

# TOD TIF District FY 2024-2025 Annual Report

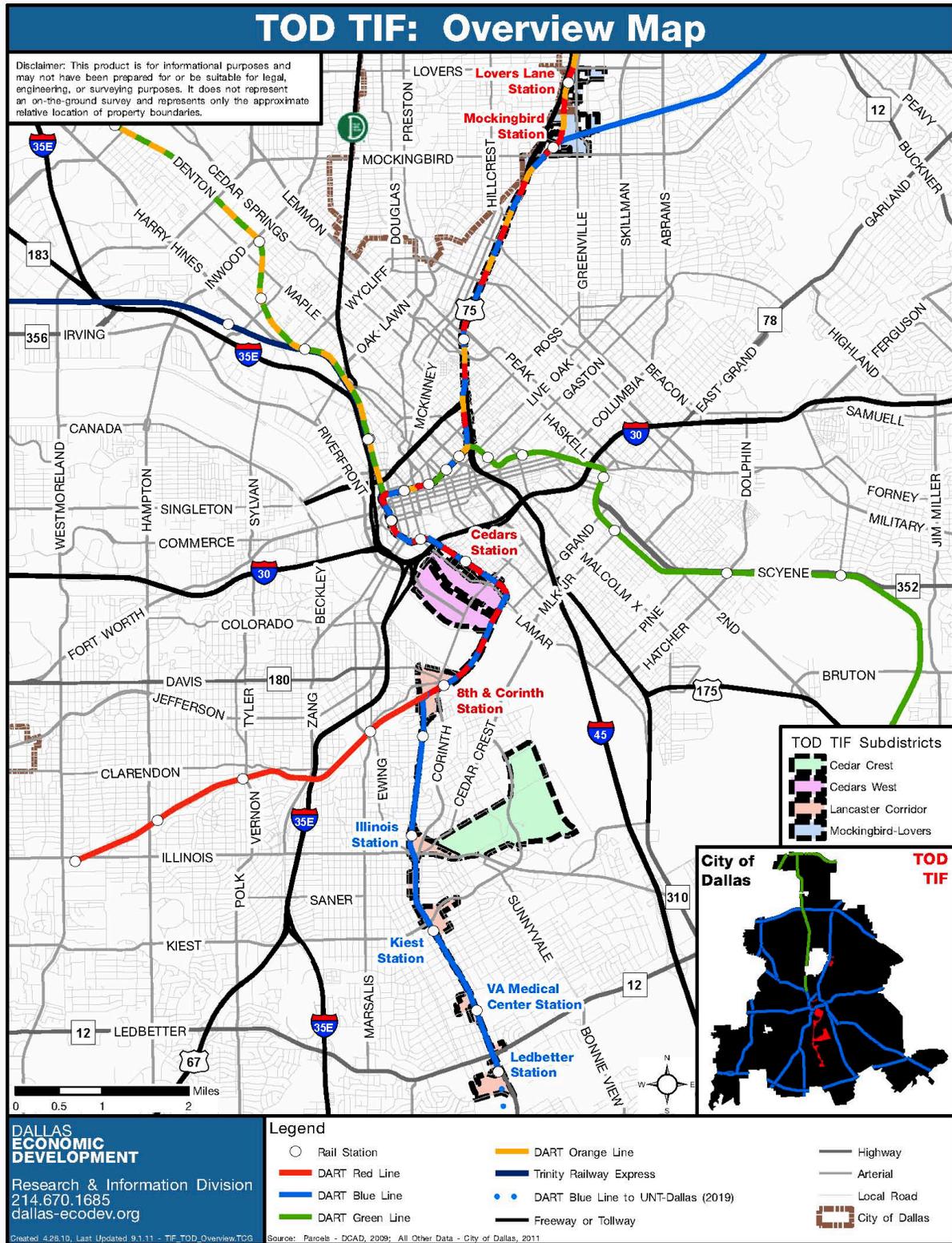


**City of Dallas**

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**October 1, 2024 to September 30, 2025**

# Reinvestment Zone Number Seventeen Tax Increment Financing District



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*The front cover photo shows a rendering of the proposed Mockingbird Station East, a mixed-income, multi-family residential development project at Mockingbird Station.*

## Mission Statement

The mission of the TOD TIF District is to provide a source of funding for public investments that will help create a series of unique destinations as well as foster the construction of structures or facilities that will be useful or beneficial to the development of transit stations along the DART light rail system in the central portion of the City. Redevelopment of the Lancaster Corridor and encouragement of transit-oriented mixed-use development (TODs) around DART stations are top City priorities. Linkage of areas proximate to the Lovers Lane/Mockingbird, Cedars West, and Lancaster Corridor transit stations via the DART Rail Lines facilitates higher density urban development in all areas and permits tax increment sharing to occur.

City Council established the TOD TIF District by Ordinance Number 27432 on December 10, 2008, as amended.

The TOD TIF District term began on January 1, 2009 and will terminate on December 31, 2038 (including collection of the 2038 increment in calendar year 2039 and any related matters to be concluded in 2039).

## TOD TIF District Accomplishments

The TOD TIF District contains a series of DART light rail station areas connected by the rail line. Section 311 of the Texas Tax Code was amended in 2007 to allow the creation of a reinvestment zone for properties that have some connection to and will benefit a mass transit rail system. The original TIF District boundary included three sub-districts (and eight DART light rail stations) – Mockingbird/Lovers Lane, Cedars West, and the Lancaster Corridor within the TIF District defined by the relationship of areas geographically and/or to redevelopment goals.

City Council adopted the TOD TIF District Project Plan and Reinvestment Zone Financing Plan on April 14, 2010 by Ordinance 27854, as amended in April and November 2010 and May 2012.

In FY 2010, the TIF District Board and City Council approved a development agreement dedicating up to \$8,492,273 in future TIF District revenues in support of the Lancaster Urban Village Project. The Lancaster Urban Village Project was an important seed project for the Veterans Hospital “VA” DART Station area and was planned in conjunction with a related project to expand the Dallas Urban League offices and training facilities. Staff continued to work extensively with City Wide Community Development Corporation (Citywide CDC) and their partner Catalyst Urban Development, LLC on coordination for other funding programs to complete the financing package for the Project. In 2009, City Council approved an economic development forgivable loan agreement to assist with land assemblage and related costs for the Dallas Urban League expansion and adjacent mixed-use development. Amendments related to the Project were approved in 2011 and 2012.

In October 2010, the City was awarded a \$2.225 million U.S. Department of Housing and Urban Development (HUD) Community Challenge Planning Grant to be shared among three focus areas: 1) Lancaster Corridor/TOD TIF District (primarily Kiest and VA Station areas), 2) the DART Green Line Corridor including Hatcher Station-Spring Avenue JB Jackson, and Buckner Station areas, and 3) the Vickery Meadow / Five Points Area. In 2013, the area plan for the Lancaster Corridor was adopted as an amendment to the forwardDallas! Comprehensive Plan.

In 2011, \$400,000 in TIF District funding for the SMU Boulevard streetscape and trail extension project was approved as a local match for a North Central Texas Council of Governments (NCTCOG) Sustainable Development grant. Amendments to extend project deadlines were approved in 2012, 2013 and 2015. The project construction as part of the NCTCOG scope has been completed.

In 2012, the TIF District Board approved by-law amendments to reflect changes in state law for TIF District Board composition recognizing that only taxing jurisdictions that participate financially can have representation and a change in the TIF District-funded project design review process to have that function undertaken as part of the City Design Studio Peer Review Panel. The TIF District Board also approved a set of master design guidelines and mixed-income housing guidelines.

The Lancaster Urban Village Project was completed and began leasing in 2014. The Project has won numerous awards including National Association of Homebuilders Pillar of the Industry Award for The Best Affordable Apartment Community and a best in creative financing award from the National Development Council (NDC) in 2015.

In 2014, the City's Housing Department worked with City Wide CDC on plans for a multi-phased Lancaster Kiest Village project with the first phase beginning with a new Rudy's Chicken restaurant. Serenity Place Apartments, a supportive housing development was completed in 2015, and an office building at 3155 S. Lancaster Road opened in 2017.

In 2015, a development agreement for up to \$1,405,000 in TIF District funding and a Chapter 380 grant agreement for \$450,000 was approved in support of the Alamo Draffhouse Cinema Project in the Cedars West Sub-District. The Alamo Draffhouse Cinema Project was completed in 2016.

In May 2019, City Council approved up to \$750,000 in 2017 Proposition I bond funds in a Chapter 380 grant agreement to assist in the renovation of the former Urban League Building located at 4315 South Lancaster Road for new office and retail tenants. In 2022, the building opened as the "4315 Innovation Center" with Dallas College as a tenant providing workforce training programs.

During FY 2021-2022, the TIF District Board and City Council approved a development agreement dedicating up to \$29 million in future TOD TIF District funds in support of the Mockingbird Station East mixed-income and transit-oriented development project on

DART property at Mockingbird Station. In 2024, the TIF District Board recommended approval of a 12-month deadline extension and minor modifications to the project design.

A development agreement in support of the Longhorn Ballroom Redevelopment Project was also approved during FY 2021-2022 that included both future TOD TIF District funding not to exceed \$2,100,000 and an economic development grant in the amount of \$2,050,000 (with \$250,000 payable from Equity Revitalization Capital Fund and \$1,800,000 payable from 2012 General Obligation Bond fund). In 2023, pursuant to Supplemental Agreement No. 1, the Developer of the Longhorn Ballroom Redevelopment Project will be reimbursed for the engineering work (estimated at \$450,000) from the \$2.1 million TIF district funding previously authorized and the remaining unexpended portion of the TIF district funding (approximately \$1.65 million) was assigned to the City’s Department of Transportation and Public Works (TPW) to be applied to the construction of the public infrastructure improvements. Subsequently in December 2024, TPW requested additional TIF district funding to enhance the scope of public infrastructure improvements in the Riverfront Boulevard and Corinth Street area, and the TIF District Board recommended an additional \$1,670,700 in construction funding.

On October 26, 2022, through solicitation BVZ22-00019439, City Council selected a proposal from UCR Development Services LLC (“the Developer”) as the most advantageous proposal to construct a community retail development on 1.23 acres of City-owned land located at 3011-3039 South Lancaster Road. The property previously housed a city library, which had since been demolished, and is located within the TOD TIF District.

During FY 2023-2024, City Council approved a development agreement dedicating up to \$1,778,000 in TOD TIF District funding in support of the Lancaster-Corning Retail Development Project. During FY 2024-2025, City Council approved an amendment to the development agreement, including a revised Project scope and an increased TIF Subsidy to an amount not to exceed \$2,595,901.

Initial projects within the TIF District completed, under construction, or in the development stage are shown in the table below.

<b>TOD TIF District Projects<sup>1</sup></b>						
<b>Projects Within TIF District Utilizing TIF District Funding</b>						
<b>Project</b>	<b>Location</b>	<b>Calendar Year Complete</b>	<b>Status</b>	<b>Units/ SF<sup>2</sup></b>	<b>Approx. or Estimated Value<sup>3</sup></b>	<b>TIF District Investment<sup>4</sup></b>
Lancaster Urban Village – Mixed Use Building <sup>(7)</sup> <sup>(8)</sup>	4417 S. Lancaster Rd.	2014	Complete	193 multi-family residential units; 14,131 square feet retail	\$26,000,000	\$8,492,273

Alamo Drafthouse Cinema <sup>(7)</sup>	1005 S. Lamar St.	2016	Complete	38,000 square feet retail	\$8,800,000	\$1,405,000
Longhorn Ballroom Redevelopment <sup>(7)</sup>	200 N. Corinth & 2202-2222 Riverfront Boulevard	Ballroom 2023; Multi-purpose building 2025; Infrastructure 2026	Under construction	45,000 square feet entertainment/ commercial space & 2-acre outdoor event space	\$10,000,000	\$2,100,000
Mockingbird Station East, Phase I <sup>8</sup>	5465 East Mockingbird Lane	2027	Planned	394 multi-family residential units	\$117,342,796	\$29,000,000
Lancaster-Corning Retail Development	3011-3039 S. Lancaster Road	2027	Planned	4,900 square feet retail	\$4,578,411	\$2,595,901
<b>Subtotal</b>				<b>587 multi-family residential units; 102,031 square feet retail; (incl. entertainment space)</b>	<b>\$166,721,207</b>	<b>\$43,593,174</b>
<b>Projects Within TIF District Not Utilizing TIF District Funding<sup>5</sup></b>						
<b>Project</b>	<b>Location</b>	<b>Calendar Year Complete</b>	<b>Status</b>	<b>Units/ SF<sup>2</sup></b>	<b>Approx. Value<sup>3</sup></b>	<b>TIF D Investment<sup>4</sup></b>
The Shelby	5609 SMU Blvd.	2009	Complete	55 condo residential units; 3,720 square feet retail	\$20,177,560	n/a
Crest Plaza Shopping Ctr. Remodel <sup>(7)</sup>	2603 S. Lancaster Rd.	2010	Complete	112,000 square feet retail	\$1,000,000 Added Investment	n/a
The BLVD (former Shamburger site)	5600 SMU Blvd.	2013	Complete	417 multi-family residential units; 9,100 square feet retail	\$69,500,000	n/a
Sphinx Development Corp. – Fiji/Compton Phase I	201 Fran Way	2010	Complete	130 senior multi-family residential units	\$7,200,000	n/a
Sphinx Development Corp. –	Fran Way at 8 <sup>th</sup> and Corinth Streets	2016-2017	Complete	49 single-family townhomes	\$12,061,121	n/a
Canvas Hotel (formerly NYLO Dallas South Side Hotel) <sup>(7)</sup>	1325 S. Lamar	2012	Complete	76 hotel rooms (55,000 square feet total with amenities)	\$9,450,000	n/a

Signature Pointe redevelopment, Phase I <sup>(7)</sup>	5201 Amesbury Dr	2014	Complete	336 multi-family residential units	\$69,500,000	n/a
Signature Pointe redevelopment, Phase II <sup>(7)</sup>	5850 Lovers Fiji/Compton Phase II <sup>(7)</sup> Lane	2015	Complete	202 senior housing multi-family units; 109 assisted living units; 13,929 medical office	\$54,000,000	n/a
CVS Pharmacy	5050 S. Lancaster Rd.	2013	Complete	14,991 sf retail	\$2,803,660	n/a
Lancaster Kiest Village - Rudy's Chicken <sup>(7)</sup>	3107 S. Lancaster Rd.	2014	Complete	1,625 sf restaurant	\$792,960	n/a
Lancaster Kiest Village - Serenity Place Apartments <sup>(7)</sup>	3124 Denley Drive.	2015	Complete	45 multi-family residential units	\$1,996,420	n/a
Lancaster Kiest Village – commercial/ office space <sup>(7)</sup>	3155 S. Lancaster Rd.	2017	Complete	10,000 sf office	\$1,950,000	n/a
Southern Methodist Univ. (SMU) Aquatics Center <sup>(6)</sup>	5550 SMU Blvd.	2017	Complete	43,770 sf facility	\$31,328,120	n/a
Longhorn Ballroom <sup>(7)</sup>	200 N. Corinth	2017	Phase I complete	Minor building/façade restoration	\$2,000,000	n/a
4315 Innovation Center ( <i>Urban League Building Renovation</i> ) <sup>(7)</sup>	4315 S. Lancaster Rd.	2021	Complete	23,777 sf office; 3,484 sf retail	\$2,450,000	n/a
Eastline Apartments	6080 N. Central Expressway	2021	Complete	330 multi-family residential units; 14,948 sf retail	\$138,850,000	n/a
Skyline at Cedar Crest <sup>(7)</sup>	2720 E Kiest Blvd.	2026	Under construction	107 multi-family residential units	\$27,715,000	n/a
Fiji Lofts <sup>(6)</sup>	303 Ave A	2026	Under construction	204 multi-family residential units	\$46,663,600	n/a
<b>Subtotal</b>				<b>1,880 multi-family residential units; 55 condo residential units; 49 single-family homes; 76 hotel rooms; 159,868 square feet retail; 47,706 square feet office; 43,770 square feet aquatics center</b>	<b>\$499,438,441</b>	<b>\$0</b>
<b>Projects Utilizing and Not Utilizing TIF Funding</b>						
<b>Total</b>				<b>2,467 multi-family residential units; 55 condo residential units; 49 single-family</b>	<b>\$666,159,648</b>	<b>\$43,593,174</b>

	<p>homes; 76 hotel rooms; 261,899 square feet retail (incl entertainment space); 47,706 square feet office; 43,770 sf aquatics center</p>		
<p><sup>1</sup> All information updated as of September 30, 2025.  <sup>2</sup> Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.  <sup>3</sup> 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 market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.  <sup>4</sup> Principal amount not to be exceeded per the development agreement. TBD indicates that development agreement has not yet been adopted. Asterisk indicates investment also includes interest not shown.  <sup>5</sup> Selected significant projects included.  <sup>6</sup> Tax-exempt property. Amount shown is approximate investment in improvements.  <sup>7</sup> Includes other incentives not shown. Contact City of Dallas Office of Economic Development for more information.  <sup>8</sup> Per the TIF program mixed-income housing requirement, the project is providing at least 20% of units as affordable.</p>			

## 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 this TIF District, as part of TIF District funding, a total of 193 units have been built to-date, and 98 are currently set-aside as affordable (HUD funding associated with Lancaster Urban Village requires 51% affordable units).

A total of 1,866 residential units have been completed. The 1,449 units completed in the Mockingbird/Lovers Lane Sub-District are market-rate and were built without TIF District subsidy. Units built without TIF District subsidy in the Lancaster Corridor Sub-District may be affordable as part of other assistance programs.

Two planned projects in the TIF District will include mixed-income units as follows:

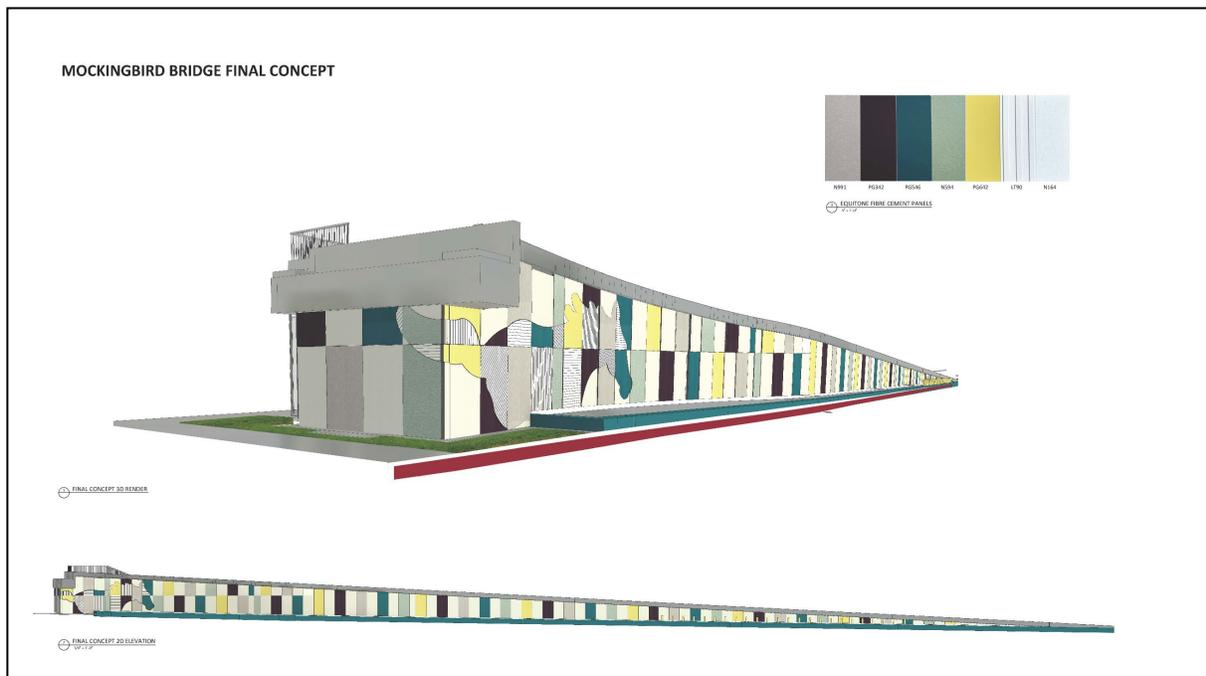
- Mockingbird Station East with 394 total units, and 20% of the units (79 units) will be affordable to households at 80% Area Median Income (AMI) or below based on the TIF District requirements.
- Skyline at Cedar Crest at 2720 E. Kiest Boulevard will utilize 9% low-income housing tax credits (LIHTC) and was also approved by City Council for \$3,750,000 in HOME Investment Partnership Program funds. Upon completion of the 107 units, 80% of the units will be affordable (reserved for households between 30-60% AMI), and 20% of the units will be market rate.

## TIF District Initiatives

The City and community partners have been engaged in District-wide initiatives that have resulted in additional public infrastructure benefiting the TIF District. Two projects received funding commitments in 2006 from the North Central Texas Council of Government’s Sustainable Development Call for Projects. Project details are shown below.

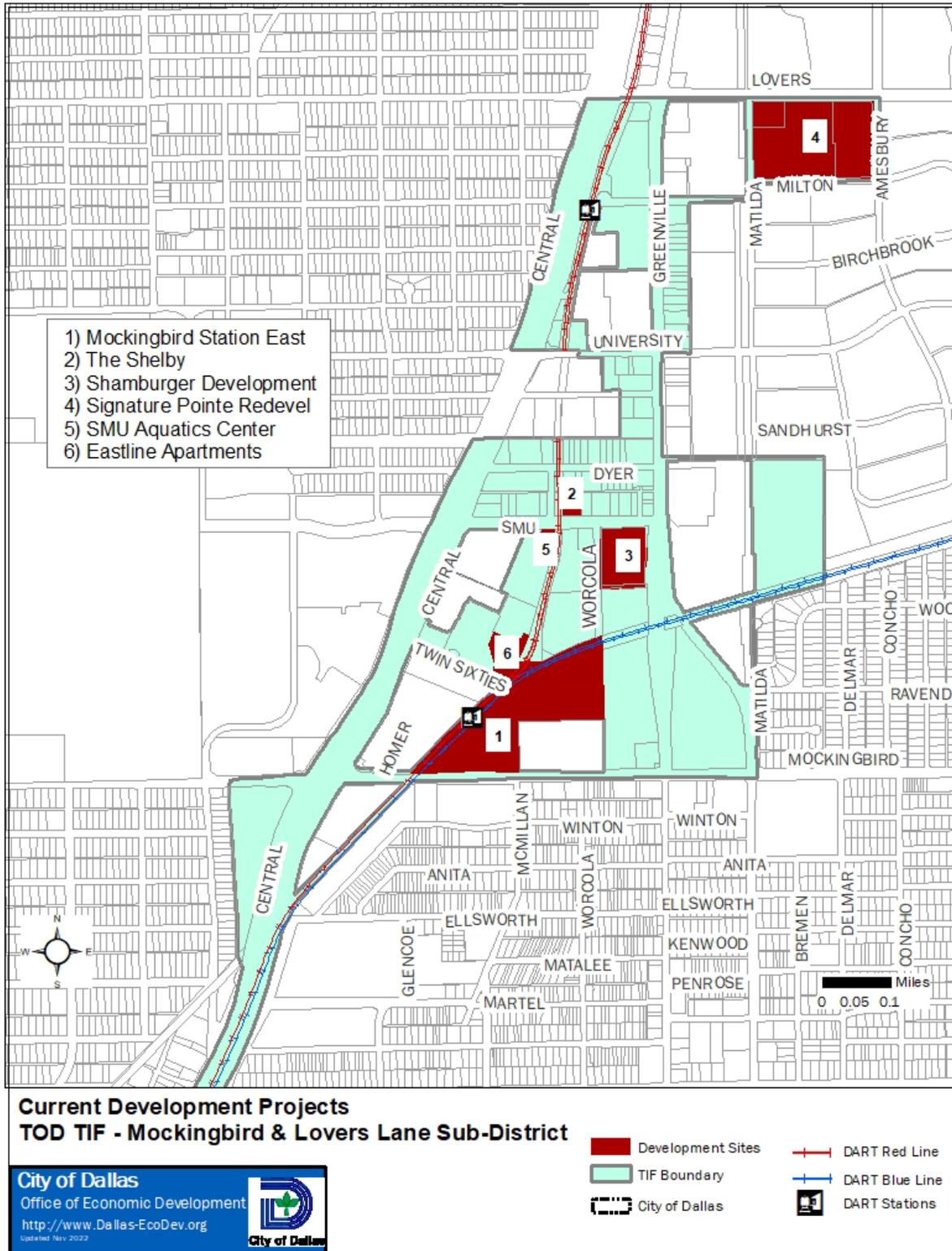
<b>District Initiatives – Other Public Support for Projects</b>				
<b>Activity</b>	<b>Scope</b>	<b>Status</b>	<b>Investment</b>	<b>Source</b>
<b>Mockingbird Plaza Sustainable Development Project</b>	Streetscape improvements along SMU Blvd. and trail/bicycle improvements from SMU Blvd to Mockingbird DART Station.  City bond funds also authorized for SMU Blvd. improvements.	Funding approved by the NCTCOG’s RTC on April 13, 2006. City Council authorized Interlocal Agreement December 2006 (amended June 2011). A TIF agreement with SMU to reimburse for the local match was authorized in June 2011 and deadlines extended in 2013. Construction was completion in 2015.	\$1,600,000  \$ 400,000  \$1,038,300	NCTCOG/RTC 2006  Local Match – Private ( <i>agreement for TIF eligible reimbursement</i> )  2006 City bond funds
<b>Sphinx at Fiji/Compton – Phase I-II Sustainable Development Project</b>	Infrastructure including paving and drainage	Funding approved by the RTC on April 13, 2006. City Council authorized Interlocal Agreement December 2006. Street infrastructure work is complete.	\$2,811,986  \$ 702,997	NCTCOG/RTC 2006  Local Match – 2003 City bond funds
<b>HUD Community Challenge Grant for Transit Oriented Development and Affordable Housing</b>	Funding for planning and pre-development assistance related to affordable housing and TOD. Funding allocated to a portion of the Lancaster Corridor, Vickery Meadow/5-Points, and three Green Line DART stations areas - Hatcher, MLK and Buckner.	The City was awarded the grant under the HUD Sustainable Communities Challenge Grants program in 2010. Fregonese Associates was selected as the consultant for planning activities (contract award up to \$799,968) related to the grant. In April 2013, the Dallas TOD Lancaster Corridor Area Plan was adopted.	\$2,225,000  Required Local Match for Grant: 20%	HUD funding  TIF District Funds (Vickery Meadow)

<p><b>High Speed Rail (HSR)</b></p>	<p>HSR is currently under study for potential routes between Dallas and Houston along with Dallas to Fort Worth. A potential station in Cedars W is pending.</p>	<p>Kleinheinz Capital Partners is currently the lead investor</p>	<p>TBD</p>	<p>TBD</p>
<p><b>Mockingbird Bridge &amp; Redline Bridge</b></p>	<p>As part of larger Katy Trail project – a bridge over Mockingbird Lane for pedestrians and bicycles. A bridge over DART LRT Redline track just north of Twin Sixties Drive</p> <p>Renovations to the south façade of the Mockingbird Bridge</p>	<p>Completed in 2017</p> <p>Contract pending City Council approval in November 2025</p>	<p>\$17,575,000</p> <p>\$1,268,499</p>	<p>City bond funds - \$10,095,000 RTR - \$6,480,000 Dallas County - \$1,000,000</p> <p>Street and Alley Improvement Fund - \$520,295.18, Park and Recreation Facilities Fund (2006 General Obligation Bond Funds-\$732,878 and University Crossing PID Trail Fund - \$15,326.40</p>



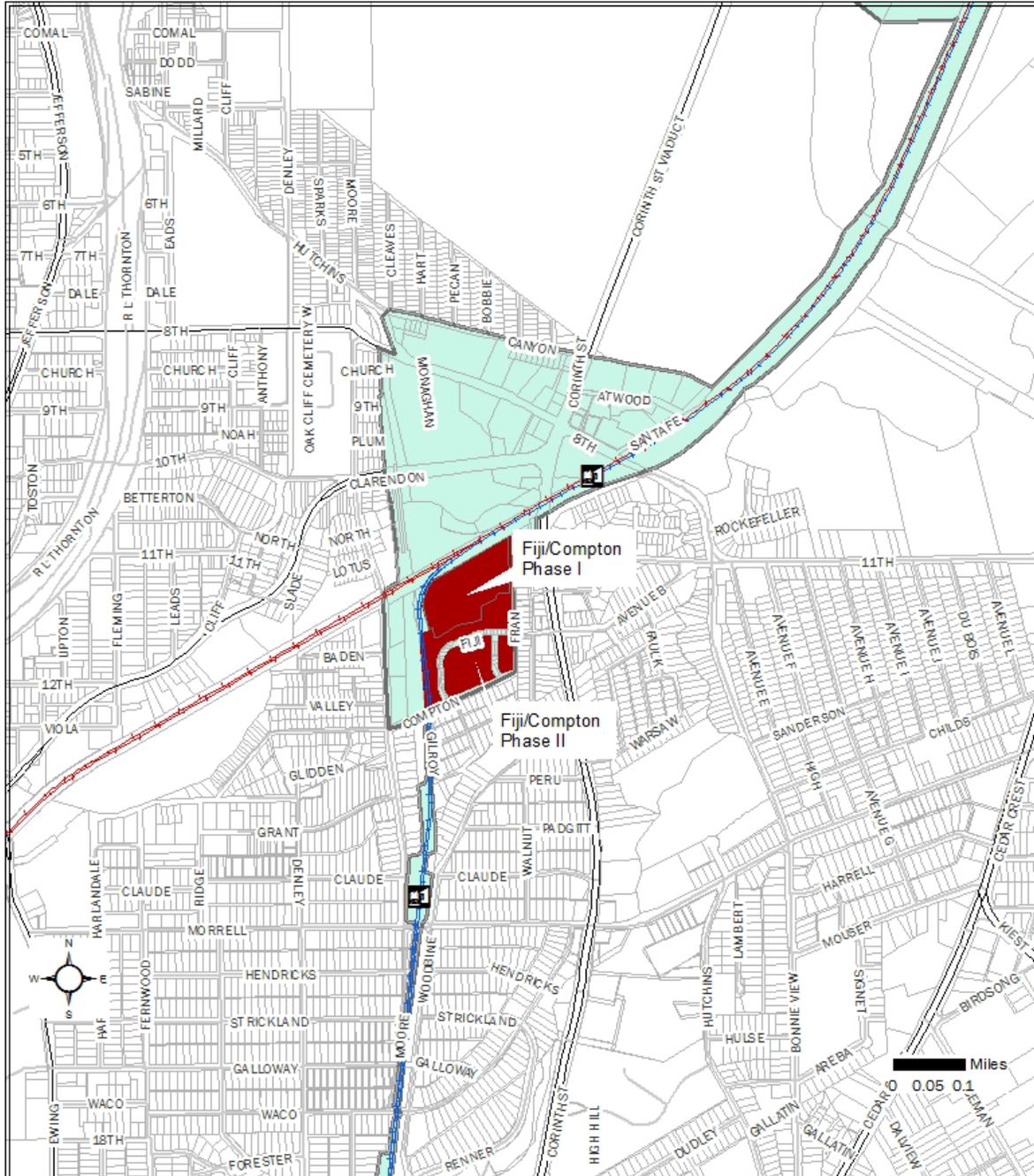
Rendering of Mockingbird Bridge façade renovation

## TIF District Development Project Map – Part 1 of 5





### TIF District Development Project Map – Part 3 of 5



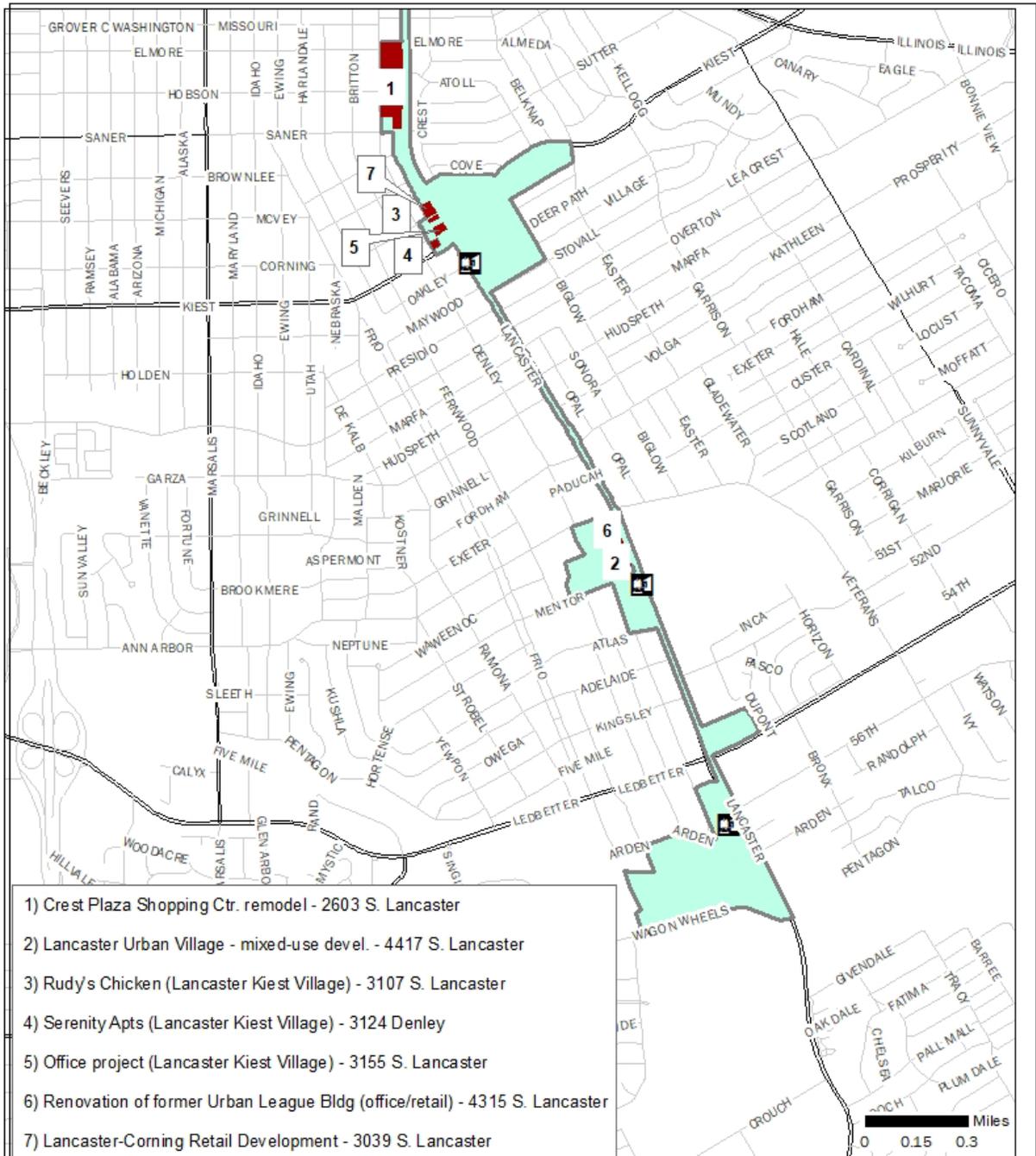
#### Current Development Projects TOD TIF - Lancaster Sub-District/8th & Corinth

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Updated: November 2013



- Development Sites
- TIF Boundary
- Excluded Property
- City of Dallas
- DART Red Line
- DART Blue Line
- DART Stations

# TIF District Development Project Map – Part 4 of 5



- 1) Crest Plaza Shopping Ctr. remodel - 2603 S. Lancaster
- 2) Lancaster Urban Village - mixed-use devel. - 4417 S. Lancaster
- 3) Rudy's Chicken (Lancaster Kiest Village) - 3107 S. Lancaster
- 4) Serenity Apts (Lancaster Kiest Village) - 3124 Denley
- 5) Office project (Lancaster Kiest Village) - 3155 S. Lancaster
- 6) Renovation of former Urban League Bldg (office/retail) - 4315 S. Lancaster
- 7) Lancaster-Corning Retail Development - 3039 S. Lancaster

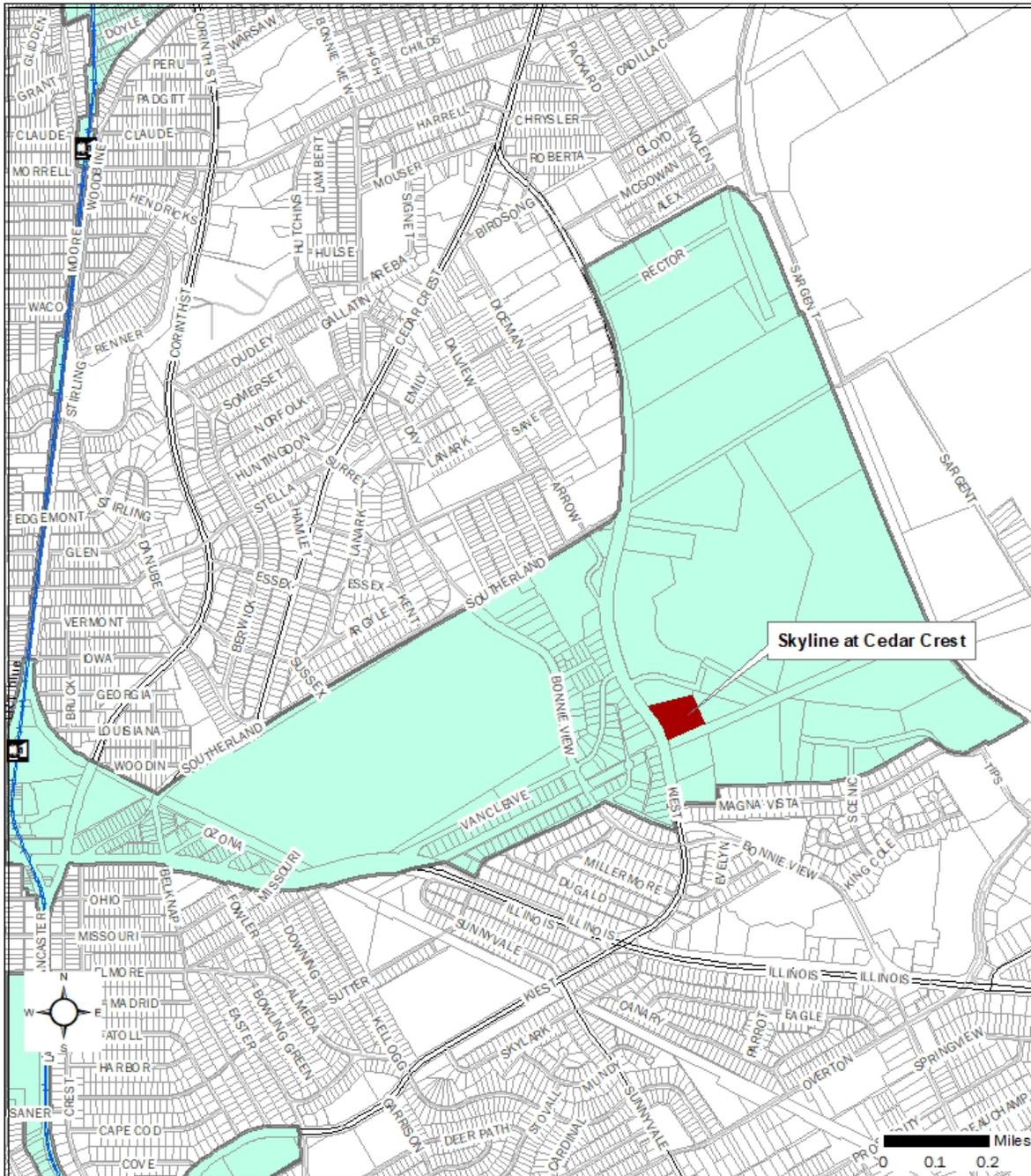
### Current Development Projects TOD TIF - Lancaster Sub-District

**City of Dallas**  
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Updated November 2024



- Development Sites
- TIF Boundary
- Excluded Property
- DART Red Line
- DART Blue Line
- ST DART Stations

# TIF District Development Project Map – Part 5 of 5



## Current Development Projects TOD TIF - Cedar Crest Sub-District

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updated November 2022



- Development Sites
- TIF Boundary
- City of Dallas
- DART Red Line
- DART Blue Line
- DART Stations

## Value and Increment Revenue Summary

The TOD TIF District's assessed 2025 taxable value was \$912,968,196 (and varies for other taxing jurisdictions due to exemption levels). This represents an increase of \$710,970,085 or 352% over the base year (2008 and 2010) value, as amended. The TIF District anticipates collecting approximately \$5,058,444 in incremental tax revenue in 2026 for tax year 2025.

## Objectives, Programs, and Success Indicators

The TOD TIF District Project Plan and Reinvestment Zone Financing Plan was adopted in April 2010. Among the goals of the Plan are:

- To create additional taxable value attributable to new private investment in projects in the TOD TIF District totaling approximately \$2,431,000,000  
*Over \$666 million in new investment has been completed, is underway, or planned (27% of the goal).*
- To attract higher density new private development in the TOD TIF District totaling approximately 2,480,000 square feet of new or upgraded retail and office space and 13,900 residential units, including townhome, multi-family, and single-family projects.  
*261,899 square feet of new and upgraded retail/commercial space and 47,706 square feet of office space has been completed, is underway, or planned (12% of the goal). Approximately 2,571 residential units have been completed or planned (18% of the goal).*



Rendering of Lancaster-Corning Retail Development Project

- To focus on encouraging the redevelopment of properties in the TOD TIF District, increase density and provide enhanced urban design for the various station areas that is commensurate with forwardDallas!, the City’s Comprehensive Plan.

*In December 2021, the City and DART entered into a Memorandum of Understanding (MOU) to allow the City to market six DART-owned sites for transit-oriented development. In 2022, the City issued 6 individual Request for Proposals (RFP), including an RFP for the DART-owned property at the 8<sup>th</sup> and Corinth DART Station. Generally, for each RFP, respondents were invited to submit ambitious TOD proposals including affordable and mixed-income residential components. Each RFP also prioritized proposals maximizing public benefit and producing development consistent with DART TOD Policy and DART TOD Guidelines. In June 2023, City Council authorized an Exclusive Negotiation Agreement (ENA) with the selected most advantageous proposer for each of the 6 sites. However, shortly thereafter, the City decided not to move forward with the selected proposer for the 8<sup>th</sup> & Corinth Station. In 2025, the Office of Economic Development began collaborating with the North Central Texas Council of Governments to advance strategies in their Regional Transit 2.0: Planning for Year 2050 Study. The City is also working collaboratively with DART on TOD area planning and has identified a preliminary list of priority projects including circular routes to expand connection with SMU/Mockingbird Station.*

- To encourage development projects that will increase DART ridership at rail stations within the TOD TIF District.

*Development projects completed to-date have added 1,866 new households near DART stations. The most recent average daily ridership figures (over the fiscal year) as of September 2025 for the eight DART light rail stations in or adjacent to the District are shown in the table below. The COVID-19 pandemic had negatively impacted transit ridership in 2020-2021; however, current trends show recovery. Annualized ridership figures for the stations can be found in **Appendix D**.*

Average Daily Ridership at DART LRT Stations in or adjacent to the District					
Station	Daily ridership Sept 2008 (base yr)	Daily ridership – Sept 2024	Daily ridership – Sept 2025	%change from 2024-2025	%change from base year
Lovers Lane	1,300	660	623	-0.06%	-52.08%
Mockingbird	3,557	2,002	2,016	7.0%	-43.32%
Cedars	1,171	810	736	-0.09%	-37.15%
8 <sup>th</sup> & Corinth	2,158	1,329	1,265	-0.05%	-41.38%
Illinois	1,113	1,045	1,018	-0.03%	-0.09%
Kiest	1,282	727	691	-0.05%	-46.10%
VA Medical Center	868	461	449	-.03%	-48.27%
Ledbetter	2,786	875	873	-0.002%	-68.66%

- To improve access and connections between DART light rail station areas and strategic Dallas area amenities such as the campus and future research facilities of Southern Methodist University, the Bush Presidential Library, the Trinity River, Southside on Lamar, and the heart of Cedars to the Convention Center area, Dallas Zoo, Cedar Crest Golf Course, and Veterans Memorial Hospital.  
*The Mockingbird Plaza Sustainable Development Project and 2006 bond program public improvements were completed in summer 2015 and are facilitating better pedestrian connectivity along SMU Boulevard and to the Mockingbird DART Station along with connections to Southern Methodist University and the Bush Presidential Library. Improvements completed as part of the Lancaster Urban Village have improved connectivity to the Veterans Memorial Hospital and DART station.*
- To increase recreational opportunities and improve connections to the City of Dallas trails and open space system in the TIF District.  
*The Mockingbird Plaza Sustainable Development Project included a pedestrian/bicycle trail between SMU Boulevard and the Mockingbird DART station. An extension of the Katy Trail, with City bond funds, included the Mockingbird Pedestrian Bridge that opened in 2017.*
- To maintain the stability of local schools as redevelopment occurs in the housing market and promote improved training and job creation through partnerships with Southern Methodist University, Dallas College District, the VA Hospital, Urban League, and the University of North Texas Law School.  
*The renovation of the former Urban League Building into the “4315 Innovation Center” with Dallas College as a lead tenant is bringing workforce training opportunities to the Lancaster Corridor community. Kerwin Medical Center (KMC) brings significant value to the tenant mix at 4315 Innovation Center. By expanding its medical practice with a second Oak Cliff location, KMC enhances community health by providing access to clinical research trials for Alzheimer's and other dementias. The Longhorn Ballroom Redevelopment Project has been working in partnership with Dallas College's Commercial Music Program at the Cedar Valley Campus (or equivalent) to provide paid experiential learning opportunities in the commercial music industry.*



Ribbon Cutting on November 7, 2024, for Kerwin Medical Center – Oak Cliff, a tenant in 4315 Innovation Center

- To generate approximately \$185.2 million (NPV 2009 dollars) in increment over 28 years of collections, with up to 85 percent participation by the City and 55 percent participation by Dallas County.

*The TIF District's 2025 total taxable value of \$912,968,196 is approximately 31% of the original projection of \$2,968,114,852. The economic downturn early in the term of the TIF District impacted the pace of new construction and existing property values.*

- To diversify retail and commercial uses in the District.

*Retail leasing as part of The Shelby and BLVD developments has brought new restaurants along SMU Boulevard. Upgrades at the Crest Plaza Shopping Center doubled the size of a grocery store in an underserved area in the Lancaster Corridor. The Alamo Drafthouse Cinema opened in 2016 adding to the entertainment venues in the Cedars area. The renovation of the former Urban League Building into the "4315 Innovation Center" has brought new office and workforce training tenants to the Lancaster Corridor across from the VA Medical Center DART Station. The Longhorn Ballroom reopened in March 2023, the adjacent mixed-use building was completed in 2025, and a new outdoor music venue is under construction on the historic property. Wingfield's Breakfast and Burger has planned a new location in the proposed Lancaster-Corning Retail Development Project. The restaurant's new location will comprise approximately 2,000 square feet of build-to-suit space in a new building, offering an option for a sit-down fast-casual dining experience.*

- Add residential density including but not limited to provisions for affordable housing, elderly and special needs housing, and a sustainable mix of product types and destination related activities near DART light rail station within the TIF District to promote overall system ridership and increase ridership levels at the specific stations in the TIF District.

*Approximately 1,700 residential units have been completed adjacent to or near DART stations.*

## Year-End Summary of Meetings

The TOD TIF District Board of Directors met three times during the fiscal year from October 1, 2024 to September 30, 2025.

The Board, based on amended composition, can consist of up to nine members, including eight City of Dallas appointees and one appointee from Dallas County. The list of Board members including the meeting attendance record during FY 2024-2025 is as follows: Philip Hiatt-Haigh, Chair – City Representative (2 of 3 meetings), Jonathan Braddick - City Representative (3 of 3 meetings), Todd Eich - City Representative (1 of 3 meetings), Travis Gasper – City Representative (2 of 3 meetings), Crystal Gonzalez – City Representative (2 of 3 meetings), Austin Green – City Representative (3 of 3 meetings), Allison Griffin - City Representative (3 of 3 meetings), Kevin Rachel – City Representative (1 of 3 meetings), and Luis Tamayo - Dallas County Representative (3 of 3 meetings).

During the fiscal year, City Council approved two items directly associated with the TOD TIF District. The items are summarized below:

- On February 26, 2025, Resolution No. 25-0370 accepted the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen, (TOD TIF District), and authorized 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.
- On June 11, 2025, Resolution Number 25-0940 authorized amendments to Resolution No. 24-0356 previously approved on February 28, 2024 authorizing a tax increment financing (“TIF”) development agreement and all other necessary documents with UCR Development Services LLC and/or its affiliates (“Developer”) in an amount not to exceed \$1,778,000.00 (“TIF Subsidy”), related to the Lancaster-Corning Retail Development Project (“Project”) on property currently addressed as 3011 through 3039 South Lancaster Road (“Property”) to: **(1)** amend the City’s economic development incentive funding from a TIF development agreement sourced from the TOD TIF District Fund to a Chapter 380 economic

development grant agreement (“Grant”) sourced from the ECO (I) Fund (2017 General Obligation Bond Fund); **(2)** increase the City’s economic development incentive by \$817,901.00 from an amount not to exceed \$1,778,000.00 to an amount not to exceed \$2,595,901.00; **(3)** amend the minimum project requirements by **(a)** reducing the required minimum gross square footage from 11,000 square feet to 4,900 square feet, **(b)** adding specific requirements for the new ground-up construction of two (2) build-to-suit buildings (core and shell only) specifically including a minimum 2,900 gross square foot build-to-suit building for Frost Bank (“Building A”) and a minimum 2,000 gross square foot build-to-suit building for Wingfield’s Breakfast and Burger (“Building B”); **(4)** reduce Developer’s required minimum investment from \$4,000,000.00 to \$2,700,000.00; **(5)** extend Developer’s deadline to close on the acquisition of the Property from June 30, 2024 to December 31, 2025; **(6)** extend Developer’s deadline to replat the Property, if necessary, and obtain a building permit for the Project from December 31, 2025 to December 31, 2026; **(7)** extend Developer’s deadline to complete construction of the minimum project requirements from December 31, 2027 to December 31, 2028; **(8)** clarify that Building A and Building B shall be completed by Developer to a ready-for-tenant-finish-out condition by the December 31, 2028 deadline instead of to an occupiable condition, and in consideration; **(9)** increase the Developer’s good faith effort goal for participation by certified Minority/Women-Owned Business Enterprises (“M/WBEs”) for all hard construction expenditures from 40% to 50%; **(10)** add a good faith effort goal of 50% city of Dallas residents hired for the opening of Frost Bank and the opening of Wingfield’s Breakfast and Burger; and **(11)** add a requirement that Developer execute a minimum 10-year lease to secure Wingfield’s Breakfast and Burger as the tenant for Building B, in accordance with the City’s Economic Development Incentive Policy.

## Pending TIF District Items

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



The Backyard (outdoor music venue) under construction as part of the Longhorn Ballroom Redevelopment Project.

## Budget and Spending Status

Each TIF District establishes a budget for the public investments necessary to support private investment in the district in the Project Plan and Reinvestment Zone Financing Plan. The current TIF District budget is shown below:

<b>TOD TIF District Projected Increment Revenue to Retire TIF Fund Obligations</b>			
Category	TIF Budget*	Allocated	Balance
<b>Lancaster Corridor Sub-Districts:</b> public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	\$122,788,637	\$6,811,574	\$115,977,063
<b>Cedar Crest Sub-District:</b> public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	\$56,565,811	\$300,000	\$56,265,811
<b>Mockingbird/Lovers Lane Sub-District:</b> public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	\$70,104,099	\$19,920,416	\$50,183,683
<b>Cedars (West) Sub-District:</b> public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	\$140,498,423	\$5,175,700	\$135,322,723
<b>Affordable Housing</b>	\$52,614,353	\$13,756,184	\$38,858,168
<b>Administration and implementation**</b>	\$8,873,967	\$1,045,133	\$7,828,835
<b>Total Project Costs</b>	<b>\$451,445,290</b>	<b>\$47,009,007</b>	<b>\$404,436,283</b>
<i>* NOTE: Budget shown above in estimated current dollars and based on updated assumptions, the maximum budget capacity provided in the Project Plan is unlikely to be reached within the term. Project Plan shows the budget in net present value.</i>			
<i>**TIF administration costs shown are expended through FY 2024-2025.</i>			

<b>TOD TIF District Final Project Plan Budget</b>	
<b>Category</b>	<b>TIF Budget*</b>
<b>Lancaster Corridor Sub-Districts:</b> public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	\$49,781,005
<b>Cedar Crest Sub-District:</b> public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	\$25,326,728
<b>Mockingbird/Lovers Lane Sub-District:</b> public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	\$30,020,910
<b>Cedars (West) Sub-District:</b> public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	\$54,576,532
<b>Affordable Housing</b>	\$21,832,521
<b>Administration and implementation</b>	\$3,640,000
<b>Total</b>	<b>\$185,177,697</b>
* As approved in the Project Plan and Reinvestment Zone Financing Plan (discounted to 2009 dollars).	

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.

<b>TOD TIF M/WBE Participation*</b>			
<b>Project</b>	<b>Contractor</b>	<b>Total Contract Award Amount</b>	<b>Percentage Minority Participation</b>
Lancaster Urban Village	A&A Construction, Foliage Factory Landscape, Inc. & Rumsey Site Construction	\$1,325,696	61.1%
Alamo Draffthouse Cinema	Chubbs Landscaping, Pegasus Texas & Pate Jones Paving	\$481,882	46.07%
<b>Total</b>		<b>\$1,807,578</b>	<b>\$810,453 (57.1%)</b>

### **FY 2025-2026 Work Program**

The FY 2025-2026 work program includes:

- Provide staff support for current projects in the TIF District.
- Work with interested developers on potential TIF District-funded project proposals.
- Continue coordinating with DART and private partners on redevelopment efforts at Mockingbird Station.
- Work to improve connections to the City of Dallas trails and open space system in the TIF District.
- Investigate additional sources of funding for the TIF District.
- Coordinate with City and private partner efforts to plan for potential high-speed rail connections into the TIF District.

## Appendix A – Financials

City of Dallas, Texas  
 TOD Tax Increment Financing District Fund  
 Reinvestment Zone Number Seventeen  
 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 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:**

\$886,717 Interest Income & Net increase (decrease) in fair value of investments	
<u>\$4,760,163</u> Ad Valorem Taxes (Collected in FY 2024-25 based on 2024 Final Tax Roll)	
<b><u>\$5,646,880</u></b>	<b>Total Revenue</b>

**2. Amount and purpose of expenditures from the fund:**

\$163,650 Administrative Expenses for fiscal year 2024-2025	
\$15,643 Non-Capital outlay (Engineering consulting services \$13,143 for Longhorn Ballroom Redevelopment Project infrastructure component lead by City's Transportation & Public Works Dept. and Appraisal Fee \$2,500 for Lancaster-Corning Retail Development Project)	
\$0 Capital outlay	
<u>\$0</u> Additional Subsidy in Form of Grant (in lieu of interest expense)	
<b><u>\$179,294</u></b>	<b>Total Expenditures</b>

**3. Zone began reimbursing the General Fund for administrative costs costs in fiscal year 2011-2012.**

**4. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:**

The Zone has incurred no bonded indebtedness as of September 30, 2025.

b. The Zone entered into a development agreement with City Wide CDC for the "Lancaster Urban Village" development in an amount not to exceed \$8,492,273. Full payment was made in fiscal year 2020.

<u>Project</u>	<u>Principal</u>	<u>Accrued Add'l Subsidy</u>	<u>Less Payments</u>	<u>Total (P &amp; I) Outstanding</u>
Lancaster Urban Village - Residential & Commercial Project	\$8,492,273	\$0	\$8,492,273	\$0
<b>Total</b>	<u>\$8,492,273</u>	<u>\$0</u>	<u>\$8,492,273</u>	<u>\$0</u>

c. The Zone entered into a development agreement with CCH Alamo, LP for the Alamo Drafthouse Cinema Project development in an amount not to exceed \$1,405,000 with payment status as follows: Final payment of \$786,243 was made in fiscal year 2020.

<u>Project</u>	<u>Principal</u>	<u>Accrued Add'l Subsidy (1)</u>	<u>Less Payments</u>	<u>Total (P &amp; I) Outstanding</u>
CCH Alamo Drafthouse Cinema Project	\$1,405,000	\$0	\$1,405,000	\$0
<b>Total</b>	<u>\$1,405,000</u>	<u>\$0</u>	<u>\$1,405,000</u>	<u>\$0</u>

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

d. The Zone authorized a development agreement with Trammell Crow Company Development, LLC for the development of the "Mockingbird Station East" mixed-income and transit-oriented development project in an amount not to exceed \$29,000,000. Payments will begin upon completion of all obligations and upon availability of TIF District funds.

e. The Zone entered into a development agreement with Island Rock Holdings, LLC for the "Longhorn Ballroom Redevelopment" project in an amount not to exceed \$2,100,000.00 in TOD TIF District Funds and an economic development grant in the amount of \$2,050,000.00 sourced from the City's Equity Revitalization Fund (\$250,000) and 2012 General Obligation Bond fund (\$1,800,000). In 2023, City Council approved an amendment to assign the construction portion \$1,650,000 (net \$450,000 in engineering costs to be paid to developer upon project completion) to City's Transportation & Public Works Department (TPW). In 2024, TPW requested and the TIF Board recommended an additional \$1,670,700.00 for an expanded scope of public infrastructure costs.

f. The Zone authorized a development agreement with UCR Development Services, LLC for the Lancaster-Corning Retail Development in 2024 in an amount not to exceed \$1,778,000.00. In 2025, an amendment to the agreement was authorized to increase funding to a total amount not to exceed \$2,595,901.00. Payments will begin upon completion of all obligations and upon availability of TIF funds.

g. The Zone authorized \$300,000.00 from the Cedar Crest Sub-District in January 2025 to be used by City's Park and Recreation Department for Planning/Design for Roland Parrish Park Phase II Project. As of the end of FY 2024-2025, City Council approval is pending.

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

Taxing Jurisdiction	Taxable Value 2025*	Base Year 2008/2010 Value	Est. Captured Value 2025**
City of Dallas	\$912,968,196	\$201,998,111	\$710,970,085
Dallas County	\$914,248,555	\$209,397,846	\$704,850,709

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

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

Taxing Jurisdiction	Assessment Per \$100***	Amount of Estimated 2025 Increment
City of Dallas	0.59398	\$4,223,020
Dallas County	0.11853	\$835,424
Total for all Jurisdictions	\$0.71251	\$5,058,444

\*\*\*Participation rates for City of Dallas are 70% for tax years 2009-2011, 85% for tax years 2012-2029 and 70% for tax years 2030-2038.

\*\*\*Participation rates for Dallas County are 0% for tax years 2009-2010 and 55% for tax years 2011-2030.

B. The total amount of estimated tax increment to be billed for the 2025 tax year is \$5,058,444. For the 2024 tax year, increment in the amount of \$4,760,163 was collected.

**City of Dallas, Texas**  
**TOD 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)**

	2025	2024	2023	2022	2021
<b>Assets:</b>					
Pooled cash and cash equivalents	\$24,892,095	\$19,236,987	\$13,695,794	\$9,037,706	\$5,178,823
Interest receivable	\$272,941	\$244,907	\$72,333	\$14,873	\$0
<b>Total assets</b>	<b>\$25,165,037</b>	<b>\$19,481,895</b>	<b>\$13,768,127</b>	<b>\$9,052,580</b>	<b>\$5,178,823</b>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts and contracts payable	\$0	\$0	\$0	\$0	\$0
Advances from developers	\$0	\$0	\$0	\$0	\$0
Accrued interest	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$527,196	\$416,888	\$328,993	\$238,711	\$156,993
<b>Total liabilities</b>	<b>\$527,196</b>	<b>\$416,888</b>	<b>\$328,993</b>	<b>\$238,711</b>	<b>\$156,993</b>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$24,503,553	\$19,035,966	\$13,439,133	\$8,813,869	\$5,021,830
<b>Total Liabilities and Fund Equity</b>	<b>\$25,030,749</b>	<b>\$19,452,854</b>	<b>\$13,768,127</b>	<b>\$9,052,580</b>	<b>\$5,178,823</b>

**TOD Tax Increment Financing District Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)**  
**Balance Sheet as of September 30, 2025 (Unaudited)**  
**With Comparative Totals for September 30, 2024, 2023, 2022, and 2021 (Audited)**

	ITD	2025	2024	2023	2022	2021
<b>Revenues:</b>						
Tax increment-Governmental	\$28,480,590	\$4,021,027	\$4,012,321	\$3,801,007	\$3,392,982	\$2,792,854
Tax increment-Intergovernmental	\$5,420,555	\$739,136	\$728,715	\$687,543	\$619,995	\$549,141
Interest income	\$1,905,424	\$862,231	\$661,531	\$339,980	\$41,681	\$0
Grant from City	\$0	\$0	\$0	\$0	\$0	\$0
Net increase (decrease) in fair value of investments	\$60,725	\$24,486	\$330,125	(\$112,984)	(\$180,901)	\$0
<b>Total revenues</b>	<b>\$35,867,294</b>	<b>\$5,646,880</b>	<b>\$5,732,692</b>	<b>\$4,715,546</b>	<b>\$3,873,757</b>	<b>\$3,341,995</b>
<b>Expenditures:</b>						
Administrative expenses	\$1,045,133	\$163,650	\$132,109	\$90,282	\$81,718	\$53,038
Non-Capital Outlay	\$8,362,865	\$15,643	\$3,750	\$0	\$0	\$0
Capital outlay	\$1,955,743	\$0	\$0	\$0	\$0	\$0
Interest and fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total expenditures</b>	<b>\$11,363,741</b>	<b>\$179,294</b>	<b>\$135,859</b>	<b>\$90,282</b>	<b>\$81,718</b>	<b>\$53,038</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$24,503,553</b>	<b>\$5,467,587</b>	<b>\$5,596,833</b>	<b>\$4,625,264</b>	<b>\$3,792,039</b>	<b>\$3,288,957</b>
<b>Fund balance (Deficit) at beginning of year as previously reported</b>						
	\$0	\$19,035,966	\$13,439,133	\$8,813,869	\$5,021,830	\$1,732,874
<b>Fund balance (Deficit) at beginning of year, as restated</b>						
	\$0	\$19,035,966	\$13,439,133	\$8,813,869	\$5,021,830	\$1,732,874
<b>Fund balance (deficit) at end of year</b>	<b>\$24,503,553</b>	<b>\$24,503,553</b>	<b>\$19,035,966</b>	<b>\$13,439,133</b>	<b>\$8,813,869</b>	<b>\$5,021,830</b>

**Note: Fiscal year 2024-25 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  
TOD 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. 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.
3. 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).
4. The Zone's Financing Plan permits expenditures not to exceed \$8,873,967 (in current \$) over the life of the Zone to reimburse the City for administrative costs. The Zone began reimbursing the General Fund upon collection of tax increment in fiscal year 2011-12. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. On the Balance Sheet, the "due to other funds" amount of \$527,196 on September 30, 2025, represents the Zone's administration expenses for FY 2020-2021 (\$59,993), FY 2021-2022 (\$81,718), FY 2022-2023 (\$90,283), FY 2023-2024 (\$131,552), and FY 2024-2025 (\$163,650) that have been earned but will be reimbursed to the City's General Fund based on the availability of future TIF District funds.
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

The TIF District has three obligations:

- A development agreement has been authorized (but not yet executed) for up to \$29 million in support of the Mockingbird Station East mixed-income and transit-oriented development project. Based on current projections, the obligation could be fully paid by calendar year 2033.
- A development agreement has been executed for up to \$2.1 million from TOD TIF District funds in support of the Longhorn Ballroom Redevelopment project. The obligation will be paid pending project completion. The public infrastructure construction component was assigned to the City's Transportation and Public Works Department in 2023. In December 2024, an additional \$1,670,700 in construction funding for an expanded scope of improvements was committed. Payment is anticipated upon completion.
- A development agreement has been authorized (but not yet executed) for up to \$2.596 million in support of the Lancaster-Corning Retail Development project. Based on current projections, the obligation could be fully paid by calendar year 2028, pending project completion.

## Appendix C – District-Wide Set-Aside Funds

The TIF Increment Allocation Policy adopted by the TIF District Board gives the option for annually setting aside a portion of funds for District-wide improvements. Currently, there is not an annual fixed set-aside amount.

To date, the only District-wide commitments have been:

- \$400,000 for a local match as part of SMU Boulevard Improvements. This commitment has been fully paid.
- \$300,000 was dedicated at the request of City's Park and Recreation Department for design consultant services including but not limited to conceptual site plan development and planning for future Phase II improvements within Roland G. Parrish Park. City Council approval was pending at the end of FY 2024-2025.

### Appendix D – Annualized DART Ridership Figures

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2008	Lovers Lane	388,916	-	-
FY 2009	Lovers Lane	381,092	-2.01%	-2.01%
FY 2010	Lovers Lane	352,583	-7.48%	-9.34%
FY 2011	Lovers Lane	343,315	-2.63%	-11.73%
FY 2012	Lovers Lane	415,064	20.90%	6.72%
FY 2013	Lovers Lane	485,329	16.93%	24.79%
FY 2014	Lovers Lane	460,277	-5.16%	18.35%
FY 2015	Lovers Lane	460,000	-0.06%	18.28%
FY 2016	Lovers Lane	429,794	-6.57%	10.51%
FY 2017	Lovers Lane	408,864	-4.87%	5.13%
FY 2018	Lovers Lane	380,581	-6.92%	-2.14%
FY 2019	Lovers Lane	360,459	-5.29%	-7.32%
FY 2020	Lovers Lane	252,302	-30.01%	-35.13%
FY 2021	Lovers Lane	195,888	-22.36%	-49.63%
FY 2022	Lovers Lane	241,701	23.39%	-37.85%
FY 2023	Lovers Lane	214,028	-11.45%	-44.97%
FY 2024	Lovers Lane	230,853	7.86%	-40.64%
FY 2025	Lovers Lane	220,891	-0.04%	-43.20%

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2008	Mockingbird	1,078,001	-	-
FY 2009	Mockingbird	1,041,461	-3.39%	-3.39%
FY 2010	Mockingbird	951,833	-8.61%	-11.70%
FY 2011	Mockingbird	937,940	-1.46%	-12.99%
FY 2012	Mockingbird	985,065	5.02%	-8.62%
FY 2013	Mockingbird	1,149,210	16.66%	6.61%
FY 2014	Mockingbird	1,139,581	-0.84%	5.71%
FY 2015	Mockingbird	1,118,252	-1.87%	3.73%
FY 2016	Mockingbird	1,032,351	-7.68%	-4.23%
FY 2017	Mockingbird	1,011,853	-1.99%	-6.14%
FY 2018	Mockingbird	1,011,853	-6.77%	-12.49%
FY 2019	Mockingbird	912,562	-3.27%	-15.35%
FY 2020	Mockingbird	628,140	-31.17%	-41.73%
FY 2021	Mockingbird	420,593	-33.04%	-60.98%
FY 2022	Mockingbird	497,834	18.36%	-53.82%
FY 2023	Mockingbird	578,971	16.30%	-46.29%
FY 2024	Mockingbird	662,855	14.49%	-38.51%
FY 2025	Mockingbird	676,085	0.02%	-37.28%

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2008	Cedars	347,029	-	-
FY 2009	Cedars	340,164	-1.98%	1.98%
FY 2010	Cedars	281,023	-17.39%	-19.02%
FY 2011	Cedars	288,685	2.73%	-16.81%
FY 2012	Cedars	230,948	-20.00%	-33.45%
FY 2013	Cedars	211,458	-8.44%	-39.07%
FY 2014	Cedars	211,657	0.09%	-39.01%
FY 2015	Cedars	215,091	1.62%	-38.02%
FY 2016	Cedars	229,992	6.93%	-33.73%
FY 2017	Cedars	252,331	9.71%	-27.29%
FY 2018	Cedars	261,578	3.66%	-24.62%
FY 2019	Cedars	262,981	0.54%	-24.22%
FY 2020	Cedars	209,500	-20.34%	-39.63%
FY 2021	Cedars	180,554	-13.82%	-47.97%
FY 2022	Cedars	203,010	12.44%	-41.50%
FY 2023	Cedars	236,909	16.70%	-31.73%
FY 2024	Cedars	261,215	10.26%	-24.73%
FY 2025	Cedars	238,680	-0.09%	-31.22%

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2008	8 <sup>th</sup> & Corinth	656,642	-	-
FY 2009	8 <sup>th</sup> & Corinth	630,305	-4.01%	-4.01%
FY 2010	8 <sup>th</sup> & Corinth	531,037	-15.75%	-19.13%
FY 2011	8 <sup>th</sup> & Corinth	488,222	-8.06%	-25.65%
FY 2012	8 <sup>th</sup> & Corinth	490,938	0.56%	-25.24%
FY 2013	8 <sup>th</sup> & Corinth	515,290	4.96%	-21.53%
FY 2014	8 <sup>th</sup> & Corinth	494,818	-3.97%	-24.64%
FY 2015	8 <sup>th</sup> & Corinth	513,607	3.80%	-21.78%
FY 2016	8 <sup>th</sup> & Corinth	495,367	-3.55%	-24.56%
FY 2017	8 <sup>th</sup> & Corinth	500,279	0.99%	-23.81%
FY 2018	8 <sup>th</sup> & Corinth	484,148	-3.22%	-26.27%
FY 2019	8 <sup>th</sup> & Corinth	467,830	-3.37%	-28.75%
FY 2020	8 <sup>th</sup> & Corinth	351,790	-24.80%	-46.43%
FY 2021	8 <sup>th</sup> & Corinth	292,930	-16.73%	-55.39%
FY 2022	8 <sup>th</sup> & Corinth	324,442	10.76%	-50.59%
FY 2023	8 <sup>th</sup> & Corinth	353,485	8.95%	-46.17%
FY 2024	8 <sup>th</sup> & Corinth	439,212	24.25%	-33.11%
FY 2025	8 <sup>th</sup> & Corinth	418,995	-0.05%	-36.19%

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2008	Illinois	336,798	-	-
FY 2009	Illinois	335,744	-0.31%	-0.31%
FY 2010	Illinois	297,528	-11.40%	-10.81%
FY 2011	Illinois	289,843	-2.58%	-13.94%
FY 2012	Illinois	297,786	2.74%	-11.58%
FY 2013	Illinois	332,623	11.70%	-1.24%
FY 2014	Illinois	312,913	-5.93%	-7.09%
FY 2015	Illinois	329,027	5.15%	-2.31%
FY 2016	Illinois	330,459	0.44%	-1.88%
FY 2017	Illinois	348,863	5.57%	3.58%
FY 2018	Illinois	347,429	-0.41%	3.16%
FY 2019	Illinois	370,729	6.71%	10.07%
FY 2020	Illinois	260,119	-29.84%	-22.77%
FY 2021	Illinois	188,109	-27.68%	-44.15%
FY 2022	Illinois	223,902	19.03%	-33.52%
FY 2023	Illinois	277,390	23.89%	-17.64%
FY 2024	Illinois	343,302	23.76%	1.93%
FY 2025	Illinois	335,956	-0.02%	-0.003%

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2008	Kiest	393,222	-	-
FY 2009	Kiest	395,829	0.66%	0.66%
FY 2010	Kiest	350,702	-11.40%	-10.81%
FY 2011	Kiest	340,456	-2.92%	-13.42%
FY 2012	Kiest	342,802	0.69%	-12.82%
FY 2013	Kiest	356,646	4.04%	-9.30%
FY 2014	Kiest	319,175	-10.51%	-18.83%
FY 2015	Kiest	312,272	-2.16%	-20.59%
FY 2016	Kiest	314,895	0.84%	-19.92%
FY 2017	Kiest	329,132	4.52%	-16.30%
FY 2018	Kiest	319,870	-2.81%	-18.65%
FY 2019	Kiest	313,639	-1.95%	-20.24%
FY 2020	Kiest	225,648	-28.05%	-42.62%
FY 2021	Kiest	188,328	-16.54%	-52.11%
FY 2022	Kiest	204,599	8.64%	-47.97%
FY 2023	Kiest	199,117	-2.68%	-49.36%
FY 2024	Kiest	234,430	17.73%	-40.38%
FY 2025	Kiest	221,734	-0.05%	-43.61%

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2008	VA Medical Ctr	249,549	-	-
FY 2009	VA Medical Ctr	259,023	3.80%	3.80%
FY 2010	VA Medical Ctr	266,295	2.81%	6.71%
FY 2011	VA Medical Ctr	248,288	-6.76%	-0.51%
FY 2012	VA Medical Ctr	262,728	5.82%	5.28%
FY 2013	VA Medical Ctr	254,007	-3.32%	1.79%
FY 2014	VA Medical Ctr	230,898	-9.10%	-7.47%
FY 2015	VA Medical Ctr	227,267	-1.57%	-8.93%
FY 2016	VA Medical Ctr	228,635	0.60%	-8.38%
FY 2017	VA Medical Ctr	224,258	-1.91%	-10.13%
FY 2018	VA Medical Ctr	205,666	-8.29%	-17.59%
FY 2019	VA Medical Ctr	205,251	-0.20%	-17.75%
FY 2020	VA Medical Ctr	137,283	-33.11%	-44.99%
FY 2021	VA Medical Ctr	96,511	-29.70%	-61.33%
FY 2022	VA Medical Ctr	117,179	21.42%	-53.04%
FY 2023	VA Medical Ctr	123,745	5.60%	-50.41%
FY 2024	VA Medical Ctr	139,433	12.68%	--44.13%
FY 2025	VA Medical Ctr	133,850	-0.04%	-46.36%

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2008	Ledbetter	838,701	-	-
FY 2009	Ledbetter	806,150	-3.88%	-3.88%
FY 2010	Ledbetter	683,950	-15.16%	-18.45%
FY 2011	Ledbetter	668,353	-2.28%	-20.31%
FY 2012	Ledbetter	721,788	8.00%	-13.94%
FY 2013	Ledbetter	696,695	-3.48%	-16.93%
FY 2014	Ledbetter	714,688	2.58%	-14.79%
FY 2015	Ledbetter	688,625	-3.65%	-17.89%
FY 2016	Ledbetter	665,792	-3.32%	-20.62%
FY 2017	Ledbetter	631,405	-5.16%	-24.72%
FY 2018	Ledbetter	488,925	-22.57%	-41.70%
FY 2019	Ledbetter	497,552	1.76%	-40.68%
FY 2020	Ledbetter	352,226	-29.21%	-58.00%
FY 2021	Ledbetter	248,571	- 29.43%	-70.36%
FY 2022	Ledbetter	253,347	1.92%	-69.79%
FY 2023	Ledbetter	234,827	-7.31%	-72.00%
FY 2024	Ledbetter	276,981	17.95%	-66.97%
FY 2025	Ledbetter	281,738	-0.02%	-66.41%