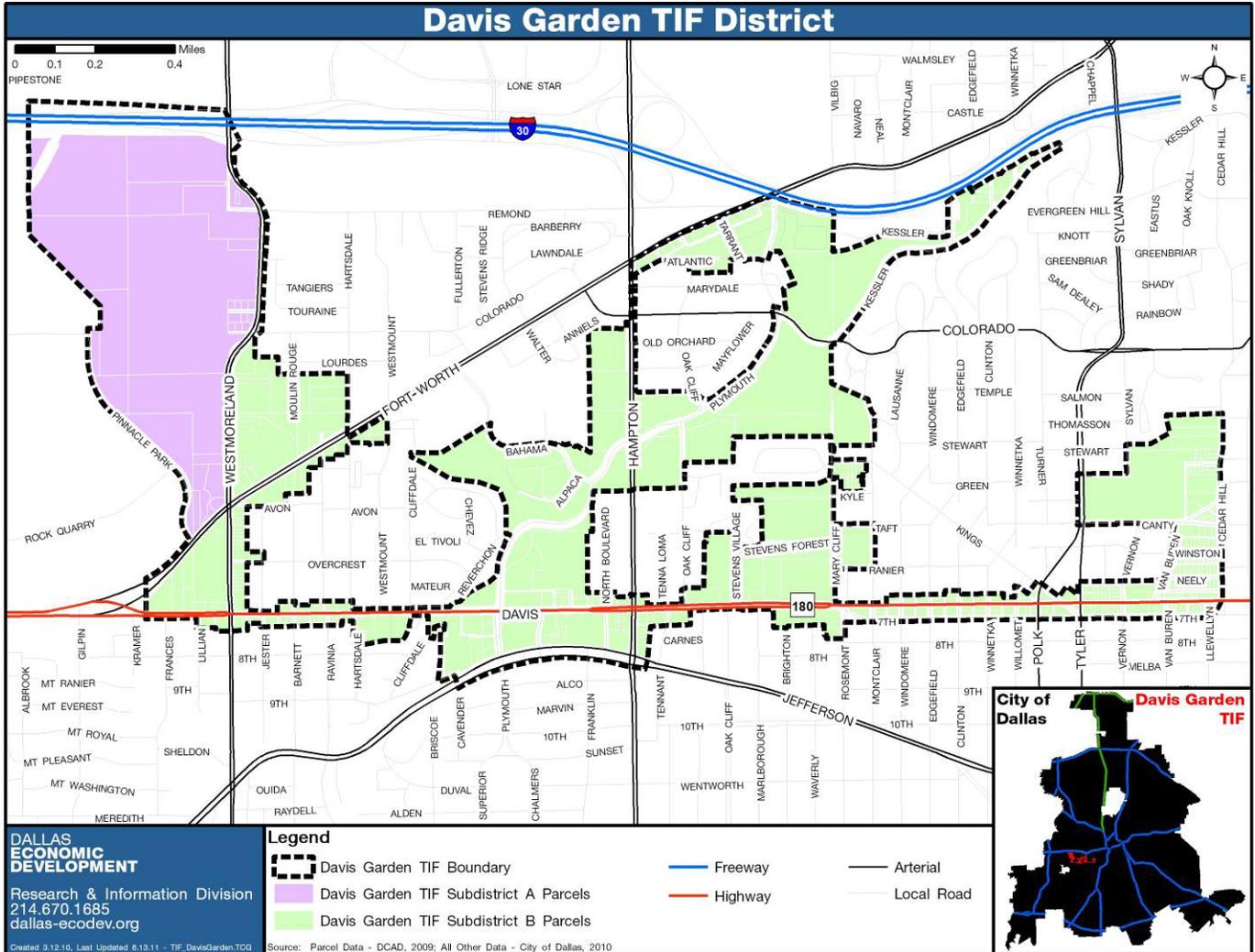


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TIF District Mission Statement

The mission of the Davis Garden TIF District is to provide a funding source to facilitate public investments to enhance the area's real estate market. The TIF District exemplifies the City of Dallas' efforts to provide a model for redeveloping urban corridors and transitioning deteriorated multi-family properties and large infill tracts of vacant land into a more sustainable mix of for-sale and rental housing. It is anticipated to provide linkages to stable neighborhoods in north Oak Cliff, redevelop aging retail centers, and enhance connectivity through improvements to area trails.

City Council established the Davis Garden TIF District by Ordinance Number 26799 on June 13, 2007, as amended. The TIF District took effect on January 1, 2008, and is scheduled to terminate on December 31, 2039 (including collection of the 2039 increment in calendar year 2040 and any related matters to be concluded in 2040). The City of Dallas and Dallas County are the TIF District's participating taxing jurisdictions. The City's annual participation rates are as follows:

- 0% in 2008
- 55% in 2009 and 2010
- 70% in 2011
- 90% in 2012 through 2039

Dallas County's participation rate was 55% from 2008 through 2011. The County's annual participation rate increased to 75% from 2012 through 2039.

TIF District Accomplishments

The Davis Garden TIF District is located southwest of downtown Dallas in the north Oak Cliff neighborhood. It includes portions of the Davis Street, Fort Worth Avenue, and Hampton Road corridors, as well as land adjacent to Pinnacle Park, commercial property, and multi-family developments. The TIF District features numerous opportunities for redevelopment in areas near amenities such as Coombs Creek Trail, Kidd Springs Park, Stevens Park Golf Course, and the Twelve Hills Nature Center.

Single-family neighborhoods were excluded from the TIF District since they are not targeted for development or redevelopment activities. Kidd Springs Park, Stevens Park Golf Course, and the Twelve Hills Nature Center were included to enable improvements and enhance the connectivity between surrounding neighborhoods. The local elementary schools were included for similar reasons.

Originally, the TIF District's geographic area contained approximately 583 acres (excluding rights-of-way). However, the TIF District's boundary was expanded in 2009 to include approximately 105 acres of adjacent properties. With the boundary expansion, the TIF District's geographic area increased to approximately 688 acres.

Since the TIF District’s creation, City Council has approved TIF District funding for 10 projects in the TIF District. This includes SLF III – Davis Garden TIF, L.P.’s (SLF) horizontal development project in 2008, which resulted in the demolition of 1,503 outdated apartment units in accordance with the TIF District’s goal to replace 2,100 functionally obsolete apartments and 85,000 square feet of commercial space with approximately 2,200 for-sale units, 4,400 rental units and 663,300 square feet of improved, reconfigured, or new neighborhood retail space. To date, 461 residential units have been constructed or are under construction on these sites. Development of the newly created development sites, such as the Bell Bishop Arts Apartments, is anticipated to further improve north Oak Cliff’s successful residential market as well as stimulate the expansion of residential and commercial activity throughout the TIF District. Several conversions of automobile repair garages to restaurant and retail space have also occurred along West Davis Street in the TIF District.



Bell Bishop Arts Apartments

The Canyon in Oak Cliff project includes 196 acres of previously undeveloped land located southwest of Interstate Highway 30 and North Westmoreland Road. On June 8, 2011, City Council awarded SLF up to \$128,875,756 in TIF District funding for the construction of public infrastructure improvements in The Canyon. Prior to City Council’s approval of the public subsidies, this vast area was not served by public utilities or streets. Construction of the project’s public infrastructure improvements was anticipated to help facilitate development of the following:

- 2,762 residential units
- 368,296 square feet of retail space
- 48,200 square feet of flex/retail space



The Canyon in Oak Cliff – 2010 Conceptual Site Plan

In 2011, City Council approved a project to design Phase One of a new eastbound frontage road for I-30 located between Cockrell Hill Road and Westmoreland Road to improve access to The Canyon project. The design and construction of the frontage road were completed during Fiscal Years 2012 and 2013, respectively.

In 2012, GroundFloor Development constructed a 160-unit, mixed-income multi-family project called Taylors Farm on the northeast corner of Pinnacle Park Boulevard and Rock Quarry Road as part of The Canyon project. One year later, GroundFloor completed their second project in The Canyon, Hillside West, a 130-unit affordable senior housing project, one block north of Taylors Farm on the northeast corner of Pinnacle Park Boulevard and Falls Bluff Drive. Of the new residential units, 274 (94%) are designated for affordable housing.



The Kessler Theater and the buildings occupied by Encina, E-Creative Space, Oak Cliff Coffee Roasters, and Davis Street Espresso are properties with historic significance that have been renovated or converted for commercial use since the TIF District’s creation. In 2012, the TIF District supported the renovation of Kessler Theater, which, as a result, now provides office and retail space for independent businesses, an instructional arts center for children, and a performance venue.



As a result of public infrastructure improvements completed by SLF and the City, and after construction of Colorado and Canyon Bluff Boulevards, work began on the IH-30 Frontage Retail portion of The Canyon project, an approximately eight-acre tract on the southwest corner of

IH-30 and North Westmoreland Road. The site attracted Residence Inn by Marriott, Buffalo Wild Wings restaurant, and Olive Garden restaurant, all of which opened to guests in 2018.

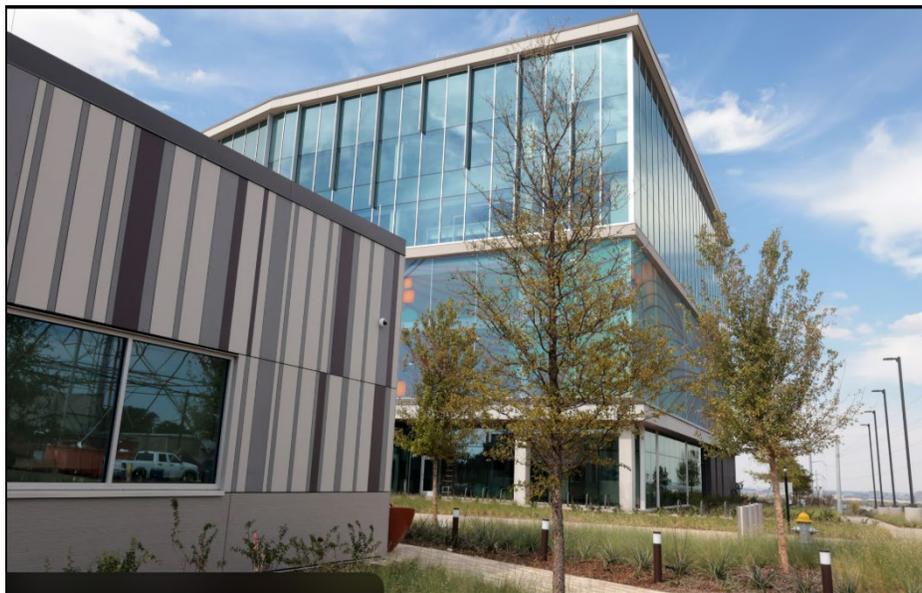


The hotel, retail, and restaurant improvements and streetscape improvements supporting development along Canyon Bluff and Colorado Boulevards, the Loop Road, and the utilities within the Loop Road, were completed in 2018.

In May 2022, LMC, a subsidiary of Lennar Corporation and a vertically integrated multi-family apartment builder, developer, and asset manager, purchased the remaining undeveloped portions of The Canyon property from SLF. In July 2022, LMC re-branded to Quarterra Multifamily.

In June 2024, Quarterra Multifamily broke ground on a new 372-unit multi-family development at 3500 Colorado Boulevard, Emblem Ravine. The project is estimated to cost \$70 million with a completion date of 2026. Starbucks Coffee Company opened a restaurant in December 2024.

On June 28, 2024, after extensive review of The Canyon’s development agreement for compliance, the City issued a Notice of Default to LMC. LMC was given 90 days to cure the defaults detailed in the notice. Since the identified defaults were not cured within the cure period provided under the development agreement, on September 30, 2024, the City issued a Notice of Termination to LMC, and the development agreement between the City and LMC was subsequently terminated. The City recognizes The Canyon as a significant and valuable property within the TIF District and remains fully committed to supporting its future development.



Metrocare’s new \$96 million Mental Health and Disability Innovation Center Hillside Campus opened in September 2025 at 1353 N. Westmoreland Road. The campus features outdoor therapy areas for children, a tranquility garden, an outdoor terrace, and abundant nature views for clients and staff from two new buildings. A 45,000 square foot Mental Health Clinic serves as the centerpiece of the new campus. And a 98,000 square

foot Client Services Building, adjacent to the Clinic, integrates Metrocare’s extensive countywide operations, including training and research.



In June 2025, City Council voted to approve the site of the new Dallas Wings practice facility. A portion of Joey Georgusis Park adjacent to the Davis Garden TIF District will be developed into a world-class practice facility for the WNBA Dallas Wings, enhancing recreational and sports infrastructure within the broader Davis Garden TIF District area. A subsequent zoning change to MU-1 was critical to allow the planned mixed-use development of a 70,700 square foot practice and training center — including courts, team offices, community space, and amenities — on park land long held for athletic and public use. The new facility aligns public land use with strategic economic and community development goals by promoting sports investment, job creation, and increased activity in an underutilized area, as well as encouraging infill development, expanding quality of life amenities, and driving catalytic investment. The facility is slated to open in 2026.



In August 2025, construction began on a new Cheddar’s Scratch Kitchen located at Interstate 30 and West Colorado Boulevard. The restaurant is expected to open in 2026.

In September 2025, the Rosemont Upper Campus hosted a ribbon-cutting event for its new and improved campus. Funded through the DISD 2015 Bond Program, the Rosemont Upper Campus began renovation, modernization, and expansion of its historic campus originally constructed in 1922. The project includes comprehensive interior renovations, major upgrades to mechanical, electrical, plumbing, and life-safety systems, accessibility, and security improvements, building envelope enhancements, and related site and circulation improvements. Construction is ongoing through 2026 and is being implemented in phases to preserve the historic structure while adapting the campus to current educational standards.



TIF District Projects

Projects within the Davis Garden TIF District utilizing TIF District Funding ¹						
Project	Location	Status	Date Completed	Units/SF ²	Approximate Value ³	TIF District Investment ⁴
SLF's Horizontal Development Project	Various Sites	Complete	2011	N/A	N/A	\$4,008,247
I-30 Frontage Road Design Project	South side of I-30 between Cockrell Hill Rd & Westmoreland Rd	Complete	2012	N/A	N/A	\$436,919
The Canyon - Taylors Farm Apartments	1150 Pinnacle Park Blvd	Complete	2012	160 multi-family residential units	\$12,875,000	\$2,071,197
Kessler Theater Renovation Project	1230 W. Davis St.; 1215 W. 7th St	Complete	2012 (Phase I) 2015 (Phase II)	6,300 sf retail 5,100 sf entertainment	\$688,140	\$136,343
The Canyon - Hillside West Apartments	3757 Falls Bluff Drive	Complete	2013	130 multi-family residential units	\$7,863,890	\$1,600,000
Subtotal				290 multi-family residential units 6,300 sf retail 5,100 sf entertainment	\$21,427,030	\$8,252,706
Projects within the Davis Garden TIF District Not Utilizing TIF District Funding ¹						
Project	Location	Status	Date Completed	Units/SF ²	Approximate Value ³	TIF District Investment ⁴
Encina Restaurant (Formerly Bolsa Restaurant)	614 W. Davis St	Complete	2007	3,879 sf rest.	\$328,750	\$0
Restaurant/Market Space (formerly Berkley's Market)	634 W. Davis St	Complete	2008	4,000 sf retail	\$283,130	\$0
Twelve Hills Nature Center's Urban Prairie Trailhead Project	817 Mary Cliff Rd	Complete	2010	N/A	\$39,640	\$0
The Dakota at Bishop Arts (formerly Bell Bishop Arts)	1836 W. Davis St.	Complete	2012	207 multi-family residential units	\$38,750,000	\$0
Oak Cliff Coffee Roasters	817 W. Davis St	Complete	2013	3,920 sf rest.	\$265,000	\$0
7 Eleven	408 N. Hampton	Complete	2013	2,400 sf retail	\$1,121,530	\$0

Fort Worth Ave Plaza	3225 Fort Worth Ave	Complete	2013	6,696 sf retail	\$1,232,610	\$0
E-Creative Space (formerly Common Desk)	633 W. Davis St	Complete	2015	10,400 sf office	\$439,500	\$0
Davis Street Espresso	819 W. Davis St	Complete	2015	2,600 sf rest.	\$226,000	\$0
bbop Seoul Kitchen	828 W. Davis St	Complete	2016	3,280 sf rest.	\$1,300,000	\$0
West Davis Village	1314 W. Davis St	Complete	2016	14,580 sf retail	\$1,959,000	\$0
Retail Strip	600/610 N. Tyler St	Complete	2016	20,048 sf retail	\$1,711,500	\$0
Bishop Heights	829-901 Cedar Hill	Complete	2018	48 single family residential units	\$32,112,260	\$0
1600 Kings Hwy	1604 Kings Hwy	Complete	2018	36 single family residential units	\$20,427,720	\$0
Residence Inn Dallas at The Canyon	3425 Canyon Bluff Blvd	Complete	2018	103 hotel rooms	\$11,200,000	\$0
The Canyon - Olive Garden	3333 Canyon Bluff Blvd	Complete	2018	4,669 sf rest.	\$2,300,000	\$0
Clinton Retail	611 N Clinton	Complete	2018	7,500 sf retail	\$300,000	\$0
Kessler Hills Addition	1080 N Westmoreland	Complete	2018	12,868 sf retail	\$3,410,020	\$0
The Canyon - Buffalo Wild Wings	3333 Canyon Bluff Blvd	Complete	2018	6,655 sf rest.	\$2,300,000	\$0
Kessler Reserve	Cedar Hill Ave; Kessler Reserve Crt.	Complete	2018	15 single family residential units	\$22,577,470	\$0
High Grove at West Kessler Heights	1919-1988 Kessler Heights	Complete	2020	53 single family residential units	\$33,823,170	\$0
Echelon at Reverchon Bluffs	2603 W. Davis St.	Complete	2022	82 single family residential units	\$36,337,680	\$0
Kessler West	610 N. Oak Cliff	Complete	2024	20 single family residential units	\$17,451,710	\$0
The Canyon – Starbucks	3413 Canyon Bluff Blvd.	Complete	2024	2,000 sf rest.	\$1,239,930	\$0
The Canyon – Emblem Ravine	3500 W. Colorado Blvd.	Under Construction	2026	372 multi-family residential units	\$70,000,000	\$0
Cheddar’s Scratch Kitchen	3500 W. Colorado Blvd.	Under Construction	2026	6,723 sf rest.	\$3,800,000	\$0

Subtotal	68,092 sf retail 579 multi-family residential units 254 single family residential units 33,726 sf rest. 10,400 sf office 103 hotel rooms	\$304,936,620	\$0
Total	869 multi-family residential units 254 single family residential units 33,726 sf rest. 103 hotel rooms 74,392 sf retail 10,400 sf office 5,100 sf entertainment	\$326,363,650	\$8,252,706

¹All information updated as of September 30, 2025.
²Based upon information from developer, news articles and/or project announcements for projects under construction or planned. For completed projects, information is actual unit mix and square footage.
³Based upon 1) DCAD market value for completed projects (unless project has not yet been assessed) and 2) estimated DCAD value for projects under construction, planned or announced.
⁴Principal amount not to be exceeded per the project's development agreement.

TIF District Initiatives				
Activity	Scope	Status	Investment	Source
Rosemont Plaza	Pocket Park at Rosemont St and W. Davis St	Completed September 2015	\$395,659	Davis Garden TIF District
Rosemont Safe Routes to School	Streetscape/roadway improvements adjacent to Rosemont campus	Completed September 2015	\$115,569	Davis Garden TIF District
North Oak Cliff Streetcar Extension	Service benefits the TIF District. Extension of the startup line from Methodist Regional Medical Center to Davis St at Zang Blvd.	Completed August 2016	\$18,000,000	Texas Mobility Funds \$15,000,000 for added segment Davis Garden TIF District \$3,000,000 (operations/maintenance)

Rosemont Safe Routes to School – design/engineering	Engineering study for additional pedestrian, traffic calming and bicycle improvements	Completed September 2024	\$270,991	TXDOT Transportation Alternatives Program \$69,566 Davis Garden TIF District \$201,425
Rosemont Safe Routes to School – supplemental scope – design/engineering	Additional supplemental design costs associated with the Rosemont Safe Routes to School Project.	Completed November 2024	\$50,500	Davis Garden TIF District
Rosemont Safe Routes to School – Construction	Construction for original and supplemental scopes	In progress	\$1,103,923	Original Scope - \$296,286 Supplemental Scope - \$807,637
Total Investment			\$19,936,642	

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 Davis Garden TIF District, a total of 290 units have been constructed with the direct support of TIF District funding. Of these units, 274 (94.5%) are currently set-aside as affordable.

Value and Increment Revenue Summary

The Davis Garden TIF District’s 2007 adjusted base year taxable value was \$137,834,597. The TIF District’s 2025 certified taxable value, as determined by the Dallas Central Appraisal District, is \$627,855,337. This represents an increase of approximately \$490,020,740 (356%) over the adjusted base year value. The TIF District’s value increased by \$39,313,557 (7%) from the previous year’s final value (\$588,541,780). This increase in value will result in the collection in 2026 of \$3,882,185 (City - \$3,081,838 and County - \$800,347) in incremental revenue for the TIF District.

Objectives, Programs and Success Indicators

The Davis Garden TIF District Project Plan and Reinvestment Zone Financing Plan (Plan) was approved on February 27, 2008, as amended. The Plan’s defined development goals are summarized below:

- Utilize TIF District funding to encourage needed horizontal improvements and site preparation in the TIF District. This includes environmental remediation and demolition of structurally and functionally obsolete structures to set the stage for future redevelopment activities as described in this plan.

The environmental remediation and demolition of six obsolete apartment buildings (1,503 units) have been completed since the TIF District's creation. The buildings' former sites were prepared for future redevelopment activities.

- Cliffwood Apartments redeveloped into Bell Bishop Arts (multi-family)*
 - Chateau Crete Apartments redeveloped into High Grove at West Kessler Heights (single family)*
 - King's Highway Apartments redeveloped into 1600 Kings Highway (single family)*
 - Kidd Springs Apartments redeveloped into Bishop Heights (single family)*
 - Acorn Tree Apartments redeveloped into Kessler West (single family)*
 - North Hills Apartments redeveloped into Echelon at Reverchon Bluffs (single family)*
- Utilize TIF District funding to encourage the needed redevelopment of the large area (The Canyon) located southwest of the intersection of Interstate Highway 30 and North Westmoreland Road.

The following progress has been made since the TIF District's creation:

- The Canyon in Oak Cliff development agreement was approved by City Council on June 8, 2011.*
- Taylors Farm, a 160-unit multi-family project approved by City Council on November 9, 2009, was completed during Fiscal Year 2012.*
- Hillside West, a 130-unit senior housing project approved by City Council on April 28, 2010, was completed during Fiscal Year 2013.*
- Residence Inn by Marriott hotel containing 103 rooms was completed in 2018.*
- Two restaurant spaces (Olive Garden and Buffalo Wild Wings) were completed in 2018.*
- Starbucks Coffee Company opened in December 2024.*
- In June 2024, Quarterra Multifamily broke ground on a 372-unit multi-family development. The project is estimated to cost \$70 million with a completion date of 2026.*
- On June 28, 2024, after extensive review of The Canyon's development agreement for compliance, the City issued a Notice of Default to LMC. LMC was given 90 days to cure the defaults detailed in the notice. Since the identified*

defaults were not cured within the cure period provided under the development agreement, on September 30, 2024, the City issued a Notice of Termination to LMC, and the development agreement between the City and LMC was subsequently terminated. The City recognizes The Canyon as a significant and valuable property within the TIF District and remains fully committed to supporting its future development.

- *In August 2025, construction began on a new Cheddar’s Scratch Kitchen located at Interstate 30 and West Colorado Boulevard. The restaurant is expected to open in 2026.*
- *Metrocare’s new \$96 million Mental Health and Disability Innovation Center Hillside Campus at 1353 N. Westmoreland Road opened September 2025.*
- Create additional taxable value attributed to new private development and appreciation totaling approximately \$1.7 billion over the TIF District’s 32-year life.

Added value for the TIF District as of the 2025 tax year totals \$490,020,740 (28.8% of the goal). The development timeline in The Canyon has been much slower than projected, limiting property value increases and incremental revenue collections for the TIF District. The TIF District will remain in effect until 2039, allowing time to generate additional revenue.

- Attract new private development in the TIF District by replacing approximately 2,100 residential units with new residential units that will establish a more sustainable mix of for-sale and rental units; add approximately 6,600 residential units to increase population density in the area; and develop approximately 663,300 square feet of retail space and 1,245,000 square feet of other commercial space.

Preparation of six sites for future redevelopment activities which included the demolition of 1,503 obsolete apartment units (71% of the goal) has occurred since the TIF District’s creation. 1,123 new residential units have been constructed or are under construction in the TIF District (17% of the goal). Of the new residential units, 274 (23%) are designated as affordable housing as part of the Taylors Farm and Hillside West projects.

New retail development has resulted in 74,392 square feet (11% of the goal). New restaurant, office and entertainment development has resulted in 49,226 square feet of new and redeveloped space (4% of the goal). These projects greatly increased commercial activity in the West Davis corridor. Limited retail development has occurred in The Canyon with construction of 20,047 square feet of restaurant space, along with 103 hotel rooms.

- Encourage the redevelopment of properties along the West Davis Street, Fort Worth Avenue, North Westmoreland Road, and Hampton Road corridors for new residential and commercial uses that feature enhanced urban design standards

which are complementary to the historic and conservation districts in the immediate area.

The following progress has been made since the TIF District's creation:

- *Six sites throughout the TIF District have redeveloped:*
 - *Cliffwood Apartments redeveloped into Bell Bishop Arts (multi-family)*
 - *Chateau Crete Apartments redeveloped into High Grove at West Kessler Heights (single family)*
 - *King's Highway Apartments redeveloped into 1600 Kings Highway (single family)*
 - *Kidd Springs Apartments redeveloped into Bishop Heights (single family)*
 - *Acorn Tree Apartments redeveloped into Kessler West (single family)*
 - *North Hills Apartments redeveloped into Echelon at Reverchon Bluffs (single family)*
- *The City of Dallas Design Studio has completed a study of the West Davis Street Corridor. The findings are being used to develop a plan for public improvements along West Davis Street.*
- *The West Oak Cliff Area Plan (WOCAP) produced by the City's Planning and Development Department was approved by the City Plan Commission formally on September 15, 2022 and was approved by City Council on October 26, 2022. An approximate 1.5-mile portion of West Davis Street is included in the plan, and approximately 1 mile of that portion is included in the Davis Garden TIF District. Recommendations for improvements to West Davis in the WOCAP include but are not limited to opportunities to install a traffic signal or hawk signal along West Davis between Westmoreland and Plymouth to provide safe crossing for pedestrians, as well as providing bike lanes and public realm improvements along West Davis between Westmoreland and Hampton.*
- *During FY 24-25, the City of Dallas advanced the West Davis Complete Street Project through the early design phase focused on transforming the corridor between Cockrell Hill Road and Clinton Avenue. Key milestones included continued progression on Phase 1 design (Hampton Road to Clinton Avenue) and extensive public outreach. The West Davis Complete Street Project is designed to improve multimodal connectivity, pedestrian and bike facilities, and overall safety along West Davis Street.*
- Sustain the stability of local schools while redevelopment activities occur within the area's neighborhoods by encouraging strong communication between the Dallas Independent School District and area developers.

Staff has worked closely with neighborhood schools to coordinate redevelopment activities that address the schools' needs. This includes meeting with the principal of the Rosemont Elementary and Primary Schools and DISD Administrators as part of the planning process for the Rosemont Safe Routes to School Project.

- Diversify commercial and retail uses in the TIF District by restoring historic commercial buildings and finding redevelopment options for commercial structures that are architecturally less significant.

The Kessler Theater and the buildings occupied by Encina, E-Creative Space, Oak Cliff Coffee Roasters, and Davis Street Espresso are properties with historic significance that have been renovated or converted for commercial use since the TIF District's creation:

- *The Settles Garage was converted into Encina Restaurant and approximately 1,850 square feet of office space.*
 - *The Kemp Garage was converted into approximately 4,000 square feet of commercial space that was occupied by Bolsa Mercado. In July 2022, Berkley's Market, a specialty grocery and café with indoor and outdoor seating opened but closed in September 2024. The space is currently available for lease.*
 - *The retail building at 633 West Davis Street was converted into approximately 10,400 square feet of shared workspace that is occupied by E-Creative.*
 - *The renovated Kessler Theater contains office and retail space for independent businesses, an instructional arts center for children and a performance venue.*
 - *The two automotive garages that comprised Miguel's Auto Body Shop was renovated into two separate retail spaces. The first of which is occupied by Oak Cliff Coffee Roasters. It contains a coffee roaster and a 1,300 square foot café. The second building is occupied by Davis Street Espresso.*
- Improve recreational opportunities and connections to City trails and open space within the TIF District while providing better connections to County trails and other recreational amenities in the area.

The following progress has been made since the TIF District's creation:

- *The Twelve Hills Nature Center, Inc.'s Urban Prairie Trailhead project, approved by City Council on October 14, 2009, was completed during Fiscal Year 2009-2010.*
- *Work was completed on the Coombs Creek Trail along Kessler Parkway from Sylvan Avenue to Colorado Boulevard, Colorado Boulevard from Kessler Parkway to Plymouth Road and Plymouth Road from Colorado Boulevard to Hampton Road. The project was funded by General Obligation Bond Funds.*

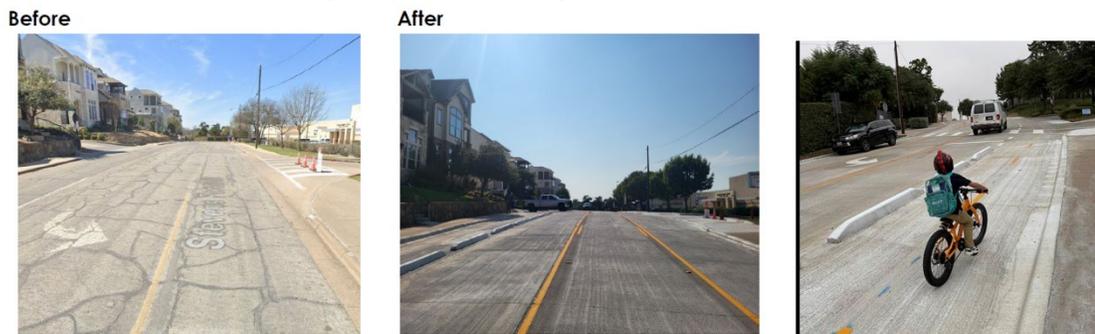
- *Approximately \$8 million in upgrades for Stevens Park Golf Course were completed during Fiscal Year 2011-2012. The upgrades were funded by several funding sources including the 2003 and 2006 Bond Fund programs.*
- *A new pavilion at Kidd Springs Park was completed in 2015 funded by the 2006 Bond Fund program. Construction of a new aquatics center at Kidd Springs Park was completed and opened to the public in the summer of 2019. Proceeds from the Elgin B. Robertson land sale in 2015 provided funding for several regional family aquatic centers throughout the City.*
- *Shared bicycle lanes were constructed in the new section of Colorado Boulevard, located in the Canyon sub-district between IH-30 and Westmoreland Road.*
- Improve transportation including but not limited to hike and bike trails, bus, trolley, streetcar, and freeway access, street improvements and construction of new public streets and thoroughfares.

The following progress has been made since the TIF District's creation:

- *City Council approved funding for the design of Phase One of a new eastbound frontage road for I-30 located between Cockrell Hill Road and Westmoreland Road during Fiscal Year 2010-2011. The design and construction of the frontage road were completed during Fiscal Years 2012 and 2013, respectively.*
- *SLF III – The Canyon TIF, L.P.'s North Oak Cliff Streetcar Extension project was approved by City Council during Fiscal Year 2010-2011.*
- *During Fiscal Year 2011-2012, the Davis Garden TIF District Board made the following recommendations concerning the best utilization for SLF's \$1 million deposit into the Davis Garden TIF District Increment Fund for future TIF District infrastructure improvements that benefit the TIF District in lieu of the developer constructing median improvements, streetscape, or other public improvements (note: funding includes interest earnings):*
 - *Rosemont Plaza Project – comprised the closure of the diagonal portion of 7th Street between Mary Cliff Road/West Davis Street and Montclair Avenue to create a pedestrian plaza that combined the abandoned right-of-way with two small triangular medians to create a larger pedestrian plaza. Project Budget – \$395,659. The project was completed Fiscal Year 2014-2015.*
 - *Matching Funds for the Kessler Theater project's infrastructure improvements component – approximately \$60,000 in TIF District funding leveraged an additional \$179,200 in matching funds from TxDOT (NCTCOG Grant). The funds were used to construct*

streetscape improvements outside the theater along West Davis and Clinton Streets. The project was completed Fiscal Year 2014-2015.

- Rosemont Safe Routes to School Project – improved bicycle safety in the vicinity of schools through improved routing, signage, and pedestrian amenities. The project consists of sidewalk improvements on the north side of Stevens Forest Drive, a 10’ bike trail that connects the sidewalk on Mary Cliff Road to the internal drive for the Rosemont Chris Semos Campus (through DISD property) and sidewalk improvements along Mary Cliff Road. Project Budget – \$115,569. The project was completed Fiscal Year 2014-2015.
 - Davis Corridor Urban Design Study – the study was conducted by the City of Dallas Design Studio. The study’s findings were used to develop a concept for reconfiguring West Davis Street between Montclair Avenue and Zang Boulevard. Project Budget – \$35,880. The project was completed Fiscal Year 2013-2014.
- The Rosemont Safe Routes to School design/engineering study, funded by TXDOT and local match funds from the TIF District, was completed in 2024.
 - In 2025, funds to construct the original and supplemental scopes for the Rosemont Safe Routes to School Project were approved. The original scope was funded at \$296,286 with \$50,000 approved via Administrative Action, and the supplement scope was funded at \$807,637. Construction of the original and supplemental projects is underway.



Rosemont Safe Routes to School Pedestrian and Bike Improvements on Stevens Forest Lane

- In an effort to improve traffic efficiency and safety, in 2025, two new traffic signals were approved for installation at Colorado Boulevard and Hampton Road, and at Hampton Road and Plymouth Road.
- To prevent dangerous crashes and keep pedestrians, cyclists, drivers, and property safe, in 2025, several new safety improvements were added to the Tyler/Polk Roundabout. Improvements include new LED signs, striping, speed limit signs, and water-filled barriers. A cement guardrail inside the roundabout’s center median is planned for installation in 2026.

- Generate an NPV of \$103.7 million in 2008 dollars (or approximately \$376,814,273 total dollars) in real property tax increment for the TIF District Fund over 32 years of collections.

This initial goal was set in net present value (NPV). Collections to date equal \$19.9 million total dollars (5.3% of the goal).

Year-End Summary of Meetings

The Davis Garden TIF District Board of Directors had two meetings during Fiscal Year 2024-2025: January 8, 2025 (special called meeting) and September 17, 2025 (regular meeting).

The Board can consist of up to seven members, including six (6) City of Dallas appointees and one (1) Dallas County appointee. During Fiscal Year 2024-2025, the Board members were (Fiscal Year 2024-2025 Board meetings attended):

Jennifer Longfellow - City representative (2 of 2 meetings)
Nicolas Carmona - City representative (1 of 2 meetings)
William Zimmerman (Chair) - City representative (2 of 2 meetings)
Paul Zubiarte - City representative (0 of 2 meetings)
Peter Jacobsen - City representative (1 of 2 meetings)
Agustin Torres - City representative (0 of 2 meetings)
Luis Tamayo - Dallas County representative (2 of 2 meetings)

During Fiscal Year 2024-2025, City Council acted on three items associated with the Davis Garden TIF District:

- On February 26, 2025, City Council approved Resolution No. 25-0369 accepting the Fiscal Year 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City.
- On April 9, 2025, City Council approved Resolution No. 25-0575 authorizing a construction services contract with Meca Construction, LLC, for the construction of the Rosemont Safe Routes to School Project, in an amount not to exceed \$887,790.60.
- On June 25, 2025, City Council approved Resolution No. 25-1053 authorizing an increase in the construction services contract with Estrada Concrete Company, LLC (Change Order No.2) for the construction of bicycle and pedestrian facilities on Stevens Forest Drive from Stevens Village Drive to Mary Cliff Road and Mary

Cliff Road from Taft Street to Ranier Street in an amount not to exceed \$838,534.75.

Pending TIF District Items

- Consideration of the Fiscal Year 2024-2025 TIF District Annual Report and a recommendation to City Council for approval.

Budget and Spending Status

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

Davis Garden TIF District Projected Increment Revenues to Retire TIF District Fund Obligations			
Category	TIF District Budget*	Allocated**	Balance
Infrastructure Improvements	\$120,758,089	\$8,082,206	\$112,675,883
Environmental Remediation/Demolition	\$15,631,142	\$3,313,246	\$12,317,896
Affordable Housing	\$43,332,561	\$4,671,197	\$38,661,364
Historic Façade Restoration	\$7,077,119	\$86,535	\$6,990,584
TIF District Wide Improvements - Parks, Open Space, Trails, Trolley/Streetcar	\$15,845,445	\$3,613,964	\$12,231,481
The Canyon in Oak Cliff Improvements***	\$167,344,578	\$0	\$167,344,578
Administration and Implementation ¹	\$6,825,338	\$1,118,441	\$5,706,897
Total Project Costs	\$376,814,273	\$20,885,589	\$355, 928,683
<p><i>*Budget shown above is in current dollars anticipated to be collected over the life of TIF District. TIF District Project Plan shows the budget in net present value.</i></p> <p><i>**Includes funds expended and committed for existing and future projects as of the end of FY 2024-2025.</i></p> <p><i>***The Canyon in Oak Cliff Project was terminated in September 2024.</i></p> <p><i>¹TIF District Administration costs shown are expensed through FY 2024-2025.</i></p>			

Davis Garden TIF District Project Plan Budget (NPV Values)	
Category	TIF District Budget (NPV)
Infrastructure Improvements	\$33,219,568
Environmental Remediation/Demolition	\$4,300,000
Affordable Housing	\$11,920,435
Historic Façade Restoration	\$1,946,858
TIF District Wide Improvements - Parks, Open Space, Trails, Trolley/Streetcar	\$4,358,953
The Canyon in Oak Cliff Improvements	\$46,035,132
Administration and Implementation	\$1,877,595
Total Project Costs	\$103,658,541
<i>All values discounted to 2008 dollars at 5% annually. Actual expenditure values will depend on the timing of project costs.</i>	

M/WBE Participation

Prior to June 2025, all TIF District-funded projects were required to follow the City's adopted Business Inclusion and Development (BID) Policy and make good faith efforts to include certified Minority and Women-Owned Business (M/WBE) participation in TIF District-supported projects. The initial BID Plan goal for the projects listed below was 25 percent (25%) M/WBE participation in construction costs. During fiscal year 2020-2021, City Council increased the BID Plan goal for construction costs to 32 percent (32%). On June 25, 2025, the City of Dallas ceased enforcing its BID Policy, including M/WBE subcontracting goals, by City Council Resolution No. 25-1081. The chart below captures projects that completed construction or were approved by City Council and started construction prior to June 2025.

Davis Garden TIF District M/WBE Participation			
CONSTRUCTION OF PUBLIC PORTIONS OF PROJECT			
Project	Contractor	Total Contract Award Amount	Percentage Minority Participation
SLF Horizontal Public Improvements (Goal – 25%)	Varies	\$2,080,979	48.43%
Kessler Theater Public Improvements (Goal – 25%)	Varies	\$88,141	44.77%
CONSTRUCTION OF PRIVATE PORTIONS OF PROJECT			
Kessler Theater Private Improvements (Goal – 10%)	Varies	\$1,002,073	12.57%
Total - Public		\$2,169,120	48.28%
Total - Private		\$1,002,073	12.57%
Total – All		\$3,171,193	37.00%

FY 2025-2026 Work Program

The Fiscal Year 2025-2026 work program for the Davis Garden TIF District includes:

- Encourage development projects within the TIF District in accordance with its Project Plan and Reinvestment Zone Financing Plan.
- Complete the Rosemont Safe Routes to School construction of improvements.

Appendix A – Financials

City of Dallas, Texas
 Davis Garden Tax Increment Financing District Fund
 Balance Sheet as of September 30, 2025 (Unaudited)
 With Comparative Totals for September 30, 2024, 2023, 2022, and 2021 (Audited)

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
Assets:					
Pooled cash and cash equivalents	\$10,269,814	\$6,762,751	\$4,401,434	\$1,526,810	\$788,033
Interest receivable	\$0	\$0	\$0	\$0	\$0
Total assets	<u>\$10,269,814</u>	<u>\$6,762,751</u>	<u>\$4,401,434</u>	<u>\$1,526,810</u>	<u>\$788,033</u>
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	\$524,530	\$0	\$848,102	\$1,606	\$0
Advances from developers	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$305,382	\$312,164	\$252,359	\$181,588	\$121,200
Accrued liability	\$0	\$0	\$0	\$0	\$0
Total liabilities	<u>\$829,912</u>	<u>\$312,164</u>	<u>\$1,100,461</u>	<u>\$183,193</u>	<u>\$121,200</u>
Fund Balance (Deficit):					
Fund Balance (Deficit)	<u>\$9,439,902</u>	<u>\$6,450,587</u>	<u>\$3,300,974</u>	<u>\$1,343,616</u>	<u>\$666,833</u>
Total Liabilities and Fund Equity	<u>\$10,269,814</u>	<u>\$6,762,751</u>	<u>\$4,401,434</u>	<u>\$1,526,810</u>	<u>\$788,033</u>

City of Dallas, Texas
 Davis Garden Tax Increment Financing District Fund
 Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
 For the period September 30, 2025 (Unaudited)
 With Comparative Totals for September 30, 2024, 2023, 2022, and 2021 (Audited)

	<u>ITD</u>	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
Revenues:						
Tax increment-Governmental	\$16,107,399	\$2,857,704	\$2,661,937	\$2,451,787	\$1,820,944	\$1,540,431
Tax increment-Intergovernmental	\$3,847,416	\$721,765	\$628,181	\$585,126	\$445,343	\$393,317
Developer participation/Other income	\$1,000,162	\$0	\$0	\$0	\$0	\$0
Interest income	\$0	\$0	\$0	\$0	\$0	\$0
Net increase (decrease) in fair value of investments	(\$0)	\$0	\$0	\$0	\$0	\$0
Total revenues	<u>\$20,954,976</u>	<u>\$3,579,469</u>	<u>\$3,290,118</u>	<u>\$3,036,913</u>	<u>\$2,266,287</u>	<u>\$1,933,748</u>
Expenditures:						
Administrative expenses	\$1,118,441	\$64,335	\$59,805	\$70,771	\$60,388	\$49,173
Non-Capital Outlay	\$6,531,241	\$220	\$0	\$845,794	\$1,526,910	\$1,155,750
Capital outlay	\$3,865,392	\$525,599	\$80,698	\$162,991	\$2,206	\$541,908
Interest and fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0
Total expenditures	<u>\$11,515,074</u>	<u>\$590,155</u>	<u>\$140,504</u>	<u>\$1,079,556</u>	<u>\$1,589,503</u>	<u>\$1,746,831</u>
Excess (Deficiency) of Revenues over Expenditures	<u>\$9,439,902</u>	<u>\$2,989,315</u>	<u>\$3,149,614</u>	<u>\$1,957,357</u>	<u>\$676,784</u>	<u>\$186,916</u>
Fund balance (Deficit) at beginning of year as previously reported	\$0	\$6,450,587	\$3,300,974	\$1,343,616	\$666,833	\$479,916
Fund balance (Deficit) at beginning of year, as restated	<u>\$0</u>	<u>\$6,450,587</u>	<u>\$3,300,974</u>	<u>\$1,343,616</u>	<u>\$666,833</u>	<u>\$479,916</u>
Fund balance (deficit) at end of year	<u>\$9,439,902</u>	<u>\$9,439,902</u>	<u>\$6,450,587</u>	<u>\$3,300,974</u>	<u>\$1,343,616</u>	<u>\$666,833</u>

Note: Fiscal year 2024-25 unaudited financial statements are based on preliminary close numbers and are subject to review by City Controller's Office prior to City Council approval. In case of any material changes, TIF board will be provided updated financial statements.

City of Dallas, Texas
 Davis Garden Tax Increment Financing District Fund
 Reinvestment Zone Number Sixteen
 As of September 30, 2025

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of 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:

\$0	Interest Income & Net increase (decrease) in fair value of investments
\$3,579,469	Ad Valorem Taxes (Based on 2024 Final Tax Roll)
\$3,579,469	Total Revenue

2. Amount and purpose of expenditures from the fund:

\$64,335	TIF Administrative Expenses for FY 2024-25
\$220	Non-Capital Outlay *
\$525,599	Capital Outlay**
\$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
\$590,155	Total Expenditures

* Non Capital Outlay expenditure represents advertising cost for Rosemont Safe Routes to School Pedestrian Project

** Capital Outlay expenditure represents design cost of \$1,069 & construction cost of \$524,530 for Rosemont Safe Routes to School Pedestrian Project

3. The zone began reimbursing the General Fund for TIF administration costs in fiscal year 2009-10.

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

Davis Garden TIF District has incurred no bonded indebtedness as of September 30, 2025.

b. The Zone entered into an agreement with SLF III – The Davis Garden TIF, L.P. to dedicate an amount not to exceed \$4,008,247 for horizontal development work throughout the TIF District. The project was completed in fiscal year 2012. Payment of its TIF-eligible project costs are as follows as of September 30, 2025:

*The final TIF payment for this project of \$24,207.00 was made in fiscal year 2021.

Developer	Project Name	Principal TIF Award	Payment To Date	Net Balance Due
SLF III-Davis Garden TIF, L.P.	Horizontal Development	\$4,008,247	\$4,008,247	\$0
	Total	\$4,008,247	\$4,008,247	\$0

c. The Zone entered into an agreement with Twelve Hills Nature Center, Inc. to dedicate an amount not to exceed \$118,820 for the Twelve Hills Nature Center's Urban Prairie Trailhead project. The project was completed in fiscal year 2010. This agreement was terminated by Twelve Hills Nature, Inc. on October 18, 2021. No payments were made, and the TIF funding obligation was also terminated.

d. The Zone entered into an agreement with GFD Opportunity I, LLC to dedicate an amount not to exceed \$1,218,789 for the Taylors Farm project. The project was completed in fiscal year 2012. Payment of its TIF-eligible project costs are as follows, as of September 30, 2025:

*The final TIF payment for this project of \$471,140.00 was made in fiscal year 2021.

Developer	Project Name	Principal TIF Award	Payment To Date	Net Balance Due
TF TIF Holdings, LLC	Taylor's Farm Project	\$1,218,789	\$1,218,789	\$0
	Total	\$1,218,789	\$1,218,789	\$0

e. The Zone entered into an agreement with SLF III – The Canyon TIF, L.P. to dedicate an amount not to exceed \$436,919 for the I-30 Frontage Road Design project. The project was completed in fiscal year 2012. Payment of its TIF-eligible project costs are as follows for September 30, 2025: increment collections.

*The project was fully paid (\$436,919.00) in fiscal year 2021.

Developer	Project Name	Principal TIF Award	Payment To Date	Net Balance Due
SLF III - The Canyon TIF, L.P.	I-30 Frontage Rd.	\$436,919	\$436,919	\$0
	Total	\$436,919	\$436,919	\$0

f. The Zone entered into an agreement with Kessler Theater, LLC to dedicate an amount not to exceed \$136,343 for the Kessler Theater project. The project has been completed and payment of its TIF-eligible project costs are as follows for September 30, 2025:

*The project was fully paid (\$136,343) in fiscal year 2021.

Developer	Project Name	Principal TIF Award	Payment To Date	Net Balance Due
Kessler Theater, LLC	Kessler Theater Project	\$136,343	\$136,343	\$0
	Total	\$136,343	\$136,343	\$0

g. The Zone entered into a development agreement with GFD Opportunity II, LLC to dedicate an amount not to exceed \$1,600,000 for the Hillside West project. The project was completed in fiscal year 2013. Payment of its TIF-eligible project costs of \$234,871 were fully completed in fiscal year 2019.

<u>Developer</u>	<u>Project Name</u>	<u>Principal TIF Award</u>	<u>Payment To Date</u>	<u>Net Balance Due</u>
HSW TIF Holdings, LLC	Hillside West	\$234,871	\$234,871	\$0
	Total	\$234,871	\$234,871	\$0

h. The Zone entered into a development agreement with SLF III – The Canyon TIF, L.P. to dedicate an amount not to exceed \$128,875,756 for The Canyon In Oak Cliff project. The development agreement was assigned to LMC Canyon Holdings, LLC, dated May 17, 2022. On September 30, 2024, the City issued a Notice of Termination to LMC, and the development agreement between the City and LMC was terminated.

i. The Zone entered into an agreement with SLF III – The Canyon TIF, L.P. to dedicate an amount not to exceed \$3,000,000 for the North Oak Cliff Streetcar Extension project. The project agreement was assigned to LMC Canyon Holdings, LLC, dated May 17, 2022. The final payment was made in FY 2023-2024.

<u>Developer</u>	<u>Project Name</u>	<u>Principal TIF Award</u>	<u>Payment To Date</u>	<u>Net Balance Due</u>
LMC Canyon Holdings, LLC	Oak Cliff Streetcar Support	\$3,000,000	\$3,000,000	\$0
	Total	\$3,000,000	\$3,000,000	\$0

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

<u>Taxing Jurisdiction¹</u>	<u>Taxable Value 2025²</u>	<u>Base Year 1996 Value</u>	<u>Est. Captured Value 2025</u>
City of Dallas - Zone A	548,751,380	\$120,395,392	\$428,355,988
City of Dallas-Zone B	79,103,957	\$17,439,205	\$61,664,752
Dallas County-Zone A	553,504,408	\$120,368,830	\$433,135,578
Dallas County-Zone B	79,478,957	\$17,426,885	\$62,052,072

¹2025 taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.

²Based on certified DCAD taxable values. Final values will be determined on February 1, 2026.

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:

<u>Taxing Jurisdiction</u>	<u>Assessment Per \$100*</u>	<u>Estimated 2025 Increment</u>
City of Dallas - Zone A	0.62892	\$2,694,016
City of Dallas-Zone B	0.62892	\$387,822
Dallas County-Zone A	0.16163	\$700,055
Dallas County-Zone B	0.16163	\$100,292
Total for all Jurisdictions		\$3,882,185

*Participation rate for Dallas County is 0% for tax year 2008, 55% for tax years 2009 to 2011 and 75% thereafter. City of Dallas participates at variable rates as follows:

<u>Tax Year</u>	<u>Rate</u>
2008	0%
2009 - 2010	55%
2011	70%
2012 - 2029	90%

b. The total amount of estimated tax increment to be billed for the 2025 tax year is \$3,882,185. For the 2024 tax year, increment in the amount of \$3,579,459 was collected.

City of Dallas, Texas
Davis Garden Tax Increment Financing District
Notes to Financial Statements for the Year Ended
September 30, 2025

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 \$6,825,338 (in current \$) 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 \$305,382 on September 30, 2025 represents the Zone administration costs for the fiscal year 2020-2021 (\$50,083), fiscal year 2021-2022 (\$60,388), fiscal year 2022-2023 (\$70,771), fiscal year 2023-2024 (\$59,805), and fiscal year 2024-2025 (\$64,335) that have been earned but will be reimbursed to the General Fund in future years based on the availability of Zone 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 – TIF District-Wide Set-Aside Funds

The TIF District Increment Allocation Policy adopted by the TIF Board for the Davis Garden TIF District currently provides for 5% of the annual total increment, after administrative expenses and the Affordable Housing Set-aside, to be set aside annually for District-Wide Improvements. Specific improvement projects are to be determined, and the amount of this set-aside will be reviewed annually based on updated financial projections and District needs. The TIF District Board shall also have the discretion to release all or part of district-wide set-aside funds towards reimbursement of one or more TIF eligible projects. The intent of this set-aside is to leverage TIF District funds as a match for other funding.

The district-wide set-aside balance as of the end of Fiscal Year 2024-2025 totals \$456,798.82. There are no commitments at this time.

Potential uses as defined by the Increment Allocation Policy include:

- Public parks, gateways, trails, public open space, public facilities, transportation facilities or utility/streetscape improvements

Appendix C – Financial Obligations Estimated Payoff

The TIF District has no existing obligations.