

Memorandum



CITY OF DALLAS

DATE August 2, 2024

Honorable Members of the City Council Economic Development Committee: Tennell
TO Atkins (Chair), Omar Narvaez (Vice Chair), Carolyn King Arnold, Chad West, Adam
Bazaldua, Paul Ridley, and Kathy Stewart

SUBJECT **Upcoming Public Improvement District (PID) Agenda Items: (1) August 14, 2024
Call for Public Hearing for PIDs to Set Annual Assessment Rates for 2024 and
Adopt 2025 Service Plans; and (2) August 28, 2024 Public Hearing to Amend 2024
Service Plans for two PIDs, Adopt 2024 Annual Assessment Rates, and Adopt
2025 Service Plans**

Public Improvement Districts (PIDs) in the City of Dallas are governed by Chapter 372 of the Texas Local Government Code (Improvement Districts in Municipalities and Counties) and the City of Dallas PID Policy. Chapter 372 requires that the City Council annually call and hold a public hearing to set the annual assessment rate for property in each PID and approve an updated five-year Service Plan for each PID. The Service Plan outlines the proposed cost of services and improvements to be provided to property owners annually. Per contractual agreement with each PID's management company, PID managers are required to prepare an updated Service Plan budget for their district and to hold an annual meeting with property owners in which property owners are provided an opportunity to ask questions and provide input on the PID's preliminary Service Plan.

City staff reviewed the preliminary 2025 Service Plans submitted by each PID manager. Finding the preliminary Service Plans to be advisable, City staff recommends that, on August 14, 2024, the City Council authorize calling a public hearing to be held on August 28, 2024. During the August 28, 2024 public hearing, any owner of property located within the boundaries of a PID will be provided a reasonable opportunity to speak for or against the PID's proposed assessment rate. At the close of the public hearing, the City Council will take action to adopt the final 2025 Service Plans, the final 2024 Assessment Plans, and the 2024 Assessment Rolls for all of the PIDs.

On July 25, 2024, City staff received 2024 certified property values from the Dallas Central Appraisal District (DCAD). In early August, City staff will use this data to prepare a certified Assessment Roll for each PID and will work with PID management entities to update preliminary 2025 Service Plans with 2024 certified assessment roll values. A follow up memo will be sent to City Council on Friday, August 23, 2024 with final PID budget totals proposed for the 2025 Service Plan year.

Additionally, Chapter 372 requires that any amendments or updates to a Service Plan be authorized by City Council ordinance. Accordingly, Midtown Improvement District (formerly Vickery Meadow Public Improvement District) and Uptown PID have requested

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to amend their adopted 2024 Service Plans to reflect lower-than-budgeted expenditures primarily due to project delays. Staff reviewed the proposed mid-year budget amendments, found the requests to be reasonable, and is recommending the amended 2024 Service Plans to the City Council for approval.

Background

A PID is a special assessment area created at the request of property owners in the proposed district via petition. Property owners pay a supplemental assessment with their taxes, which PIDs use for services and/or improvements above and beyond existing City services.

The assessment is an apportionment of the total cost of service enhancements and improvements approved by property owners who signed a petition in support of the district's creation or renewal. The assessment allows each PID to have its own work program or service plan, which may consist of eligible activities such as marketing, providing additional security, landscaping and distinctive lighting, street cleaning, and cultural or recreational improvements. The City's power to levy is limited to petition and budget categories/costs approved by property owners. Individual PIDs are governed by property owner-elected boards and managed by a specifically formed non-profit organization or homeowners' association. Under a management contract with the City, PID managers are responsible for updating the PID's service plan annually and, following City Council approval, implementing the PID's annual service plan.

Below is a list of the City's 13 PIDs that will operate in 2025:

1. Dallas Downtown Improvement District
2. Dallas Tourism Public Improvement District
3. Deep Ellum Public Improvement District
4. Klyde Warren Park/Dallas Arts District Public Improvement District
5. Knox Street Public Improvement District
6. Lake Highlands Public Improvement District
7. Midtown Improvement District
8. North Lake Highlands Public Improvement District
9. Oak Lawn Hi-Line Public Improvement District
10. Prestonwood Public Improvement District
11. South Side Public Improvement District
12. University Crossing Public Improvement District
13. Uptown Public Improvement District

Please refer to **Exhibit A** for a map of each PID. For these thirteen (13) PIDs, the City must call a public hearing by early August 2024 and hold a public hearing by the end of

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August 2024 so that the Dallas County Tax Office can include the PID assessments in the regular tax bills. If this schedule is not met, the City would need to find another way to collect the assessments, costing the City additional funds to send a separate bill, and would likely not have the same success rate with the collection of assessment payments.

Fiscal Information

There is no cost consideration to the City except for the Downtown Improvement District (DID). The FY 2024-25 DID assessment for City-owned property is \$1,018,856.55 to be paid from the General Fund (\$684,361.15) and the Convention and Event Services Fund (\$334,495.40). With the exception of the Dallas Tourism PID, in which a 2% assessment on the value of hotel room night receipts is levied, owners of property within the boundaries of each PID will pay an assessment equal to the PID's 2024 assessment rate per \$100.00 of appraised property value.

Should you have any questions, please contact Assistant Director, Maria Smith, Office of Economic Development, at 214-670-1690 or maria.smith@dallas.gov.

Service First, Now!

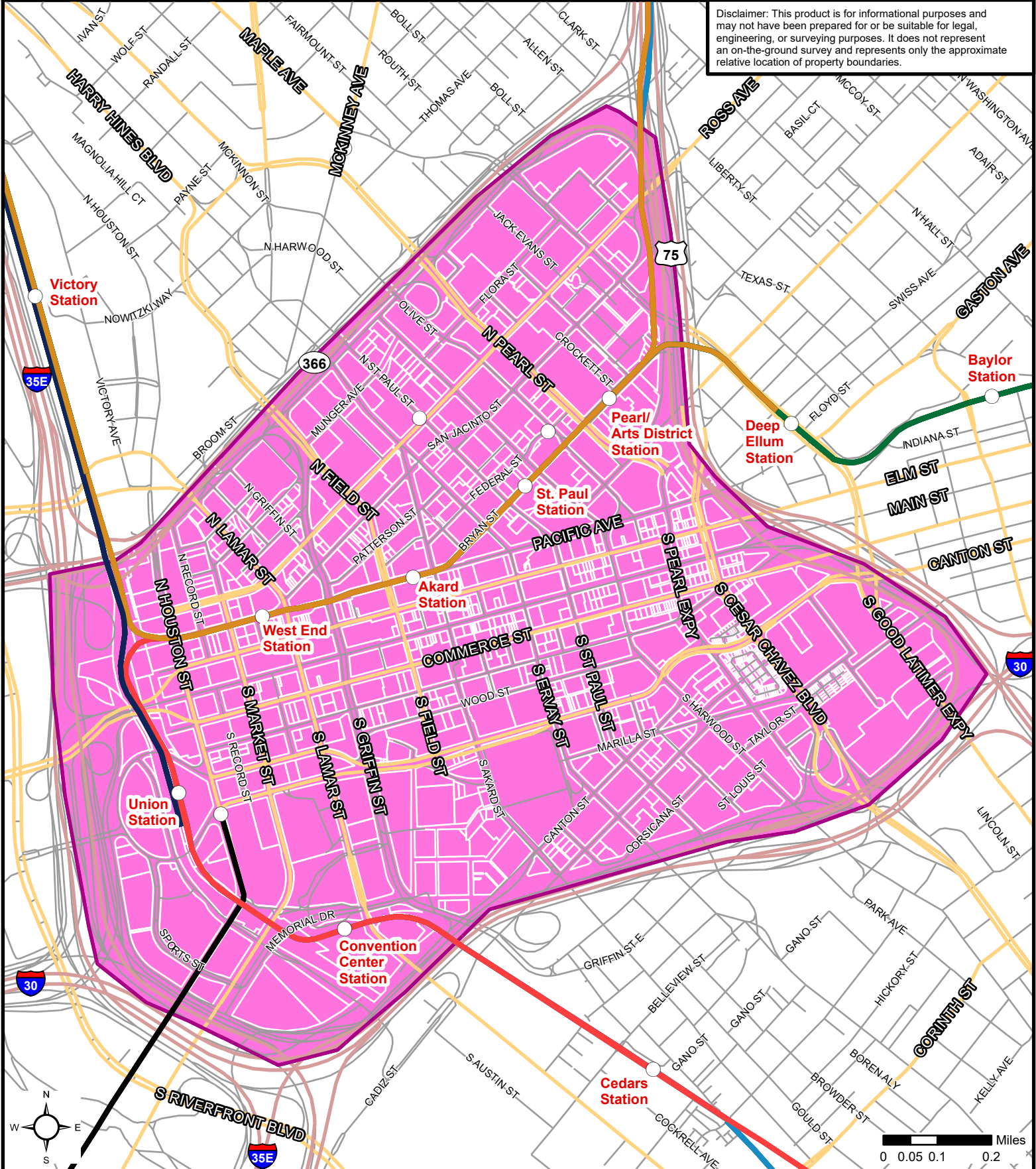


Robin Bentley,
Assistant City Manager (I)

c:	Kimberly Bizar Tolbert City Manager (I) Tammy Palomino, City Attorney Mark Swann, City Auditor Billerae Johnson, City Secretary Preston Robinson, Administrative Judge Dominique Artis, Chief of Public Safety (I)	Dev Rastogi, Assistant City Manager M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager Alina Ciocan, Assistant City Manager Donzell Gipson, Assistant City Manager (I) Jack Ireland, Chief Financial Officer Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I) Directors and Assistant Directors
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Downtown Improvement District

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Created 7.1.21, Last Updated 6.18.24 - DIDPID.RK

Legend

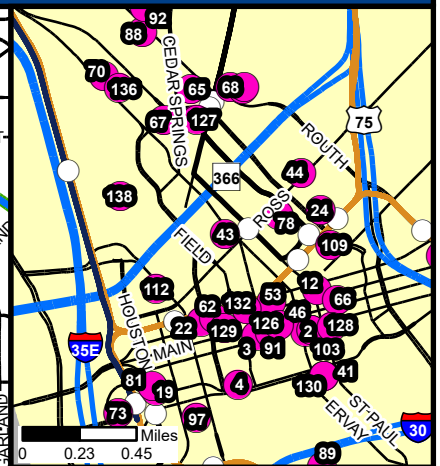
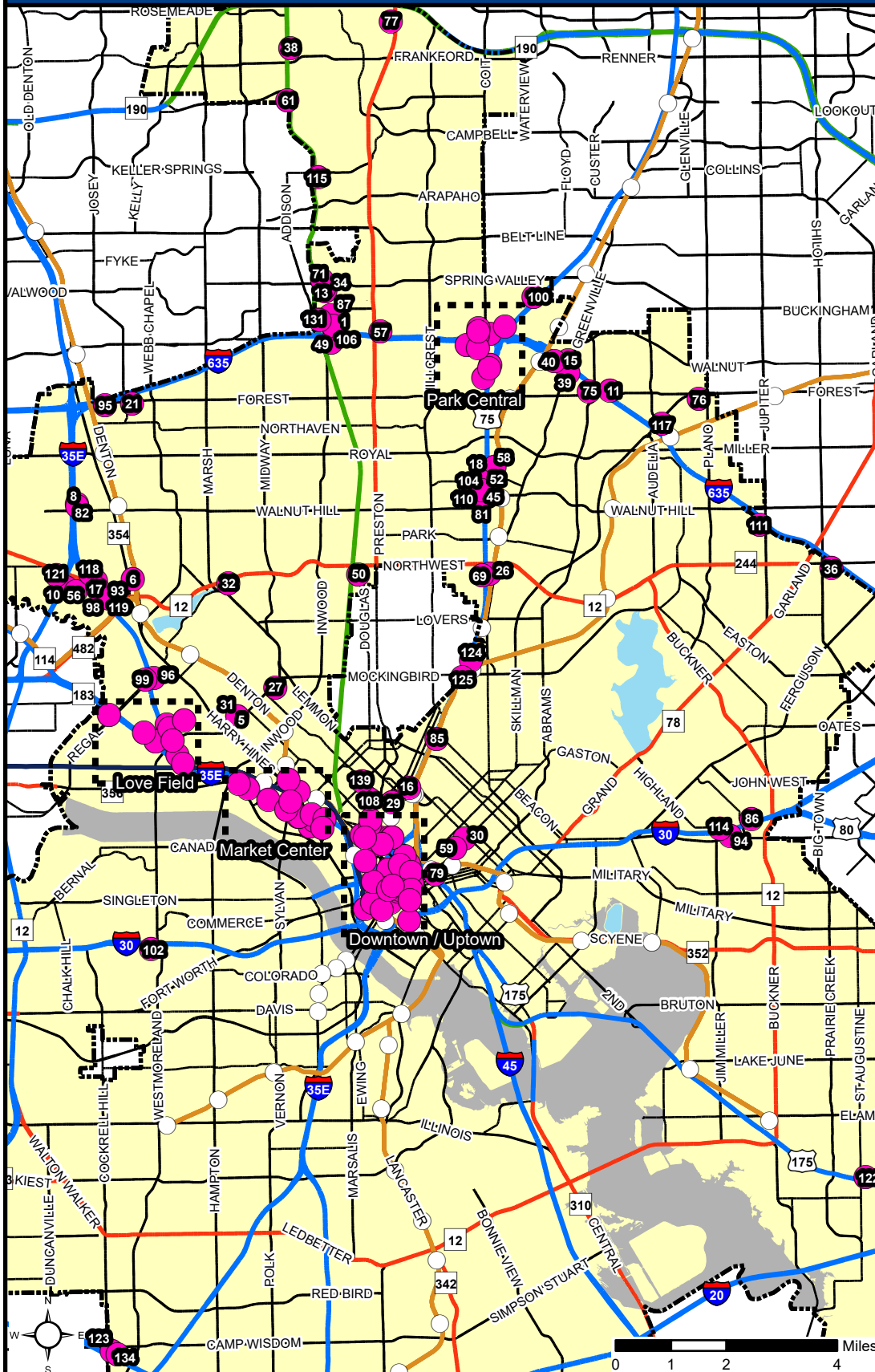
- Dallas Downtown Improvement District - 2024
- Dallas Downtown Improvement District Parcel - 2024

- Highways
- Major Streets
- Streets
- Rail Stops

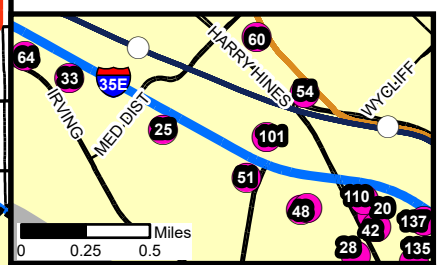
- DART Blue Line
- DART Green Line
- DART Orange Line
- DART Red Line
- Streetcar/Trolley
- TRE

Data Source: City of Dallas, 2024; DCAD, 2024.

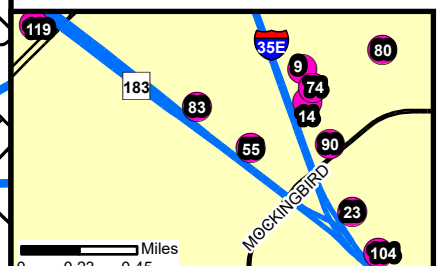
Dallas Tourism PID Hotels



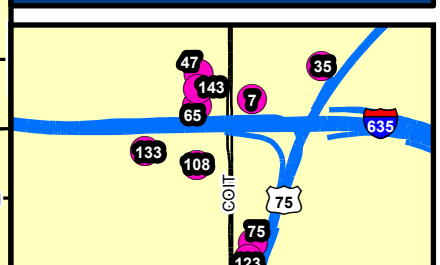
Downtown / Uptown



Market Center



Love Field



Park Central

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Created 5.30.2016, Updated 6.20.2024

FY2023_24_DTPID_Hotels.RK

Legend

Tourism PID Hotel

Rail Station

DART Light Rail

Streetcar/Trolley

Commuter Rail

Freeway

Tollway

Highway

Arterial

Escarpment

Flood Plain

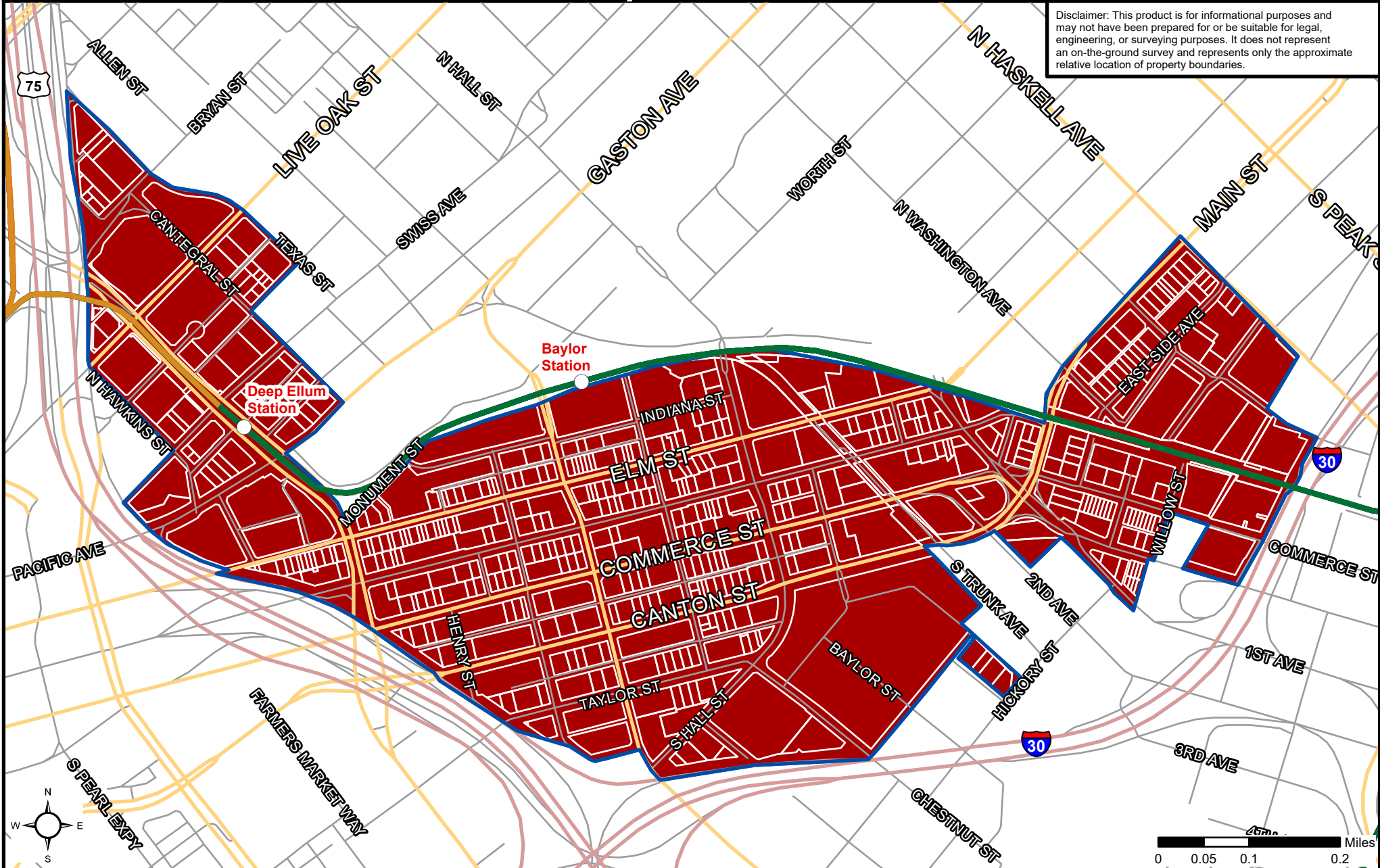
Lake

City of Dallas

Source: Hotel List - Dallas CVB, 2024; All Other Data - City of Dallas, 2024.

Deep Ellum PID

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Created 4/22/2018, Last Updated 6/18/24 - DeepEllumPID.RK

Legend

■ Deep Ellum PID - 2024

Deep Ellum PID Parcel - 2024

— Highways

— Major Streets

— Streets

○ Rail Stops

— DART Blue Line

— DART Green Line

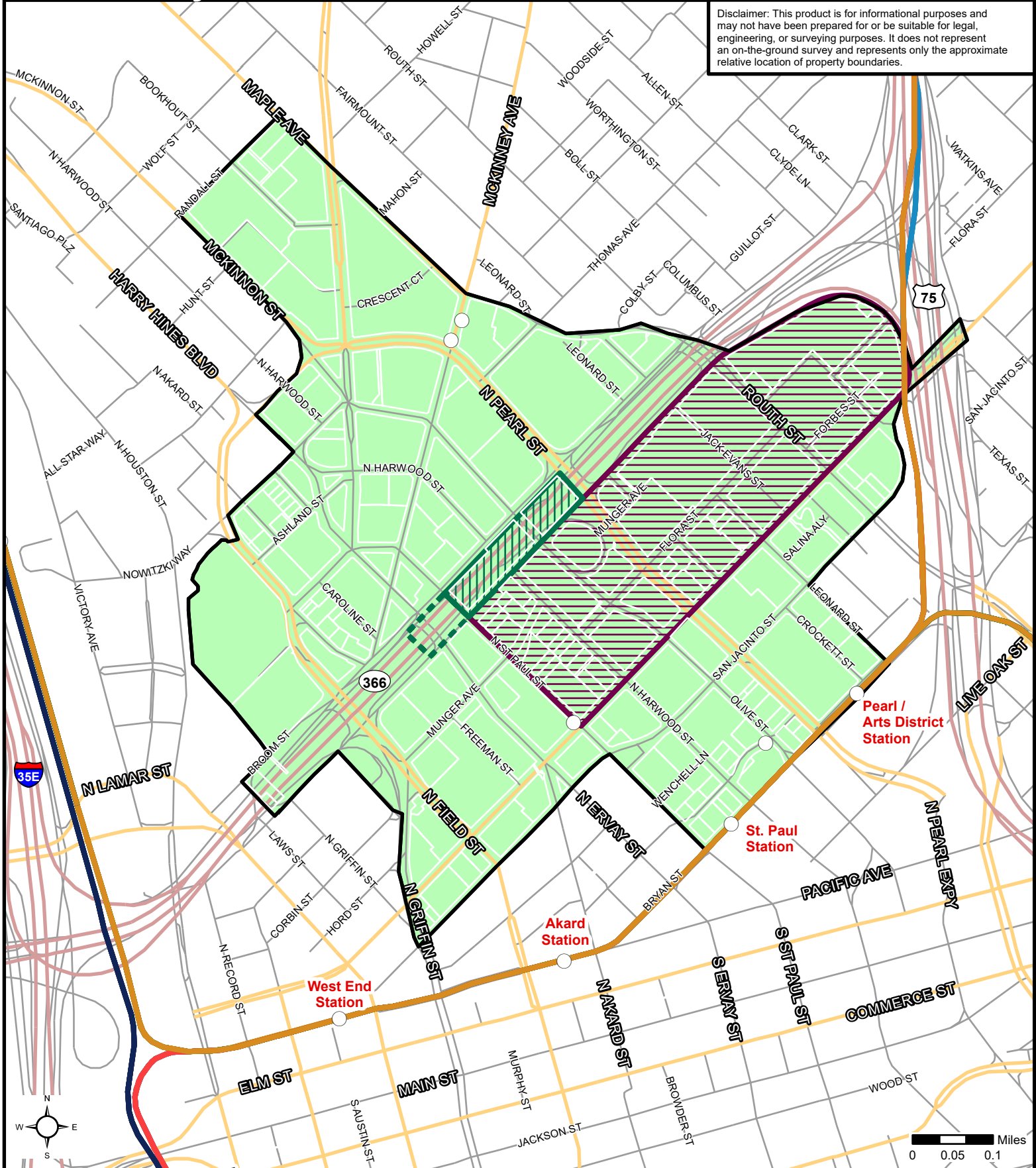
— DART Orange Line

— DART Red Line

Data Source: City of Dallas, 2024; DCAD, 2024.

Klyde Warren Park / Dallas Arts District PID

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Created 3.5.21, Last Updated 6.18.24 - KlydeWarrenPID.RK

Legend

Klyde Warren/DAD PID - 2024

Klyde Warren/DAD PID Parcel - 2024

Art District

KLYDE WARREN PARK

KLYDE WARREN Ext

Highways

Major Streets

Streets

Rail Stops

DART Blue Line

DART Green Line

DART Orange Line

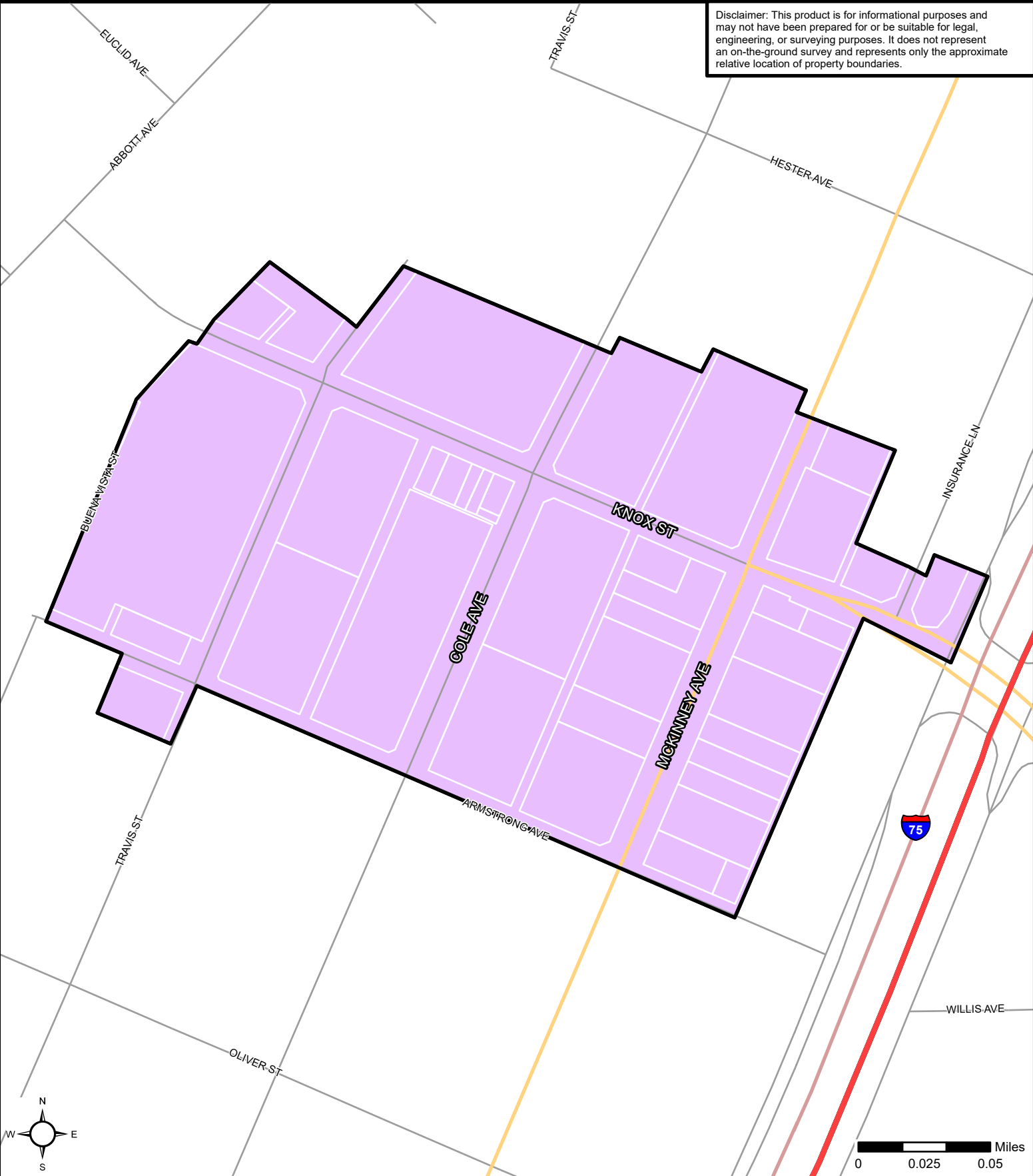
DART Red Line

TRE

Data Source: City of Dallas, 2024; DCAD, 2024.

Knox Street PID

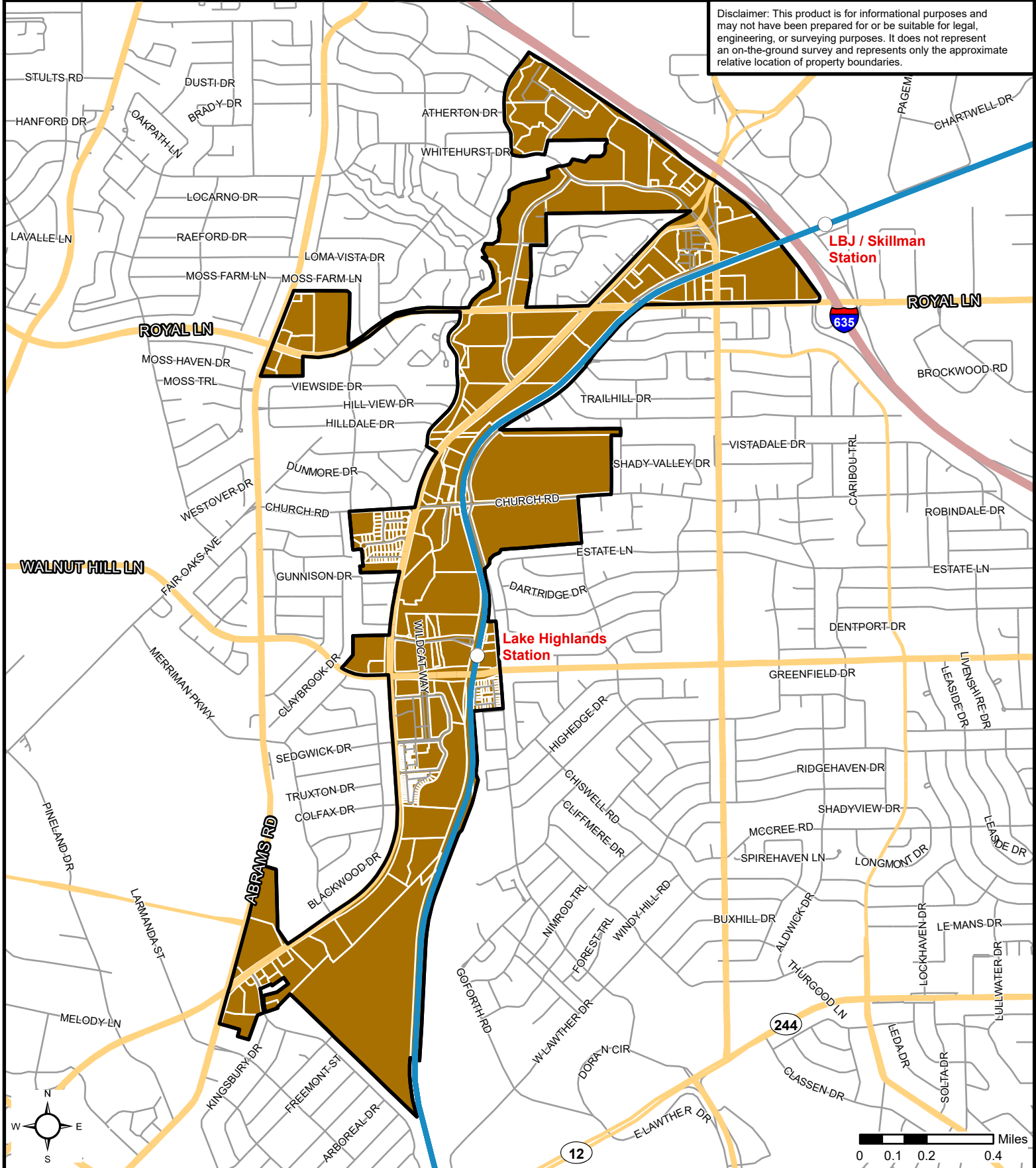
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Lake Highlands PID

Exhibit A

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Legend

- Lake Highlands PID - 2024
- Lake Highlands PID Parcel - 2024

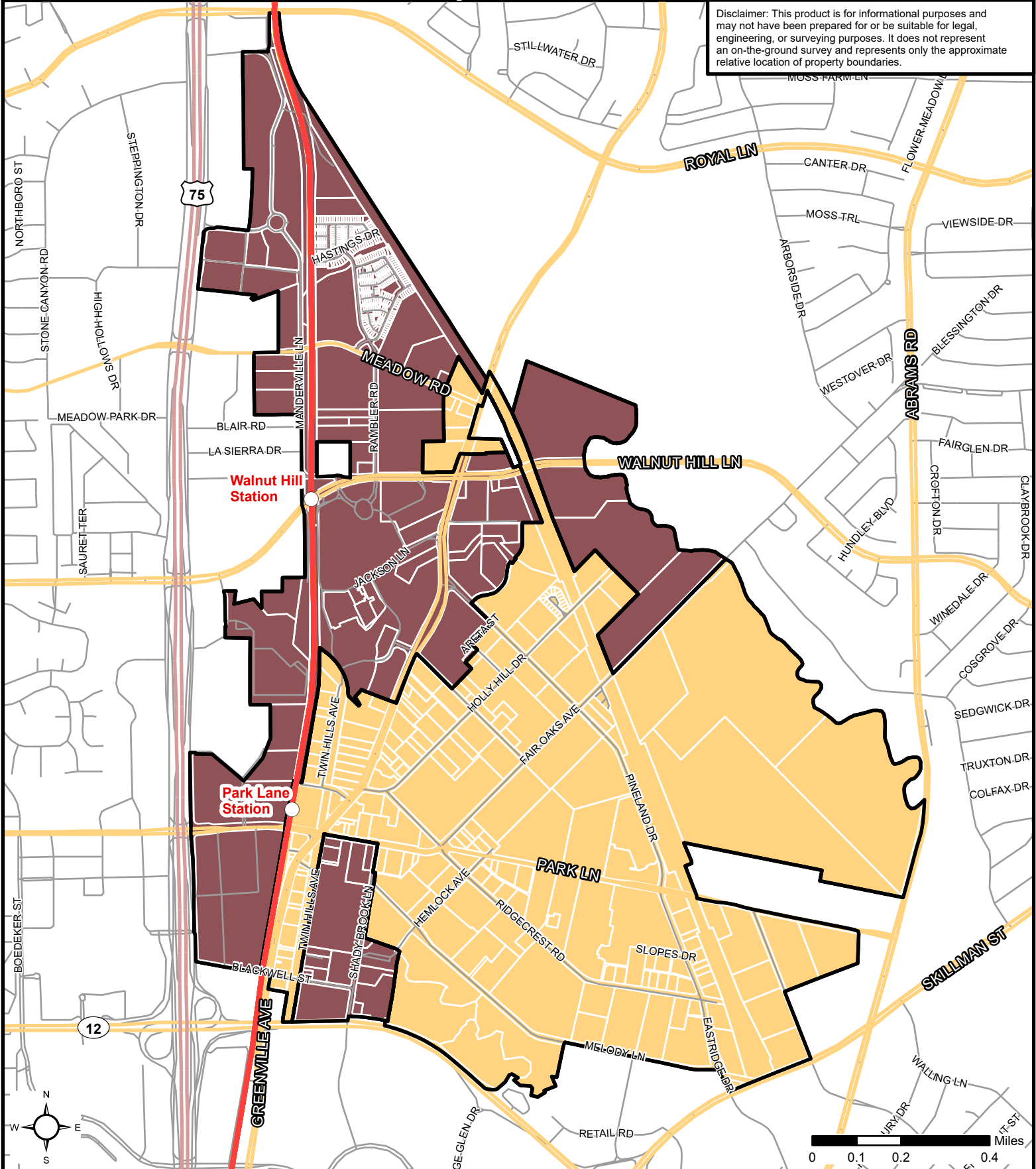
- Highways
- Major Streets
- Streets

- Rail Stops
- DART Blue Line

Data Source: City of Dallas, 2024; DCAD, 2024.

Midtown Improvement District

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Legend



Midtown PID-Premium - 2024
 Midtown PID-Standard - 2024
 Midtown PID Parcel - 2024

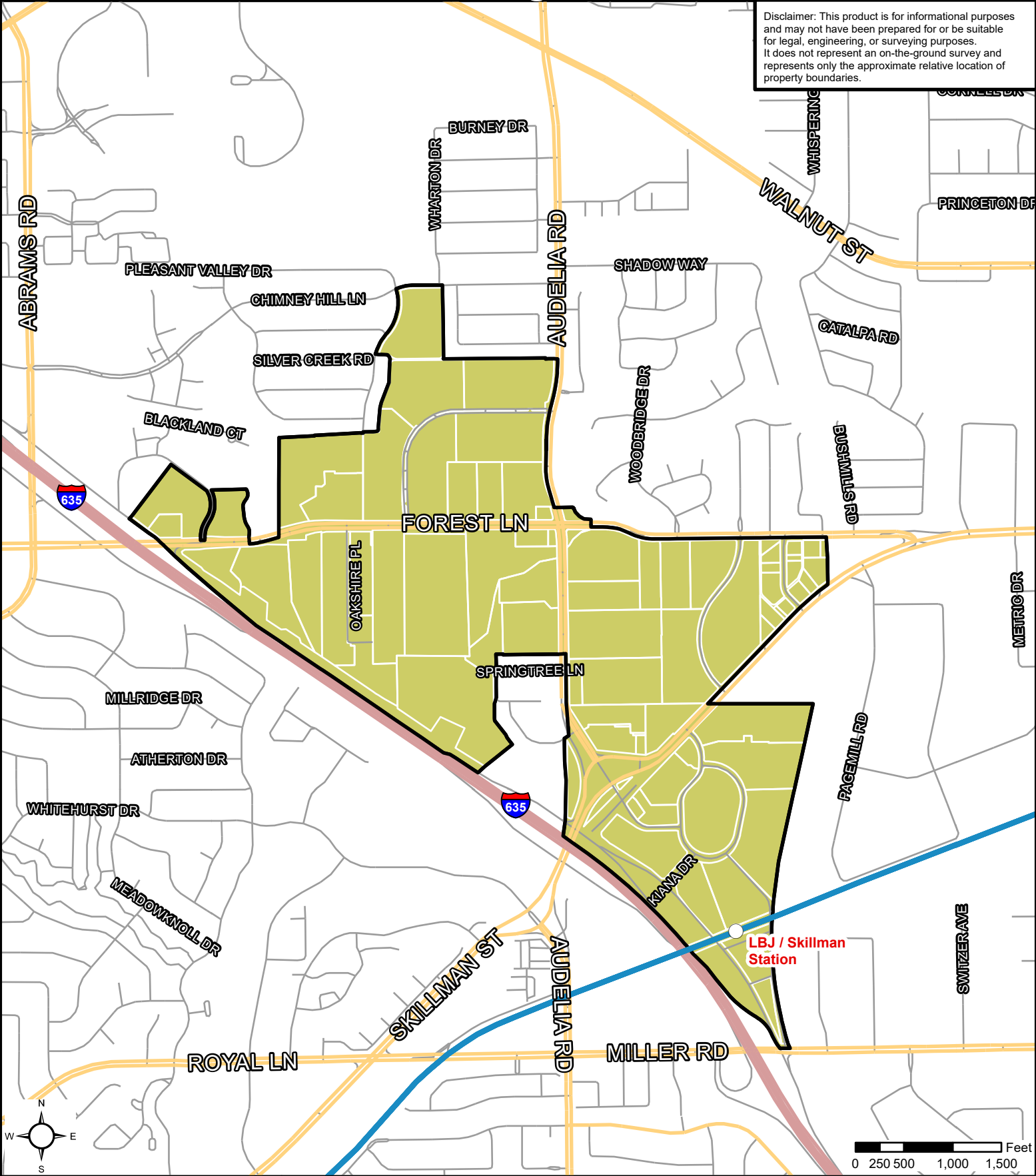
Highways
 Major Streets
 Streets

Rail Stops
 DART Orange Line
 DART Red Line

Data Source: City of Dallas, 2024; DCAD, 2024.

North Lake Highlands PID

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Created 7.1.21, Last Upt 6.20.24 - NorthLakeHighlandsPID.RK

Legend

- North Lake Highlands PID - 2024
- North Lake Highlands PID Parcel - 2024

- Highways
- Major Streets
- Streets

- Rail Stops
- DART Blue Line

Data Source: City of Dallas, 2024; DCAD, 2024.

Oak Lawn-Hi Line PID

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Oak Lawn-Hi Line PID - 2024

Oak Lawn-Hi Line PID Parcel - 2024

Highways

Major Streets

Streets

Rail Stops

DART Green Line

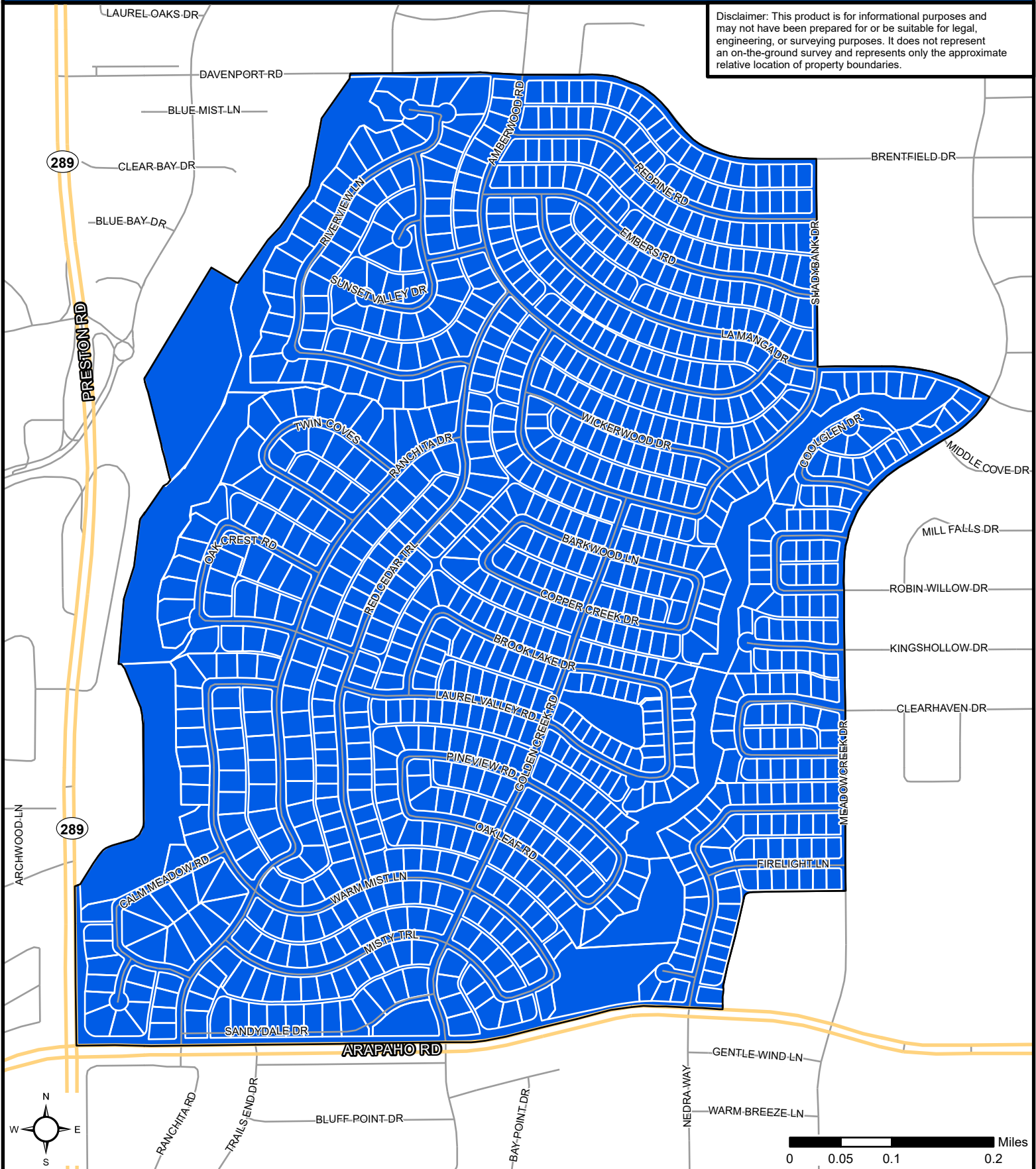
DART Orange Line

TRE

Data Source: City of Dallas, 2024; DCAD, 2024.

Prestonwood PID

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Legend



Prestonwood PID - 2024



Prestonwood PID Parcel - 2024

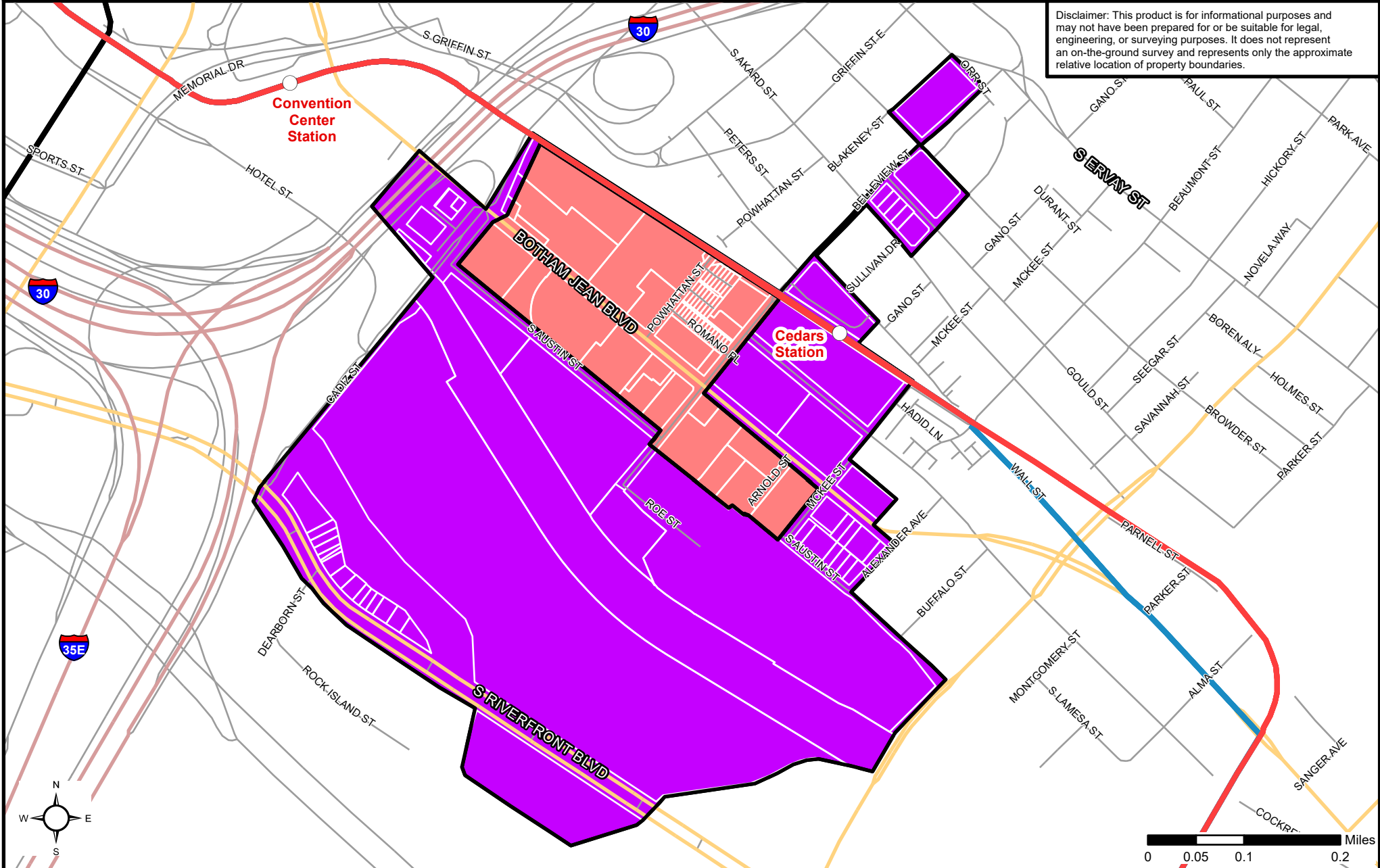
Major Streets

Streets

Data Source: City of Dallas, 2024; DCAD, 2024.

South Side PID

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Created 7.1.21, Last Updated 6.20.24 - SouthsidePID.RK

Legend

- South Side PID 2024 - Premium
- South Side PID 2024 - Standard
- South Side PID Parcel - 2024

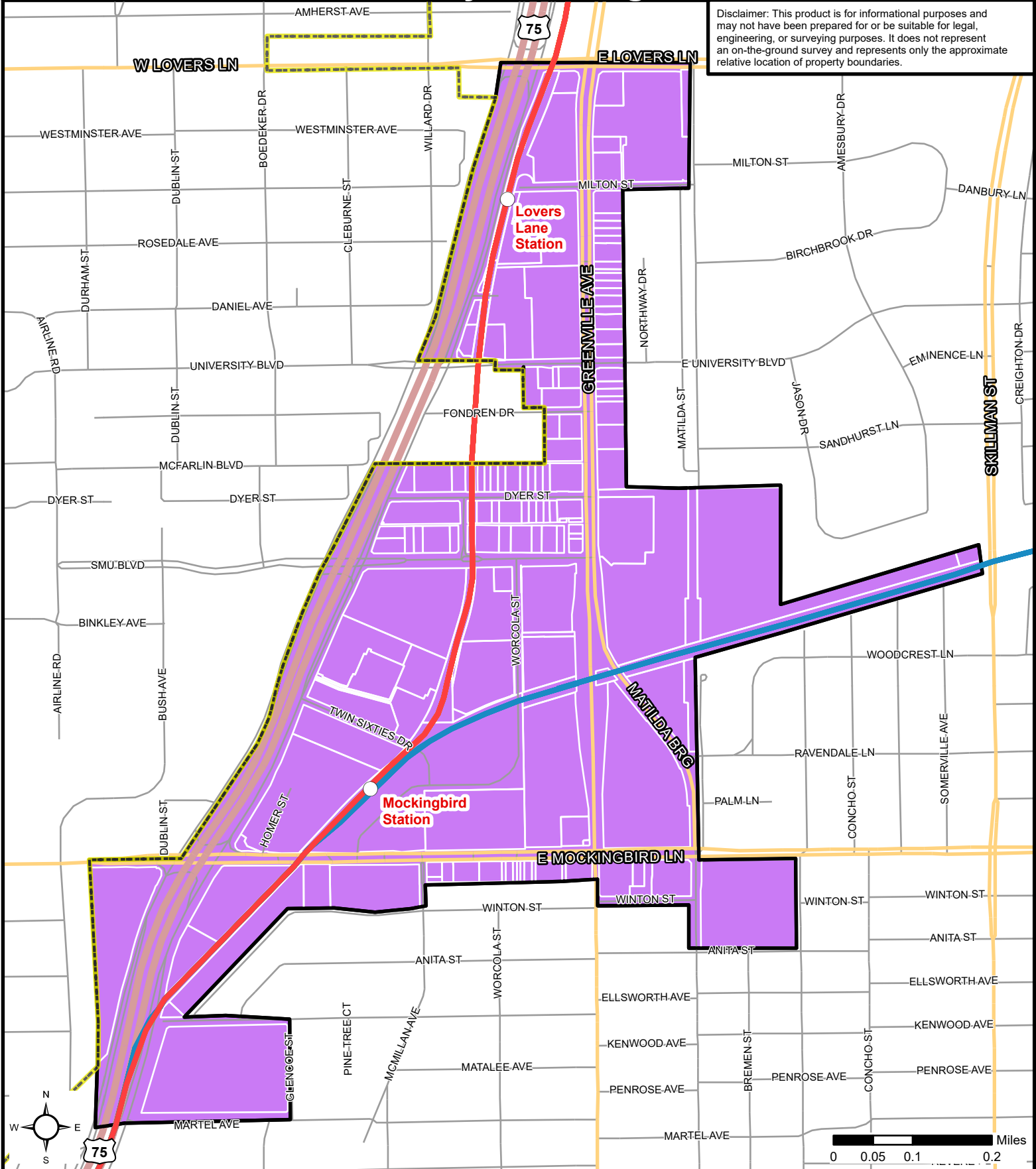
- Highways
- Major Streets
- Streets

- Rail Stops
- DART Blue Line
- DART Red Line
- Streetcar/Trolley

Data Source: City of Dallas, 2024; DCAD, 2024.

University Crossing PID

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Legend

- University Crossing PID - 2024
- University Crossing PID
- City

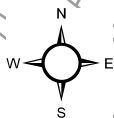
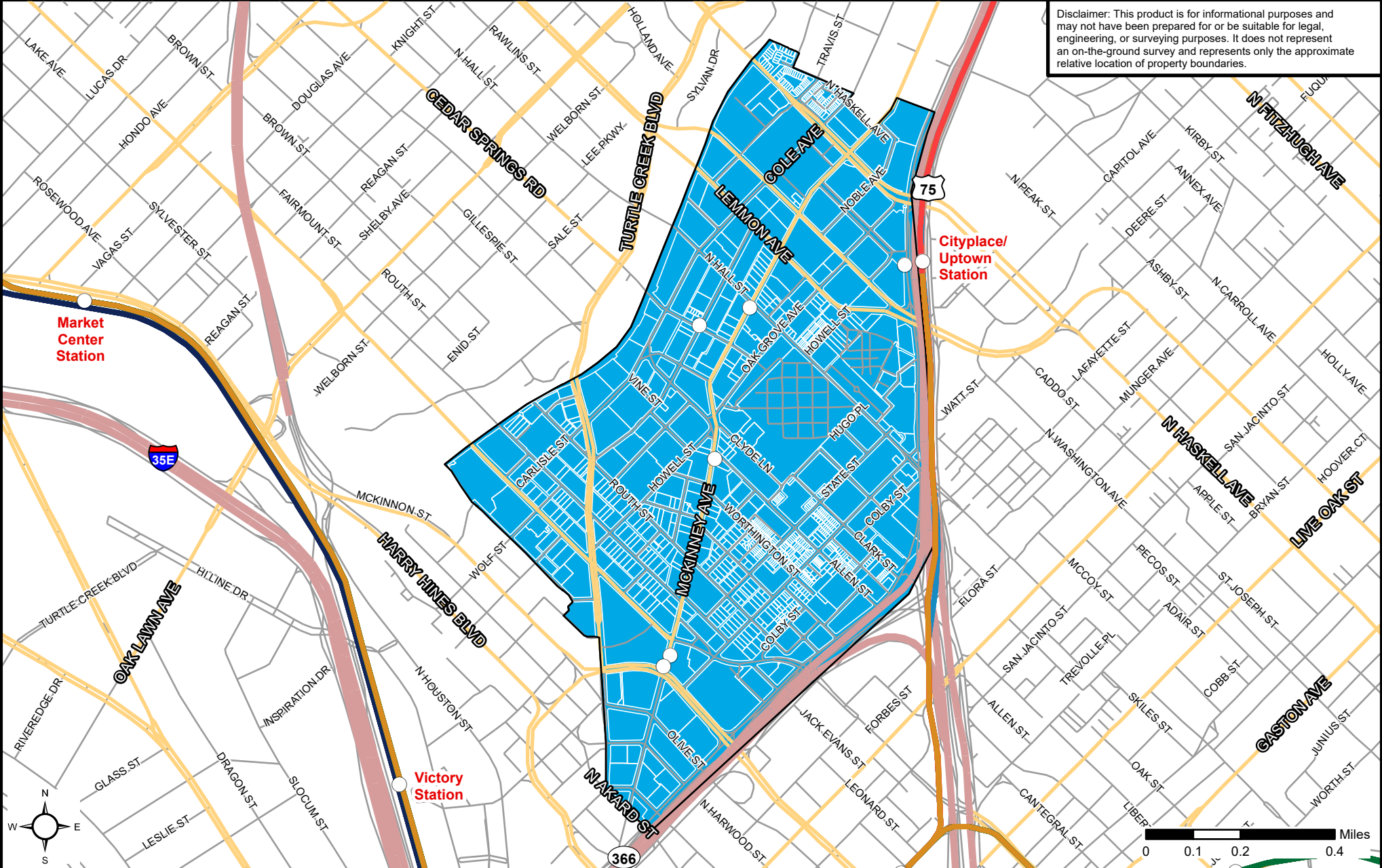
- Highways
- Major Streets
- Streets

- Rail Stops
- DART Blue Line
- DART Orange Line
- DART Red Line

Data Source: City of Dallas, 2024; DCAD, 2024.



Uptown PID

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Legend

-  Uptown PID - 2024
-  Uptown PID Parcel - 2024

Data Source: City of Dallas, 2024; DCAD, 2024.

- Highways
 Major Streets
 Streets

-  Rail Stops
-  DART Blue Line
-  DART Green Line
-  DART Orange Line
-  DART Red Line
-  TRE