Exhibit A

Maple/Mockingbird TIF District
FY 2022-2023
Annual Report

Oak Lawn Place – Under Construction

City of Dallas

Office of Economic Development
1500 Marilla Street, 6DN
Dallas, Texas 75201
(214) 670-1685
http://www.dallas-ecodev.org

October 1, 2022 to September 30, 2023

Reinvestment Zone Number Eighteen
Maple/Mockingbird Tax Increment Financing District

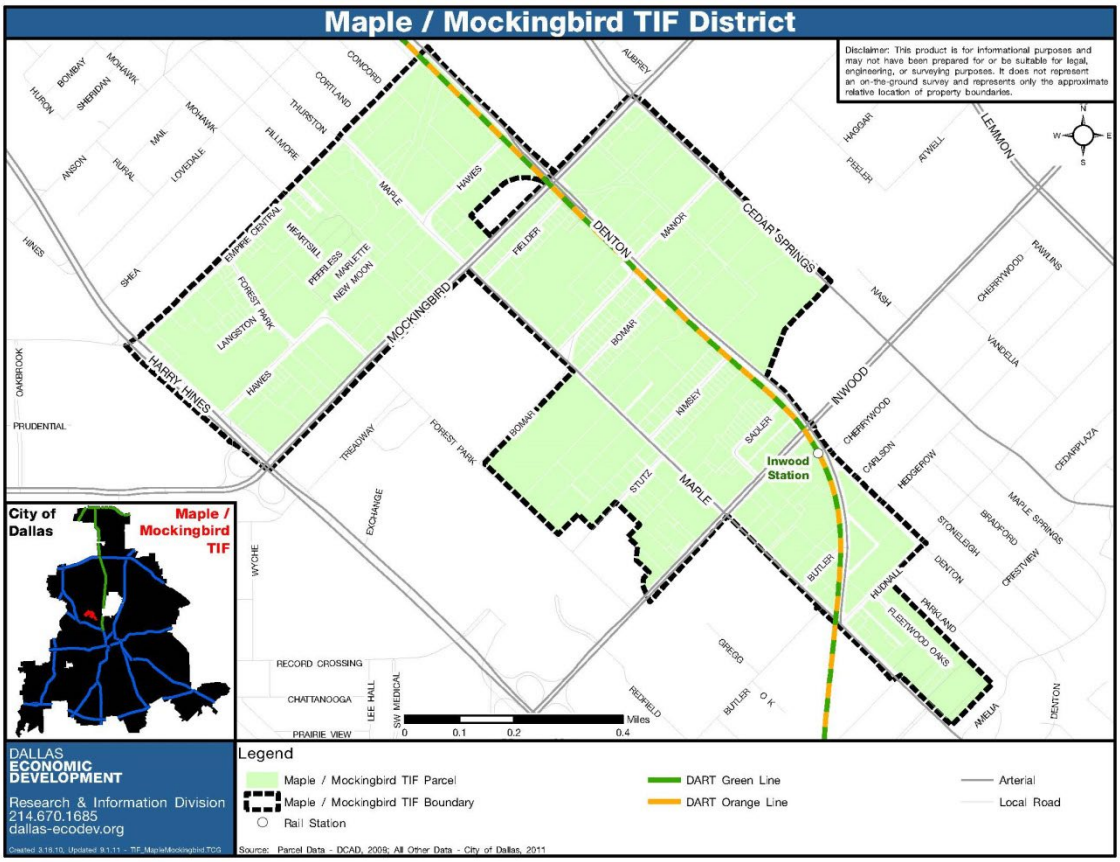


Table of Contents

Mission Statement 4
TIF District Accomplishments 4
TIF District Projects 8
TIF District Development Map 9
Mixed-Income Housing Summary 9
Value and Increment Summary 10
Objectives, Programs, and Success Indicators 10
Year-End Summary of Meetings 11
Pending TIF District Items 11
Budget and Spending Status 12
M/WBE Participation 13
FY 2023-2024 Work Program 13
Appendix A – Financials 14
Appendix B – Financial Obligations Estimated Payoff 17
Appendix C – TIF District-Wide Set-Aside Funds 17

Mission Statement

The mission of the Maple/Mockingbird Tax Increment Financing (TIF) District is to provide a source of funding for public investments necessary to enhance the real estate market for the Maple/Mockingbird TIF District area. The Maple/Mockingbird TIF District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping underdeveloped land near employment centers to take full advantage of the expanding DART light rail system and area resources such as Love Field Airport and the Southwestern Medical District.

City Council established the Maple/Mockingbird TIF District by Ordinance No. 27435 on December 10, 2008. The TIF District took effect on January 1, 2009 and will terminate on December 31, 2033 (including collection of the 2033 increment in calendar year 2034 and any related matters to be concluded in 2034). The City of Dallas and Dallas County are the two participating jurisdictions. The City participated at 70% in 2009 through 2011, then to 85% beginning in 2012 through 2026. The participation rate decreases to 70% 2027 through 2033. Dallas County's participation is 55% for the first twenty years of the TIF District.

The TIF District was established to encourage the redevelopment of obsolete multi-family and commercial buildings, inadequate retail centers, and underutilized industrial facilities in the area between Love Field Airport and the medical district to the southwest by promoting the development of denser, pedestrian-oriented residential development, expansion of retail activity and support of existing medical related uses while taking advantage of DART's expanding light rail system.

TIF District Accomplishments

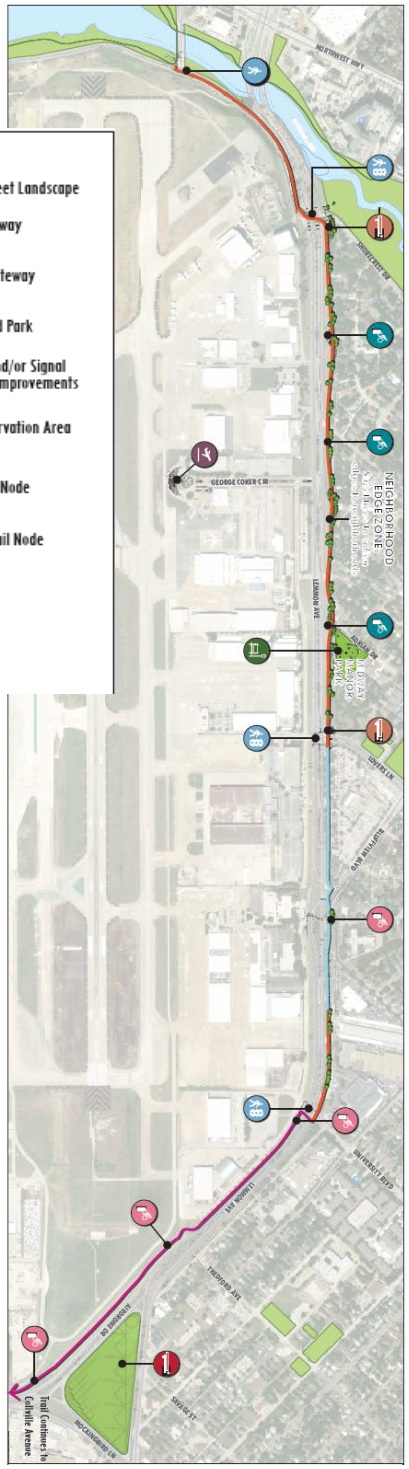
In September 2009, the City sponsored a grant application for a development located within the Maple/Mockingbird TIF District's boundaries (Maple Crossing) as part of the 2010 North Central Texas Council of Government's (NCTCOG) Sustainable Development call for projects. Also in September 2009, the boundaries of the TIF District were expanded to include three parcels totaling approximately 19 acres. The addition of these parcels maximized redevelopment opportunities for the TIF District and created sufficient TIF District increment revenue to support the various public improvements associated with the catalyst and other planned projects in the TIF District. The Project Plan and Reinvestment Zone Financing Plan was approved in FY 2009.

Major employers Parkland Memorial Hospital, UT Southwestern Medical Center, and Children's Medical Center, located just outside of the TIF District have undergone significant expansions over the years. Parkland Memorial Hospital has undertaken a major construction project, replacing the outdated facility with a new one. The $1.2 billion Parkland expansion includes a 17-story hospital surrounded by new

clinics and parking garages located around the Southwestern Medical District/Parkland DART light rail station.

Dallas County is constructing a new life science facility near the Southwestern Medical District. The $52 million, 75,000 square foot project will feature a build-to-suit, bio-safety level 3 facility and will serve Dallas County's Health and Human Services' new public health laboratory. The project is slated to begin construction in December 2023 and complete construction in August 2025.

UT Southwestern Medical Center is building a new Dallas pediatric hospital in collaboration with Children's Health. The $2.5 billion pediatric hospital will feature 532 beds, an emergency department, a newborn intensive care unit, and new labor and delivery program services. Construction is planned to start in 2024 and complete in 2028.



Love Field Airport, located just 2,000 feet from the Maple Mockingbird TIF District, is planning major upgrades to the Lemmon Avenue-Love Field Gateway. Design and construction of streetscape enhancements includes sidewalks, bicycle paths, landscaping, gateway features, lighting, intersection safety improvements, traffic signals, wayfinding signage, and neighborhood pocket parks. The $22 million upgrade will begin in October 2023 and is scheduled for completion in early 2025.

DART Green Line expansion (NW corridor) opened in December 2010 and the Orange Line, which runs parallel with the Green Line through Downtown Dallas to Bachman Station in Northwest Dallas, opened in 2012. DART's Inwood/Love Field light rail station opened in December 2010. During the first year of operations, average daily ridership was 874. Average daily ridership for FY 2023 is 987, a 13% increase from the first year of operations and an 9% increase over last year (907). The annualized ridership for FY 2023 is 304,090 according to DART. The Inwood/Love Field light rail station is ranked 23rd out of 65 city-wide stations for overall ridership totals.

Maple at Med Center (formerly Alta Maple Station), a transit-oriented development project near the Inwood Station, consisting of approximately 249 residential units located at 5252 and 5602 Maple Avenue, opened in 2015. Maple at Med Center was the first residential TIF District-funded project in the Maple/Mockingbird TIF District.

In 2015, the first commercial project received approval of development agreement and TIF District funding in the Maple/Mockingbird TIF District. The aloft-Element Hotel at West Love, located at 2333 W. Mockingbird Lane, completed construction in early 2017. The total private investment for the project was $42.8 million. The cost related to TIF District-eligible public improvements was $3,000.000. The public improvements included paving, pedestrian friendly streetscape, sidewalk improvements, and connectivity to the adjacent mixed-use development West Love.

Rendering of Oak Lawn Place – Opening May 2024

In 2021, Oak Lawn Place was the second residential project to receive approval of development agreement and TIF District funding in the Maple/Mockingbird TIF District. Oak Lawn Place will be a senior affordable multi-family development which will be located at 5717-5725 Sadler Circle. The project was initially approved for funding in an amount not to exceed $4,438,154. In 2022, due to increases in construction costs, supply chain problems and inflation, the developer submitted a request for an increase to the subsidy needed to make the Project financially feasible. The request for approval of the amended development agreement and TIF District funding was approved, increasing the TIF District subsidy to $5,414,006. Construction began in early 2023, and the project is expected to be complete mid-year 2024.

At its completion, Oak Lawn Place will be an approximately 79,000 square foot, five-story, 84 unit apartment building, of which 100% will be rent-restricted for senior (55 or older) households. The building will feature meeting rooms, an amenity deck, a fitness room, business center and will include a large outdoor terrace overlooking a creek as well as views of downtown Dallas from the upper levels. The total private investment for the project is approximately $31 million.

Oak Lawn Place
Groundbreaking Ceremony
May 12, 2023

Dallas City Councilman Jesse Moreno and Resource Center of Dallas CEO Cece Cox

Maple/Mockingbird TIF District Projects[1]

Projects Within TIF District Utilizing TIF District Funding

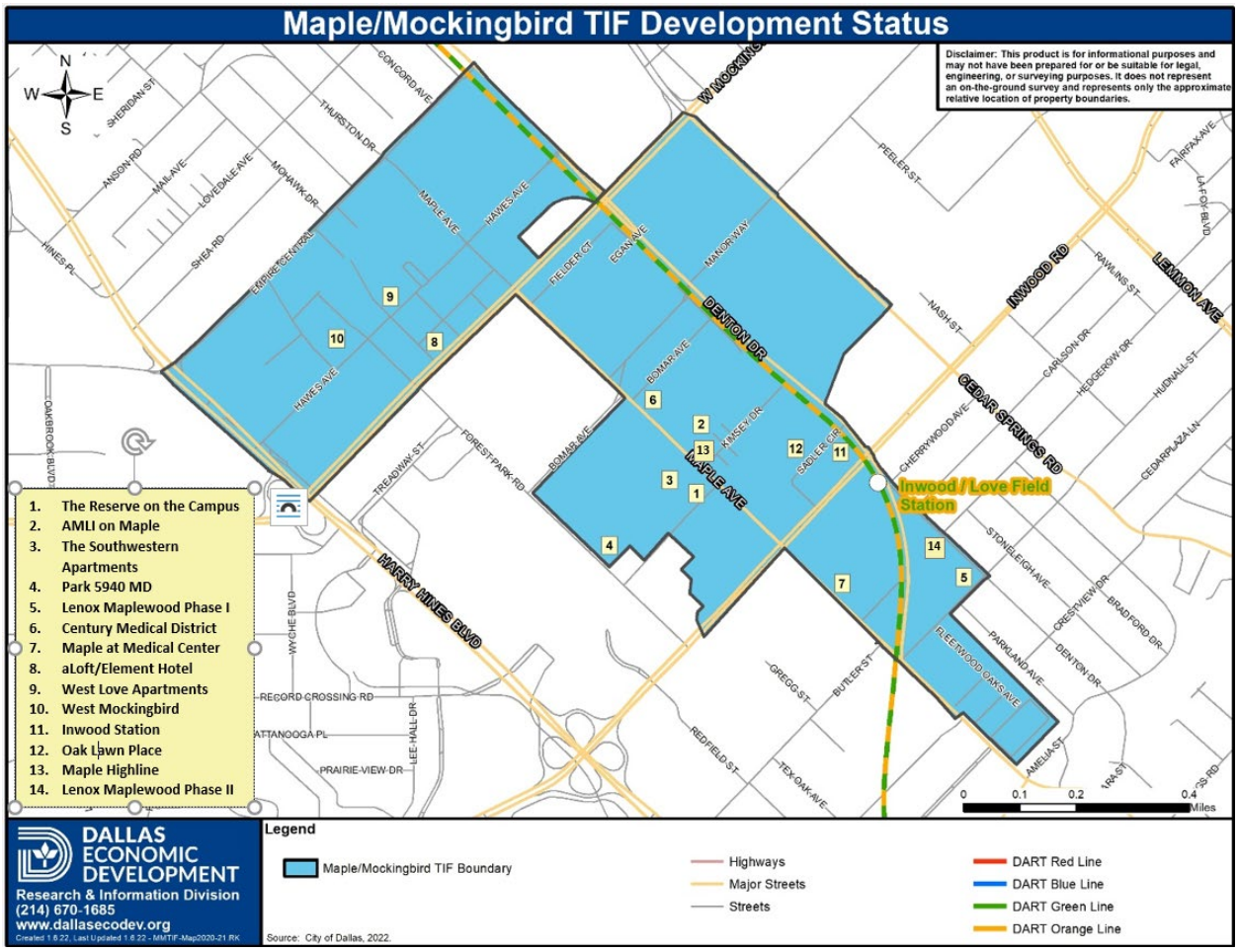
Project	Location	Calendar Year Complete	Status	Units/ SF[2]	Approx. Value[3]	TIF District Investment[4]
Maple at Med Center (formerly Alta Maple Station)	5522 Maple Ave	2015	Completed	249 res. units	$27,189,760	$8,000,000
aLoft/Element Hotel @ West Love	2333 W Mockingbird Ln	2016	Completed	232 hotel rooms	$22,150,000	$3,000,000
Oak Lawn Place	5717-5725 Sadler Circle	2024	Under Construction	84 res. units	$31,000,000	$5,414,006
			Sub-Total	333 res. units 232 hotel rooms	$80,339,760	$16,414,006

Projects Within TIF District Not Utilizing TIF District Funding

Project	Location	Calendar Year Complete	Status	Units/ SF[2]	Approx. Value[3]	TIF District Investment[4]
Reserve on the Campus	2325 Stutz Rd 2335 Stutz Rd	2012	Completed	18 res. units	$6,547,180	$0
AMLI on Maple	6008 Maple Ave	2012	Completed	300 res. units	$56,500,000	$0
Park 5940 MD	5940 Forest Park Rd	2013	Completed	343 res. units	$71,250,000	$0
The Southwestern Apartments	5959 Maple Ave	2014	Completed	359 res. units	$63,973,800	$0
Century Medical District Apartments	6162 Maple Ave	2015	Completed	288 res. units	$50,285,000	$0
Inwood Station	2727 Inwood Rd	2017	Completed	347 res. units	$34,279,540	$0
West Love	2293 Hawes Ave	2019	Completed	368 res. units	$71,500,000	$0
West Mockingbird	2223 Hawes Ave	2020	Completed	354 res. units	$78,000,000	$0
Lenox Maplewood Phase I	5490 Denton Dr	2021	Completed	287 res. units	$55,472,030	$0
Lenox Maplewood Phase II	5495 Denton Dr	2023	Completed	288 res. units	$30,955,220	$0
Maple Highline	5908 Maple Ave	2025	Planned	130 res. units	$28,058,088	$0
			Sub-Total	3,082 res. units	$546,820,858	$0
			Total	3,415 res. units 232 hotel rooms	$627,160,618	$16,414,006

[1] All information updated as of September 30, 2023.
[2]Based upon information from developer, news articles and/or project announcements. For completed projects, information reflects actual unit mix and square footage.
[3]Based on DCAD market value for completed projects or estimated DCAD value for projects under construction or announced.
[4] Principal amount not to be exceeded per the development agreement for projects not yet closed out.

TIF District Development Map



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. Since the TIF District's creation, two residential projects have received TIF District funding, Maple at Med Center and Oak Lawn Place. Of the 249 residential units constructed in Maple at Med Center, 50 units (20%) have been set-aside as affordable. Oak Lawn Place will be an 84 unit affordable housing community for seniors, and all 84 units will be affordable.

Value and Increment Summary

The Maple/Mockingbird TIF District's 2023 certified taxable value was $984,377,888. This represents an increase of $800,372,879 or 435% over the base year (2008 and 2009) value, as amended.

The TIF District's certified value increased by $102,616,615 (11.6%) from the previous year's final value ($881,761,273). This increase in TIF District value will result in the collection in 2024 of approximately $5,892,325 (City $5,005,092; County $887,233) in incremental revenue for the TIF District.

Objectives, Programs, and Success Indicators

The Maple/Mockingbird TIF District Project Plan and Reinvestment Zone Financing Plan was adopted in September 2009. The goals of the Plan are summarized below:

- Create additional taxable value in the Maple/Mockingbird TIF District of a minimum of $374.2 million over the term of the TIF District.

  The TIF District's taxable value in 2023 was $800,372,879 over the base year value (214.7% of the goal).

- Attract new private development adding approximately 2,500 new residential units and 650,000 square feet of retail space to increase the area's population density and shopping options, adding approximately 1.2 million square feet of new retail, office and medical.

  In total, 3,415 residential units have completed construction or are currently under construction (137% of the goal). Additionally, 232 hotel rooms have been added to the TIF District.

- Generate an NPV of $27.8 million or approximately $52.6 million in total dollars in TIF District revenues over 25 years of collections.

  As of the end of the FY 2022-2023, approximately $29.8 million in TIF District revenue has been collected (57% of total dollars goal) in 15 years of collections.

Year-End Summary of Meetings

The Maple/Mockingbird TIF District Board of Directors met once during FY 2022-2023 on September 21, 2023. The Maple/Mockingbird TIF District Board of Directors consists of seven (7) members, including six (6) City of Dallas appointees and one (1) Dallas County appointee. During FY 2022-2023, the Maple/Mockingbird TIF District Board consisted of the following members:

Greer Christian – City Appointee and Chair (attended 1 of 1 meetings)
Luis Tamayo – Dallas County Appointee and Vice Chair (attended 1 of 1 meetings)
Jared Burnett – City Appointee (attended 0 of 1 meetings)
Dave Fulton – City Appointee (attended 1 of 1 meetings) – served only part of the year
JB Hayes – City Appointee (attended 0 of 1 meetings) – served only part of the year
Betsy Orton – City Appointee (attended 1 of 1 meetings) – served only part of the year
Se-Gwen Tyler – City Appointee (attended 0 of 1 meetings) – served only part of the year

During FY 2022-2023, City Council acted on one item associated with the Maple/Mockingbird TIF District:

- On February 22, 2023, City Council approved Resolution No. 23-0312 accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird 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.

Pending TIF District Items

- FY 2022-2023 Annual Report

Budget and Spending Status

The Maple/Mockingbird 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 budget and spending to-date are provided on the following charts:

Maple/Mockingbird TIF District Project Plan Budget Projected Increment Revenues to Retire TIF District Fund Obligations			
Budget Category	**TIF District Budget[1]**	**Allocated**	**Balance**
Infrastructure/Utility Improvements - design and engineering; street paving construction and resurfacing; utility improvement, relocation and burial; streetscape; open space	$29,913,445	$3,623,948*	$26,289,497
Environmental Remediation and Demolition	$4,259,826	$ 608,241*	$3,651,585
Affordable Housing	$8,046,338	$8,491,817*	($445,479)
Retail/High Density Grant Program	$7,677,153	$3,690,000	$3,987,153
Administration and Implementation	$2,698,596	$ 565,650	$2,132,946
Total Project Costs	$52,595,358	$16,979,656	$35,615,702

[1]*Revenue shown above are estimated total dollars to be collected over the life of the TIF District; Project Plan shows the budget in net present value (2009 dollars*)

**Reflects planned allocation for Oak Lawn Place Project and will be updated with actual allocation upon project completion.*

Maple/Mockingbird TIF District Project Plan Budget	
Category	**TIF District Budget (NPV)***
Infrastructure/Utility Improvements - design and engineering; street paving construction and resurfacing; utility improvement, relocation and burial; streetscape; open space	$15,800,000
Environmental Remediation and Demolition	$2,250,000
Affordable Housing	$4,250,000
Retail/High Density Grant Program	$4,055,000
Administration and Implementation	$1,425,373
Total Project Costs	$27,780,373

** As approved in the Project Plan and Reinvestment Zone Plan in 2009 dollars.*

M/WBE Participation			
Project	**Contractor**	**Total Contractor Award Amount**	**Percentage Minority Participation**
CONSTRUCTION OF PUBLIC PORTIONS OF PROJECT			
Maple at Med Center (Public)	Varies	$1,503,599.00	94%
aLoft/Element Hotel at West Love (Public)	Varies	$405,746.00	29%
Total Public BID Amount		**$1,909,345.00**	**64%**
CONSTRUCTION OF PRIVATE PORTIONS OF PROJECT			
Maple at Med Center (Private)	Varies	$2,535,984.00	11%
aLoft/Element Hotel at West Love (Private)	Varies	$6,078,716.00	28%
Total Private BID Amount		**$8,614,700.00**	**19%**
Good faith effort goals were 25% MWBE of Public BID and 10% of Private BID for Maple at Med Center *Good faith effort goals were 25% MWBE of Public BID and 25% of Private BID for aLoft/Element Hotel at West Love*			

FY 2023-2024 Work Program

The FY 2023-2024 work program for the Maple/Mockingbird TIF District is as follows:

- Promote new development projects in the TIF District, including development sites along Mockingbird.

- Coordinate construction for Oak Lawn Place project through delivery and grand opening.

- Identify additional redevelopment sites including the Inwood DART Station area, work with developers of anticipated development projects within the TIF District to bring them to fruition and continue to seek growth in the TIF District through the attraction of mixed-use, high-density development.

Appendix A – Financials

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

	2023	2022	2021	2020	2019
Assets:					
Pooled cash and cash equivalents	$18,368,054	$12,872,175	$8,400,574	$4,112,899	$723,170
Interest receivable	$97,009	$21,183	$1,741	$3,170	$780
Total assets	$18,465,063	$12,893,359	$8,402,316	$4,116,069	$723,950
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	$0	$0	$0	$10,467	$0
Advances from developers	$0	$0	$0	$0	$0
Accrued interest	$0	$0	$0	$0	$0
Due to general fund	$227,584	$166,954	$118,561	$122,292	$45,735
Total liabilities	$227,584	$166,954	$118,561	$132,759	$45,735
Fund Balance (Deficit):					
Fund Balance (Deficit)	$18,237,479	$12,726,405	$8,283,755	$3,983,310	$678,216
Total Liabilities and Fund Equity	$18,465,063	$12,893,359	$8,402,316	$4,116,069	$723,951

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

	ITD	2023	2022	2021	2020	2019
Revenues:						
Tax increment-Governmental	$24,768,649	$4,435,179	$3,945,664	$3,622,690	$3,337,157	$2,757,927
Tax increment-Intergovernmental	$4,805,778	$810,757	$742,003	$708,743	$676,686	$571,807
Interest income	$621,490	$464,138	$60,319	$17,828	$16,807	$12,675
Net increase (decrease) in fair value of investments	($392,790)	($138,370)	($256,944)	($6,863)	$7,232	$14,413
Total revenues	$29,803,127	$5,571,704	$4,491,043	$4,342,398	$4,037,883	$3,356,822
Expenditures:						
Administrative expenses	$565,650	$60,630	$48,393	$41,953	$76,557	$47,168
Non-Capital Outlay	$9,349,999	$0	$0	$0	$656,231	$2,825,403
Capital outlay	$1,650,000	$0	$0	$0	$0	$25,718
Interest and fiscal charges	$0	$0	$0	$0	$0	$0
Total expenditures	$11,565,649	$60,630	$48,393	$41,953	$732,788	$2,898,288
Excess (Deficiency) of Revenues over Expenditures	$18,237,479	$5,511,074	$4,442,650	$4,300,445	$3,305,095	$458,533
Fund balance (Deficit) at beginning of year as previously reported	$0	$12,726,405	$8,283,755	$3,983,310	$678,216	$219,682
Fund balance (Deficit) at beginning of year, as restated	$0	$12,726,405	$8,283,755	$3,983,310	$678,216	$219,682
Fund balance (deficit) at end of year	$18,237,479	$18,237,479	$12,726,405	$8,283,755	$3,983,310	$678,216

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

City of Dallas, Texas
Maple/Mockingbird Tax Increment Financing District Fund
Reinvestment Zone Number Eighteen
As of September 30, 2023

Texas Tax Code Section 311.016 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:**

$325,768	Interest Income
$5,245,936	Ad Valorem Taxes (Collected in FY 2022-23 based on 2022 Final Tax Roll)
$5,571,704	**Total Revenue**

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

$60,630	Administrative Expense - TIF District admin cost for FY 2022-2023
$0	Non-Capital outlay
$0	Capital outlay
$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
$60,630	**Total Expenditures**

3. **The Zone started reimbursing the General Fund for TIF District administrative costs in fiscal year 2010-11.**

4. a. Amount of Principal and Interest due-on outstanding bonded indebtedness:
Maple Mockingbird TIF District has incurred no bonded indebtedness as of September 30, 2023

b. The zone has the following contingent obligations from available TIF District funds as of September 30, 2023:

	Balance Due (Since Inception)			Payments/Adjustments To Date			
Project Description	Principal	Accrued Add'l Subsidy (1)	Total Due	Principal	Accrued Add'l Subsidy (1)	Total Paid	Net Bal. Due
Maple Station Project	$8,000,000	$0	$8,000,000	$8,000,000	$0	$8,000,000	$0
Love Field Hotel Project	$3,000,000	$0	$3,000,000	$3,000,000	$0	$3,000,000	($0)
Totals	**$11,000,000**	**$0**	**$11,000,000**	**$11,000,000**	**$0**	**$11,000,000**	**($0)**

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

5. The Zone entered a development agreement with Resource Center of Dallas, Inc. on September 28, 2022 in an amount not to exced $5,414,006.00 for the development of the Oak Lawn Place project. The project estimated completion date is December 31, 2024. Payment will begin upon completion of all obligations and upon availability of TIF District funds.

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

Taxing Jurisdiction	Taxable Value 2023[1]	Base Year 2008 Value	Est. Captured Value 2023[2]
City of Dallas	$984,377,888	$184,005,009	$800,372,879
Dallas County	$933,043,200	$185,237,382	$747,805,818

[1]Taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.
[2]Based on Certified Taxable Value. The final values will be determined on February 01, 2024.

7. **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:**

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

Taxing Jurisdiction	Assessment Per $100	Amount of Estimated 2023 Increment
City of Dallas[1]	0.62535	$5,005,092
Dallas County[2]	0.11864	$887,233
Total for all Jurisdictions	$0.74399	$5,892,325

[1]Participation rates for City of Dallas are 70% for tax years 2009-2011, 85% for tax years 2012-2026 and 70% for tax years 2027-2033.
[2]Participation rate for Dallas County is 55% for tax years 2009-2029.
a. The TIF District began collecting increment in fiscal year 2009-10 for tax year 2009.

b. The total amount of estimated tax increment to be billed for the 2023 tax year is $5,892,325. For the 2022 tax year, the Zone collected $5,245,936 in increment.

City of Dallas, Texas
Maple/Mockingbird Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2023

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

4. The Zone's Financing Plan permits expenditures not to exceed $2,698,596 over the life of the Zone to reimburse the City for administrative costs. The Zone began reimbursing the General Fund in fiscal year 2010-11. 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 $227,584 on September 30, 2023, represents the Zone administration costs for the fiscal year 2018-2019 ($39,539), fiscal year 2019-2020 ($37,018), fiscal year 2020-2021 ($42,004), fiscal year 2021-2022 ($48,393), and fiscal year 2022-2023 ($60,630) that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF District funds. Note that these administrative costs do not include billing to other City departments.

6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

Appendix B – Financial Obligations Estimated Payoff

On September 28, 2022, City Council approved Resolution No. 22-1462 approving a TIF District development agreement for funding up to $5,414,006 in support of the Oak Lawn Place senior affordable multi-family development project. The project is anticipated to be complete in 2024. Sufficient tax increment from the overall TIF District is available for disbursement when the project is complete and eligible for payment.

Appendix C – TIF District-Wide Set-Aside Funds

The TIF District Increment Allocation Policy adopted by the TIF District Board for the Maple/Mockingbird TIF District currently provides for 5% of any shared increment for TIF District-Wide Improvements after administrative expenses. Specific improvement projects are to be determined and the amount of this set-aside will be reviewed annually based on updated financial projections and TIF District needs. The TIF District Board shall also have the discretion to release all or part of TIF District-Wide Set-Aside funds towards disbursement of payments to one or more TIF District eligible projects.

The balance for the TIF District-Wide Set-Aside as of the end of FY 2022-2023 is $1,476,163. There are no commitments of these funds.

Potential uses as defined by the Increment Allocation Policy include:

- Gateways, trails, open space, public facilities, or utility/streetscape improvements benefiting multiple properties or blocks.

The intent is to leverage TIF District-Wide Set-Aside funds as a match for other funding.