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DEEP ELLUM TIF DISTRICT  
BOARD OF DIRECTORS  
MEETING NOTICE

Reinvestment Zone Number Twelve, City of Dallas, Texas

(Deep Ellum Tax Increment Financing District)

December 5, 2023, at 11:00 a.m.

Dallas City Hall, 6DN Conference Room and Videoconference

Detailed information pertaining to this agenda may be found at

<https://cityofdallas.legistar.com/Calendar.aspx>

**Video Conference:**

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m80d9257e399e4b0f21927d9b95bddf51>

**Telephone:** 469-210-7159 **Access Code:** 2484 059 9540

The City of Dallas will make reasonable modifications to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Office of Equity & Inclusion by calling (214) 670-7311 or TTY (800) 735-2989, forty-eight (48) hours prior to the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting

<https://dallascityhall.com/government/Pages/Live.aspx>.

Individuals and interested parties wishing to speak must register with the Office of Equity & Inclusion by calling (214) 670-7311, twenty-four (24) hours prior to the meeting date and time.

La Ciudad de Dallas llevará a cabo Modificaciones Razonables a los programas u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio o interpretación para poder participar de forma íntegra en la reunión debe notificar a la Oficina de Equidad y Inclusión llamando al (214) 670-7311 o TTY (800) 735-2989, dos (2) días hábiles antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en <https://dallascityhall.com/government/Pages/Live.aspx>.

Las personas y las partes interesadas que deseen hacer uso de la palabra deben registrarse en la Oficina de Equidad y Inclusión llamando al (214) 670-7311, 24 horas antes del tiempo de la reunión.

**AGENDA**

1. Call to order and introduction of meeting participants.
2. Public comments pertaining to agenda items 3 through 7.
3. Review and consideration of the Meeting Record of the December 6, 2022 Deep Ellum TIF District Board Meeting.  
Presenter: Dorcy Clark, District Manager, Office of Economic Development  
**Recommended action:** Approval

4. Review and consideration of the Deep Ellum TIF District Annual Report for FY 2022-2023.  
 Presenter: Dorcy Clark, District Manager, Office of Economic Development  
**Recommended action:** Approval and forward a recommendation of approval to City Council
  
5. Review and consideration of proposed amendments to the Project Plan and Reinvestment Zone Financing Plan ("Plan") for Tax Increment Financing Reinvestment Zone Number Twelve (the "Deep Ellum TIF District") to:
  - a. Increase the total budget for the Deep Ellum TIF District from \$29,992,935 net present value (approximately \$57,641,077 in total dollars) to \$46,408,080 net present value (approximately \$93,519,023 in total dollars)
  - b. Remove the Latino Cultural Center Area Improvements budget category and redefine the Open Space and Trail budget category to consist of District-Wide improvements for Open Space, Trails, Areas of Public Assembly including Cultural Area or Facility Improvements, and Public Parking
  - c. Create new Affordable Housing budget categories to (1) support Deep Ellum TIF District mixed-income housing guidelines and (2) annually transfer 20% of Deep Ellum TIF District net increment to the City's Department of Housing and Neighborhood Revitalization to support Homeowner Stabilization, Home Repair, Homebuyer Assistance, and Displacement Mitigation Programs within the Grand Park South area
  - d. Set Aside 20% of annual Deep Ellum TIF District net increment from 2023 collections (2022 values) through Deep Ellum TIF District termination for infrastructure improvements and areas of public assembly within the Grand Park South area (adjacent to the south of the Deep Ellum TIF District)
  - e. Make corresponding modifications to the TIF District's Plan
  - f. Include findings that the proposed Plan amendments will have an overall benefit to, and further the purposes of, the Deep Ellum TIF District.

Presenter: Dorcy Clark, District Manager, Office of Economic Development

**Recommended Action:** Approval and forward a recommendation of approval to the City Council

6. Review and consideration of proposed amendments to the Deep Ellum TIF District Increment Allocation Policy to: (a) reflect the proposed Plan amendments described in Item 5 and (b) increase the annual District-Wide Improvement Set-Aside from 5% to 25%

Presenter: Dorcy Clark, District Manager, Office of Economic Development

**Recommended action:** Approval

7. Review and consideration of a regular meeting schedule for the Deep Ellum TIF District Board of Directors for calendar year 2024.

**Recommended action:** Approval

8. Adjournment

**Handgun Prohibition Notice for Meetings of Governmental Entities**

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del

**gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."**

**"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."**

**"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."**

### **EXECUTIVE SESSION NOTICE**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt . Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]

**Deep Ellum TIF District**  
**Board of Directors**  
**Meeting Record**

The Deep Ellum TIF District Board of Directors meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Office of Economic Development, Staff Coordinator at 214-670-1685.
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**Meeting Date:** December 6, 2022

**Meeting Start time:** 11:00 a.m.

Board Members Present: Jeff Brightwell (Presiding Officer), Cash Harbaugh, Jon Hetzel, Bryan Tony

Board Members Absent: Luis Tamayo (Dallas County Representative)

Staff in attendance: Dorcy Clark, Dennis Clotworthy, Jozette Rosa, Angela Hardiman

Other in attendance: None

**AGENDA:**

**1. Call to order and introduction of meeting participants.**

The meeting was called to order at 11:02 a.m. and the meeting participants were introduced.

**2. Public comments pertaining to agenda items listed below.**

None

**3. Nomination and election of a Vice Chair for the Board of Directors.**

Recommended Action: Approval

Action Taken: Mr. Brightwell was nominated and elected as Vice Chair for the Board of Directors and became the Presiding Officer of the TIF Board Meeting.

Motion made by: <b>Mr. Harbaugh</b>	Motion seconded by: <b>Mr. Hetzel</b>
Item passed unanimously: <b>X</b>	Item passed on a divided vote:
Item failed unanimously:	Item failed on a divided vote:

**4. Review and consideration of the minutes of the December 7, 2021 meeting.**

Recommended Action: Approval

Action Taken: Approved

Motion made by: <b>Mr. Hetzel</b>	Motion seconded by: <b>Mr. Harbaugh</b>
Item passed unanimously: <b>X</b>	Item passed on a divided vote:
Item failed unanimously:	Item failed on a divided vote:

**5. Review and consideration of the Deep Ellum TIF District Annual Report for FY 2021-2022.**

Recommended Action: Approval and recommendation to forward to City Council

Presenter(s): Dorcy Clark

Action Taken: Approval and forward a recommendation of approval to City Council

**Deep Ellum TIF District Board of Directors Meeting  
 December 6, 2022  
 Meeting Minutes – Page 2 of 2**

Motion made by: <b>Mr. Hetzel</b>	Motion seconded by: <b>Mr. Tony</b>
Item passed unanimously: <b>X</b>	Item passed on a divided vote:
Item failed unanimously:	Item failed on a divided vote:

Comments: The Board was informed that minor edits to the Annual Report including, but not limited to, the addition of FY 2021-2022 administrative costs, may be made.

**6. Review and consideration of a regular meeting schedule for the Deep Ellum TIF District Board of Directors for calendar year 2023.**

Recommended Action: Approval

Action Taken: Approved

Motion made by: <b>Mr. Harbaugh</b>	Motion seconded by: <b>Mr. Hetzel</b>
Item passed unanimously: <b>X</b>	Item passed on a divided vote:
Item failed unanimously:	Item failed on a divided vote:

**7. Adjournment**

Meeting adjourned at 11:29 a.m.

I attest that these minutes are an accurate reflection of the business conducted by the Deep Ellum TIF Board on this date.

\_\_\_\_\_  
 (Chair Signature)                      Date

\_\_\_\_\_  
 (Board Coordinator Signature)      Date

**Deep Ellum TIF District  
FY 2022-2023 Annual Report**



The Stack Deep Ellum

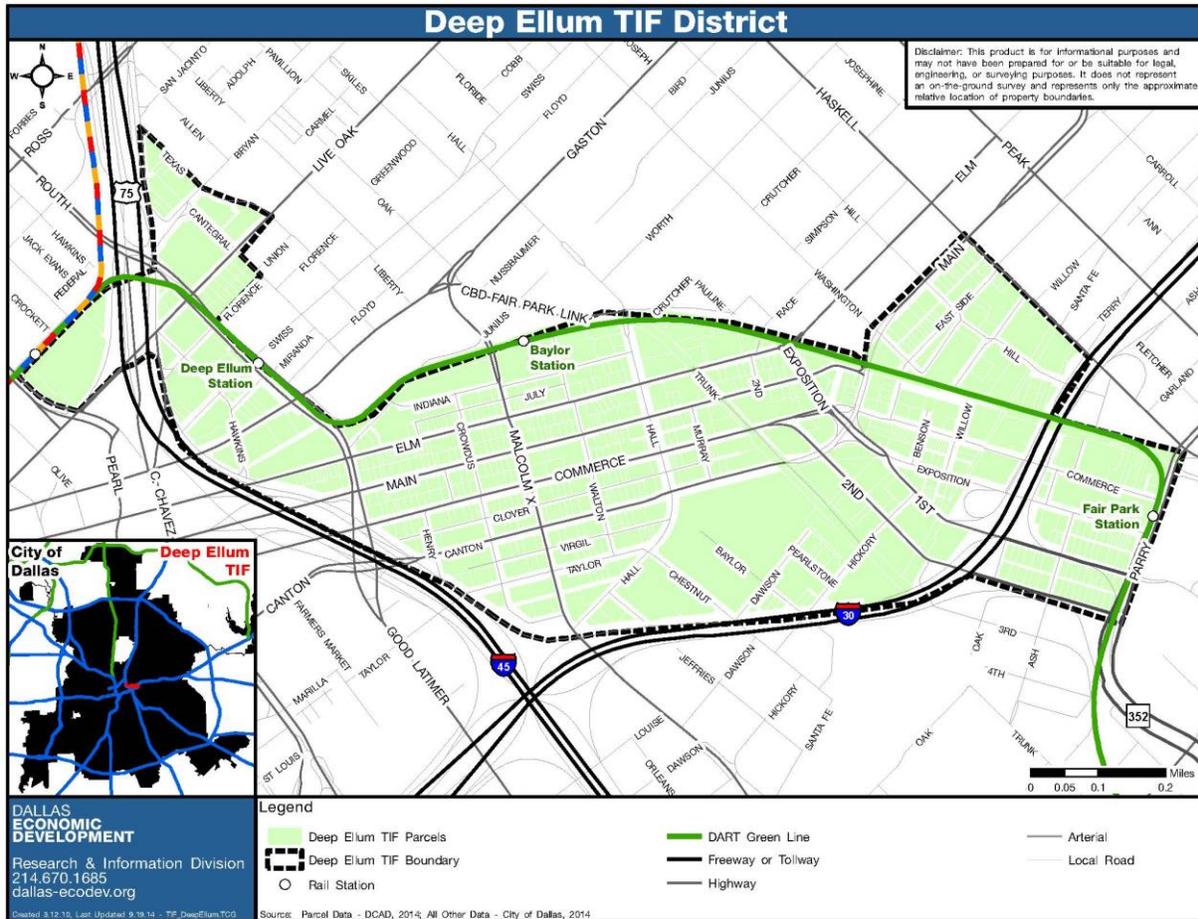


**City of Dallas**

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

**October 1, 2022 to September 30, 2023**

# Reinvestment Zone Number Twelve Deep Ellum Tax Increment Financing District



Source: Parcels - DCAD, 2009; Rail - DART, 2009; All Other Data - City of Dallas, 2017

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## Mission Statement

The mission of the Deep Ellum Tax Increment Financing District is to provide a source of funding for public investments anticipated to enhance the real estate market for the Deep Ellum TIF District area. The Deep Ellum Tax Increment Financing (TIF) District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping districts to take full advantage of the expanding DART light rail system, promote transit oriented development, improve the historic core area of Deep Ellum, implement appropriate urban design standards to differentiate and brand the area, and improve the quality of development east of Downtown.

The Deep Ellum TIF District (the "TIF District") was established in June 2005 to assist in the transformation of the Deep Ellum area into a more diversified, pedestrian friendly, mixed-use neighborhood in the area and improve the urban fabric and connections between Central Expressway and Fair Park. Strengths of the TIF District include a mix of unique and historic buildings that create an identifiable district, adjacency to three DART light rail stations and proximity to Downtown Dallas, the Arts District, Dallas Farmers Market, Baylor Medical Center, and Fair Park.

The City Council established the TIF District by Ordinance 26043 on June 22, 2005. The TIF District took effect on January 1, 2006 and is scheduled to terminate on December 31, 2027 (including collection of the 2027 increment in calendar year 2028 and any related matters to be concluded in 2028) or when the budget of \$30 million (2006 dollars) has been collected. The TIF District boundary and Project Plan and Reinvestment Zone Financing Plan ("Plan") were amended in 2008, 2011, and 2014 (current amended Plan). The City of Dallas and Dallas County are the two participating jurisdictions. The City's participation rate is 85% of incremental property taxes collected, and the County's participation rate is 55%.

## TIF District Accomplishments

To date, 22 significant projects have been completed within the TIF District, resulting in \$1.06 billion in new taxable property value.

During FY 2011, DART completed construction of the SE-1 Corridor light rail line, which included the Deep Ellum, Baylor, and Fair Park stations within the TIF District.

Redevelopment and reinvestment of consolidated property in the commercial core of Deep Ellum continue to expand dining and retail choices in the area. Projects by Asana Partners and Westdale Real Estate Investment and Management have provided additional commercial and retail opportunities in the TIF District.

The Old Dallas High School, added to the TIF District in 2014, was approved for TIF District funding in 2016 and was completed in 2018. The Case Building at Main Street and Trunk Avenue and the Epic Project have brought additional residential units, office and retail space to the TIF District. The Epic, located at Elm and Good Latimer, includes

721,600 square feet of office space and 49,382 square feet of retail space. The Epic also includes The Hamilton, a 310 residential unit tower and The Pittman, a 164-key hotel in the historic Knights of Pythius Temple building.

The Continental Gin Redevelopment Project, approved for TIF District funding during fiscal year 2018-2019 and completed during fiscal year 2020-2021, improved 45,000 square feet of office space and 5,000 square feet of retail space in the historic building. The Continental Gin Project was awarded Dallas Business Journal's 2020 Best Real Estate Deals in the Rehab/Reuse category. In September 2022, the International Economic Development Council (IEDC) held its annual Excellence Awards in which the Office of Economic Development (OED) received a Gold Award in the Real Estate Redevelopment & Reuse category for its role in helping to facilitate the Continental Gin Redevelopment Project.

The Stack Deep Ellum, a 16-story retail and office building, was approved for TIF funding in fiscal year 2019-2020. Construction completed in fiscal year 2021-2022 and a long-term lease was announced with TRG for 101,808 square feet within the building.

The American Cancer Society Gene and Jerry Jones Family Hope Lodge, in partnership with Baylor Scott & White Health, located on Elm Street between Hall and Trunk Avenue, constructed a free lodging facility for cancer patients receiving treatment in the DFW area and their caregivers in 50 guest suites (excluded from page 7 chart). The facility opened in 2021.

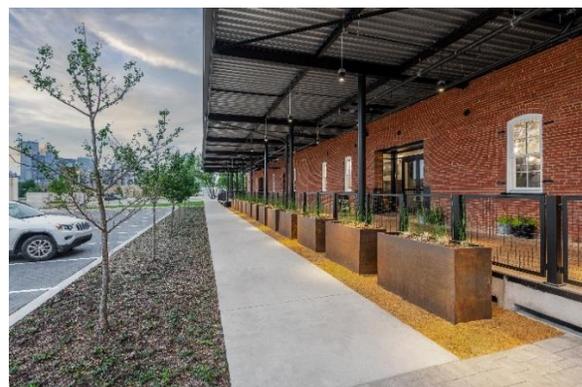
At the IEDC 2022 Excellence Awards, the OED received a Silver Award in the Neighborhood Development category for its role in managing the TIF District since its creation in 2005.

On June 30, 2023, the Deep Ellum Historic District was listed in the National Register of Historic Places, recognizing Deep Ellum as a place of historical and architectural significance.

The chart that begins on page 7 is a comprehensive list of all TIF District funded and significant non-TIF District funded projects within the TIF District.



The Stack Deep Ellum



The Continental Gin Building



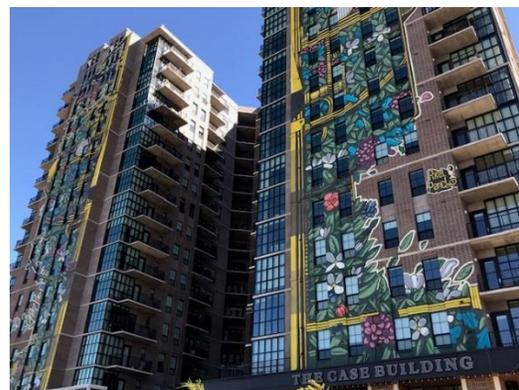
*Reel FX*



*Novel Deep Ellum (Crescent)*



*Old Dallas High School*



*Case Building*



*City Lights Phase II Site*



*The Epic*



*Latino Cultural Center*



*Westdale 2800 DE*

## Current Development Status in the TIF District

<b>Deep Ellum TIF District Projects<sup>1</sup></b>						
<b>Projects and Potential Projects Within TIF District Utilizing TIF District Funding<sup>2</sup></b>						
<b>Project</b>	<b>Location</b>	<b>Calendar Year Complete</b>	<b>Status</b>	<b>Units/ SF</b>	<b>Approx. Value<sup>3</sup></b>	<b>TIF Investment</b>
Olympia Arts	4000 East Side Ave / 3995 Benson St	2010	Complete	25,116 SF office, 4,040 SF commercial	\$2,151,710	\$595,000
Reel FX/ Crowdus & Indiana Streetscape Improvements <sup>4</sup>	301 N Crowdus	2014	Complete	67,166 SF office, streetscape improvements	\$5,008,420	\$552,000
Westdale 2800 DE	Main and Elm Streets	2016	Complete	30,595 SF retail, open space	\$5,800,000	\$1,600,000
Old Dallas High School	2214 & 2218 Bryan	2017	Complete	114,272 SF office space	\$27,495,000	\$6,240,934
Continental Gin	3309 Elm Street	2021	Complete	45,000 SF office space, 5,000 SF retail	\$8,500,000	\$3,000,000
The Stack Deep Ellum	2700 Commerce Street	2021	Complete	200,000 SF office, 14,600 SF retail	\$76,000,000	\$2,576,125
SUBTOTAL				Complete: 451,554 SF Office and 54,235 SF Commercial/Retail	\$124,955,130	\$14,564,059
<b>Projects Within TIF District Not Utilizing TIF District Funding<sup>1</sup></b>						
Broadstone Ambrose	2901 Indiana St.	2007	Complete	338 residential units	\$64,000,000	\$0
Commerce Street Lofts	3701, 3703, 3705, 3707, 3509, 3711, 3713, & 3715 Commerce St.	2007	Complete	8 live/ work units (approx. 18,000 SF)	\$3,592,242	\$0
Eastside Lofts	500, 502, 504, 506 1 <sup>st</sup> St.	2006	Complete	4 residential units (approx. 9,300 SF)	\$1,883,472	\$0
City Lights Phase I (aka Oak & Ellum)	2627 Live Oak St	2015	Complete	424 residential units	\$60,000,000	\$0
The Case Building	3131 Main	2018	Complete	337 residential units, 10,738 SF retail	\$85,384,720	\$0
Deep Ellum Crossroads	Main and Commerce Streets	2017	Complete	46,008 SF retail	\$4,620,000	\$0
The Crosby	400 S. Hall	2018	Complete	336 residential units	\$69,000,000	\$0

Epic (Phase I)	2550 Pacific	2019	Complete	251,600 SF office, 49,382 SF retail	\$99,074,270	\$0
The Hamilton and The Pittman - Epic (Phase I)	2525 Elm and 2500 Pacific	2020	Complete	310 residential units, 164 hotel rooms, 5,004 SF retail	\$130,500,000	\$0
Novel Deep Ellum (Crescent)	2900-2930 Canton	2020	Complete	231 residential units, 10,500 SF retail	\$61,000,000	\$0
The Gabriella (City Lights Phase II)	2727 Live Oak	2020	Complete	368 residential units, 56,625 SF grocery	\$137,560,330	\$0
The Galbraith	2400 Bryan	2021	Complete	217 residential units, 10,000 SF retail	\$0 (Dallas Housing Finance Corp owned)	\$0 TIF (PPP, Bond, HOME and CDBG funds)
Epic (Phase II)	2500 Pacific	2022	Complete	470,000 SF office; 19,299 retail	\$149,000,000	\$0
Mark Cuban Cost Plus Drug Facility	302 S. Walton (3015 Taylor)	2023	Complete	22,000 SF manufacturing	\$6,500,000	\$0
Elm Street Lofts (Good E)	Main and Elm at Good Latimer	2023	Complete	20,272 SF retail plus 28,645 SF retail/office	\$3,080,680	\$0
The Willow	3900 Commerce	2023	Complete	190 residential units	\$60,000,000 (projected value based on percent complete per DCAD)	\$0
2800 Taylor	2800 Taylor	2024	Under Construction	192 residential units	\$60,000,000	\$0
Larkspur Fair Park <sup>5</sup>	3525 Ash Lane	2025	Planned	290 residential units	\$0	\$0
SUBTOTAL		Complete: 2,763 Residential Units, 772,245 SF Office, 227,828 SF Commercial/Retail, 164 hotel rooms Under Construction/Planned: 482 Residential Units			\$935,195,714 invested; \$60,000,000 underway	\$0
TOTAL PROJECTS WITHIN TIF DISTRICT UTILIZING AND NOT UTILIZING TIF DISTRICT FUNDS		Complete: 2,763 Residential Units, 1,223,799 SF Office, 282,063 SF Commercial/Retail and 164 hotel rooms Under Construction/Planned: 482 Residential Units			\$1,060,150,844 Invested; \$60,000,000 underway	\$14,564,059

<sup>1</sup> All information updated as of September 30, 2023; planned projects that have not started construction are not included unless City incentive has been approved

<sup>2</sup> All TIF District funded projects.

<sup>3</sup> Based upon estimated market value at completion or of comparable projects for anticipated projects, investment amount, or DCAD taxable 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> Reel FX was funded as part of a Streetscape project on Elm Street from Crowds Street to Indiana Street. Deep Ellum TIF District assisted with the costs, along with a Chapter 380 Economic Development Grant, Water Utilities Capital Improvement Funds, and 2006 Prop 8 Bonds.

<sup>5</sup> Larkspur Fair Park has received City Council approval for a Public Facility Corporation (PFC) incentive which will result in the property being tax exempt. The anticipated investment is \$70.3 million.

## 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, there are no residential units supported with site-specific TIF District funding.

The Galbraith (2400 Bryan Street) mixed-income, mixed-use project was complete in 2021-2022 and includes 217 residential units, of which 111 are affordable. This project does not include TIF District funds but has a capital stack utilizing housing tax credits and other City controlled funds (HOME, CDBG, Public/Private Partnership Funds, City Bond Funds), requiring 51% of the units to be set aside as affordable (60% or below area median family income).

Larkspur Fair Park (3525 Ash Lane) mixed-income project was approved as a Public Facility Corporation (PFC) project by City Council on April 26, 2023. The property will be tax-exempt and will produce 290 residential units, of which 146 units (50%) will be reserved for households earning 80% or below area median family income.

## Value and Increment Revenue Summary

The TIF District's assessed 2023 taxable value was \$1,420,880,416. This represents an increase of \$124,520,047 (9.6%) from the 2022 value and an increase of \$1,231,717,803 (651%) from the base year value. The resulting total increment revenue anticipated to be collected in 2024 (from 2023 values) is approximately \$7,702,486 (Dallas County NPV cap was reached during 2022 increment collections).

## Objectives, Programs, and Success Indicators

The Deep Ellum Project Plan and Reinvestment Zone Financing Plan ("Plan") was adopted on April 12, 2006 and was amended in 2008, 2011 and 2014. Among the goals of the Plan are:

- To create additional taxable value attributed to new private investment in projects in the Deep Ellum TIF District totaling approximately \$795 million.

*Completed projects within the TIF District (those captured on pages 7-8) have contributed approximately \$1.06 billion in additional taxable value (133% of goal). The current taxable value of the TIF District is \$1.42 billion (179% of goal).*

- To attract new private development in the Deep Ellum TIF District totaling approximately 650,000 square feet of retail space, 850,000 square feet of office space, 500 hotel rooms, and at least 3,500 new residential units including lofts, town homes and apartments.

*Completed projects within the TIF District contributed approximately 282,063 square feet of retail (43.4% of goal), 1,223,799 square feet of office (144% of goal), 164 hotel rooms (33% of goal), and 2,763 additional residential units (78.9% of goal). Several large-scale projects are under construction and planned, which will assist the TIF District in meeting these goals over the next several years.*

- To support the conversion of the Deep Ellum area to a mixed-use, transit-oriented neighborhood that complements Baylor Medical Center, Downtown Dallas, Latino Cultural Center and Fair Park.

*A Complete Street project for Commerce Street from Good Latimer to Exposition was approved in the 2017 Bond Program and the construction contract was awarded on September 27, 2023 by Resolution No. 23-1324. The scope of the Commerce Street improvements is from Good Latimer Expressway to Exposition Avenue and will convert the existing five lanes of one-way traffic into a two-lane two-way street with on-street parking and will include the conversion of Elm Street from Good Latimer Expressway to Exposition Avenue from one-way to a two-way traffic pattern to complement Commerce Street.*

*The CBD Fair Park Link is a new roadway that will serve as an arterial connector road from the Central Business District area to eventually link to Fair Park. The work is being implemented in two phases and the construction contract for Phase I, from Hall Street to Main Street, was approved in FY 2020-2021, and construction is anticipated to be complete in December 2024.*

*Public input meetings have begun focused on the Main Street to IH-30 segment of the CBD Fair Park Link (Phase II) through a study of multimodal transportation links connecting Downtown Dallas through Deep Ellum to Fair Park. This study will take into account how these areas are linked*

*considering new designs for IH-30 and IH-345. The study is being led by North Central Texas Council of Governments in coordination with the Texas Department of Transportation and the City of Dallas.*

- To generate approximately \$30 million (net present value) in increment over 20 years of collections.

*The District has generated \$23.15 million NPV (77.2% of the goal), with four years remaining until the expiration of the District. Based upon current estimates and certified 2023 values, the District could meet the \$30 million NPV goal by FY 2025, before the District is scheduled to expire in 2027 (2028 increment collections).*

- To diversify retail and commercial uses in the TIF District.

*In 2015, City Council approved the redevelopment of multiple buildings and parking lots along Main and Elm for the Westdale 2800 DE project which added 30,595 square feet of retail and restaurant space along with the creation of 13,740 square feet of open space. The Westdale 2800 DE Project was completed in the fiscal year 2017 and paid in full in fiscal year 2018.*

*The adaptive reuse of the historic Continental Gin building was completed during fiscal year 2020-2021 and includes co-working office space, a coffee shop and will be anchored by planned commercial space. Additionally, The Stack Deep Ellum added 14,600 square feet of ground floor commercial space within the TIF District. Several non-TIF District funded projects have added to the diversification of retail and commercial uses in the District, including the recently completed Good E Project in the 2500 block of Elm Street.*

- Encourage the redevelopment of the property located on Live Oak Street north of the Latino Cultural Center including the sale of some City-owned property in the area and some street abandonment to create a more usable site.

*In 2008, the boundaries of the TIF District were amended to include the City of Dallas Latino Cultural Center and the site of the City Lights Project. These two sites comprise 10.2 acres. This boundary amendment was initiated to promote new development and increased urban density near the Latino Cultural Center and nearby the Deep Ellum DART Light Rail station. On August 10, 2016, City Council authorized amendments to deed restrictions placed on the property, including the requirement of a \$100,000 donation to the Latino Cultural Center to be made pursuant to the City Lights projects, prior to the issuance of a Certificate of Occupancy. During fiscal year 2019-2020, the Latino Cultural Center accepted and received a donation of \$100,000 to satisfy the related deed restriction requirement.*

## Year-End Summary of Meetings

The TIF District Board of Directors met one time during the fiscal year on December 6, 2022.

The Board can consist of up to seven members, including six City of Dallas appointees and one Dallas County appointee. Board members are (FY 2022-23 Board meetings attended):

- Jon Hetzel (Chair, re-appointed after December 6, 2022) – City Representative (attended 1 of 1 meeting)
- Jeff Brightwell – (December 6, 2022 Presiding Officer) - City Representative (attended 1 of 1 meeting)
- Cash Harbaugh – City Representative (attended 1 of 1 meeting)
- Bryan Tony – City Representative (attended 1 of 1 meeting)
- Luis Tamayo – Dallas County Representative (attended 0 of 1 meeting)

One City Council item was considered directly related to the TIF District:

On February 22, 2023, City Council approved Resolution Number 23-0306, accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum 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.

Two additional items were considered by City Council that have significant impact in the TIF District:

On April 26, 2023, City Council approved Resolution Number 23-0549, authorizing the Dallas Public Facility Corporation to acquire, develop, and own Larkspur Fair Park, a mixed-income, multifamily development to be located at 3525 Ash Lane (Project) and enter into a seventy-five-year lease agreement with Fair Park Holdings, LP, or its affiliates for the development of the Project.

On September 27, 2023, City Council approved Resolution Number 23-1324, authorizing a construction services contract for the construction of Commerce Street from Good Latimer Expressway to Exposition Avenue - Rebcon LLC, lowest responsible bidder of four - Not to exceed \$29,968,199 - Financing: 2023 Certificate of Obligation (\$25,328,549), Water Capital Improvement Fund (\$3,069,000), Water Construction Fund (\$1,536,550), and Wastewater Construction Fund (\$34,100).

## Pending TIF District Items

Consideration of the FY 2022-2023 TIF District Annual Report and a recommendation to the City Council for approval.

### Budget and Spending Status

Each TIF district establishes a budget for the public investment necessary to support private investment in the district in the Project Plan and Reinvestment Zone Financing Plan. The TIF District was established in June 2005 and was amended in FY 2008 and 2014. The current budget for the TIF District is below.

Deep Ellum TIF District Project Plan Budget Projected Increment Revenues to Retire TIF Fund Obligations			
Category	TIF Budget <sup>1</sup>	Allocated <sup>2</sup>	Balance
Water, Wastewater, Storm & Off-site Utility Replacement	\$2,315,966	\$1,813,183	<b>\$502,783</b>
Paving Streetscape & Lighting	\$26,928,502	\$2,309,759	<b>\$24,618,743</b>
Open Space & Trails	\$2,618,049	\$122,998	<b>\$2,495,051</b>
Façade Restoration /Environmental/Remediation/Demolition <sup>3</sup>	\$10,258,224	\$10,167,824	<b>\$90,400</b>
Latino Cultural Center Area Improvements	\$9,280,585	\$0	<b>\$9,280,585</b>
Administration & Implementation <sup>4</sup>	\$4,269,069	\$717,686	<b>\$3,551,383</b>
<b>Total Project Costs (excluding interest)</b>	<b>\$55,670,396</b>	<b>\$15,131,450</b>	<b>\$40,538,946</b>
<sup>1</sup> Budget shown above in current dollar; TIF Plan shows the budget in net present value. <sup>2</sup> Project and Administrative costs are allocated as increment collection began in FY 2008 <sup>3</sup> Includes \$775,000 Grant under Façade Restoration/Environmental/Remediation/Demolition <sup>4</sup> TIF District administration costs shown are expended or committed through FY 2021-2022.			

Deep Ellum TIF District Project Plan Budget	
Category	TIF Budget*
Water, Wastewater, Storm & Off-site Utility Replacement	\$1,247,748
Paving Streetscape & Lighting	\$14,507,977
Open Space & Trails	\$1,410,498
Façade Restoration/Environmental Remediation & Demolition	\$5,526,712
Latino Cultural Center Area Improvements	\$5,000,000
Administration and Implementation	\$2,300,000
<b>Total Project Costs (excluding interest)</b>	<b>\$29,992,935</b>
* As approved in the Project Plan and Reinvestment Zone Financing Plan as amended September 10, 2014. Note: TIF Board may amend Project Plan budget with City Council approval.	

<b>Deep Ellum TIF M/WBE Participation</b>				
<b>Project</b>	<b>Contractor</b>	<b>Total Contract Award Amount</b>	<b>Total MWBE Amount</b>	<b>Percentage Minority Participation</b>
Olympia Arts	Elstonaire	\$1,200,000	\$360,000	30%
Reel FX*	N/A	N/A	N/A	N/A
Westdale 2800 DE	CS1 Group, Inc	\$1,988,975	\$557,510	28.03%
Old Dallas High School	Balfour Beatty	\$17,054,775	\$4,104,694	23.54%
Continental Gin	Hill & Wilkinson	\$17,397,431	\$5,810,749	33.40%
The Stack Deep Ellum	Whiting-Turner	\$59,352,634	\$15,638,154	26.35%
<i>* TIF District funds for streetscape work</i>				

### **FY 2023-2024 Work Program**

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

- Examine potential District-Wide Improvements that could provide impactful close-out to the TIF District and consider TIF District Plan Amendment, if needed.
- Improve the pedestrian environment through sidewalk improvements, landscaping, lighting and design standards.
- Upgrade basic infrastructure including storm drainage, water/wastewater lines, and burial of overhead utilities to support redevelopment in the District.
- Coordinate linkages with the three DART light rail stations located in the District by extending streetscape improvements between stations to create an extended pedestrian area to destinations such as the Latino Cultural Center, the Baylor Hospital Campus, the Old Dallas High School site, and Fair Park.
- Encourage development of new mixed-income residential projects.
- Assist in coordination of Commerce Street improvements.
- Examine the redevelopment possibilities of the current City Central Service Center located at 3202 Canton Street.
- Where relevant, assist in implementation of the Deep Ellum Foundation’s Strategic Plan.

## Appendix A: Financials

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

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
<b>Assets:</b>					
Pooled cash and cash equivalents	\$18,829,557	\$13,899,969	\$7,562,654	\$5,497,079	\$4,540,543
Interest receivable	\$99,446	\$22,875	\$1,567	\$4,242	\$4,917
Total assets	<u>\$18,929,003</u>	<u>\$13,922,844</u>	<u>\$7,564,221</u>	<u>\$5,501,321</u>	<u>\$4,545,461</u>
<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
Accrued liability	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$216,917	\$216,917	\$169,710	\$161,731	\$46,690
Total liabilities	<u>\$216,917</u>	<u>\$216,917</u>	<u>\$169,710</u>	<u>\$161,731</u>	<u>\$46,690</u>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	<u>\$18,712,087</u>	<u>\$13,705,927</u>	<u>\$7,394,511</u>	<u>\$5,339,591</u>	<u>\$4,498,771</u>
Total Liabilities and Fund Equity	<u>\$18,929,003</u>	<u>\$13,922,844</u>	<u>\$7,564,221</u>	<u>\$5,501,321</u>	<u>\$4,545,461</u>

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

	<u>ITD</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
<b>Revenues:</b>						
Tax increment-Governmental	\$29,013,769	\$7,023,130	\$5,599,227	\$4,253,507	\$3,656,528	\$2,468,870
Tax increment-Intergovernmental	\$4,302,491	\$0	\$973,146	\$834,116	\$743,633	\$495,462
Interest income	\$805,744	\$471,850	\$63,838	\$21,893	\$50,053	\$88,826
Developer contribution	\$53,491	\$0	\$0	\$0	\$0	\$0
Net increase (decrease) in fair value of invest	(\$392,875)	(\$127,043)	(\$277,588)	(\$8,873)	\$12,855	\$24,476
Total revenues	<u>\$33,782,620</u>	<u>\$7,367,937</u>	<u>\$6,358,623</u>	<u>\$5,100,643</u>	<u>\$4,463,069</u>	<u>\$3,077,633</u>
<b>Expenditures:</b>						
Administrative expenses	\$673,400	\$0	\$47,207	\$45,722	\$121,988	\$48,188
Non-Capital Outlay	\$9,916,369	\$1,453,949	\$0	\$1,750,000	\$3,500,260	\$2,290,674
Capital outlay	\$4,480,764	\$907,829	\$0	\$1,250,000	\$0	\$450,000
Interest and fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0
Total expenditures	<u>\$15,070,533</u>	<u>\$2,361,778</u>	<u>\$47,207</u>	<u>\$3,045,722</u>	<u>\$3,622,249</u>	<u>\$2,788,862</u>
Excess (Deficiency) of Revenues over Expenditures	<u>\$18,712,087</u>	<u>\$5,006,159</u>	<u>\$6,311,416</u>	<u>\$2,054,920</u>	<u>\$840,820</u>	<u>\$288,771</u>
Fund balance (Deficit) at beginning of year as previously reported	\$0	\$13,705,927	\$7,394,511	\$5,339,591	\$4,498,771	\$4,209,999
Fund balance (Deficit) at beginning of year, as restated	<u>\$0</u>	<u>\$13,705,927</u>	<u>\$7,394,511</u>	<u>\$5,339,591</u>	<u>\$4,498,771</u>	<u>\$4,209,999</u>
Fund balance (deficit) at end of year	<u>\$18,712,087</u>	<u>\$18,712,087</u>	<u>\$13,705,927</u>	<u>\$7,394,511</u>	<u>\$5,339,591</u>	<u>\$4,498,771</u>

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

**City of Dallas, Texas**  
**Deep Ellum Tax Increment Financing District Fund**  
**Reinvestment Zone Number Twelve**  
**As of September 30, 2023**

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

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

\$344,807	Interest Income
\$7,023,130	Ad Valorem Taxes (Collected in FY 2022-23 based on 2022 Final Tax Roll)
\$0	Developer contribution
<u>\$7,367,937</u>	Total Revenue

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

\$0	Administrative Expense - TIF admin cost for FY 2022-2023 Pending
\$1,453,949	Non-Capital Outlay - Economic Development TIF Grant
\$907,829	Capital outlay - Public Improvement Infrastructure
\$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
<u>\$2,361,778</u>	Total Expenditures

**3. TIF Administration Costs:**

The Zone continued to reimburse the General Fund for administrative costs incurred during the fiscal year.

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

Deep Ellum TIF District has incurred no bonded indebtedness as of September 30, 2023.

**b.** The Zone entered into a development agreement with Westdale Properties America I, Ltd. for the redevelopment of Westdale 2800 DE Project in an amount not to exceed \$1,600,000. The Zone fully disbursed the TIF funds to the developer in fiscal year 2018.

<u>Project</u>	<u>Principal</u>	Accrued	Less	Total (P & I)
		<u>Add'l Subsidy (1)</u>	<u>Payments (2)</u>	<u>Outstanding</u>
Westdale 2800 DE Project	\$1,600,000	\$0	\$1,600,000	\$0
Total	\$1,600,000	\$0	\$1,600,000	\$0

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

(2) Westdale 2800 DE Project expenditures were accrued in the fiscal year 2017 and paid in the fiscal year 2018.

**c.** The Zone entered into a Development Agreement dated May 23, 2017 with MSW Crozier Tech, LP for the redevelopment of the Old Dallas High School Project in an amount not to exceed \$6,240,934 of which up to \$200,898 may be payable in the form of a Grant as defined in the Development Agreement. Disbursement of TIF funds was fully complete in fiscal year 2020.

<u>Project</u>	<u>Principal</u>	Accrued	Less	Total (P & I)
		<u>Add'l Subsidy (1)</u>	<u>Payments (2)</u>	<u>Outstanding</u>
Matthews Holdings Southwest, Inc.	\$3,500,260	\$0	\$3,500,260	\$0
Total	\$3,500,260	\$0	\$3,500,260	\$0

**d.** Development agreement with 42 Deep Ellum, LP for the development of Deep Ellum Crossroads Project was terminated as a result of the Developer unable to perform the Development Agreement's stated requirements.

e. The District entered into an agreement on January 22, 2020 with HW Commerce Office LP in an amount not to exceed \$2,576,125 payable from current or future Deep Ellum TIF District Funds in consideration of The Stack Deep Ellum Project on property currently addressed at 2700, 2712, and 2718 Commerce Street.

<u>Project</u>	<u>Principal</u>	Accrued	Less	Total (P & I)
		<u>Add'l Subsidy (1)</u>	<u>Payments (2)</u>	<u>Outstanding</u>
HW Commerce Office LP	\$2,576,125	\$0	\$2,576,125	\$0
Total	\$2,576,125	\$0	\$2,576,125	\$0

f. The District entered into an agreement on April 10, 2019 with 3309 Elm TIF, Inc., in an amount not to exceed \$3,000,000 payable from current or future Deep Ellum TIF District Funds in consideration of the Continental Gin Redevelopment Project on property currently addressed at 3309 Elm Street. The zone fully disbursed the TIF District funds to the developer in fiscal year 2021.

<u>Project</u>	<u>Principal</u>	Accrued	Less	Total (P & I)
		<u>Add'l Subsidy (1)</u>	<u>Payments (2)</u>	<u>Outstanding</u>
3309 Elm TIF, Inc.,	\$3,000,000	\$0	\$3,000,000	\$0
Total	\$3,000,000	\$0	\$3,000,000	\$0

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

<u>Taxing Jurisdiction</u>	<u>Taxable Value 2023 *</u>	<u>Base Year 2008 Value</u>	<u>Est. Captured Value 2023**</u>
City of Dallas	\$1,420,880,416	\$189,162,613	\$1,231,717,803
Dallas County	\$1,421,399,203	\$189,363,589	\$1,232,035,614

\* 2023 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 Certified Taxable Values. Final values will be determined on February 01, 2024.

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

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

<u>Taxing Jurisdiction</u>	<u>Assessment Per \$100***</u>	<u>Amount of Estimated 2023 Increment****</u>
	City of Dallas	0.62535
Dallas County	0.11864	\$0 *****
Total for all Jurisdictions	\$0.74399	\$7,702,486

\*\*\*Participation rates for City of Dallas and Dallas County are 85% and 55% respectively.

\*\*\*\*The District began collecting increment in fiscal year 2008-09.

\*\*\*\*\* Actual Dallas County collections reached the budget cap during fiscal year 2022.

B. The total amount of estimated tax increment to be billed for the 2023 tax year is \$7,702,486. For 2022 tax year, increment in the amount of \$7,023,130 was received.

City of Dallas, Texas  
Deep Ellum 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 Financial Plan permits expenditures not to exceed \$2,300,000 over the life of the Zone to reimburse the City for administrative costs. The Zone began reimbursing the General Fund in fiscal year 2009-10. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. "Due to general fund" amount of \$216,917 on September 30, 2023, represents the Zone administration costs for the fiscal year 2018-2019 (\$52,879), fiscal year 2019-2020 (\$62,162), fiscal year 2020-2021 (\$54,669), and fiscal year 2021-2022 (\$47,207) 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. Actual FY2022-23 TIF administration costs are in progress.
7. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

## **Appendix B: Financial Obligations Estimated Payoff**

There are no outstanding financial obligations.

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

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

The district-wide set-aside balance as of the end of FY 2022-2023 totals \$1,509,534. There are no commitments at this time.

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.



# Deep Ellum TIF District Proposed Plan Amendment

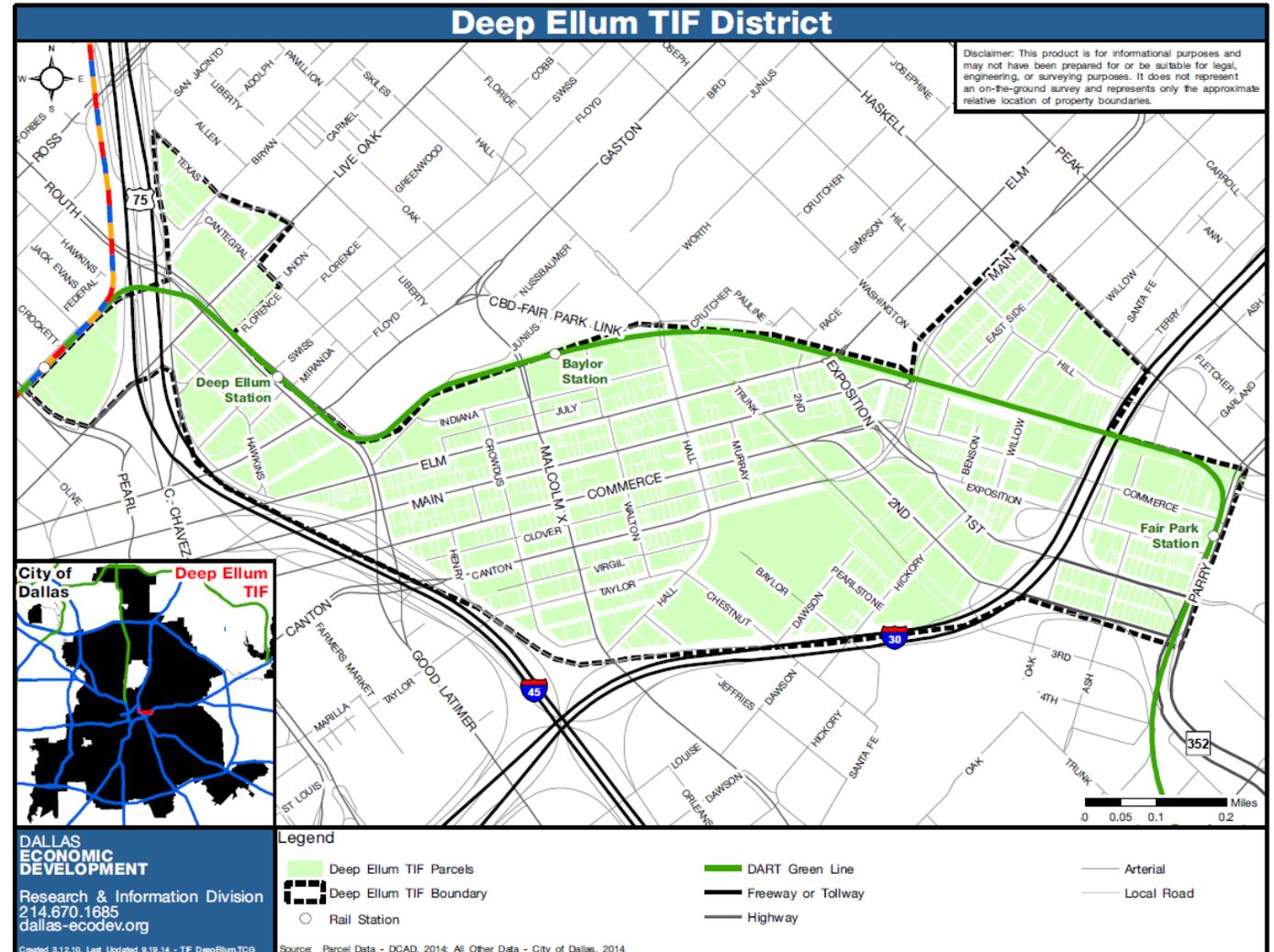
December 5, 2023  
Deep Ellum TIF District Board Meeting



# Background: Deep Ellum TIF District



- Deep Ellum TIF District established in 2005
- Scheduled to terminate December 31, 2027
- 252 acres
- Current jurisdiction participation
  - City: 85%
  - County: 55% (reached contribution cap in 2021)



# Background: Deep Ellum TIF District



- 2023 DCAD taxable value is \$1.42 billion, an increase of 651% from the 2014 adjusted base year taxable value of \$189.2 million, accounting for **\$1.23 billion in captured value**
- The current Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan (“Plan”) anticipates \$30 million Net Present Value (NPV) in increment and a budget to match that amount of collections (current budget shown in Appendix A)
  - To date, \$19.32 million NPV has been collected (64% of the current budget cap)
  - The Deep Ellum TIF District has experienced strong property value growth (average growth between 2017 and 2023 was 21%) which will lead to reaching the budget cap early
  - It is anticipated that the budget cap will be reached by 2025
- In contrast, the abutting Grand Park South TIF District which was also created in 2005, has experienced only **\$87 million in captured value** and is unlikely to reach its TIF Plan budget cap within the existing term



# Background: Deep Ellum TIF District



- Six TIF District funded projects, totaling \$14.56 million in TIF District funding, have been completed to date
  - These six projects have produced 451,554 square feet of office space, 54,235 square feet of commercial/retail space and no residential units
- The TIF District has also allocated \$35,498 in District-Wide funds as part of the Bark Park Central and Central Core Connector (2012 bike initiative)
- Stakeholders within Deep Ellum and adjacent neighborhood to the south desire to implement the goals and objectives of the TIF Districts and to ensure that infrastructure needs and concerns about housing affordability, as well as housing displacement in the neighborhoods around Fair Park, are addressed

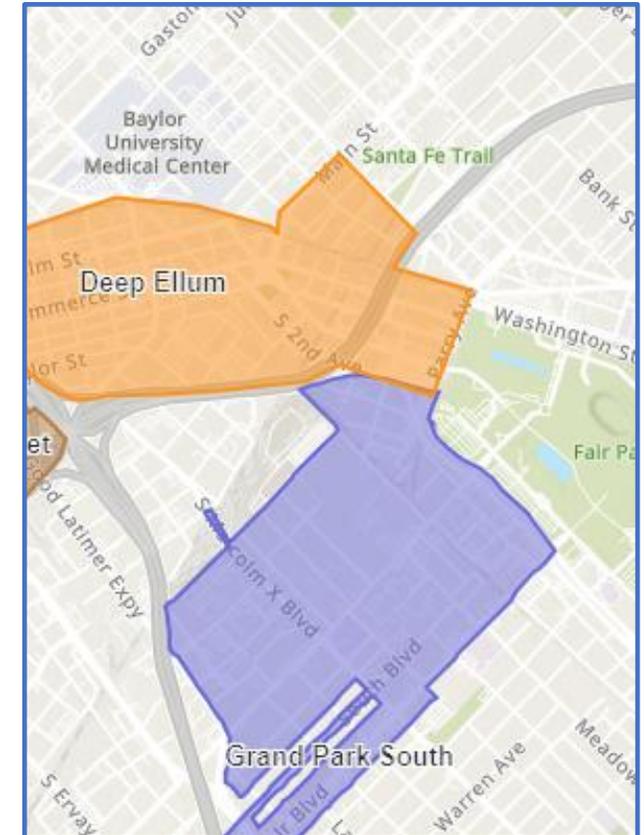


# Proposed Plan Amendment: Increase Budget



- **Increase the budget from \$30 million NPV to \$46.4 million NPV**

- The proposed Amended Plan is intended to increase the budget capacity of the Deep Ellum TIF District (the “TIF District”) while keeping the December 31, 2027 termination date unchanged
- It is anticipated that projects within the TIF District and surrounding neighborhood, particularly the Grand Park South area, will benefit by additional funding support
- Proposed Plan Amendment provides funding capacity to:
  - Fund close-out projects including implementing cultural identification initiatives within the TIF District
  - Fund homeowner stabilization and implement mixed-income housing in and surrounding the TIF District
  - Fund areas of public assembly (ie. parks/open space) in and out of the TIF District
  - Assist neighborhoods adjacent to the TIF District to the south, improving infrastructure and reconnecting neighborhoods



# Proposed Plan Amendment: Use of Funds



- The goals can be accomplished by utilizing TIF District increment generated between 2023 collections and termination (2027) as follows:
  - 1. Retaining 60% of Deep Ellum TIF District's annual increment and adjusting budget categories for Deep Ellum TIF District projects/initiatives**
    - A. New mixed-income housing projects in and around the Deep Ellum TIF District
    - B. Redirect funds initially intended for public parking to serve the Latino Cultural Center to be redefined for use towards District-Wide Improvements including cultural areas or facilities (potentially for Latino Cultural Center and Cultural Trail)
    - C. Redirect increment to provide additional funding for Deep Ellum district-wide improvements
  - 2. Transferring 20% of Deep Ellum TIF District's annual increment to the City's Department of Housing and Neighborhood Revitalization to support programs addressing homeowner stabilization, home repair, and displacement mitigation as well as possible mixed-income housing development intended for use in the Grand Park South area**
  - 3. Dedicating 20% of Deep Ellum TIF District's annual increment to support Grand Park South area infrastructure improvements and public assembly (ie. parks/open space) initiatives**



# Proposed Plan Amendment: Preliminary Budget



<u>Budget Category (2023 Amendment)</u>	TIF Budget, beginning 2023 (NPV)	ESTIMATED TOTAL BUDGET (IN CURRENT \$)	ALLOCATED (AS OF 2023)	ESTIMATED REMAINDER BUDGET
Water, Wastewater, Storm & Off-site Utility Replacement	\$1,500,000	\$3,022,718	\$1,813,183	\$1,209,535
Paving, Streetscape & Lighting	\$3,000,000	\$6,045,436	\$2,309,759	\$3,735,677
District-Wide Improvements (Open Space, Trails & Areas of Public Assembly including Cultural Area or Facility Improvements); Public Parking	\$15,000,000	\$30,227,179	\$122,998	\$30,104,181
Façade Restoration/Environmental Remediation & Demolition	\$5,500,000	\$11,083,299	\$10,167,824	\$915,475
Affordable Housing	\$5,763,952	\$11,615,202	\$0	\$11,615,202
Transfer to Housing Department for Affordable Housing, including Homeowner Stabilization, Home Repair and Displacement Mitigation for Grand Park South area	\$6,672,064	\$13,445,178	\$0	\$13,445,178
Set Aside for Infrastructure Improvement and Areas of Public Assembly in Grand Park South area	\$6,672,064	\$13,445,178	\$0	\$13,445,178
Administration and Implementation	\$2,300,000	\$4,634,834	\$717,686	\$3,917,148
<b>Total Project Costs</b>	<b>\$46,408,080</b>	<b>\$93,519,023</b>	<b>\$15,131,450</b>	<b>\$78,387,573</b>

See Appendix A for existing/current budget



# Proposed Plan Amendment: Benefits



- If the TIF District Plan is not amended, \$40.5M (total dollars) budget capacity remains for Deep Ellum TIF District
- If the District value growth remains constant, the proposed Plan Amendment will:
  - Provide \$66.6M budget capacity (\$15.1M spent; \$11.2M cash on hand through 2022 + \$40.3M future increment including 2023 collections) for close-out projects\*
  - Provide \$26.9M of increment for housing stabilization, infrastructure, and areas of public assembly, as allowed by state law, in the Grand Park South area\*

Year of TIF District	Tax Year	Property Value Estimate	Anticipated Captured Value	TIF Increment	TRANSFER TO HOUSING (GPS Stabiliz & Mitig) 20%	DEDICATE FOR INFRASTR AND PUBLIC ASSEMBLY IN GPS Area (20%)	RETAIN IN DE TIF DISTRICT 60%
17	2022	\$1,296,360,369	\$1,107,197,756	\$7,018,859	\$1,403,772	\$1,403,772	\$4,211,315
18	2023	\$1,420,880,416	\$1,231,717,803	\$7,702,486	\$1,540,497	\$1,540,497	\$4,621,491
19	2024	\$1,705,056,499	\$1,515,893,886	\$9,479,567	\$1,895,913	\$1,895,913	\$5,687,740
20	2025	\$2,046,067,799	\$1,856,905,186	\$11,612,064	\$2,322,413	\$2,322,413	\$6,967,238
21	2026	\$2,455,281,359	\$2,266,118,746	\$14,171,060	\$2,834,212	\$2,834,212	\$8,502,636
22	2027	\$2,946,337,631	\$2,757,175,018	\$17,241,856	\$3,448,371	\$3,448,371	\$10,345,114
				<b>TOTALS:</b>	<b>\$13,445,178</b>	<b>\$13,445,178</b>	<b>\$40,335,535</b>

\* Limitation to Transfers/Dedication of Funds outside Deep Ellum TIF District: In any given year, if Deep Ellum TIF District real property value does not increase more than 5.0% from the previous year, only 20% (total; 10% each) will be transferred/dedicated rather than 40%. Once the Deep Ellum TIF District has accrued \$29.3 million (total dollars) in increment beginning with 2022 real property values (2023 increment) then this limitation will be removed



# Next Steps



- Economic Development Committee: January/February 2024
- City Council: February/March 2024





<b>Deep Ellum TIF District Project Plan Budget</b>	
<b>Category</b>	<b>TIF Budget*</b>
Water, Wastewater, Storm & Off-site Utility Replacement	\$1,247,748
Paving Streetscape & Lighting	\$14,507,977
Open Space & Trails	\$1,410,498
Façade Restoration/Environmental Remediation & Demolition	\$5,526,712
Latino Cultural Center Area Improvements	\$5,000,000
Administration and Implementation	\$2,300,000
<b>Total Project Costs (excluding interest)</b>	<b>\$29,992,935</b>
<i>* As approved in the Project Plan and Reinvestment Zone Financing Plan as amended September 10, 2014. Note: TIF Board may amend Project Plan budget with City Council approval.</i>	





## Anticipated list of desired Deep Ellum close-out projects

Project	Amount	Status
Canton Bike Lane Connecting Sante Fe & Downtown	\$ 3,000,000	Proposed
I-345 Deck Contribution	\$ 10,000,000	Initial Planning w/ TXDOT & NCTCOG
I-30 Deck Contribution	\$ 10,000,000	Initial Planning w/ TXDOT & NCTCOG
Crowdus Pedestrian Plaza	\$ 1,000,000	Desgined & Needs Construction Funds
Potential Mixed-Income Housing Projects	\$ 10,000,000	Awaiting Applications
Dallas Cultural Trail & District ID Signs Construction	\$ 5,000,000	Initial Planning w/ Neighboring Areas
Dallas Cultural Trail & District ID Signs Design	\$ 200,000	Initial Planning w/ Neighboring Areas
<b>Total</b>	<b>\$ 39,200,000</b>	

Note: Excludes additional private development/redevelopment projects, administrative costs, and other unforeseen projects/initiatives that meet the TIF District's goals and objectives



# DEEP ELLUM TAX INCREMENT FINANCING DISTRICT



## PROJECT PLAN & REINVESTMENT ZONE FINANCING PLAN

APRIL 12, 2006  
AMENDED APRIL 9, 2008  
AMENDED JUNE 22, 2011  
AMENDED SEPTEMBER 10, 2014  
AMENDED , 2024

## Acknowledgements

*The Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan was originally prepared in 2006. This amended plan was prepared by the City of Dallas, Office of Economic Development, based on a preliminary plan prepared by Stein Planning and Management. The Office of Economic Development wishes to acknowledge the efforts of everyone who contributed to the development of this plan, including former and current City management, staff, TIF Board members, Mayor and City Councilmembers, and the Deep Ellum Foundation.*

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# Section 1: Project Plan

## Background

The Deep Ellum Tax Increment Financing (TIF) District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping districts to take full advantage of the expanding DART light rail system, promote transit-oriented development, improve the historic core area of Deep Ellum, implement appropriate urban design standards to differentiate and brand the area, and improve the quality of development east of Downtown.

The Deep Ellum TIF District (the "Deep Ellum TIF District" or "District") was established in June 2005 to assist in the transformation of the Deep Ellum area into a more diversified, pedestrian friendly, mixed-use neighborhood in the area and improve the urban fabric and connections between Central Expressway and Fair Park. Strengths of the District include a mix of unique and historic buildings that create an identifiable district, adjacency to three DART light rail stations and proximity to Downtown Dallas, the Arts District, Dallas Farmers Market, Baylor Medical Center, and Fair Park. See **Exhibit A** for a map of the Deep Ellum TIF District. The original boundaries of the District contain approximately 157 acres, not counting public right-of-way that the Dallas Central Appraisal District (DCAD) does not identify as land parcels. Taxable land located within the 2005 boundaries included approximately 123.8 acres.

The boundaries of the Deep Ellum TIF District were amended in April 2008 to include the City of Dallas Latino Cultural Center and the site of the City Lights Project. These two sites comprise 10.2 acres. This boundary amendment was initiated to promote new development and increased urban density near the Latino Cultural Center and nearby the Deep Ellum DART Light Rail station.

The boundaries of the Deep Ellum TIF District were amended again in 2014 to include the core area of Deep Ellum – Main, Commerce and Elm Streets between IH-45 and Hall Street and the Old Dallas High School site. The acreage of the added area is approximately 51.0 acres, not including public right-of-way ~~and is valued at approximately \$73,148,113~~. Property ownership in this area changed significantly since 2012 and new property owners have indicated a willingness to make a sizable financial investment in the area subject to the availability of future TIF funding.

This boundary amendment was initiated to encourage reinvestment in the core buildings and venues that give Deep Ellum and the southeastern section of downtown its identity, encourage redevelopment and increased development density on key sites, such as the Union Bankers parcel, extend private development to the eastern portion of the downtown area, and to encourage development or lease of parking facilities within the core area of Deep Ellum to better serve this entertainment/dining venues in the area. It ~~is~~was

anticipated that TIF investment in this area will lead to significant redevelopment and new development – approximately \$100,000,000 in new private investment ~~is was~~ anticipated.

For purposes of this 2023 amended Project Plan (the “Amended Project Plan”), all previous Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plans shall be referred to collectively as the “Original Project Plan” throughout.

As of 2023, the DCAD value of the property within the District is valued at \$1,420,880,416.

This Amended Project Plan is intended to increase the budget capacity of the Deep Ellum TIF District while keeping the December 31, 2027 termination date unchanged. Expanding the net present value budget cap will allow for the Project Plan, as amended, to be implemented. It is anticipated that projects within the Deep Ellum TIF District and its surrounding neighborhood will benefit by additional funding support.

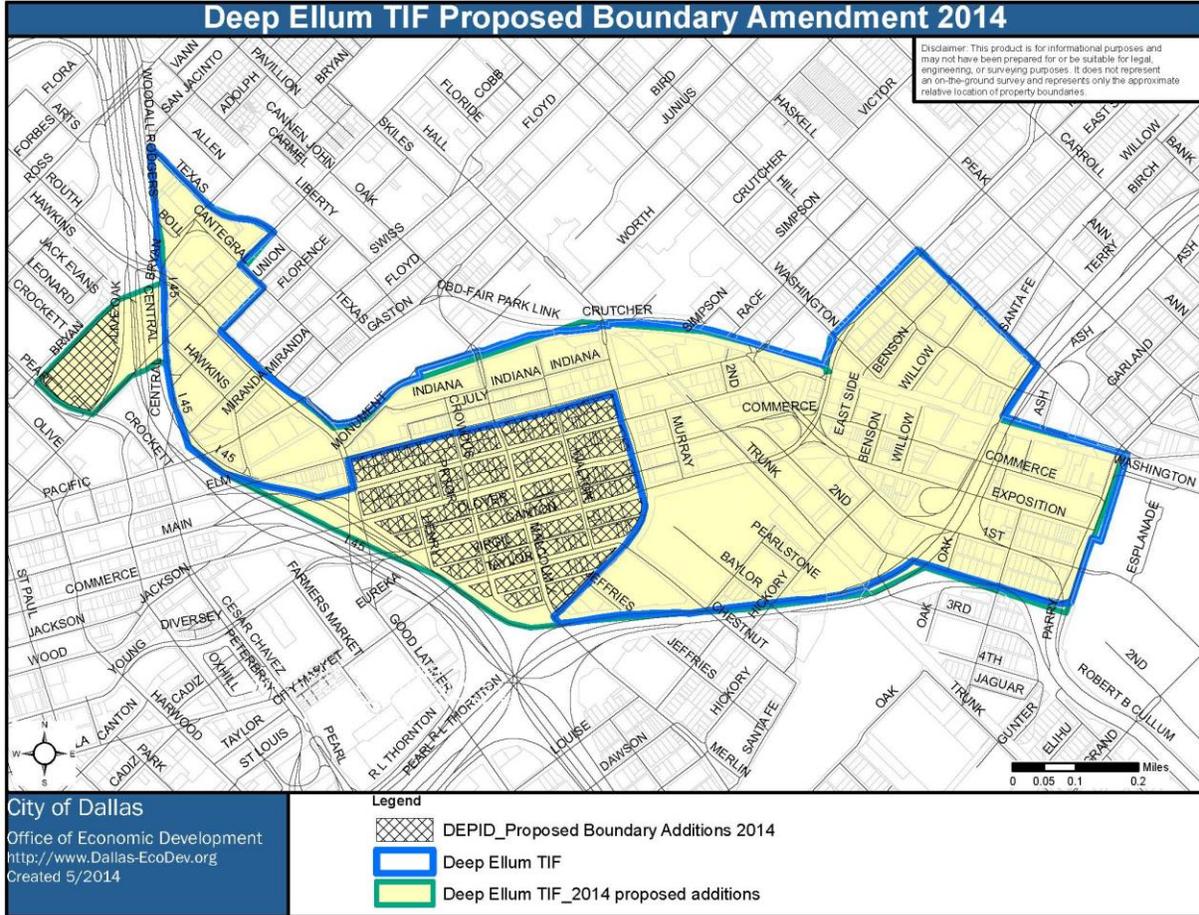
~~Photos of property in the District show deteriorated public infrastructure and building stock (see **Exhibit B**). Streets and utilities are now over 60 years old and require improvements. TIF funds are anticipated to be used to supplement General Obligation Bond funds in completing these necessary infrastructure upgrades in the area.~~

~~Many of the commercial structures in the District were developed prior to World War II. During the 1980’s and 1990’s, the area experienced revitalization and some warehouse and commercial buildings were renovated as residential and entertainment uses (see **Exhibit C**). Over the past twenty years, private investment in the District has slowed and many industrial and warehousing structures as well as tracts of vacant land remain undeveloped. Previously renovated buildings are also needing additional investment to remain competitive with other downtown area entertainment, dining and residential districts.~~

~~The Deep Ellum TIF District exhibits high commercial vacancy rates, deteriorated structures, inadequate sidewalks and streets, faulty lot layouts, unsanitary or unsafe conditions, and deteriorated site improvements. These conditions substantially arrest or impair the sound growth of the City and property within the area. Extension of the boundaries of the Deep Ellum TIF District will enable the City of Dallas to address these market concerns and infrastructure needs over time.~~

~~DART has made a significant investment in the Deep Ellum TIF District with three light rail stations as part of the Southeast Corridor light rail line. The Deep Ellum Light Rail Station is located at Good Latimer Expressway, between Swiss Ave. and Gaston Avenue. The Baylor Light Rail Station is situated between Malcolm X Boulevard and Walton Street, near the Baylor Medical Center. The Fair Park Light Rail Station is located at the front door of Fair Park on Parry Avenue near 1<sup>st</sup> Avenue. These stations are projected to carry over 3,000 riders per weekday.~~

# Exhibit A Deep Ellum TIF District Map



## Original Project Plan Background

Photos of property in the District show deteriorated public infrastructure and building stock (see **Exhibit B**). Streets and utilities are now over 60 years old and require improvements. TIF funds are anticipated to be used to supplement General Obligation Bond funds in completing these necessary infrastructure upgrades in the area.

Many of the commercial structures in the District were developed prior to World War II. During the 1980's and 1990's, the area experienced revitalization and some warehouse and commercial buildings were renovated as residential and entertainment uses (see **Exhibit C**). Over the past twenty years, private investment in the District has slowed and many industrial and warehousing structures as well as tracts of vacant land remain undeveloped. Previously renovated buildings are also needing additional investment to remain competitive with other downtown area entertainment, dining and residential districts.

The Deep Ellum TIF District exhibits high commercial vacancy rates, deteriorated structures, inadequate sidewalks and streets, faulty lot layouts, unsanitary or unsafe conditions, and deteriorated site improvements. These conditions substantially arrest or impair the sound growth of the City and property within the area. Extension of the boundaries of the Deep Ellum TIF District will enable the City of Dallas to address these market concerns and infrastructure needs over time.

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Exhibit B  
Deep Ellum TIF District Existing Conditions – Original Project Plan  
Underutilized Property



Exhibit C  
Deep Ellum TIF District Existing Conditions – Original Project Plan  
Redeveloped Property



In 2004, the Deep Ellum Foundation, a non-profit organization that oversees the Deep Ellum Public Improvement District, initiated the request for the City of Dallas to adopt a TIF Reinvestment Zone for the area. In response to these circumstances, the City Council, using the authority of the Tax Increment Financing Act, ~~(Chapter 311 of the Texas, Tax Code), as amended (the "TIF Act") approved Ordinance No. 26043 on June 22, 2005:~~

- Creating Tax Increment Financing Reinvestment Zone Number Twelve, (the "Deep Ellum TIF District");
- Establishing the boundaries for the Deep Ellum TIF District;
- Adopting a preliminary project and financing plan; and
- Establishing a Board of Directors for the Deep Ellum TIF District

The Board of Directors includes six City Council appointees and one representative of another taxing jurisdiction (Dallas County).

The cost of redevelopment in the Deep Ellum area is an obstacle. Deteriorated buildings, hazardous materials, inadequate streets, sidewalks and utilities substantially impair the sound growth of this part of Dallas. Redevelopment of property in the Deep Ellum TIF District will require significant expenditures for environmental remediation, demolition, reconstruction of utility systems, roadways and streetscape improvements, improved pedestrian connections to the three DART light rail stations, façade restoration, and the addition of public open spaces.

The use of TIF funds will make it possible for this strategically located development area to compete with other sites where development is not hampered by environmental issues and deteriorated infrastructure.

The Deep Ellum Foundation initiated the planning process for the conversion of this area to a mixed-use, transit oriented neighborhood. Preliminary discussions with city staff included a broader definition of the Deep Ellum neighborhood. The project area initially excluded the portions of Deep Ellum which were substantially redeveloped in the 1980's and early 1990's. Property ownership in this area was consolidated between 2005 and 2014 making strategic redevelopment of the original core district of Deep Ellum a possibility.

~~Several potential projects are expected to commence during the first three years of the Deep Ellum TIF District. The development of the Ambrose Apartments and expansion of the Reel FX offices set the standard for additional redevelopment activity. Other prospective projects include the redevelopment of the Continental Gin building; the First Dr. Pepper building; the Knights of Pythias building and adjacent site; and other underutilized commercial and warehousing structures as well as tracts of vacant land in the District.~~

Many of the sites within the District suffer from limited public improvements and require site re-configuration, new infrastructure, including utilities, and a local street and pedestrian accessibility network. The design and redevelopment of these sites and their connection to the three ~~future~~ DART light rail stations are important elements for the success of the redevelopment effort.

Design guidelines for the Deep Ellum TIF District were developed as part of the implementation program for the District. These design guidelines are a requirement for TIF funding. Projects requesting TIF funding are required to follow the established design process including review and recommendations related to design by the City's Peer Review Panel.

~~Less than 10% of property in the District is currently being used for residential use with fewer than five living units.~~

The total taxable appraised value of real property within the Deep Ellum TIF District as of September 30, 2005, according to the Dallas Central Appraisal District, was \$107,990,540. This is approximately 0.185% of the \$58,417,219,956 of taxable real property in the City of Dallas in 2005. ~~The appraised value of real property in this and all other Dallas TIF reinvestment zones combined will remain significantly below the statutory maximum of 15%. In addition, the appraised value of real property in this and all other Dallas TIF reinvestment zones combined is below the maximum threshold of 5% of the City's tax base as set by the City's Financial Management Performance Criteria (FMPC).~~ The adjusted~~New~~ base value after the 2014 amendment is \$187,033,883.

The proposed duration of the Deep Ellum TIF District is 22 years; it is scheduled to terminate December 31, 2027. The City's participation is 0% in 2006 and 2007 and increases to 85% in 2008 and thereafter. TIF collections will terminate once the TIF budget has been collected or December 31, 2027, whichever occurs first. ~~Based on current development projections, the TIF budget is expected to be reached by 2022~~2027, ~~after sixteen~~ twenty years of collections.

## Development Goals and Objectives

The following development goals meet the specific needs of the Deep Ellum TIF District:

- Goal 1 – To create additional taxable value attributed to new private investment in projects in the Deep Ellum TIF District ~~exceeding \$1 billion totaling approximately \$731-795 million~~. A list and map of anticipated development projects is attached (see **Exhibits D-1** and **D-2** for Original Project Plan assumptions).
- Goal 2 – To attract new private development in the Deep Ellum TIF District totaling approximately 650,000 square feet of retail space, 850,000 square feet of office/commercial space, 500 hotel rooms, and at least 3,500 new residential units including lofts, town homes and apartments.
- Goal 3 – To reach ridership at future DART light rail stations in the District averaging over 3,000 riders per weekday by 2025.
- Goal 4 – To improve access and connections to the DART light rail system within the District.
- Goal 5 – To support the conversion of the Deep Ellum area to a mixed-use, transit-oriented neighborhood that complements Baylor Medical Center, Downtown Dallas, Latino Cultural Center and Fair Park.
- Goal 6 – To increase recreational opportunities, public open space and improve connections to the City of Dallas trails and open space system in the District.
- Goal 7 – To generate approximately ~~\$46.430.0~~ million (net present value) in increment over 20 years of collections.
- Goal 8 – To diversify retail and commercial uses in the District.
- Goal 9 – ~~To e~~Encourage the redevelopment of the property located on Live Oak Street north of the Latino Cultural Center including the sale of some City-owned property in the area and some street abandonment to create a more usable site.

### Additional Goals and Objectives (2023)

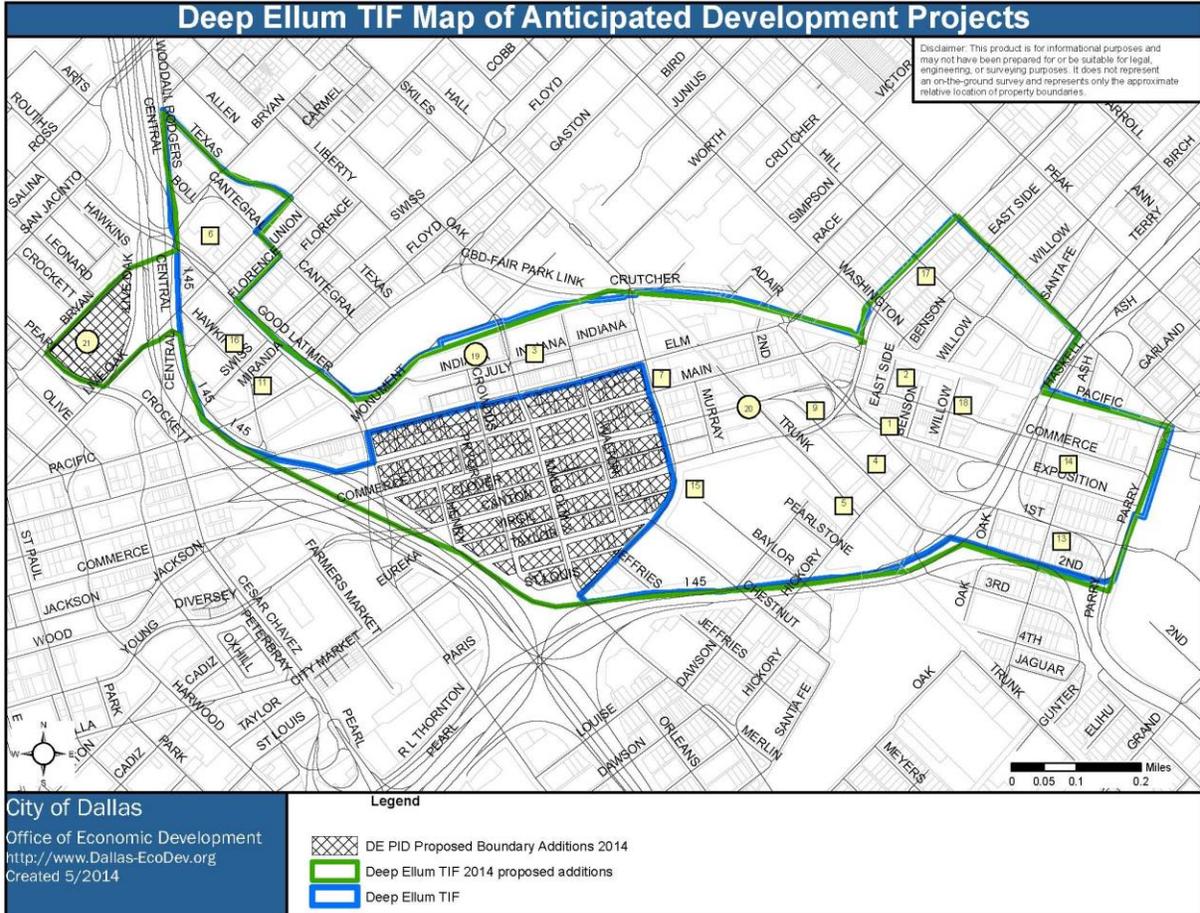
- Goal 10 – To implement mixed-income housing in and surrounding the Deep Ellum TIF District and to promote homeowner stabilization.
- Goal 11 – To implement district-wide improvements including cultural identification initiatives within the Deep Ellum TIF District.
- Goal 12 – To providing funding for areas of public assembly (ie. parks/open space) in and out of the District.

- Goal 13 – To assist neighborhoods adjacent to Deep Ellum TIF District to the south by improvement infrastructure and reconnecting neighborhoods.

The following specific objectives set the framework for the planned public improvements within the Deep Ellum TIF District:

- Improve the pedestrian environment through sidewalk improvements, landscaping, lighting and design standards.
- Provide funding for environmental remediation and interior/exterior demolition assistance to encourage redevelopment of land within the Deep Ellum TIF District.
- Upgrade basic infrastructure including storm drainage, water/wastewater lines, and burial of overhead utilities to support redevelopment in the District.
- Coordinate linkages with the three DART light rail stations located in the District by extending streetscape improvements between stations to create an extended pedestrian area to destinations such as the Latino Cultural Center, the Baylor Hospital Campus, the Old Dallas High School site, and Fair Park.
- Direct overall development of the Deep Ellum TIF District through the application of design guidelines for public improvements and private development.
- Encourage development of new residential and retail uses to complement the District.
- Encourage redevelopment of the commercial core area of Deep Ellum to complement the existing building stock, diversify the retail mix and encourage infill development and structured parking.
- Provide funding source for mixed-income projects, infrastructure improvements, and areas of public assembly in and out of the District.
- Assist in homeowner stabilization efforts in conjunction with the City of Dallas Housing and Neighborhood Revitalization Department efforts.

# Exhibit D-1 Deep Ellum TIF District Map of Anticipated Development Projects (Original Project Plan)



**Exhibit D-2**  
**Deep Ellum TIF District**  
**List of Anticipated Development Projects (Original Project Plan)**

<b>SITE</b>	<b>ESTIMATED COMPLETION BEFORE JANUARY 1</b>	<b>CONCEPT</b>	<b>APPROXIMATE LOCATION</b>	<b>PROPOSED USE</b>
1	2007	Bill Reed Building (office)	First/Canton/Second	Office
2	2008	Commerce Street Lofts (8 live work homes)	Commerce/Exposition/Benson/ Eastside	Residential
3	2008	The Ambrose (325 lofts and 15,000 s.f. retail)	Indiana Street between Malcolm X and Walton	Residential, retail
4	2008	Eastside Lofts (4 town homes)	First Avenue and Hickory	Residential
5	2008	Olympia Arts Building (18,000 s.f. office)	Eastside/Hill	Office
6	2015	City Lights Phase I - 425 apartments	Live Oak Street and Good Latimer Expressway	Residential
6	2017	City Lights Phase II - 100 condominiums	Live Oak Street and Good Latimer Expressway	Residential
6	2018	City Lights Phase III	Live Oak Street and Good Latimer Expressway	Residential
7	2017	Continental Gin (school)	3309 Elm (Continental Gin historic district)	Residential, retail
9	2019	First Dr. Pepper Building (residential, retail, office)	Second/Hickory/Trunk/Canton	Residential, Office, Retail
11	2019	(Upscale boutique hotel, mixed use new development) Knights of Pythias Building	Knights of Pythias Building Elm @ Good-Latimer	Hotel, retail
12	2021	Small upscale boutique hotel (80 rooms), retail, residential	Elm/Main/Hall/Trunk	Hotel, residential, retail
13	2019	Mixed-use	Parry/First	Residential, retail
15	2016	Service Center Site (mixed use)	Canton/Hall	Mixed Use
14	2018	Loft residences	Exposition/Commerce	Residential, retail
16	2020	Lofts	Good Latimer/Swiss	Residential
17	2021	Residences	Eastside/Hill	Residential
18	2020	Willow Street mixed-use	Willow/Commerce	Residential, office
19	2014	Reel FX Expansion	301 N Crowdus	Office
20	2015-2019	Deep Ellum Core Project - 42 Realty	Deep Ellum Commercial Core	Restaurant/Retail/Office
21	2016	Old Dallas High site	Pearl/Bryan	Mixed Use

The Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan (the “Project Plan”) provides a long term plan to replace and upgrade the infrastructure and encourage redevelopment of underutilized property in the Deep Ellum TIF District. The ~~public~~-improvements enumerated in the Project Plan provide for \$~~30.046.4~~ million (net present value) worth of streetscape, pedestrian, and streetlight upgrades; environmental remediation; interior and exterior demolition assistance; utility burial; public use improvements, and design and engineering. Funding in the form of a TIF Grant will also be required, especially in the commercial core area of Deep Ellum. Tax increment financing will be used to pay for these improvements.

Certain costs of improvements, as further discussed herein, are eligible for funding with tax increment revenues under legislative actions taken in 2005. These improvements enumerated in the Project Plan may be implemented in the form of loans or grants of TIF revenues, subject to final construction plans, for costs associated with redevelopment, including but not limited to: environmental remediation and demolition of existing structures and facilities; affordable housing; public infrastructure improvements - sidewalks, lighting, streets, landscaping and utilities; and design and engineering. The City enacted and implemented controls sufficient to ensure that any grant funds provided will be used to fulfill the public purposes of developing and diversifying the economy of the Deep Ellum TIF District, eliminating unemployment or underemployment in the District, and developing or expanding transportation, business and commercial activity in the District.

This Project Plan is intended to encourage private development and public infrastructure improvements thereby improving the economics of redeveloping the Deep Ellum TIF District.

### **Description of Deep Ellum TIF District**

The Deep Ellum TIF District is generally bounded by IH-45, East RL Thornton Freeway, 2<sup>nd</sup> Avenue, Parry Avenue, South Pacific Avenue, South Haskell Avenue, Main Street, the DART right-of-way north of Indiana Street, Good Latimer Expressway, Florence Street, Cantegral Street, Live Oak Street, Texas Street, IH-45, Bryan Street, Pearl Expressway and Live Oak Street (see **Exhibit A**). Boundaries that follow public streets and highways shall be construed to extend to the far sides of such rights-of-way. Boundaries that approximate property lines shall be construed as following such property lines.

Strengths of the District include a mix of unique and historic buildings that create an identifiable district, adjacency to four DART light rail stations and proximity to Downtown Dallas, the Arts District, Latino Cultural Center, Dallas Farmers Market, Baylor Medical Center, and Fair Park. DART has made a significant investment in the Deep Ellum TIF District with four light rail stations. The District contains approximately 252.0 acres, not counting rights-of-way that the Dallas Central Appraisal District (DCAD) does not identify as land parcels.

Many of the commercial structures in the District were developed prior to World War II. Streets and utilities are now over 60 years old and require improvements. During the 1980's and early 1990's, many of the warehouse and commercial buildings were renovated and converted to residential, restaurant and entertainment uses. Over the past twenty years, private investment in the District has slowed and many industrial and warehousing structures as well as tracts of vacant land remain undeveloped. The area has begun to exhibit signs of deterioration and neglect.

**Appendix A, A-1 and A-2** identifies all real property accounts within the Deep Ellum TIF District boundary, according to 2005, 2007 (as amended 2008), and 2013 (as amended 2014) Dallas Central Appraisal District records. The base value of the District will be the total appraised value of all taxable real property in the District as determined by the Dallas Central Appraisal District certified tax roll when property was included in the Deep Ellum Tax Increment Reinvestment Zone.

The 2014 total ~~base~~-assessed adjusted base real property tax value of all taxable real property within the Deep Ellum TIF District, according to the Dallas Central Appraisal District, is \$187,033,883.

## Existing Uses

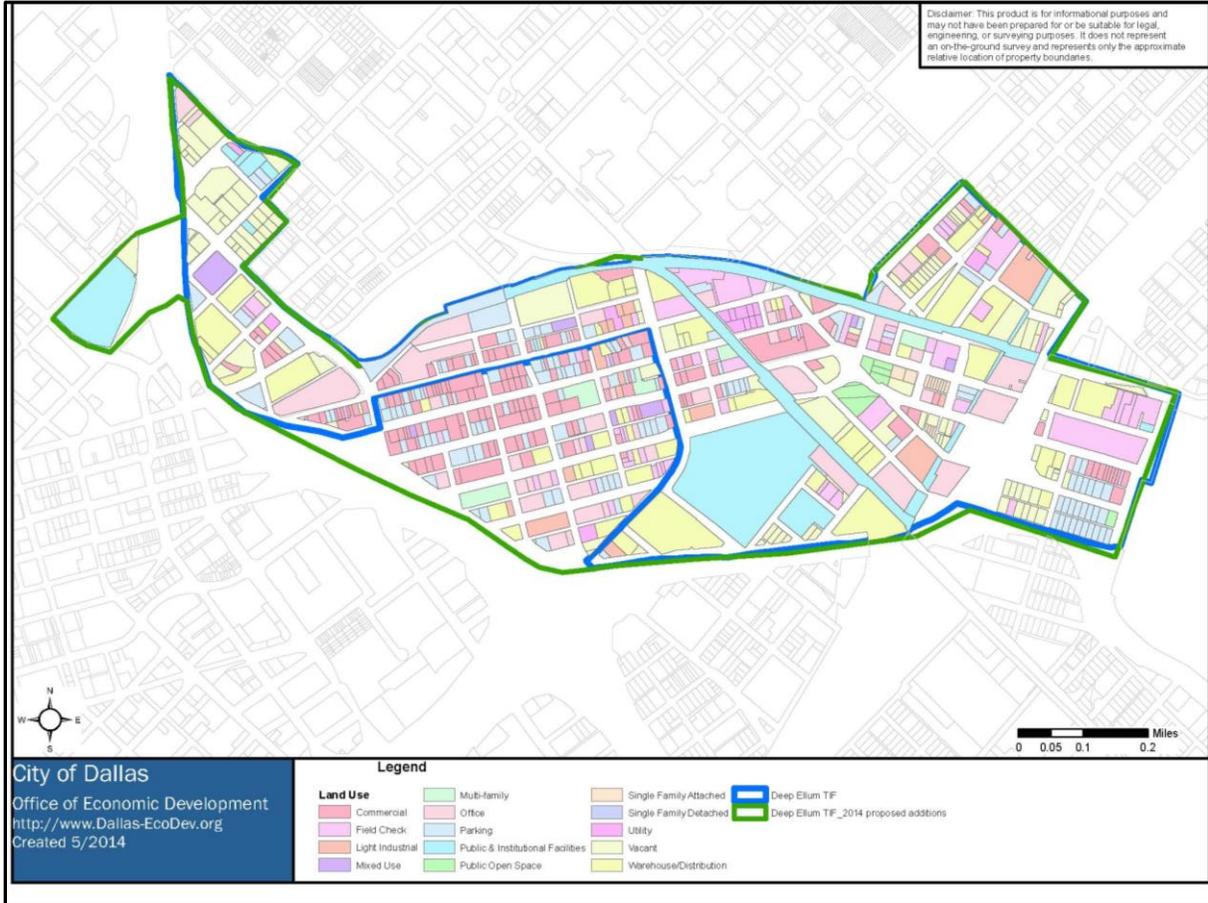
The original portion Deep Ellum TIF District is composed primarily of vacant land and underutilized commercial and warehousing structures. The 2014 addition contains a number of older commercial structures and several lots used for surface parking. **Exhibit E** shows the existing-2014 land use for the area within the Deep Ellum TIF District (for specific parcels included in the TIF District refer to **Exhibit A**, the TIF Boundary Map).

## Existing Zoning

**Exhibit F** shows existing-2014 zoning and the Planned Development Districts (PD 269) in the Deep Ellum TIF District. ~~Potential changes to PD 269, the primary Planned Development District in the area, are currently under discussion.~~

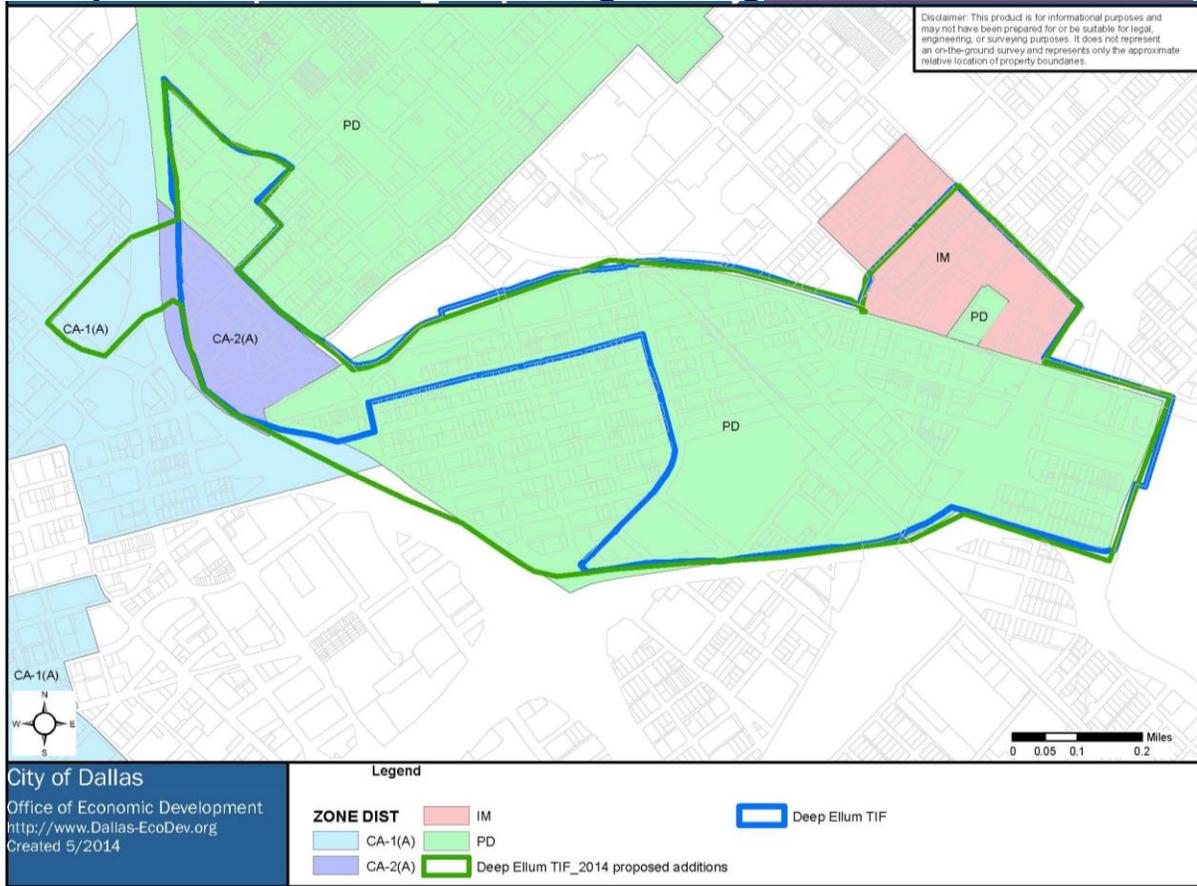
# Exhibit E

## Deep Ellum TIF District Existing Land Uses (Original Project Plan)



# Exhibit F

## Deep Ellum TIF District Existing Zoning (Original Project Plan)



## Market Feasibility

The predominant land use in the planned 22-year Deep Ellum TIF District development program will be for mixed-use development. This area currently contains a large amount of underutilized commercial structures and large tracts of vacant or undeveloped land. It is anticipated that as additional TIF increment is generated from initial developments, an investment can be made to expand development opportunities in the remainder of the area.

During the last decade the development and initial success of the DART light rail system has not fully been taken advantage of by the development community. Obstacles that are detrimental to project financing for high density projects include higher land costs, need for structured parking and additional infrastructure costs relating to taller, more costly buildings and enhanced pedestrian amenities. Though the Deep Ellum TIF District will include three future light rail stations, it is unlikely that significant transit oriented, quality development would occur without public assistance for the reasons mentioned above.

Market analysis suggests that these developments are feasible but would likely not occur without the creation and implementation of this TIF District to fund needed infrastructure in the TIF District.

## TIF District Policy Considerations

The adjusted Deep Ellum TIF District's base assessed real property tax value is \$187,033,883. ~~By 2027, the District's assessed real property tax value is forecasted to increase to approximately \$1.156 \$997 mbillion. Since the TIF receives revenue only from the taxable value which exceeds the base year, "captured" taxable value accruing to the Deep Ellum TIF District will be approximately \$969883 million. Of the \$883 969 million in captured taxable value, approximately \$795731 million will be attributable to new private investment and \$152 174 million will be due to property appreciation.~~

No persons are expected to be directly displaced by redevelopment activity within the Deep Ellum TIF District. ~~Relocation policies are not applicable for this reason, therefore, inapplicable to this TIF District. However, in 2023, an Affordable Housing budget line item is added for homeowner stabilization, home repair, homebuyer assistance, and displacement mitigation in anticipation of needed funds to support affordable housing outside the TIF District boundary, as allowed by the TIF Act.~~

Residential projects receiving TIF District funding will be required to meet Mixed-Income Housing Guidelines. Twenty percent of all housing units in the Deep Ellum TIF District using TIF District funds must meet the City and County established criteria for affordable housing. Affordable housing units are those which are affordable to a household earning 80% or below of the median family income for the Dallas metropolitan area.

Other requirements to qualify for TIF funds include compliance with Fair Share Guidelines for private construction and promotion of hiring for neighborhood residents for permanent jobs created. This latter requirement means TIF applicants will agree to sponsor job fairs or other programs to attract residents to jobs. The process for Fair Share Compliance and City oversight will be negotiated by City staff and included in the development agreement for each individual project.

Design guidelines for new development and redevelopment in the Deep Ellum TIF District were adopted by the Deep Ellum TIF Board of Directors. Any future development project requesting TIF funds will be required to comply with these design guidelines and recommendations developed through the Peer Review design review process.

## Section 2 Project Plan Improvements

This ~~P~~roject ~~P~~lan provides for approximately ~~\$30.046.4~~ million (net present value), or an estimated \$93.52 million in actual, current dollars, in TIF-eligible ~~public~~ improvements as further described below. Of the estimated total budget (to be adjusted annually based on the discount rate), \$66,628,667 is anticipated to be utilized within the TIF District boundary (\$51,497,217 of the remaining budget) and \$26,890,356 is anticipated to be utilized outside of the TIF District boundary, as allowed by the TIF Act, primarily in the area south of I-30, as described below. See **Exhibits G** and **KJ** for a detailed map and budget of TIF-funded Project Plan Improvements (“Projects Costs”).

The following describes in greater detail eligible TIF Project Costs for the Deep Ellum TIF District:

Water, Wastewater, Storm & Off-site Utility Replacement. This category includes TIF eligible expenditures for infrastructure upgrades and utility relocation (water, wastewater, storm sewer, overhead utilities), in or out of the Deep Ellum TIF District, as allowed by the TIF Act, but funding out of the Deep Ellum TIF District in the category shall only be in the case that the majority of the improvements (by cost and/or scope) are within the District boundary.

Approximately \$1.5 million NPV has been allocated to the line item in the TIF District's budget.

Paving, Streetscape, & Lighting. This category includes lighting, sidewalk and infrastructure improvements, expanding and enhancing pedestrian and vehicle continuity in the corridor and other streetscape improvements ~~related to specific projects.~~

Approximately \$3.0 million NPV has been allocated to the line item in the TIF District's budget.

Open Spaces & Trails District-Wide Improvements. Public open space is an important amenity in the Deep Ellum TIF District. Funding will be provided for design, improvements and land acquisition as necessary for the development of open space, public plazas, ~~and~~ trails or other related District-Wide Improvements in the Deep Ellum TIF District. ~~Deep Ellum is a cultural gem and, as allowed by the Act, funds may be used for improvements to the Latino Cultural Center as a place of public assembly, for cultural markers, and/or a cultural trail (design, construction and/or acquisition) as District-Wide Improvements.~~ District-Wide Improvements may include public parking projects that benefit the District.

Approximately \$15.0 million NPV has been allocated to the line item in the TIF District's budget.

Façade Restoration/ Environmental Remediation, Interior/Exterior Demolition. Preservation of historic buildings is an important element of the Project Plan. Funding will be provided for façade restoration of historic buildings in the Deep Ellum TIF District. The Deep Ellum TIF District has some buildings and land that have been financially unfeasible to redevelop because of the cost of environmental remediation of asbestos, lead-based paint and other contaminants and interior and exterior demolition costs. Interior and exterior demolition expenses are tied directly to the remediation expenses, especially where the location of these buildings is not conducive to the development of a transit oriented mixed-use center. These costs are TIF eligible expenditures. The use of TIF funds to remediate environmentally hazardous materials and make associated improvements greatly improves the marketability of these buildings and may enable redevelopment of a structurally obsolete building.

Approximately \$5.5 million NPV has been allocated to the line item in the TIF District's budget.

~~Latino Cultural Center Area Improvements. Exhibits G-1 and G-2 show planned improvements for the City of Dallas Latino Cultural Center. The development plan for the Latino Cultural Center calls for increased parking at the site to accommodate parking needs, especially when large event are hosted by the facility. A City owned tract of land located on the northeast corner of Live Oak and Cantegral Streets was held for such a purpose but no funding was available to demolish the existing buildings on the site or construct the needed parking. In order to facilitate the immediate construction of the additional parking at a preferable location, specifically below ground on the site of the existing parking for the Latino Cultural Center, it is the intent of the City to allowed a directed sale of the tract of land located at the northeast corner of Live Oak and Cantegral Streets for fair market value and require the purchaser to redevelop the property in a manner that approximates Exhibit G-2. The purchaser may be eligible for future TIF funding related to the redevelopment of this site under this budget category.~~

~~Parking Improvements. As redevelopment efforts evolve in the Deep Ellum TIF District, especially in the core area, the need for transient, public parking will become increasingly important. Funding is set aside to address public parking needs for the area. Because of the high cost of structured parking, it is anticipated that TIF funds may be used to leverage other funding sources or to rent parking spaces, in addition to acquiring public parking spaces.~~

~~Affordable Housing. This category supports the Deep Ellum TIF District's mixed-income housing requirement for residential projects and may support projects in or out of the District, as allowed by the TIF Act, but priority shall be projects within the District. Funds from the Affordable Housing budget category may be used as gap financing needed to deliver mixed-income development(s), and such funding needs may be determined by a variety of methods including, but not limited to, percent of units reserved as affordable as it relates to total project cost or projected revenue loss/reduction in cash flow as it relates to reasonable rate of return. Affordable Housing fund allocation shall be on a case-by-~~

case basis as determined by underwriting, benefit to the District and other consideration provided to the City.

Approximately **\$5.76 million NPV** has been allocated to the line item in the District's budget.

Transfer to Housing and Neighborhood Revitalization Department. Twenty percent of each year's annual increment (net of administrative costs) beginning with 2023 collections through termination, as further described in the Deep Ellum TIF District Increment Allocation Policy, is anticipated to be transferred to the City's Housing and Neighborhood Revitalization Department to further the City's and the Deep Ellum TIF District's Affordable Housing goals and objectives, to support homeowner stabilization, home repair, homebuyer assistance, and displacement mitigation programs within the Grand Park South area.

Approximately **\$6.67 million NPV** has been allocated to the line item in the District's budget.

Infrastructure and Areas of Public Assembly Set-Aside to support Grand Park South area. Twenty percent of each year's annual increment (net of administrative costs) beginning with 2023 collections through termination, as further described in the Deep Ellum TIF District Increment Allocation Policy, is anticipated to be dedicated to the Grand Park South area to further the City's and the Deep Ellum TIF District's goals and objectives, to support infrastructure improvements and funding for areas of public assembly (i.e. parks/open space), as allowed by the TIF Act, within the Grand Park South area.

Approximately **\$6.67 million NPV** has been allocated to the line item in the District's budget.

Administration and Implementation. Administrative costs, including reasonable charges for the time spent by employees of the municipality and/or employees associated with any non-profit groups established to assist with implementation within the TIF District will be eligible for reimbursement as project costs, upon approval by the TIF Board of Directors and in connection with the implementation of the Project Plan. Other related administrative expenses including legal fees and consulting fees of the City, management expenses, meeting expenditures and equipment are included in this category. The development of a Deep Ellum Improvement Plan to maximize assets of the surrounding area is also included in this category. This plan will help guide public and private development and will incorporate the linkage of trails, walks, activity nodes, transit stations and new parking garages in and around the District. The TIF expense for the development of this plan will be leveraged by other sources.

State law has been amended to permit the Deep Ellum TIF District to consider making direct grants to accomplish any of these purposes. The Deep Ellum TIF District Board of Directors may provide for a program to make economic development Loans or Grants from TIF funds in an aggregate amount not to exceed the amount of tax increment

produced by the municipality and paid into the tax increment fund for the District as necessary or convenient to implement this Plan. Projects receiving such Loans or Grants must be consistent with the goals and objectives of the Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan and would be subject to specific project agreements and City Council approval of the Loan or Grant program and the project agreements.

Approximately **\$2.3 million NPV** has been allocated to the line item in the District's budget.



# Exhibit G-2 Redevelopment Plans for City-Owned Property located at Live Oak and Cantegral Streets

**\*\*\*\*Conceptual Plans Not For Construction\*\*\*\***

prepared by



for



Malouf Interests Inc.

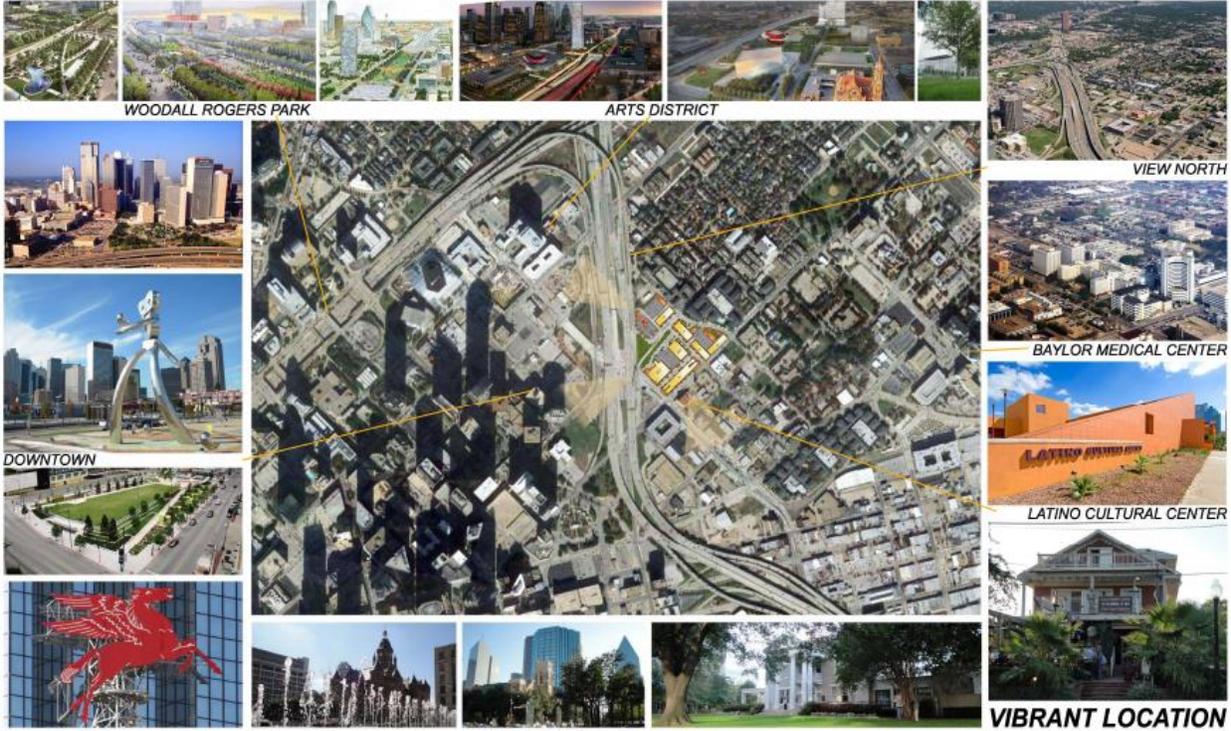


**VISION...**  
CITY LIGHTS | Dallas, TX

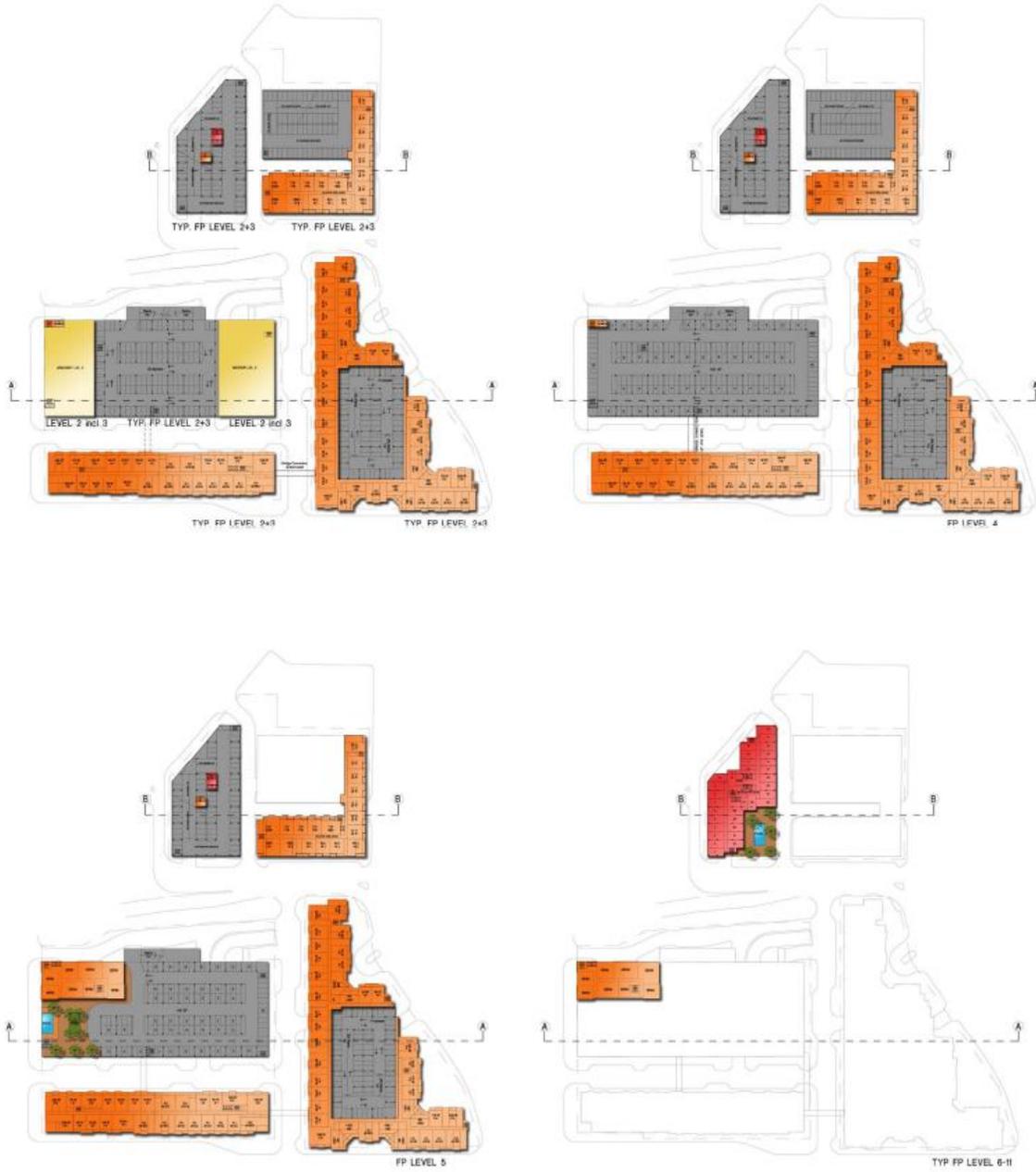
Dallas's Newest Urban Community  
City Lights Dallas sits on over 8 acres of land located near the heart of downtown. The recent revitalization of the Dallas Arts District, the continued expansion and use of the Dallas Area Rapid Transit system, and the growth in the downtown population place the City Lights development at the center of Dallas's progress.

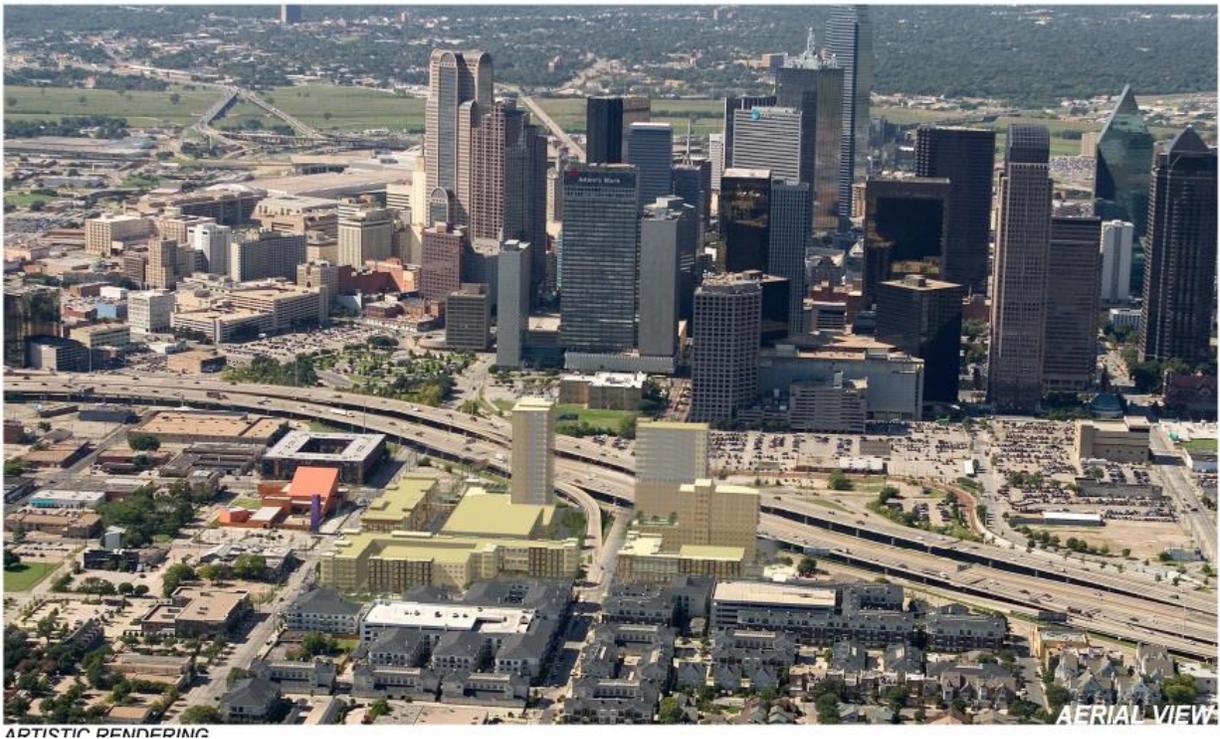
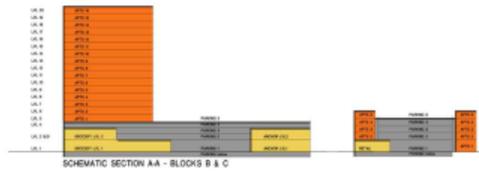
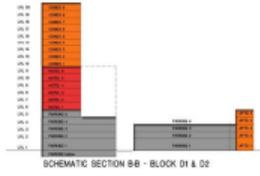
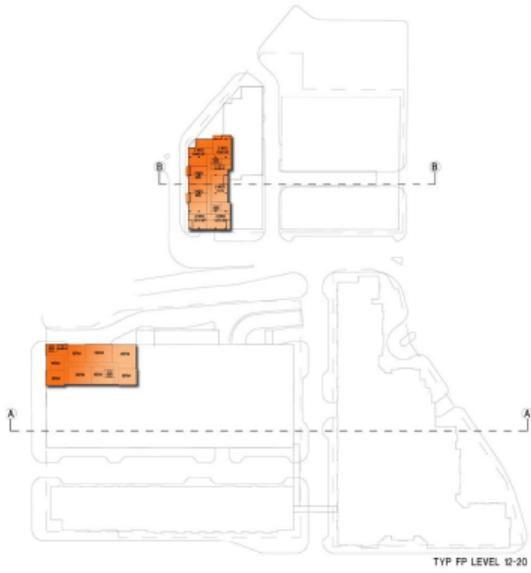
- 170,000 SF of planned retail development
- 300 + planned apartment units
- Affluent neighborhood demographics
- High traffic counts supported by nearby housing and downtown activity
- Strong interest from Dallas area retailers
- Easy access to the revitalized Dallas Arts District via recent pedestrian additions
- Nearby Dallas Area Rapid Transit station connecting downtown to suburban communities
- Support from the Dallas Economic Development Council
- Recent progress with HUD and other housing partners





- RETAIL
  - RESIDENTIAL
  - HOTEL
  - GARAGE
- BLOCK A-**  
 RET/REST 13,320 SF  
 4 LEVELS APTS ABOVE  
 28 UNITS/LVL - 104 UNITS TOTAL  
 14 SP SURF. PARKING
- BLOCK B-**  
 40,000 SF GROCERY  
 34,800 SF ANCHOR  
 18 LEVELS APTS ABOVE  
 8 UNITS/LVL - 128 UNITS TOTAL  
 6-LVL GARAGE + 1 LVL RET/OW  
 958 SP IN GARAGE  
 14 SP SURF. PARKING  
 1002 SP TOTAL
- BLOCK C-**  
 RET/REST 39,870 SF  
 4 APT-UNITS on 1  
 4 LEVELS APTS ABOVE  
 40 UNITS/LVL - 164 UNITS TOTAL  
 12 SP SURF. PARKING  
 5-LVL GARAGE + 1 LVL BELOW  
 457 SP IN GARAGE  
 459 SP TOTAL
- BLOCK D-1**  
 5-LVL GARAGE + 1 LVL BELOW  
 341 SP TOTAL  
 6-LVL HOTEL ABOVE  
 30 FMS/LVL - 180 KEYS  
 9-LVL CONDOS ABOVE  
 7 UNITS/LVL - 83 UNITS TOTAL
- BLOCK D-2**  
 RET/REST 12,875 SF  
 4 APT-UNITS on 1  
 4 LEVELS APTS ABOVE  
 18 UNITS/LVL - 76 UNITS TOTAL  
 4-LVL GARAGE 296 SP TOTAL









**VIEW FROM GOOD LATIMER STREET**

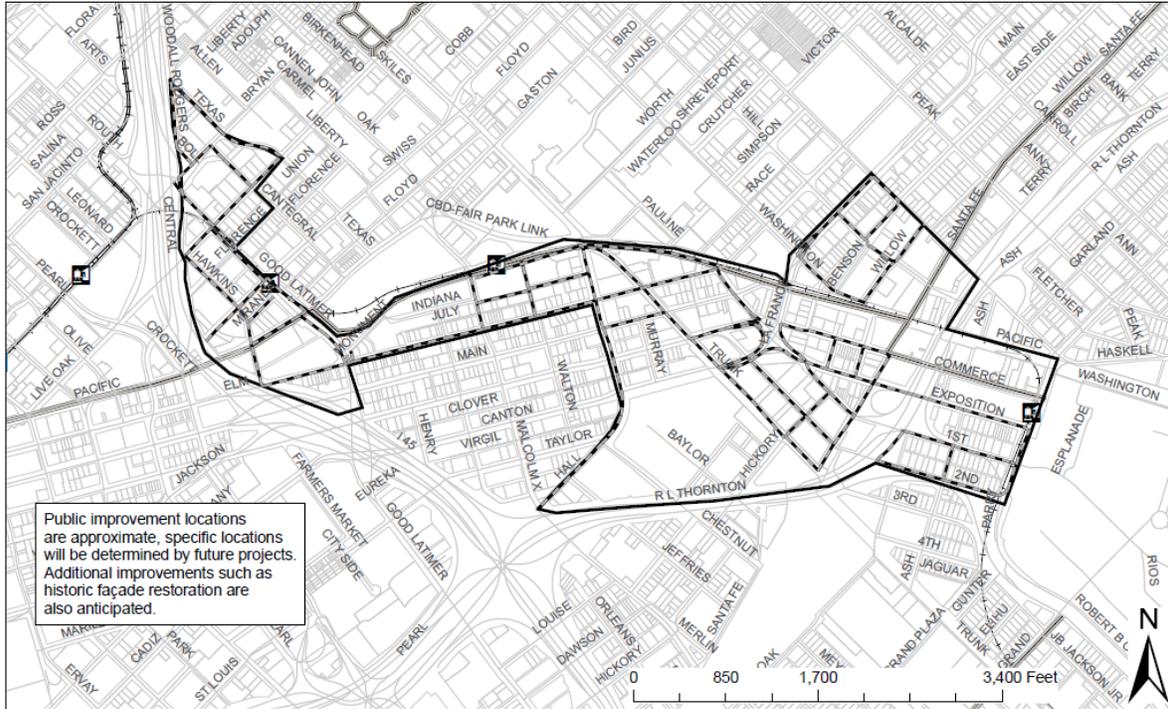


**VIEWS ON CANTEGRAL STREET**





**Exhibit HG**  
**Deep Ellum TIF District Public Improvement Plan**  
**(Original Project Plan)**



**Deep Ellum TIF District  
 Public Improvement Plan  
 Amended 4/9/08**

**Legend**

-  Deep Ellum TIF District Revised Boundary
-  Streetscape/Utilities
-  DART Light Rail Stations
-  Santa Fe Trail
-  Rail Line



**Planned Private Development (Original Project Plan)**

- At least 3,500 new residential units including lofts, townhomes, and apartments
- Approximately 650,000 square feet of new or renovated retail, restaurant and event space
- Approximately 850,000 square feet of office/commercial space
- Approximately 500 hotel rooms
- Development of property near four DART light rail stations to create a destination for transit riders

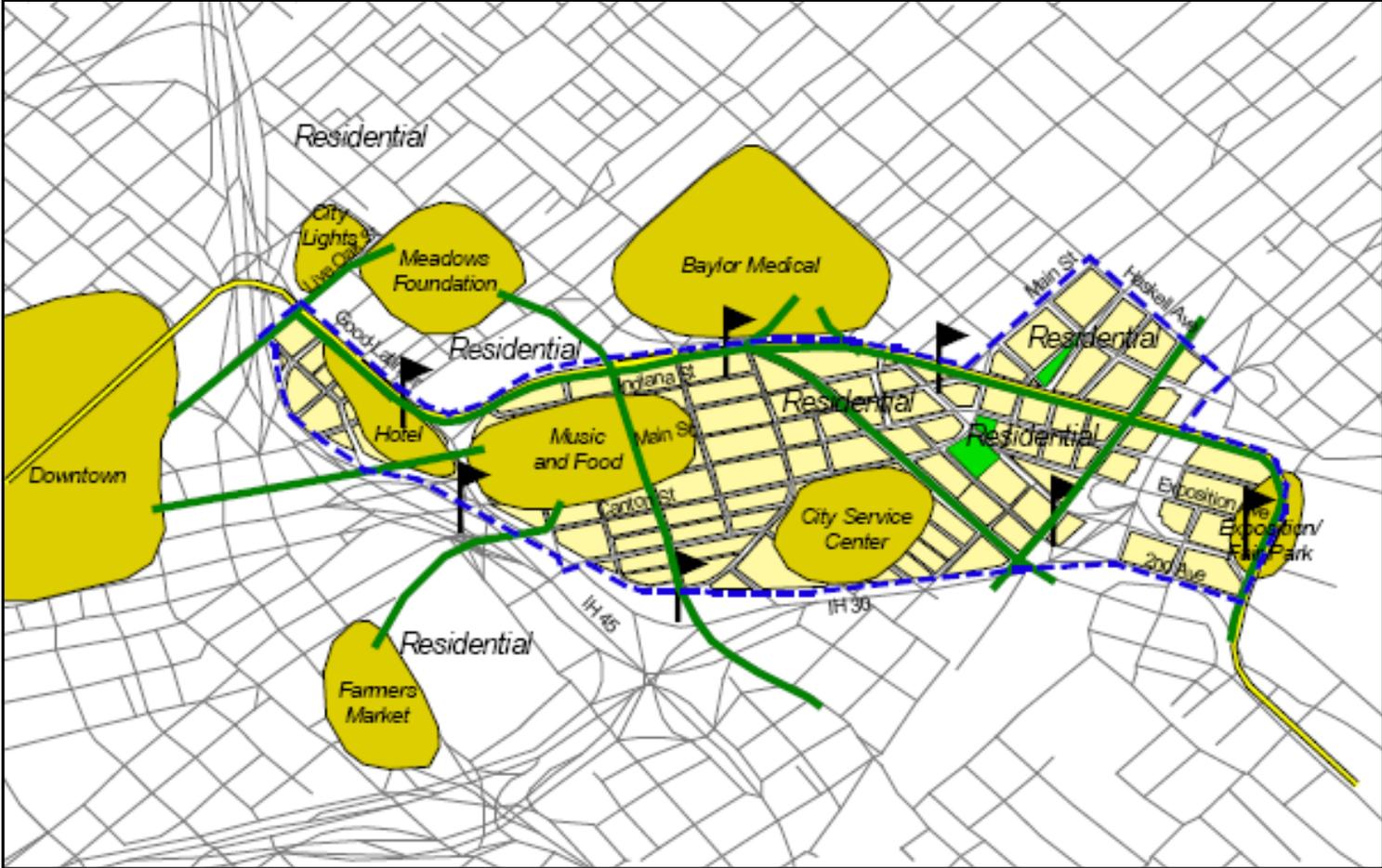
Prospective projects in the Deep Ellum TIF District include the redevelopment of the City Lights Project site, the Continental Gin building, the First Dr. Pepper building, the Knights of Pythias, the old Dallas High School site, and other underutilized commercial and warehousing structures as well as large tracts of vacant land. In addition, unspecified infill development is expected to occur in the District. ~~See Exhibit I for conceptual renderings of potential developments in the Deep Ellum TIF District.~~ **Exhibit HJ** is a conceptual site study of the Deep Ellum TIF District and surrounding area depicting anticipated development nodes, trails, and gateways.

**Exhibit I**  
**Conceptual Renderings of Potential Projects in the**  
**Deep Ellum TIF District**



*A conceptual rendering of potential hotel, retail, and residential buildings along Elm Street incorporating the historic Knights of Pythias building. The north side of this project would face the future Deep Ellum light rail station at Good Latimer and Gaston.*

Exhibit HJ  
Conceptual Site Study of  
Deep Ellum TIF District



*Note: This conceptual site study includes a larger area than the Deep Ellum TIF District. For specific parcels included in the TIF District refer to Exhibit A, the TIF Boundary Map.*

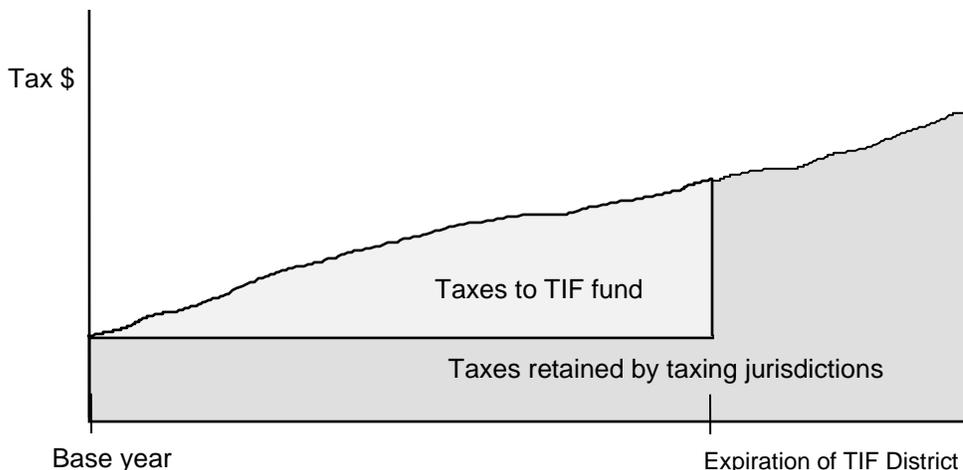
## Section 3: Financing Plan

Tax increment financing (“TIF”) is a tool local governments of Texas have used since 1986 to finance public improvements within defined areas that have unique challenges and opportunities for economic development. Public improvements strengthen existing communities and attract investment. The Tax Increment Financing Act is found in Chapter 311 of the Texas Tax Code (the “TIF Act”).

The governing body of a municipality may designate an area as a reinvestment zone if the City Council finds that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future. The additional tax dollars generated by growth of real property value flow to a “tax increment financing fund” (“TIF fund”) for a specified term of years. Money flowing to the TIF fund each year is then disbursed according to the Project Plan approved by the TIF board and the City Council, as prescribed by the TIF Act and the ordinance designating the reinvestment zone. The TIF fund may be used to make grants in furtherance of the development for the District and for public improvements within the reinvestment zone. TIF funds may also be used for public improvements at places of public assembly, such as a park, or for affordable housing, even though outside the zone.

The illustration below shows how taxes from real properties in a TIF zone flow to a taxing jurisdiction and to a TIF fund. This assumes real property values in the TIF zone rise soon after the zone’s designation.

### Real Property Tax Flow with Tax Increment Financing



Inclusion of property in a TIF district does not change tax rates for the property. Tax rates in a TIF zone are the same as tax rates outside the zone and within the same set of taxing jurisdictions.

Once the public improvements are completed and paid for, the TIF is dissolved and the full amount of the taxes collected in the area are kept by the taxing jurisdictions. In effect, the taxing jurisdictions are “investing” future earnings to receive the benefit of higher tax revenues from new development. Also, taxing jurisdictions are not restricted from raising their tax rates during the life of the zone.

## Financing Plan

The Reinvestment Zone Financing Plan provides for incremental financing, and predicts revenues for the Deep Ellum TIF District.

## Exhibit K TIF Project Plan Improvements

Note previous budget removed rather than redlined

<u>Budget Category (2023 Amendment)</u>	TIF Budget, beginning 2023 (NPV)	ESTIMATED TOTAL BUDGET (IN CURRENT \$)	ALLOCATED (AS OF 2023)	ESTIMATED REMAINDER BUDGET
Water, Wastewater, Storm & Off-site Utility Replacement	\$1,500,000	\$3,022,718	\$1,813,183	\$1,209,535
Paving, Streetscape & Lighting	\$3,000,000	\$6,045,436	\$2,309,759	\$3,735,677
District-Wide Improvements (Open Space, Trails & Areas of Public Assembly including Cultural Area or Facility Improvements); Public Parking	\$15,000,000	\$30,227,179	\$122,998	\$30,104,181
Façade Restoration/Environmental Remediation & Demolition	\$5,500,000	\$11,083,299	\$10,167,824	\$915,475
Affordable Housing	\$5,763,952	\$11,615,202	\$0	\$11,615,202
Transfer to Housing Department for Affordable Housing, including Homeowner Stabilization, Home Repair and Displacement Mitigation for Grand Park South area	\$6,672,064	\$13,445,178	\$0	\$13,445,178
Set Aside for Infrastructure Improvement and Areas of Public Assembly in Grand Park South area	\$6,672,064	\$13,445,178	\$0	\$13,445,178
Administration and Implementation	\$2,300,000	\$4,634,834	\$717,686	\$3,917,148
<b>Total Project Costs</b>	<b>\$46,408,080</b>	<b>\$93,519,023</b>	<b>\$15,131,450</b>	<b>\$78,387,573</b>

The project principal costs in **Exhibit K** are expressed as if paid in 2006. Cash for most of these expenditures will not be drawn until subsequent years.

Financing Method. The City’s current policy for financing TIF projects is for private groups to advance funds for public improvements in the reinvestment zone or to have funds paid directly from the Deep Ellum TIF District Fund as funds become available. The City has financed the vast majority of its prior TIF District projects on a pay-as-you-go basis. Advances, plus applicable interest, may be repaid by the future cash flows to the Deep Ellum TIF District fund, if and when funds are available. The typical interest rate used to repay developer advances has been the fixed rate for a TIF Bond with a 15-year payout level debt service and a “Baa” credit rating on the date the development agreement is authorized by City Council. This method is subject to City policy with the assistance of

its financial advisor. Taxing jurisdictions do not guarantee these reimbursements with funding from any other source.

The City may negotiate with financial institutions to secure bonds or other obligations, or lines of credit, to aid in the funding of projects within the TIF District, using any financial instrument, subject to City Council approval of the note or credit line or issue bonds or other obligations for eligible TIF expenditures.

The City may establish and provide for the administration of one or more programs for the public purposes of developing and diversifying the economy of the District, eliminating unemployment and underemployment in the District, and developing or expanding transportation, business, and commercial activity in the District, including programs to make grants and loans from the tax increment fund of the District in an aggregate amount not to exceed the amount of the tax increment produced by the municipality and paid into the tax increment fund for the District.

Financing Policy and Long Term Financing. The goal of the Deep Ellum TIF District is to leverage increment accrued to maximize development in the District.

Expected Revenues. **Exhibit ~~IL~~** is a list of developments anticipated in the Deep Ellum TIF District through 2027. Some of the identified developments may not occur, while other development projects likely may replace them. This schedule represents the best estimate of anticipated development in the area. Actual timing, floor area, uses and other attributes of the identified developments may differ from the schedule.

Unit values supporting appraisal estimates in **Exhibit ~~JL~~** are based on observations of values assigned to comparable developments by the Dallas Central Appraisal District (DCAD). Actual construction costs or trading prices may differ. Because tax increments are measured by DCAD values, these are the relevant measures of value for a TIF financing plan. To show the reasonableness of appraisal estimates in this plan, **Exhibit ~~JM~~** presents 2005 appraisals by DCAD of properties near the TIF District that are believed to be similar to the forecasted development.

The sites anticipated for redevelopment with the Deep Ellum TIF District may constitute most of the redevelopment in the District through 2027, although some unnamed sites will inevitably substitute for listed sites. Further redevelopment after 2027 is likely, but is not forecasted in this analysis for two reasons: (1) Tax increments are estimated to flow to the TIF zone for only twenty years; (2) Forecasts further into the future are only marginally reliable.

Based on the development projects identified in **Exhibit ~~IL~~** and other stated assumptions, **Exhibit ~~LN~~** estimates annual City and County real property taxes from the TIF District and annual percentages and amounts of the real property tax growth increment reinvested each year in the Deep Ellum TIF District fund. Based on updated information as part of the Amended Project Plan, it is estimated that ~~c~~umulative increased property value is expected to reach approximately \$997 ~~1.15 million~~ \$3.23 billion during the 22-

year term of the TIF District. Because the TIF fund receives revenue only from the taxable value which exceeds the base year, “captured” taxable value accruing to the Deep Ellum TIF District is approximately \$3.0 billion~~\$883 million~~. ~~This includes approximately \$731 million in increased taxable value attributable to new private investment and \$152 million in increased taxable value due to property appreciation.~~

Projections assume an 85% reinvestment rate for the City and 55% for Dallas County with a maximum term of twenty two years or until the Project Cost Budget of \$30.046.4 million is reached. The City and County did not participate during the first two years of the TIF District term, allowing the general fund to collect full revenue. The final terms of participating taxing jurisdictions’ contributions of tax increment shall be set forth in interlocal participation agreements between the City and County.

# Exhibit **I**

## Anticipated Redevelopment Projects in Deep Ellum TIF District (Original Project Plan)

**Assumptions:**

Development assumptions, appraisal estimates, and timing are by Stein Planning & Management and City of Dallas, Office of Economic Development. Site location numbers in column (c) are from Exhibit D-1 the Deep Ellum TIF District Anticipated Development Project Map. Appraisal estimates are adjusted for inflation at 3% annually. Construction costs, values and appraised values are not necessarily the same. Development plans are subject to change.

(a)	(b)	(c)	(i)	(d)	(e)	(f)	(g)	(h)	(j)
Concept	Location	Site Location from Exhibit D-1	Assumed Complete Before Jan. 1,	Estimated Floor Area (SF)	Est. Total Appraised Value per SF of Floor Area	Estimated Total Appraised Value (2005 Dollars)	Less Est. Existing Appraisal of Site (2005 Dollars)	Net Appraised Value Added (2005 Dollars)	Net Addition to Roll at Completion; Pre-completion Inflation = 3.00%
Villas of Commerce (loft townhomes)	Commerce/Exposition/Benson/	1	2007	18,000	\$120	\$2,160,000	\$325,000	\$1,835,000	\$1,946,752
Bill Reed Building (residential, office)	First/Canton/Second	10	2008	50,000	\$70	\$3,500,000	\$700,000	\$2,800,000	\$3,059,636
Ambrose (lofts and retail)	Indiana Street between Malcolm X and	2	2008	240,000	\$80	\$19,200,000	\$1,100,000	\$18,100,000	\$19,778,359
Olympia Arts	Eastside/Hill		2008	18,000	\$100	\$1,800,000	\$100,000	\$1,700,000	\$1,857,636
Sandbar (restaurant infill)	317 S 2nd Ave		2013	3,000	\$167	\$975,000	\$503,208	\$471,792	\$485,946
Reel FX Renovation & Streetscaping	301 N Crowds at Indiana to Elm		2015	101,720	\$85	\$8,646,200	\$5,358,840	\$3,287,360	\$3,487,560
Deep Ellum Renovations - Rohrman	Varies		2015	50,000	\$100	\$5,000,000	\$1,000,000	\$4,000,000	\$4,243,600
City Lights Ph I	Live Oak & Good Latimer	6	2015	425,000	\$89	\$37,825,000	\$2,533,900	\$35,291,100	\$38,563,538
Crozier Tech site	Live Oak & Pearl		2016	350,000	\$120	\$42,000,000	\$1,000,000	\$41,000,000	\$44,801,807
Deep Ellum Renovations - Rohrman	Varies		2016	50,000	\$100	\$5,000,000	\$1,000,000	\$4,000,000	\$4,370,908
City Lights Ph II	Live Oak & Good Latimer	6	2017	332,000	\$89	\$29,548,000	\$2,967,590	\$26,580,410	\$29,916,486
Deep Ellum Renovations - Rohrman	Varies		2017	50,000	\$100	\$5,000,000	\$1,000,000	\$4,000,000	\$4,502,035
Continental Gin (school)	3309 Elm (Continental Gin historic district)	3	2017	60,000	\$80	\$4,800,000	\$500,000	\$4,300,000	\$6,130,772
Lofts, retail	Good Latimer/Swiss/Pacific	11	2017	420,000	\$90	\$37,800,000	\$2,500,000	\$35,300,000	\$50,329,359
Deep Ellum Renovations - Rohrman	Varies		2018	50,000	\$100	\$5,000,000	\$1,000,000	\$4,000,000	\$4,637,096
Loft residences	Exposition/Commerce	9	2018	100,000	\$80	\$8,000,000	\$1,500,000	\$6,500,000	\$9,545,469
Knights of Pythias Building (Upscale boutique hotel 170 rooms + surrounding mixed use)	Knights of Pythias Building Elm @ Good-Latimer	6	2019	500,000	\$120	\$60,000,000	\$3,000,000	\$57,000,000	\$68,060,981
Deep Ellum Renovations - Rohrman	Varies		2019	50,000	\$100	\$5,000,000	\$1,000,000	\$4,000,000	\$4,776,209
City Lights Ph III	Live Oak & Good Latimer	6	2019	210,000	\$89	\$18,690,000	\$1,878,240	\$16,811,760	\$20,074,121
Mixed-Use	Pacific/Hawkins		2019	200,000	\$89	\$17,800,000	\$2,267,320	\$15,532,680	\$18,546,832
Mixed-use	Unspecified infill	N/A	2019	100,000	\$90	\$9,000,000	\$1,500,000	\$7,500,000	\$11,344,423
First Dr. Pepper Building (residential, retail, office)	Second/Hickory/Trunk/Canton	5	2019	110,000	\$70	\$7,700,000	\$700,000	\$7,000,000	\$10,588,128
Residences	Unspecified infill		2020	100,000	\$80	\$8,000,000	\$1,500,000	\$6,500,000	\$10,126,788
Service Center Site	Varies		2020	125,000	\$120	\$15,000,000	\$0	\$15,000,000	\$18,448,108
Deep Ellum Renovations - Rohrman	Varies		2020	50,000	\$100	\$5,000,000	\$1,000,000	\$4,000,000	\$4,919,495
Mixed-use	Parry/First	N/A	2020	100,000	\$90	\$9,000,000	\$1,500,000	\$7,500,000	\$11,684,756
Benson Willow Townhomes	3917 Willow and 3900-3916 Benson	4	2020	120,000	\$120	\$14,400,000	\$800,000	\$13,600,000	\$21,188,357
Lofts	Pacific/Good Latimer		2021	200,000	\$100	\$20,000,000	\$904,520	\$19,095,480	\$24,189,583
Service Center Site	Varies		2021	125,000	\$120	\$15,000,000	\$0	\$15,000,000	\$19,001,551
Small upscale boutique hotel (80 rooms), retail, residential	Elm/Main/Hall/Trunk	7	2021	130,000	\$120	\$15,600,000	\$2,000,000	\$13,600,000	\$21,824,008
Residences	Eastside/Hill	12	2021	60,000	\$80	\$4,800,000	\$1,000,000	\$3,800,000	\$6,097,884
Office	unspecified infill		2021	90,000	\$50	\$4,500,000	\$3,863,810	\$636,190	\$1,020,898
Service Center Site	Varies		2022	125,000	\$120	\$15,000,000	\$0	\$15,000,000	\$19,571,598
Mixed-use	Unspecified infill	8	2022	200,000	\$105	\$21,000,000	\$1,500,000	\$19,500,000	\$32,230,529
Service Center Site	Varies		2023	450,000	\$120	\$54,000,000	\$0	\$54,000,000	\$72,571,484
Upscale retail and food service	Unspecified infill	N/A	2023	100,000	\$100	\$10,000,000	\$1,500,000	\$8,500,000	\$14,470,681

# Exhibit JM

## Comparable Developments based on DCAD Appraisals (Original Project Plan)

Information is for the year noted.  
The purpose of this schedule is to relate actual appraisals and other quantitative measures of comparable development in the metropolitan area.  
Building floor area measurements exclude parking garages. Improvement appraisals include garages.

(a) Development Name	(b) Address	(c) Improvements	(d) Land	(e) Total Value	(f) Bldg. SF	(g) Imp. per BSF	(h) Land SF	(i) Land per LSF	(j) Total per BSF	(k) FAR	Year
<b>Mixed use centers</b>											
The Crescent	500 Crescent	Dallas	\$245,180,080	\$25,984,920	\$271,165,000	1,722,192	\$142	433,082	\$60	\$157	3.98 2005
Mockingbird Station	5307 Mockingbird	Dallas	\$77,490,670	\$11,386,140	\$88,876,810	565,675	\$137	379,538	\$30	\$157	1.49 2005
West Village		Dallas	\$35,971,000	\$7,957,620	\$43,928,620	315,653	\$114	282,513	\$28	\$139	1.12 2005
Galleria mall and department stores		Dallas	\$221,530,810	\$42,779,370	\$264,310,180	1,722,681	\$129	1,222,267	\$35	\$153	1.41 2005
Westin Galleria Hotel		Dallas	\$50,789,810	\$4,210,190	\$55,000,000	473,645	\$107	120,291	\$35	\$116	3.94 2005
Galleria office buildings		Dallas	\$115,140,300	\$12,908,500	\$128,048,800	1,535,614	\$75	368,814	\$35	\$83	4.16 2005
Galleria vacant land		Dallas	\$0	\$1,558,100	\$1,558,100	0		98,441	\$16		0.00 2005
Galleria grand total		Dallas	\$387,460,920	\$61,456,160	\$448,917,080	3,731,940	\$104	1,809,813	\$34	\$120	2.06
<b>Retail centers</b>											
One-Stop Mini-Mart	2324 McKinney	Dallas	\$576,860	\$1,423,080	\$1,999,940	3,509	\$164	23,718	\$60	\$570	0.15 2005
Lincoln Park (retail with. grocery)	7700 W. Northwest	Dallas	\$36,215,560	\$11,299,680	\$47,515,240	153,642	\$236	502,208	\$23	\$309	0.31 2005
Knox Park Village	3001 Knox	Dallas	\$17,796,280	\$2,798,910	\$20,595,190	81,893	\$217	87,172	\$32	\$251	0.94 2005
Highland Park Village total		High. Park	\$33,687,570	\$19,586,920	\$53,274,490	230,948	\$146	497,455	\$39	\$231	0.46 2005
Best Buy, CompUSA, Office Max	9358 N. Central	Dallas	\$15,455,230	\$9,544,770	\$25,000,000	184,996	\$84	636,318	\$15	\$135	0.29 2005
Office Max, Ross, etc.	2415 N. Haskell	Dallas	\$6,042,190	\$2,901,100	\$8,943,290	92,426	\$65	290,110	\$10	\$97	0.32 2005
Target	2417 N. Haskell	Dallas	\$3,426,210	\$3,873,790	\$7,300,000	128,688	\$27	387,379	\$10	\$57	0.33 2005
<b>Grocery stores</b>											
Whole Foods Market	4100 Lomo Alto	Dallas	\$3,488,800	\$1,775,900	\$5,264,700	35,600	\$98	70,236	\$25	\$148	0.51 2005
Kroger Signature	5665 E. Mockingbird	Dallas	\$578,210	\$6,282,830	\$6,861,040	79,228	\$7	349,046	\$18	\$87	0.23 2005
<b>Office buildings</b>											
2100 McKinney	2100 McKinney	Dallas	\$57,474,900	\$8,189,460	\$65,664,360	374,654	\$153	136,491	\$60	\$175	2.74 2005
Chase Tower	2200 Ross	Dallas	\$158,281,210	\$2,799,830	\$161,081,040	1,250,000	\$127	111,993	\$25	\$129	11.16 2005
Trammell Crow Center	2001 Ross	Dallas	\$141,253,560	\$2,851,440	\$144,105,000	1,245,324	\$113	95,048	\$30	\$116	13.10 2005
Fountain Place	1445 Ross	Dallas	\$127,473,260	\$2,247,740	\$129,721,000	1,297,418	\$98	78,848	\$29	\$100	16.45 2005
1845 Woodall Rodgers	1845 Woodall Rodgers	Dallas	\$10,027,320	\$2,171,400	\$12,198,720	185,007	\$54	36,190	\$60	\$66	5.11 2005
<b>Residences</b>											
1999 McKinney condos (62)	1999 McKinney	Dallas	\$32,925,450	\$1,309,414	\$34,234,864	175,482	\$188	29,098	\$45	\$195	6.03 2004
(Improvement figures are estimates based on 100% of three middle floors.)											
Portobello townhouse condo unit	33xx Blackburn	Dallas	\$415,870	\$59,130	\$475,000	2,606	\$160	N.A.	N.A.	\$182	N.A. 2004
Live Oak Lofts condos (113)	2502 Live Oak	Dallas	\$15,615,100	\$1,030,560	\$16,645,660	104,167	\$150	68,704	\$15	\$160	1.52 2004
(Improvement figures are estimates based on 9 units at middle of DCAD listing)											
Travis Terrace townhouse condo	39xx Travis	Dallas	\$400,610	\$42,420	\$443,030	2,782	\$144	2,121	\$20	\$159	1.31 2004
Lincoln Park	5445 Caruth Haven	Dallas	\$35,455,780	\$9,544,220	\$45,000,000	395,377	\$90	636,281	\$15	\$114	0.62 2004
Heights of State Thomas	3015 State	Dallas	\$14,616,920	\$3,921,090	\$18,538,010	173,545	\$84	122,534	\$32	\$107	1.42 2005
Knox Travis Park	4611 Travis	Dallas	\$12,692,040	\$537,960	\$13,230,000	137,331	\$92	26,898	\$20	\$96	5.11 2005
The Abbey	2521 Worthington	Dallas	\$3,380,550	\$944,450	\$4,325,000	48,082	\$70	29,514	\$32	\$90	1.63 2005
Jefferson at Gaston	2752 Gaston		\$26,158,960	\$4,665,280	\$30,824,240	417,815	\$63	548,856	\$9	\$74	0.76 2005
Rovello	2610 Allen	Dallas	\$24,622,260	\$4,727,740	\$29,350,000	397,294	\$62	132,117	\$36	\$74	3.01 2005
Gables Concord	3003 Bookhout	Dallas	\$5,175,800	\$4,755,420	\$9,931,220	138,390	\$37	158,514	\$30	\$72	0.87 2005
Gables at Routh (Mirabella)	2600 Cole	Dallas	\$7,325,870	\$2,736,590	\$10,062,460	142,507	\$51	60,813	\$45	\$71	2.34 2005
Uptown Village		Dallas	\$29,356,860	\$11,037,660	\$40,394,520	570,793	\$51	328,315	\$34	\$71	1.74 2005
Jefferson at the North End	2323 N. Field	Dallas	\$27,940,320	\$16,395,540	\$44,335,860	623,997	\$45	468,444	\$35	\$71	1.33 2005
Block 588 Condos	3110 Thomas	Dallas	\$14,363,550	\$1,636,450	\$16,000,000	229,074	\$63	51,139	\$32	\$70	4.48 2005
Kirby Building		Dallas	\$12,950,000	\$1,800,000	\$14,750,000	209,223	\$62	30,000	\$60	\$70	6.97 2005
Davis Building	1309 Main	Dallas	\$14,860,940	\$873,000	\$15,733,940	241,481	\$62	14,550	\$60	\$65	16.60 2005
AMLI at Bryan Street		Dallas	\$20,462,860	\$3,847,140	\$24,310,000	375,461	\$55	298,880	\$13	\$65	1.26 2005
Majestic Lofts Residences	1900 Elm	Dallas	\$6,553,000	\$1,200,000	\$7,753,000	126,000	\$52	20,000	\$60	\$62	6.30 2005
Camden Farmers Market	2210 Canton	Dallas	\$16,231,940	\$5,676,390	\$21,908,330	381,441	\$43	306,832	\$18	\$57	1.24 2005
Heights of State Thomas	3110 Thomas	Dallas	\$14,363,550	\$1,636,450	\$16,000,000	299,362	\$48	51,139	\$32	\$53	5.85 2005
Wilson Building	1623 Main	Dallas	\$8,985,000	\$1,740,000	\$10,725,000	250,778	\$36	29,000	\$60	\$43	8.65 2005
<b>Hotels</b>											
The Mansion on Turtle Creek	2821 Turtle Creek	Dallas	\$16,504,580	\$5,495,420	\$22,000,000	82,976	\$199	157,012	\$35	\$265	0.53 2005
Hotel Zaza	2332 Leonard	Dallas	\$16,821,580	\$2,901,120	\$19,722,700	102,010	\$165	48,639	\$60	\$193	2.10 2005
Hotel St. Germain	2516 Maple	Dallas	\$359,600	\$540,400	\$900,000	8,273	\$43	15,440	\$35	\$109	0.54 2005
Hyatt Regency Hotel		Dallas	\$62,744,660	\$7,785,210	\$70,529,870	657,212	\$95	543,964	\$14	\$107	1.21 2004
Adam's Mark Hotel		Dallas	\$75,102,350	\$7,877,820	\$82,980,170	827,534	\$91	230,258	\$34	\$100	3.59 2005
Fairmont Hotel		Dallas	\$20,637,480	\$2,778,020	\$23,415,500	579,037	\$36	99,215	\$28	\$40	5.84 2005
<b>Health</b>											
Cooper Aerobics Center		Dallas	\$9,345,990	\$8,986,280	\$18,332,270	204,725	\$46	1,069,219	\$8	\$90	0.19 2005

**Exhibit LN**  
**Annual Real Property Appraisals and City/County Tax to the  
TIF Fund (AMENDED PROJECT PLAN)**

		<b>EXHIBIT L Projected TIF Increment Schedule</b>							
Tax Year	Property Value Estimate	Property Value	Anticipated Value	TIF Contribution	TIF Contribution	TOTAL TIF	Total TIF	TOTAL TIF	
		Growth	Value	City of Dallas	Dallas County	2006 NPV @ Dallas Co.	Contribution	2006 NPV @ 4%	
Base	2005	\$107,990,540							
	Adj Base08	\$113,885,770							
1	2006	\$109,610,398	5.7%	\$6,149,762	\$0	\$0	\$0	\$0	
2	2007	\$115,852,407	4.5%	\$11,302,503	\$0	\$0	\$0	\$0	
3	2008	\$121,082,439	27.1%	\$37,692,404	\$269,407	\$59,926	\$57,621	\$329,333	\$292,776
4	2009	\$164,078,459	8.1%	\$50,030,941	\$322,509	\$70,654	\$122,944	\$393,163	\$628,853
5	2010	\$180,308,382	-7.3%	\$37,987,511	\$258,361	\$61,623	\$177,727	\$319,984	\$891,857
6	2011	\$154,151,380	-1.8%	\$35,249,605	\$239,543	\$62,217	\$230,910	\$301,760	\$1,130,342
7	2012	\$151,372,406	7.4%	\$46,273,545	\$275,743	\$64,841	\$284,205	\$340,584	\$1,389,158
8	2013	\$174,397,792	5.5%	\$55,156,719	\$377,203	\$84,572	\$351,043	\$461,775	\$1,726,572
9	2014	\$171,578,126	4.1%	\$62,096,498	\$421,447	\$95,143	\$423,344	\$516,590	\$2,089,521
-	Adj Value	\$187,033,883		-	-	-	-	-	-
	Adj Base14	\$189,162,613							
10	2015	\$253,028,626	78.9%	\$127,805,604	\$847,394	\$173,843	\$550,370	\$1,021,237	\$2,779,433
11	2016	\$319,562,079	17.9%	\$184,099,399	\$1,213,086	\$234,396	\$715,053	\$1,447,482	\$3,719,689
12	2017	\$376,700,281	23.7%	\$272,159,883	\$1,787,815	\$348,920	\$950,771	\$2,136,735	\$5,054,288
13	2018	\$466,081,672	22.9%	\$377,088,929	\$2,468,870	\$495,462	\$1,272,614	\$2,964,332	\$6,834,589
14	2019	\$743,848,002	31.9%	\$554,685,389	\$3,656,528	\$743,633	\$1,737,085	\$4,400,161	\$9,375,572
15	2020	\$837,575,214	12.6%	\$648,413,051	\$4,253,507	\$834,116	\$2,238,033	\$5,087,623	\$12,200,548
16	2021	\$1,035,445,177	23.6%	\$846,282,564	\$5,599,227	\$973,146	\$2,800,000	\$6,572,373	\$15,709,592
17	2022	\$1,296,360,369	25.2%	\$1,107,197,756	\$7,018,859	\$0	\$0	\$7,018,859	\$19,312,886
18	2023	\$1,420,880,416	9.6%	\$1,231,717,803	\$7,702,486	\$0	\$0	\$7,702,486	\$23,115,050
19	2024	\$1,705,056,499	20.0%	\$1,515,893,886	\$9,479,567	\$0	\$0	\$9,479,567	\$27,614,454
20	2025	\$2,046,067,799	20.0%	\$1,856,905,186	\$11,612,064	\$0	\$0	\$11,612,064	\$32,914,049
21	2026	\$2,455,281,359	20.0%	\$2,266,118,746	\$14,171,060	\$0	\$0	\$14,171,060	\$39,132,786
22	2027	\$2,946,337,631	20.0%	\$2,757,175,018	\$17,241,856	\$0	\$0	\$17,241,856	\$46,408,080
<b>TOTAL During TIF</b>					<b>\$89,216,531</b>	<b>\$4,302,492</b>	<b>\$2,800,000</b>	<b>\$93,519,023</b>	<b>\$46,408,080</b>

**Assumptions:**

- City of Dallas participates in the Deep Ellum TIF District for a period of 19 years beginning in 2008 at a rate of 85%
- Dallas County is expected to participate in the Deep Ellum TIF District until \$2.8M NPV, at a rate of 55%
- All values and increment collection are actual through 2023 values.
- Between 2023 and termination, 20% annual property value increase is assumed, at 2023 tax rate.

**Financial Assumptions**

The key factors influencing the financial feasibility study and its conclusions are the financial assumptions that have been adopted.

Inflation. The generally accepted inflation for construction costs and the value of improvements is 3% per annum. Based on current market rates, net present values of the tax increment were calculated at a discount rate of 4% per annum.

Appreciation. Property appreciation is assumed to be 1.5% percent per annum on average. However, beginning with the 2023 Amended Project Plan, the increase in annual property value is assumed to be 20%. The average annual increase over the last seven year (years 2017 to 2023) was 21%. This Amended Project Plan's budget is in alignment with the assumption of 20% annual growth between 2023 and 2027 and the estimated current budget is derived from this assumption (converted from NPV at 4% per annum).

Tax Rate Changes. Although tax rates will certainly increase during the twenty two year development period, the financial plan conservatively assumes that the 2005 tax rate will remain constant for the life of the Deep Ellum TIF District, except to incorporate tax rate changes when known.

Remittance to the TIF Fund. The proposed duration of the Deep Ellum TIF District is 22 years; it is scheduled to terminate December 31, 2027. The City of Dallas will participate at a rate of 0% in 2006 and 2007 and at a rate of 85% in 2008 and thereafter. Dallas County will participate at a rate of 0% in 2006 and 2007 and at a rate of 55% in 2008 and thereafter. Dallas County's participation shall terminate when the Dallas County NPV collections reach \$2.8 million. Such cap was reached with 2021 values (2022 collections). Therefore, between 2022 DCAD valuation (2023 collections) and termination, only the City of Dallas will participate in the TIF District. TIF collections will terminate once the TIF budget of \$29,992,93546,408,080 (net present value) has been collected or December 31, 2027 (2028 collections), whichever occurs first. ~~Based on current development projections, the TIF budget is expected to be reached in 2026/2027, after nineteen twenty years of collections.~~

## **Financial Feasibility**

The private development plans, public improvement program, general financing strategy and financial assumptions were all included in a preliminary assessment prepared by Stein Planning and Management and the City of Dallas, Office of Economic Development. The study is intended to be used as part of the economic feasibility study for the District in accordance with the provisions of Section 311.011, Texas Tax Code, and is available upon request.

Cumulative private development ~~and property value appreciation~~ is expected to increase property value to \$3.23 4.156billion during the term of the TIF District. Since the TIF receives revenue only from the taxable value which exceeds the base year, "captured" taxable value accruing to the Deep Ellum TIF District will be approximately \$3.0 billion 969 million.

~~If revenues are received at the predicted rate, increment collections will be reached and final project improvements completed by Year 20 of the TIF term.~~

On a strict "pay-as-you-go" basis, the progress of the public improvements portion of the development program is a direct result of the revenues received and matched by the City's contributions. Therefore, if revenues exceed these projections, then the public improvements can be completed ahead of schedule. If revenues do not meet expectations, then the pace of public improvements will be slowed or discontinued altogether based upon the advice of the Board of Directors and the approval of the City Council.

The Reinvestment Zone Financing Plan provides that the City and County will begin to realize additional revenues from the TIF in Year 16 of the program.

Based upon a set of TIF District assumptions and analysis, the preliminary project plan and reinvestment zone financing plan is feasible.

## Financial Policies

General financial policies are governed by the City of Dallas Public/Private Partnership Program that was first approved by the City Council on March 13, 1996. This program provides a framework for development incentives in a variety of areas. Within this framework the Deep Ellum Board of Directors has adopted specific policies for the Deep Ellum TIF District:

- Public improvements will be phased at a pace that coincides with private development.
- Private developers desiring City participation in sharing the costs of infrastructure improvements needed for their projects must sign a Development Agreement with the City.
- Each Development Agreement is mutually exclusive - that is, the nature and extent of support from public funds may change over time as the District becomes more developed.
- The City may negotiate with financial institutions to secure notes or lines of credit to aid in the funding of projects within the TIF District, using any financial instrument, subject to City Council approval, or may issue certificates of obligation or TIF bonds for projects as described earlier in the Project Plan.
- If a developer requests funding for infrastructure improvements at a time when sufficient funds are not available in the TIF Reserve Fund, then improvements may be:
  - ~ deferred until funds are available
  - ~ constructed at the sole expense of the developer
  - ~ constructed at developer expense, with the City reimbursing the developer (with applicable interest) as funds become available
- Should project costs be paid that directly benefit the developer of a project, such as grants made to a developer as permitted by ~~Chapter 311~~the TIF Act, Texas Tax Code, the City will enact and implement controls sufficient to ensure that any grant funds provided will be used to fulfill the public purposes of developing and diversifying the economy of the Deep Ellum TIF District, eliminating unemployment or underemployment in the District, and developing or expanding transportation, business and commercial activity in the District.

The Deep Ellum TIF Board may from time-to-time recommend amendments to these financial policies which will affect the operations of the TIF District.

The City reserves the right to amend this plan to provide for the establishment of a "sales tax increment" collection process, as permitted by ~~Chapter 311, Texas Tax Code~~ the TIF Act.

### **Other Financial Benefits**

During the twenty-two year TIF term, approximately 650,000 square feet of retail, restaurant and event space, 850,000 square feet of commercial/office space, 500 hotel rooms, and over 3,500 residential units are expected to be developed within the boundaries of the Deep Ellum TIF District.

Because the City and DART each have a one percent sales tax and the City also has a nine percent hotel tax and business personal property tax, this generates additional municipal revenue. Based on original assumptions, Exhibit MN estimates additional City and DART sales tax attributed to the anticipated retail development. By 2027, the City and DART will each receive roughly \$22.9 million (net present value) in incremental sales tax revenue from the Deep Ellum TIF District. Exhibit NO estimates additional City hotel tax and business personal property tax attributed to the anticipated hotel, retail and office development. Based on original assumptions, bBy 2027, the City will receive approximately \$17.0 million (net present value) in incremental hotel and business personal property taxes from the Deep Ellum TIF District.

The Dallas Independent School District is not expected to participate in the Deep Ellum TIF District program. State law governing school funding since September 1999 makes TIF participation generally unattractive for a school district. Nevertheless, the DISD will receive incremental real property and business personal property taxes from the Deep Ellum TIF District (see Exhibit OP).

### **Conclusions**

Based upon a set of assumptions and analysis of the Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan, the plan has been determined to be feasible.

Exhibit **MO**

Estimated Annual City/DART Sales Tax from Net New Development in the TIF District **(Original Project Plan)**

**Assumptions:**  
 Gross floor areas and timing estimates provided by developer.  
 All floor area estimates of existing retail centers represent projected net increase in square footage (net gain).  
 Businesses are assumed operating by July of the previous fiscal year (three months before the indicated fiscal year begins).  
 Estimated sales per square foot are adjusted annually for inflation at: **3.00%**  
 Sales tax column approximates tax receipts in the indicated fiscal year.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)		
																Indiana, Retail	Continental Gin
		36,000	15,000	12,000	16,500	50,000	50,000	50,000	375,000	10,000	84,000	50,000	50,000	811,500			
		\$225	\$225	\$225	\$225	\$225	\$250	\$250	\$250	\$225	\$225	\$225	\$225	Total Net New Annual Sales Volume			
		90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%				
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2005		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2006		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2007		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2008		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2009		\$7,965,980	\$3,319,158	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,285,138	\$112,851	\$112,851	
2010		\$8,204,959	\$3,418,733	\$2,734,986	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,358,679	\$143,587	\$143,587	
2011		\$8,451,108	\$3,521,295	\$2,817,036	\$3,873,425	\$11,737,650	\$3,051,789	\$13,041,833	\$100,748,163	\$2,417,956	\$0	\$0	\$0	\$164,488,167	\$1,644,882	\$1,644,882	
2012		\$8,704,641	\$3,526,934	\$2,901,547	\$3,989,827	\$12,089,780	\$3,143,343	\$13,433,088	\$103,770,607	\$2,490,495	\$0	\$0	\$0	\$169,422,812	\$1,694,228	\$1,694,228	
2013		\$8,965,780	\$3,735,742	\$2,988,593	\$4,108,316	\$12,452,473	\$3,237,643	\$14,836,081	\$106,883,726	\$2,565,209	\$21,547,759	\$0	\$0	\$196,053,255	\$1,960,533	\$1,960,533	
2014		\$9,234,754	\$3,847,814	\$3,078,251	\$4,232,596	\$12,826,047	\$3,334,772	\$14,251,163	\$108,080,237	\$2,642,166	\$22,194,192	\$0	\$0	\$201,934,853	\$2,019,349	\$2,019,349	
2015		\$9,511,797	\$3,963,249	\$3,170,599	\$4,358,573	\$13,210,828	\$3,434,815	\$14,678,698	\$110,080,237	\$2,729,151	\$23,545,818	\$14,015,368	\$0	\$228,248,053	\$2,282,481	\$2,282,481	
2016		\$9,797,150	\$4,082,146	\$3,285,717	\$4,490,361	\$13,607,163	\$3,537,860	\$15,119,059	\$113,392,945	\$2,817,431	\$24,979,758	\$14,435,829	\$0	\$235,095,495	\$2,350,955	\$2,350,955	
2017		\$10,091,065	\$4,204,610	\$3,383,688	\$4,625,071	\$14,015,368	\$3,643,996	\$15,572,631	\$116,794,733	\$2,903,074	\$26,545,818	\$14,868,904	\$0	\$242,148,360	\$2,421,484	\$2,421,484	
2018		\$10,393,797	\$4,330,749	\$3,494,599	\$4,763,824	\$14,435,829	\$3,753,316	\$16,039,810	\$120,298,575	\$2,887,166	\$24,252,193	\$15,774,420	\$15,774,420	\$264,727,781	\$2,647,278	\$2,647,278	
2019		\$10,705,611	\$4,460,671	\$3,588,537	\$4,906,738	\$14,868,904	\$3,865,915	\$16,521,004	\$123,907,532	\$2,973,781	\$24,979,758	\$16,888,904	\$16,888,904	\$272,669,615	\$2,726,696	\$2,726,696	
2020		\$11,026,779	\$4,594,491	\$3,675,593	\$5,053,940	\$15,314,971	\$3,981,882	\$17,016,634	\$127,624,758	\$3,062,994	\$25,729,151	\$15,314,971	\$15,314,971	\$280,849,703	\$2,808,497	\$2,808,497	
2021		\$11,357,582	\$4,732,326	\$3,765,861	\$5,205,559	\$15,774,420	\$4,101,349	\$17,527,133	\$131,453,501	\$3,154,884	\$26,501,026	\$16,735,082	\$16,735,082	\$289,275,194	\$2,892,752	\$2,892,752	
2022		\$11,698,310	\$4,874,296	\$3,889,437	\$5,361,725	\$16,247,653	\$4,224,390	\$18,052,947	\$135,397,106	\$3,249,531	\$27,296,057	\$16,247,653	\$16,247,653	\$297,979,535	\$2,979,535	\$2,979,535	
2023		\$12,049,259	\$5,020,525	\$4,016,420	\$5,522,577	\$16,735,082	\$4,351,121	\$18,594,536	\$139,459,019	\$3,347,016	\$28,114,938	\$17,360,821	\$17,360,821	\$306,892,054	\$3,068,921	\$3,068,921	
2024		\$12,410,737	\$5,171,140	\$4,136,912	\$5,688,254	\$17,237,135	\$4,481,665	\$19,152,372	\$143,642,790	\$3,447,427	\$28,988,386	\$17,237,135	\$17,237,135	\$316,098,815	\$3,160,988	\$3,160,988	
2025		\$12,783,059	\$5,306,275	\$4,261,020	\$5,858,902	\$17,754,249	\$4,616,105	\$19,726,943	\$147,952,073	\$3,550,850	\$29,827,138	\$17,754,249	\$17,754,249	\$325,581,790	\$3,255,818	\$3,255,818	
2026		\$13,166,351	\$5,486,063	\$4,388,850	\$6,034,689	\$18,286,876	\$4,754,588	\$20,318,751	\$152,390,635	\$3,657,375	\$30,721,952	\$18,286,876	\$18,286,876	\$408,517,774	\$4,085,177	\$4,085,177	
2027		\$13,561,547	\$5,650,645	\$4,520,516	\$6,215,709	\$18,835,483	\$4,897,225	\$20,928,314	\$156,962,354	\$3,767,097	\$31,643,611	\$18,835,483	\$18,835,483	\$422,858,162	\$4,228,581	\$4,228,581	
<b>Total for 22 years (2006-2027)</b>															<b>\$4,085,177,392</b>	<b>\$40,851,774</b>	<b>\$40,851,774</b>
<b>2006 NPV @ 4%</b>															<b>\$22,858,162</b>	<b>\$22,858,162</b>	<b>\$22,858,162</b>

**Exhibit NP**

**Estimated City Hotel Occupancy Tax and Business Personal Property Tax from the Reinvestment Zone (Original Project Plan)**

Assumptions:

Date of City receipt of Hotel Occupancy Tax may lag date of earning by 3-4 months.

BPP Tax receipts generally occur 12-13 months after appraisal. Appraisals are for Jan. 1 of the year indicated.

Commercial development includes retail, office, and hotel projects.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
Year	City Hotel Occupancy Tax				City BPP Tax		Total
	Guest Rooms	Annual Room Receipts	Estimated City Hotel Occupancy Tax @	Estimated City Hotel Occupancy Tax @	Estimated Square Feet New Commercial Development	Estimated City BPP Tax @	Total Estimated City Hotel and BPP Tax
		If 2007 ADR =				Estimated City Hotel Occupancy Tax @	
		Inflation =				Estimated City Hotel Occupancy Tax @	
	70%	9.00%			per SF Commercial		
Base 2005							
1 2006	0	\$0	\$0	0	\$0	\$0	\$0
2 2007	0	\$0	\$0	0	\$0	\$0	\$0
3 2008	0	\$0	\$0	51,000	\$6,020	\$6,020	\$6,020
4 2009	0	\$0	\$0	63,000	\$7,659	\$7,659	\$7,659
5 2010	250	\$8,375,752	\$753,818	526,000	\$65,865	\$819,683	\$819,683
6 2011	250	\$8,627,025	\$776,432	636,000	\$82,028	\$858,460	\$858,460
7 2012	250	\$8,885,836	\$799,725	636,000	\$84,489	\$884,214	\$884,214
8 2013	250	\$9,152,411	\$823,717	670,000	\$91,676	\$915,393	\$915,393
9 2014	250	\$9,426,983	\$848,428	670,000	\$94,426	\$942,855	\$942,855
10 2015	250	\$9,709,793	\$873,881	720,000	\$104,517	\$978,398	\$978,398
11 2016	250	\$10,001,086	\$900,098	720,000	\$107,653	\$1,007,750	\$1,007,750
12 2017	250	\$10,301,119	\$927,101	720,000	\$110,882	\$1,037,983	\$1,037,983
13 2018	500	\$21,220,305	\$1,909,827	720,000	\$114,209	\$2,024,036	\$2,024,036
14 2019	500	\$21,856,914	\$1,967,122	770,000	\$125,804	\$2,092,926	\$2,092,926
15 2020	500	\$22,512,622	\$2,026,136	770,000	\$129,578	\$2,155,714	\$2,155,714
16 2021	500	\$23,188,000	\$2,086,920	770,000	\$133,465	\$2,220,385	\$2,220,385
17 2022	500	\$23,883,640	\$2,149,528	770,000	\$137,469	\$2,286,997	\$2,286,997
18 2023	500	\$24,600,150	\$2,214,013	770,000	\$141,593	\$2,355,607	\$2,355,607
19 2024	500	\$25,338,154	\$2,280,434	770,000	\$145,841	\$2,426,275	\$2,426,275
20 2025	500	\$26,098,299	\$2,348,847	770,000	\$150,216	\$2,499,063	\$2,499,063
21 2026	500	\$26,881,248	\$2,419,312	770,000	\$154,723	\$2,574,035	\$2,574,035
22 2027	500	\$27,687,685	\$2,491,892	770,000	\$159,365	\$2,651,256	\$2,651,256
<b>Total for 22 Years</b>	-	<b>\$317,747,024</b>	<b>\$28,597,232</b>	-	<b>\$2,147,478</b>	<b>\$30,744,710</b>	<b>\$30,744,710</b>
<b>2006 NPV @ 4%</b>	-	<b>\$175,324,136</b>	<b>\$15,779,172</b>	-	<b>\$1,236,027</b>	<b>\$17,015,199</b>	<b>\$17,015,199</b>

**Exhibit QQ**

**Estimated Annual DISD Real Property and Business Personal Property Tax from the TIF District (Original Project Plan)**

Assumptions:

Estimated assessed values and captured appraised values are from a separate schedule.  
 Taxes are levied in September following the appraisal date. Collections occur in the next fiscal year.  
 Tax rates are for 2005, although actual rates will vary annually.  
 Texas school district property tax rates may be reduced by legislative or judicial actions.  
 This schedule depicts DISD real property and business personal property tax benefits only and does not take into account the effect of state recapture provisions.

(a)	(b)	(c)	(d)	(e)	(f)	(g)
DISD Real Property Tax				DISD BPP Tax		DISD Total Tax
Appraisal on January 1,	Estimated Total Assessed Value	Estimated Increase in Assessed Real Property (Captured Appraised Value)	Estimated Total RP Tax @ \$1.68836 per \$100	Estimated Square Feet New Commercial Development	Estimated Total BPP Tax @ \$20	Estimated Total DISD Tax from Zone Retained
					per SF Commercial	
2005	\$107,990,540					
2006	\$114,140,302	\$6,149,762	\$103,830	0	\$0	\$103,830
2007	\$119,293,043	\$11,302,503	\$190,827	0	\$0	\$190,827
2008	<b>\$113,885,770</b>					
2008	\$151,578,174	\$37,692,404	\$636,383	51,000	\$13,703	\$650,086
2009	\$163,916,711	\$50,030,941	\$844,702	63,000	\$17,434	\$862,137
2010	\$151,873,281	\$37,987,511	\$641,366	526,000	\$149,931	\$791,297
2011	\$149,135,375	\$35,249,605	\$595,140	636,000	\$186,724	\$781,864
2012	\$160,159,315	\$46,273,545	\$781,264	636,000	\$192,325	\$973,589
2013	\$169,042,489	\$55,156,719	\$931,244	670,000	\$208,685	\$1,139,929
2014	\$171,578,126	\$57,692,356	\$974,055	670,000	\$214,946	\$1,189,000
2015	\$220,446,496	\$106,560,726	\$1,799,129	720,000	\$237,916	\$2,037,045
2016	\$274,401,090	\$160,515,320	\$2,710,076	720,000	\$245,054	\$2,955,130
2017	\$393,639,464	\$279,753,694	\$4,723,249	720,000	\$252,405	\$4,975,655
2018	\$418,049,087	\$304,163,317	\$5,135,372	720,000	\$259,977	\$5,395,349
2019	\$589,356,203	\$475,470,433	\$8,027,653	770,000	\$286,372	\$8,314,025
2020	\$690,064,693	\$576,178,923	\$9,727,974	770,000	\$294,963	\$10,022,938
2021	\$709,109,789	\$595,224,019	\$10,049,524	770,000	\$303,812	\$10,353,337
2022	\$795,819,605	\$681,933,835	\$11,513,498	770,000	\$312,927	\$11,826,425
2023	\$939,415,984	\$825,530,214	\$13,937,922	770,000	\$322,315	\$14,260,236
2024	\$953,507,224	\$839,621,454	\$14,175,833	770,000	\$331,984	\$14,507,817
2025	\$967,809,832	\$853,924,062	\$14,417,312	770,000	\$341,943	\$14,759,256
2026	\$982,326,980	\$868,441,210	\$14,662,414	770,000	\$352,202	\$15,014,616
2027	\$997,061,884	\$883,176,114	\$14,911,192	770,000	\$362,768	\$15,273,960
<b>Total for 22 years (2006-2027)</b>			<b>\$131,489,961</b>	-	<b>\$4,888,387</b>	<b>\$136,378,347</b>
<b>2006 NPV @ 4%</b>			<b>\$67,758,520</b>	-	<b>\$2,813,615</b>	<b>\$70,572,135</b>

## Appendix A-2

### 2013 DCAD Real Property Accounts Added in the Deep Ellum TIF District as Amended, September 10, 2014

ACCT	Property Address	EXEMPT	TAX VALUE	TOTAL VALUE	IMPRVMTS	LAND VALUE
00000103987000000	2821 TAYLOR ST	X	\$0	\$93,750	\$0	\$93,750
00000103990000000	2817 TAYLOR ST	X	\$0	\$93,750	\$0	\$93,750
00000103984000000	2803 TAYLOR ST	X	\$0	\$1,162,000	\$912,000	\$250,000
00025900000000100	538 PEARL ST	X	\$0	\$1,865,110	\$0	\$1,865,110
00000129352000000	3016 ELM ST		\$105,000	\$105,000	\$0	\$105,000
00000129364000000	3012 ELM ST		\$73,500	\$73,500	\$0	\$73,500
00000129355000000	3008 ELM ST		\$167,590	\$167,590	\$27,330	\$140,260
00000110956000000	2936 ELM ST		\$240,240	\$240,240	\$136,240	\$104,000
00000129370000000	3015 MAIN ST		\$132,300	\$132,300	\$57,300	\$75,000
00000110959000000	2928 ELM ST		\$116,000	\$116,000	\$0	\$116,000
00000129331000000	3013 MAIN ST		\$184,900	\$184,900	\$147,400	\$37,500
00000110962000000	2920 ELM ST		\$403,850	\$403,850	\$246,850	\$157,000
00000129325000000	3011 MAIN ST		\$2,824	\$83,530	\$38,530	\$45,000
00000110965000000	2918 ELM ST		\$100,000	\$100,000	\$0	\$100,000
00000129361000000	3000 ELM ST		\$413,910	\$413,910	\$137,970	\$275,940
00000110968000000	2912 ELM ST		\$100,000	\$100,000	\$0	\$100,000
00000110974000000	2912 ELM ST		\$125,600	\$125,600	\$75,600	\$50,000
00000110971000000	2908 ELM ST		\$50,000	\$50,000	\$0	\$50,000
00000110953000000	2944 ELM ST		\$200,630	\$200,630	\$100,630	\$100,000
00000110980000000	2939 MAIN ST		\$71,960	\$71,960	\$8,580	\$63,380
00000110983000000	2933 MAIN ST		\$66,510	\$66,510	\$2,380	\$64,130
00000110986000000	2931 MAIN ST		\$75,000	\$75,000	\$0	\$75,000
00000110989000000	2929 MAIN ST		\$112,500	\$112,500	\$0	\$112,500
00000110920000000	2818 ELM ST		\$119,930	\$119,930	\$19,930	\$100,000
00000110992000000	2913 MAIN ST		\$48,000	\$48,000	\$0	\$48,000
00000110923000000	2816 ELM ST		\$148,560	\$148,560	\$48,560	\$100,000
00000110995000000	2911 MAIN ST		\$63,000	\$63,000	\$0	\$63,000
00000110998000000	2911 MAIN ST		\$270,000	\$270,000	\$193,500	\$76,500
00000129400000000	3023 COMMERCE ST		\$635,460	\$635,460	\$368,310	\$267,150
00000110926000000	2810 ELM ST		\$165,000	\$165,000	\$65,000	\$100,000
00000129382000000	3018 MAIN ST		\$51,840	\$51,840	\$0	\$51,840
00000111001000000	2911 MAIN ST		\$168,000	\$168,000	\$0	\$168,000
00000129379000000	3014 MAIN ST		\$66,900	\$66,900	\$29,400	\$37,500
00000110977000000	2906 ELM ST		\$156,000	\$156,000	\$0	\$156,000
00000129388000000	3010 MAIN ST		\$37,500	\$37,500	\$0	\$37,500
00000104158000000	3010 MAIN ST		\$250,000	\$250,000	\$175,000	\$75,000
00000110890000000	2724 ELM ST		\$422,380	\$422,380	\$302,600	\$119,780

00000110917000000	2826 ELM ST	\$176,800	\$176,800	\$59,040	\$117,760
00000110935000000	2825 MAIN ST	\$52,500	\$52,500	\$0	\$52,500
00000104161000000	3004 MAIN ST	\$153,790	\$153,790	\$33,790	\$120,000
00000110938000000	2823 MAIN ST	\$380,710	\$380,710	\$305,710	\$75,000
00000110941000000	2821 MAIN ST	\$130,000	\$130,000	\$55,000	\$75,000
00000129394000000	3033 COMMERCE ST	\$24,000	\$24,000	\$0	\$24,000
00000110944000000	2815 MAIN ST	\$120,000	\$120,000	\$45,000	\$75,000
00000110893000000	2720 ELM ST	\$590,900	\$590,900	\$106,780	\$484,120
00000110947000000	2809 MAIN ST	\$164,980	\$164,980	\$89,980	\$75,000
00000110929000000	2806 ELM ST	\$200,000	\$200,000	\$0	\$200,000
00000103744000000	2650 ELM ST	\$89,780	\$89,780	\$39,780	\$50,000
00000104159000000	3017 COMMERCE ST	\$80,000	\$80,000	\$510	\$79,490
00000103687000000	2644 ELM ST	\$132,220	\$132,220	\$82,220	\$50,000
00000110950000000	2803 MAIN ST	\$230,000	\$230,000	\$80,000	\$150,000
00000104173000000	3009 COMMERCE ST	\$178,530	\$178,530	\$127,780	\$50,750
00000103699000000	2638 ELM ST	\$145,000	\$145,000	\$45,000	\$100,000
00000110905000000	2715 MAIN ST	\$242,590	\$242,590	\$39,590	\$203,000
00000103714000000	2634 ELM ST	\$178,570	\$178,570	\$128,570	\$50,000
00000103651000000	2634 ELM ST	\$50,000	\$50,000	\$0	\$50,000
00000104170000000	3005 COMMERCE ST	\$264,000	\$330,000	\$280,000	\$50,000
00000104164000000	3000 MAIN ST	\$316,800	\$316,800	\$226,800	\$90,000
00000103654000000	2628 ELM ST	\$100,000	\$100,000	\$0	\$100,000
00000110908000000	2707 MAIN ST	\$273,000	\$273,000	\$173,000	\$100,000
00000104020000000	2900 MAIN ST	\$75,000	\$75,000	\$0	\$75,000
00000129385000000	111 HALL ST	\$91,890	\$91,890	\$57,890	\$34,000
00000104167000000	3003 COMMERCE ST	\$172,040	\$172,040	\$122,040	\$50,000
00000103642000000	2626 ELM ST	\$50,000	\$50,000	\$0	\$50,000
00000110911000000	2701 MAIN ST	\$485,760	\$485,760	\$286,760	\$199,000
00000110914000000	2653 MAIN ST	\$60,000	\$60,000	\$0	\$60,000
00000103756000000	2618 ELM ST	\$325,000	\$325,000	\$275,000	\$50,000
00000103711000000	2614 ELM ST	\$259,980	\$259,980	\$159,980	\$100,000
00000103669000000	2610 ELM ST	\$200,000	\$200,000	\$100,000	\$100,000
00000103675000000	2608 ELM ST	\$400,000	\$400,000	\$335,000	\$65,000
00000103660000000	2604 ELM ST	\$125,000	\$125,000	\$0	\$125,000
00000103690000000	2635 MAIN ST	\$151,000	\$151,000	\$1,000	\$150,000
00000104030000000	2924 MAIN ST	\$1,368,730	\$1,368,730	\$701,650	\$667,080
00000104182000000	3034 COMMERCE ST	\$289,000	\$289,000	\$234,000	\$55,000
00000104026000000	2919 COMMERCE ST	\$400,000	\$400,000	\$247,020	\$152,980
00000104047000000	2900 MAIN ST	\$410,000	\$410,000	\$238,250	\$171,750
CONDO00C1151CONDO		\$2,225,260	\$2,442,920	\$2,234,880	\$208,040
00000104053000000	2901 COMMERCE ST	\$115,300	\$115,300	\$800	\$114,500
00000103696000000	2621 MAIN ST	\$50,000	\$50,000	\$0	\$50,000
00000104191000000	3018 COMMERCE ST	\$135,000	\$135,000	\$106,000	\$29,000

00000104194000000	3014 COMMERCE ST	\$115,200	\$115,200	\$71,530	\$43,670
00000103720000000	2619 MAIN ST	\$100,000	\$100,000	\$0	\$100,000
00000104197000000	3012 COMMERCE ST	\$203,770	\$203,770	\$158,140	\$45,630
00000103726000000	2607 MAIN ST	\$88,000	\$88,000	\$0	\$88,000
00000104200000000	3008 COMMERCE ST	\$498,740	\$498,740	\$437,450	\$61,290
00000103831000000	2708 MAIN ST	\$194,400	\$194,400	\$94,400	\$100,000
00000104203000000	3004 COMMERCE ST	\$200,000	\$200,000	\$136,400	\$63,600
00000104206000000	3000 COMMERCE ST	\$220,000	\$220,000	\$95,000	\$125,000
00000104185000000	3035 CANTON ST	\$249,480	\$249,480	\$193,440	\$56,040
00000103828000000	2712 MAIN ST	\$101,000	\$101,000	\$1,000	\$100,000
00000103855000000	2713 COMMERCE ST	\$202,920	\$202,920	\$152,920	\$50,000
00000104059000000	2926 COMMERCE ST	\$62,500	\$62,500	\$0	\$62,500
00000104231000000	3023 CANTON ST	\$62,500	\$62,500	\$0	\$62,500
00000103852000000	2711 COMMERCE ST	\$50,000	\$50,000	\$0	\$50,000
00000103837000000	2702 MAIN ST	\$272,940	\$272,940	\$86,780	\$186,160
00000104062000000	2914 COMMERCE ST	\$187,200	\$187,200	\$121,570	\$65,630
00000104230000000	3021 CANTON ST	\$62,500	\$62,500	\$0	\$62,500
00000103849000000	2705 COMMERCE ST	\$44,500	\$44,500	\$0	\$44,500
00000104065000000	2910 COMMERCE ST	\$205,000	\$205,000	\$139,370	\$65,630
00000104227000000	3017 CANTON ST	\$62,500	\$62,500	\$0	\$62,500
00000103846000000	2703 COMMERCE ST	\$45,500	\$45,500	\$0	\$45,500
00000103840000000	2656 MAIN ST	\$125,000	\$125,000	\$25,000	\$100,000
00000104224000000	3013 CANTON ST	\$485,000	\$485,000	\$422,500	\$62,500
00000103843000000	2653 COMMERCE ST	\$219,790	\$219,790	\$119,790	\$100,000
00000104221000000	3011 CANTON ST	\$306,260	\$306,260	\$243,760	\$62,500
00000103798000000	2618 MAIN ST	\$121,670	\$121,670	\$71,670	\$50,000
00000104215000000	3007 CANTON ST	\$92,200	\$92,200	\$60,950	\$31,250
00000103783000000	2616 MAIN ST	\$121,670	\$121,670	\$71,670	\$50,000
00000104218000000	3005 CANTON ST	\$84,690	\$84,690	\$53,440	\$31,250
00000103816000000	2612 MAIN ST	\$647,500	\$647,500	\$547,500	\$100,000
00000104209000000	210 WALTON ST	\$101,000	\$101,000	\$76,000	\$25,000
00000103813000000	2633 COMMERCE ST	\$100,630	\$100,630	\$630	\$100,000
00000103810000000	2631 COMMERCE ST	\$130,000	\$130,000	\$30,000	\$100,000
00000104056000000	2930 COMMERCE ST	\$435,000	\$435,000	\$218,720	\$216,280
00000104077000000	2904 COMMERCE ST	\$144,500	\$144,500	\$1,000	\$143,500
00000103942000000	2816 COMMERCE ST	\$219,140	\$219,140	\$156,640	\$62,500
00000103945000000	2814 COMMERCE ST	\$62,500	\$62,500	\$0	\$62,500
00000104212000000	3001 CANTON ST	\$116,000	\$116,000	\$78,500	\$37,500
00000103948000000	2808 COMMERCE ST	\$190,150	\$190,150	\$127,650	\$62,500
00000104092000000	2919 CANTON ST	\$347,288	\$397,360	\$322,360	\$75,000
00000103786000000	2615 COMMERCE ST	\$270,000	\$270,000	\$120,000	\$150,000
00000104089000000	2917 CANTON ST	\$272,690	\$272,690	\$210,190	\$62,500
00000104086000000	2913 CANTON ST	\$350,000	\$350,000	\$287,500	\$62,500

00000103804000000	2611 COMMERCE ST	\$100,000	\$100,000	\$0	\$100,000
00000103888000000	2730 COMMERCE ST	\$109,290	\$109,290	\$46,790	\$62,500
00000104083000000	2909 CANTON ST	\$371,280	\$371,280	\$246,280	\$125,000
00000103891000000	2724 COMMERCE ST	\$409,510	\$409,510	\$347,010	\$62,500
00000103894000000	2718 COMMERCE ST	\$91,250	\$91,250	\$0	\$91,250
00000103939000000	2820 COMMERCE ST	\$312,500	\$312,500	\$187,500	\$125,000
00000103897000000	2712 COMMERCE ST	\$62,500	\$62,500	\$0	\$62,500
00000104251000000	3012 CANTON ST	\$274,230	\$274,230	\$211,730	\$62,500
00000104098000000	2921 CANTON ST	\$483,000	\$483,000	\$308,000	\$175,000
00000104254000000	3008 CANTON ST	\$140,000	\$140,000	\$77,500	\$62,500
00000103951000000	2800 COMMERCE ST	\$370,200	\$370,200	\$245,200	\$125,000
00000104257000200	3004 CANTON ST	\$124,927	\$153,850	\$116,780	\$37,070
00000104257000000	3002 CANTON ST	\$118,720	\$148,400	\$117,880	\$30,520
00000103957000000	2809 CANTON ST	\$294,990	\$294,990	\$169,990	\$125,000
00000103885000000	2730 COMMERCE ST	\$176,720	\$176,720	\$145,470	\$31,250
00000104080000000	2901 CANTON ST	\$50,000	\$50,000	\$0	\$50,000
00000103864000000	2622 COMMERCE ST	\$481,150	\$481,150	\$420,610	\$60,540
00000104269000200	333 HALL ST	\$142,947	\$158,830	\$111,870	\$46,960
00000104257000100	306 WALTON ST	\$80,992	\$101,240	\$83,830	\$17,410
00000103867000000	2616 COMMERCE ST	\$753,180	\$753,180	\$650,680	\$102,500
00000104260000000	310 WALTON ST	\$151,360	\$172,000	\$132,000	\$40,000
00000103528000000	2612 COMMERCE ST	\$262,220	\$262,220	\$212,200	\$50,020
00000104269000000	335 HALL ST	\$99,200	\$124,000	\$101,650	\$22,350
00000103900000000	2700 COMMERCE ST	\$187,500	\$187,500	\$0	\$187,500
00000104269000300	3027 TAYLOR ST	\$153,800	\$192,250	\$138,500	\$53,750
00UNPACIFICRRA00	9999 NO NAME ST	\$0	\$0	\$0	\$0
00000104104000000	2914 CANTON ST	\$324,010	\$324,010	\$204,010	\$120,000
00000103960000000	2825 CANTON ST	\$202,500	\$202,500	\$15,000	\$187,500
00000104107000000	2910 CANTON ST	\$92,670	\$92,670	\$32,670	\$60,000
00000104269000100	3025 TAYLOR ST	\$162,016	\$181,950	\$133,600	\$48,350
00000104263000000	3030 TAYLOR ST	\$800,000	\$800,000	\$543,210	\$256,790
00000103954000000	2805 CANTON ST	\$700,000	\$700,000	\$575,000	\$125,000
000186000410A0000	2713 CANTON ST	\$1,025,000	\$1,025,000	\$586,310	\$438,690
00000103531000000	2600 COMMERCE ST	\$14,850	\$14,850	\$0	\$14,850
00000103903000000	2701 CANTON ST	\$900,000	\$900,000	\$837,500	\$62,500
00000103861000000	2630 COMMERCE ST	\$304,610	\$304,610	\$179,610	\$125,000
00000103972000000	2824 CANTON ST	\$711,360	\$711,360	\$586,360	\$125,000
00000104101000000	2930 CANTON ST	\$390,000	\$390,000	\$150,000	\$240,000
00000104128000000	2929 TAYLOR ST	\$62,500	\$62,500	\$0	\$62,500
00000103975000000	2814 CANTON ST	\$256,672	\$320,840	\$258,340	\$62,500
00000104125000000	2913 TAYLOR ST	\$62,500	\$62,500	\$0	\$62,500
00000103978000000	2810 CANTON ST	\$312,500	\$312,500	\$245,040	\$67,460
00000104122000000	2921 TAYLOR ST	\$62,500	\$62,500	\$0	\$62,500

00000104110000000	2900 CANTON ST	\$159,620	\$159,620	\$51,620	\$108,000
00000104119000000	2919 TAYLOR ST	\$265,640	\$265,640	\$203,140	\$62,500
00000103966000000	2824 CANTON ST	\$357,940	\$357,940	\$295,440	\$62,500
00000104131000000	317 WALTON ST	\$62,500	\$62,500	\$0	\$62,500
00000103879000000	215 HENRY ST	\$475,000	\$475,000	\$350,000	\$125,000
00000103873500000	2622 CLOVER ST	\$67,430	\$67,430	\$0	\$67,430
00000103981000000	2801 VIRGIL ST	\$220,000	\$220,000	\$96,380	\$123,620
00000104113000000	2909 TAYLOR ST	\$814,790	\$814,790	\$577,290	\$237,500
00000104137000000	2928 TAYLOR ST	\$530,210	\$530,210	\$418,000	\$112,210
00000104140000000	2928 TAYLOR ST	\$75,320	\$75,320	\$0	\$75,320
00000104143000000	2924 TAYLOR ST	\$80,000	\$180,000	\$117,500	\$62,500
00000104146000000	2920 TAYLOR ST	\$330,280	\$330,280	\$267,780	\$62,500
00000103924000000	2725 TAYLOR ST	\$268,330	\$268,330	\$80,830	\$187,500
00000104134000000	2934 TAYLOR ST	\$320,680	\$320,680	\$215,980	\$104,700
00000103921000000	2705 TAYLOR ST	\$93,360	\$93,360	\$5,900	\$87,460
00000103915000000	2700 CANTON ST	\$4,593,340	\$4,593,340	\$4,003,100	\$590,240
00000103927000000	2731 TAYLOR ST	\$84,120	\$84,120	\$21,620	\$62,500
00000104149000000	2914 TAYLOR ST	\$1,075,000	\$1,075,000	\$775,000	\$300,000
00000103918000000	2705 TAYLOR ST	\$32,570	\$32,570	\$0	\$32,570
00000104152000000	2903 ST LOUIS ST	\$592,500	\$592,500	\$274,080	\$318,420
00000103930000000	2720 TAYLOR ST	\$157,050	\$157,050	\$1,000	\$156,050
00000103933500000	2700 TAYLOR ST	\$3,050	\$3,050	\$0	\$3,050
00000104155000000	2915 ST LOUIS ST	\$225,320	\$225,320	\$15,390	\$209,930
00000104005000000	2821 ST LOUIS ST	\$511,880	\$511,880	\$324,380	\$187,500
00000103993000000	2800 TAYLOR ST	\$904,540	\$904,540	\$467,040	\$437,500
00000103999000000	2805 ST LOUIS ST	\$101,370	\$101,370	\$0	\$101,370
00000104008000000	2823 ST LOUIS ST	\$134,400	\$134,400	\$71,900	\$62,500
00000105778000000	2400 BRYAN ST	\$1,380,240	\$1,380,240	\$0	\$1,380,240
00000105556000000	2214 BRYAN ST	\$8,262,820	\$8,262,820	\$1,000	\$8,261,820
00000129349500000	3026 ELM ST	\$388,110	\$388,110	\$265,710	\$122,400
00000129343000000	3022 ELM ST	\$98,660	\$98,660	\$1,000	\$97,660
00000129334000000	3033 MAIN ST	\$240,520	\$240,520	\$112,270	\$128,250
00000129337000000	3029 MAIN ST	\$196,650	\$196,650	\$0	\$196,650
00000129340000000	3025 MAIN ST	\$220,000	\$220,000	\$66,670	\$153,330
00000129391000000	3028 MAIN ST	\$225,300	\$225,300	\$0	\$225,300
00000129349000000	3036 ELM ST	\$341,570	\$341,570	\$71,670	\$269,900
00000110854000000	2824 MAIN ST	\$329,250	\$329,250	\$254,250	\$75,000
00000110884000000	2819 COMMERCE ST	\$236,580	\$236,580	\$186,580	\$50,000
00000110857000000	2820 MAIN ST	\$164,840	\$164,840	\$89,840	\$75,000
00000110860000000	2816 MAIN ST	\$167,060	\$167,060	\$92,060	\$75,000
00000103759000000	2642 MAIN ST	\$301,000	\$301,000	\$1,000	\$300,000
00000103825000000	2620 MAIN ST	\$420,400	\$420,400	\$320,400	\$100,000
00000103777000000	2629 COMMERCE ST	\$100,000	\$100,000	\$0	\$100,000

00000103795000000	2627 COMMERCE ST	\$100,000	\$100,000	\$0	\$100,000
00000103792000000	2625 COMMERCE ST	\$100,000	\$100,000	\$0	\$100,000
00000103822000000	2623 COMMERCE ST	\$136,490	\$136,490	\$86,490	\$50,000
00000104248000000	3020 CANTON ST	\$332,780	\$332,780	\$207,780	\$125,000
00000103780000000	2650 MAIN ST	\$275,000	\$275,000	\$77,600	\$197,400
00000103771000000	2626 MAIN ST	\$410,000	\$410,000	\$209,980	\$200,020
00000110870000000	2806 MAIN ST	\$36,190	\$36,190	\$0	\$36,190
00000103780000100	2651 COMMERCE ST	\$300,000	\$300,000	\$97,460	\$202,540
00000110863000000	2814 MAIN ST	\$0	\$390,000	\$332,100	\$57,900
00000110887000000	2825 COMMERCE ST	\$201,030	\$201,030	\$151,030	\$50,000
00000110881000000	2815 COMMERCE ST	\$213,390	\$213,390	\$163,390	\$50,000
00000110869000000	2810 MAIN ST	\$179,710	\$179,710	\$103,810	\$75,900
00000110870000000	2806 MAIN ST	\$36,190	\$36,190	\$0	\$36,190
00000110872000000	2801 COMMERCE ST	\$675,000	\$675,000	\$475,060	\$199,940
00000110866000000	2800 MAIN ST	\$350,000	\$350,000	\$254,000	\$96,000
00000104247000000	3030 CANTON ST	\$430,280	\$430,280	\$221,190	\$209,090
00000104236000000	3027 CANTON ST	\$108,900	\$108,900	\$0	\$108,900
00000103729000000	2603 MAIN ST	\$150,000	\$150,000	\$0	\$150,000
00000103747000000	2646 ELM ST	\$142,800	\$142,800	\$62,800	\$80,000
00000103672000000	2649 MAIN ST	\$136,900	\$136,900	\$52,900	\$84,000
00000103819000000	2604 MAIN ST	\$412,870	\$412,870	\$263,870	\$149,000
00000103807000000	2600 MAIN ST	\$453,420	\$453,420	\$174,420	\$279,000
00000103705000000	2647 MAIN ST	\$101,000	\$101,000	\$0	\$101,000
00000103741000000	2642 ELM ST	\$180,000	\$180,000	\$130,000	\$50,000
00000103708000000	2640 ELM ST	\$68,000	\$68,000	\$18,000	\$50,000
00000103657000000	2624 ELM ST	\$73,430	\$73,430	\$23,430	\$50,000
00000103738000000	2620 ELM ST	\$100,000	\$100,000	\$0	\$100,000
00000103645000000	2625 MAIN ST	\$524,400	\$524,400	\$374,400	\$150,000
00000103723000000	2623 MAIN ST	\$114,000	\$114,000	\$0	\$114,000
00000103717000000	2639 MAIN ST	\$262,500	\$262,500	\$60,500	\$202,000
	<b>Total</b>	<b>\$69,578,016</b>	<b>\$73,959,790</b>	<b>\$37,099,550</b>	<b>\$36,860,240</b>

Appendix A-1  
 2007 DCAD Real Property Accounts Added in the Deep Ellum TIF District  
 As Amended, April 9, 2008

<b>DCAD Acct. #</b>	<b>Exmpt</b>	<b>Property Address</b>	<b>Imprvmts</b>	<b>Land</b>	<b>Total Value</b>	<b>Taxable Value</b>
00000106633000000	x	2717 Live Oak	\$0	\$265,610	\$265,610	\$0
00000106642000000	x	2713 Live Oak	\$0	\$272,140	\$272,140	\$0
00000106630000000	x	2707 Live Oak	\$0	\$163,400	\$163,400	\$0
00000106636000000	x	2701 Live Oak	\$0	\$165,800	\$165,800	\$0
00000106654000000	x	718 Cantegral	\$293,340	\$438,300	\$731,640	\$0
00000106660000000	x	726 Cantegral	\$2,350	\$139,480	\$141,830	\$0
00000106624000000	x	2710 Bryan	\$0	\$10,980	\$10,980	\$0
00000106615000000	x	2704 Bryan	\$11,690	\$108,830	\$120,520	\$0
00000106594000000	x	2702 Bryan	\$129,210	\$156,820	\$286,030	\$0
00000105892000000	x	2632 Live Oak	\$0	\$148,100	\$148,100	\$0
00000105907000000	x	2628 Live Oak	\$0	\$84,850	\$84,850	\$0
00000105889000000	x	2628 Live Oak	\$0	\$148,100	\$148,100	\$0
00000105904000000	x	2628 Live Oak	\$0	\$84,850	\$84,850	\$0
00000105886000000	x	2628 Live Oak	\$0	\$148,100	\$148,100	\$0
00000105901000000	x	2623 Florence	\$0	\$84,850	\$84,850	\$0
00000105883000000	x	2600 Live Oak	\$5,899,760	\$148,100	\$6,047,860	\$0
00000105898000000	x	2619 Florence	\$0	\$84,850	\$84,850	\$0
00000105880000000	x	2612 Live Oak	\$0	\$275,380	\$275,380	\$0
00000105887000000	x	2606 Live Oak	\$0	\$229,490	\$229,490	\$0
00000105874000000	x	2602 Live Oak	\$0	\$96,030	\$96,030	\$0
00000105871000000	x	710 Good Latimer	\$0	\$51,840	\$51,840	\$0
00000105895000000	x	700 Good Latimer	\$0	\$84,850	\$84,850	\$0
00028300000010000		910 Central	\$139,310	\$458,440	\$597,750	\$597,750
00000106315000000		827 Texas	\$0	\$96,770	\$96,770	\$96,770
00000106312000000		825 Texas	\$17,050	\$126,360	\$143,440	\$143,440
00000106291000000		819 Texas	\$0	\$638,370	\$638,370	\$638,370
00000106270000000		2709 Bryan	\$0	\$443,550	\$443,550	\$443,550
00000106306000000		2705 Bryan	\$0	\$100,800	\$100,800	\$100,800
00000106300000000		1012 Boll	\$0	\$80,430	\$80,430	\$80,430
00000106297000000		1010 Boll	\$0	\$34,560	\$34,560	\$34,560
00000106309000000		2701 Bryan	\$0	\$77,250	\$77,250	\$77,250
00000106051000000		723 Cantegral	\$0	\$953,250	\$953,250	\$953,250
00000106072000000		2631 Live Oak	\$0	\$303,000	\$303,000	\$303,000
00000106060000000		2625 Live Oak	\$0	\$299,700	\$299,700	\$299,700
00000106078000000		2621 Live Oak	\$0	\$282,900	\$282,900	\$282,900
00000106081000000		2605 Live Oak	\$0	\$71,090	\$71,090	\$71,090
00000106054000000		2601 Live Oak	\$0	\$227,480	\$227,480	\$227,480
000276000a0010000		814 Good Latimer	\$0	\$508,560	\$508,560	\$508,560
00000107302000000		801 Good Latimer	\$0	\$70,920	\$70,920	\$70,920
00000107293000000		2515 Live Oak	\$0	\$232,610	\$232,610	\$232,610
00000107287000000		2505 Live Oak	\$0	\$144,870	\$144,870	\$144,870
<b>Total</b>		<b>\$15,034,400</b>	<b>\$5,307,500</b>			

## Appendix **AB**

### 2005 DCAD Real Property Accounts in the Deep Ellum TIF District

DCAD Account #	Exempt	Property Address	Apt	Improvements	Land	Total Value	Taxable Value
00C4352000000129		2502 LIVE OAK	00129	\$129,520.00	\$5,380.00	\$134,900.00	\$107,920.00
00C4352000000130		2502 LIVE OAK	00130	\$97,450.00	\$4,700.00	\$102,150.00	\$102,150.00
00C4352000000131		2502 LIVE OAK	00131	\$217,590.00	\$9,160.00	\$226,750.00	\$181,400.00
00C4352000000132		2502 LIVE OAK	00132	\$142,970.00	\$5,880.00	\$148,850.00	\$148,850.00
00C4352000000133		2502 LIVE OAK	00133	\$123,460.00	\$5,330.00	\$128,790.00	\$103,032.00
00C4352000000134		2502 LIVE OAK	00134	\$142,970.00	\$5,880.00	\$148,850.00	\$119,080.00
00C4352000000135		2502 LIVE OAK	00135	\$216,740.00	\$8,690.00	\$225,430.00	\$180,344.00
00C4352000000136		2502 LIVE OAK	00136	\$142,970.00	\$5,880.00	\$148,850.00	\$133,965.00
00000103387000100		2511 MAIN		\$0.00	\$8,410.00	\$8,410.00	\$8,410.00
00000103411000000		2429 MAIN		\$0.00	\$35,400.00	\$35,400.00	\$35,400.00
00000103414000000		2509 MAIN		\$309,970.00	\$266,590.00	\$576,560.00	\$576,560.00
00000103414000100		2546 ELM		\$285,550.00	\$28,220.00	\$313,770.00	\$313,770.00
00000103414000200		2544 ELM		\$0.00	\$1,500.00	\$1,500.00	\$1,500.00
00000103423000000		2512 ELM		\$0.00	\$10,580.00	\$10,580.00	\$10,580.00
00000103429500000		2518 ELM		\$6,230.00	\$10,600.00	\$16,830.00	\$16,830.00
00000103432000000		2526 ELM		\$130,340.00	\$69,660.00	\$200,000.00	\$200,000.00
00000103441000000		2528 ELM		\$75,300.00	\$29,100.00	\$104,400.00	\$0.00
00000103444000000		2528 ELM		\$75,300.00	\$29,100.00	\$104,400.00	\$0.00
00000103447000000		2532 ELM		\$0.00	\$45,000.00	\$45,000.00	\$45,000.00
00000103450000000		2536 ELM		\$0.00	\$45,000.00	\$45,000.00	\$45,000.00
00000103453000000		2538 ELM		\$23,240.00	\$26,400.00	\$49,640.00	\$49,640.00
00000103456000000		2542 ELM		\$55,550.00	\$30,000.00	\$85,550.00	\$85,550.00
00000103459000000		2540 ELM		\$135,680.00	\$33,600.00	\$169,280.00	\$169,280.00
00000103462000000		2544 ELM		\$91,500.00	\$30,000.00	\$121,500.00	\$121,500.00
00000103468000000		2550 ELM		\$240,880.00	\$58,500.00	\$299,380.00	\$299,380.00
00000103474000000		2554 ELM		\$0.00	\$30,100.00	\$30,100.00	\$30,100.00
00000103678000000		2556 ELM		\$348,600.00	\$60,000.00	\$408,600.00	\$408,600.00
00000103702000000		2523 MAIN		\$0.00	\$56,940.00	\$56,940.00	\$56,940.00
00000104245500000	X	3131 DAWSON		\$2,122,030.00	\$4,878,810.00	\$7,000,840.00	\$0.00
00000104296000000		514 S HALL		\$261,360.00	\$131,230.00	\$392,590.00	\$392,590.00
00000104299000000		2830 JEFFRIES		\$0.00	\$31,180.00	\$31,180.00	\$31,180.00
00000104302000000		528 S HALL		\$86,970.00	\$76,800.00	\$163,770.00	\$163,770.00
00000104305000000		530 S HALL		\$0.00	\$22,190.00	\$22,190.00	\$22,190.00
00000105784000000		2411 SWISS		\$9,480.00	\$99,210.00	\$108,690.00	\$108,690.00
00000105787100000		2413 SWISS		\$0.00	\$36,960.00	\$36,960.00	\$36,960.00
00000105911000000		2400 GASTON		\$0.00	\$219,420.00	\$219,420.00	\$219,420.00
00000105982000000		201 N HAWKINS		\$0.00	\$4,410.00	\$4,410.00	\$4,410.00
00000106114000000		2408 SWISS		\$0.00	\$112,660.00	\$112,660.00	\$112,660.00
00000106117000000		2441 PACIFIC		\$8,970.00	\$182,630.00	\$191,600.00	\$191,600.00
00000106122000000		2424 SWISS		\$305,970.00	\$96,360.00	\$402,330.00	\$402,330.00
00000106129000000		2439 SWISS		\$2,010,280.00	\$776,980.00	\$2,787,260.00	\$2,787,260.00
00000106132000000		2501 PACIFIC		\$354,550.00	\$90,170.00	\$444,720.00	\$444,720.00
00000106135000000		2515 PACIFIC		\$2,810.00	\$69,190.00	\$72,000.00	\$72,000.00
00000106144000000		2516 MIRANDA		\$0.00	\$189,750.00	\$189,750.00	\$189,750.00
00000106147000000		2400 SWISS		\$0.00	\$249,190.00	\$249,190.00	\$249,190.00
00000106153000000		2525 GASTON		\$0.00	\$75,020.00	\$75,020.00	\$75,020.00
00000106156000000		2509 PACIFIC		\$146,530.00	\$63,470.00	\$210,000.00	\$210,000.00
00000106168000000		404 HAWKINS		\$53,350.00	\$22,060.00	\$75,410.00	\$75,410.00
00000106171000000		2500 SWISS		\$16,500.00	\$22,540.00	\$39,040.00	\$39,040.00
00000106174000000		2504 SWISS		\$28,840.00	\$44,000.00	\$72,840.00	\$72,840.00
00000106177000000		2508 SWISS		\$18,370.00	\$44,000.00	\$62,370.00	\$62,370.00
00000106180000000		505 N GOOD LATIMER		\$235,700.00	\$95,480.00	\$331,180.00	\$331,180.00
00000106183000000		2500 PACIFIC		\$610,810.00	\$802,430.00	\$1,413,240.00	\$1,413,240.00
00000106183000100		2510 PACIFIC		\$0.00	\$214,750.00	\$214,750.00	\$214,750.00
00000106189200000		2505 ELM		\$272,970.00	\$1,601,620.00	\$1,874,590.00	\$1,874,590.00
00000106384000000		2605 ELM		\$137,670.00	\$74,930.00	\$212,600.00	\$212,600.00
00000106390000000		2625 ELM		\$5,699,150.00	\$1,252,560.00	\$6,951,710.00	\$6,951,710.00
00000106393000000		2615 ELM		\$162,720.00	\$114,750.00	\$277,470.00	\$277,470.00
00000106396000000		2609 ELM		\$106,600.00	\$117,300.00	\$223,900.00	\$223,900.00
00000107369000000		601 HAWKINS		\$0.00	\$169,850.00	\$169,850.00	\$169,850.00
00000107464000000		615 N GOOD LATIMER		\$255,330.00	\$478,500.00	\$733,830.00	\$733,830.00
00000107467000000		2501 SWISS		\$0.00	\$105,060.00	\$105,060.00	\$105,060.00
00000107470000000		2519 SWISS		\$500.00	\$64,270.00	\$64,770.00	\$64,770.00

**Appendix AB**  
**2005 DCAD Real Property Accounts in the**  
**Deep Ellum TIF District**  
**(continued)**

DCAD Account #	Exempt	Property Address	Apt	Improvements	Land	Total Value	Taxable Value
00000107473000000		2511 SWISS		\$265,350.00	\$135,600.00	\$400,950.00	\$400,950.00
00000107476000000		2507 SWISS		\$2,880.00	\$42,000.00	\$44,880.00	\$44,880.00
00000111004000000		2723 ELM		\$65,260.00	\$37,500.00	\$102,760.00	\$102,760.00
00000111007000000		2721 ELM		\$77,160.00	\$37,500.00	\$114,660.00	\$114,660.00
00000111010000000		2717 ELM		\$0.00	\$62,500.00	\$62,500.00	\$62,500.00
00000111013000000		2713 ELM		\$202,000.00	\$149,700.00	\$351,700.00	\$351,700.00
00000111031000000		2707 ELM		\$133,500.00	\$75,000.00	\$208,500.00	\$208,500.00
00000111034000000		2703 ELM		\$0.00	\$75,000.00	\$75,000.00	\$75,000.00
00000111037000000		2701 ELM		\$0.00	\$37,500.00	\$37,500.00	\$37,500.00
00000111040000000		2819 ELM		\$0.00	\$60,000.00	\$60,000.00	\$60,000.00
00000111043000000		2801 ELM		\$240,000.00	\$60,000.00	\$300,000.00	\$300,000.00
00000111046000000		2810 INDIANA		\$15,610.00	\$150,000.00	\$165,610.00	\$165,610.00
00000111049000000		2816 INDIANA		\$0.00	\$100,000.00	\$100,000.00	\$100,000.00
00000111052000000		2820 INDIANA		\$500.00	\$50,000.00	\$50,500.00	\$50,500.00
00000111055000000		2817 ELM		\$31,590.00	\$60,000.00	\$91,590.00	\$91,590.00
00000111058000000		2811 ELM		\$159,570.00	\$120,000.00	\$279,570.00	\$279,570.00
00000111061000000		2807 ELM		\$91,880.00	\$60,000.00	\$151,880.00	\$151,880.00
00000111076000000		2606 GASTON		\$0.00	\$262,510.00	\$262,510.00	\$262,510.00
00000111094000000		310 N MALCOLM X		\$0.00	\$1,373,800.00	\$1,373,800.00	\$1,373,800.00
00000111115000000		2901 INDIANA		\$0.00	\$80,000.00	\$80,000.00	\$80,000.00
00000111121000000		2900 INDIANA		\$0.00	\$40,000.00	\$40,000.00	\$40,000.00
00000111130000000		300 N MALCOLM X		\$0.00	\$75,580.00	\$75,580.00	\$75,580.00
00000111133000000		2901 ELM		\$81,600.00	\$48,000.00	\$129,600.00	\$129,600.00
00000111136000000		2905 ELM		\$0.00	\$30,000.00	\$30,000.00	\$30,000.00
00000111139000000		2907 ELM		\$0.00	\$30,000.00	\$30,000.00	\$30,000.00
00000111142000000		2909 ELM		\$0.00	\$30,000.00	\$30,000.00	\$30,000.00
00000111145000000		2911 ELM		\$112,430.00	\$30,000.00	\$142,430.00	\$142,430.00
00000111148000000		2913 ELM		\$71,300.00	\$30,000.00	\$101,300.00	\$101,300.00
00000111151000000		2917 ELM		\$82,910.00	\$152,590.00	\$235,500.00	\$235,500.00
00000111160000000		2927 ELM		\$0.00	\$60,000.00	\$60,000.00	\$60,000.00
00000111163000000		2929 ELM		\$51,820.00	\$30,000.00	\$81,820.00	\$81,820.00
00000111166000000		2931 ELM		\$51,620.00	\$30,000.00	\$81,620.00	\$81,620.00
00000111169000000		2935 ELM		\$187,500.00	\$60,000.00	\$247,500.00	\$247,500.00
00000111172000000		3001 ELM		\$0.00	\$120,000.00	\$120,000.00	\$120,000.00
00000111175000000		3009 ELM		\$58,290.00	\$54,140.00	\$112,430.00	\$112,430.00
00000111178000000		3013 ELM		\$48,230.00	\$41,270.00	\$89,500.00	\$89,500.00
00000111181000000		3015 ELM		\$45,330.00	\$60,000.00	\$105,330.00	\$105,330.00
00000111184000000		3004 INDIANA		\$1,500.00	\$200,000.00	\$201,500.00	\$201,500.00
00000111190000000		300 N WALTON		\$171,460.00	\$664,740.00	\$836,200.00	\$836,200.00
00000111193000000		3021 ELM		\$970.00	\$220,000.00	\$220,970.00	\$220,970.00
00000127270000000		503 S HASKELL		\$0.00	\$134,710.00	\$134,710.00	\$134,710.00
00000127276000000		514 S HILL		\$0.00	\$7,460.00	\$7,460.00	\$7,460.00
00000127279000000		514 S HILL		\$0.00	\$5,720.00	\$5,720.00	\$5,720.00
00000127282000000		511 S HASKELL		\$0.00	\$12,050.00	\$12,050.00	\$12,050.00
00000127285000000		603 S HASKELL		\$0.00	\$13,920.00	\$13,920.00	\$13,920.00
00000127291000000		509 S HILL		\$0.00	\$11,200.00	\$11,200.00	\$11,200.00
00000127294000000		503 S HILL		\$0.00	\$50,000.00	\$50,000.00	\$50,000.00
00000127300000000		503 S HILL		\$0.00	\$13,800.00	\$13,800.00	\$13,800.00
00000127303000000		513 S HILL		\$2,220.00	\$25,000.00	\$27,220.00	\$27,220.00
00000127309000000		517 S HILL		\$0.00	\$14,060.00	\$14,060.00	\$14,060.00
00000127345000000	X	3801 PARRY		\$3,030.00	\$41,290.00	\$44,320.00	\$0.00
00000127348000000		3809 PARRY		\$2,800,920.00	\$272,990.00	\$3,073,910.00	\$0.00
00000127357000000		4112 PACIFIC		\$433,340.00	\$84,720.00	\$518,060.00	\$518,060.00
00000127360000000		4100 COMMERCE		\$59,170.00	\$440,830.00	\$500,000.00	\$500,000.00
00000127369000000		4118 COMMERCE		\$1,180,450.00	\$111,830.00	\$1,292,280.00	\$1,292,280.00
00000127372000000		4130 COMMERCE		\$186,920.00	\$95,100.00	\$282,020.00	\$282,020.00
00000127375000000		4008 COMMERCE		\$214,500.00	\$451,660.00	\$666,160.00	\$666,160.00
00000127378000000		4018 COMMERCE		\$0.00	\$5,860.00	\$5,860.00	\$5,860.00
00000127378000100		4006 COMMERCE		\$0.00	\$2,780.00	\$2,780.00	\$2,780.00
00000127381000000		4040 COMMERCE		\$0.00	\$14,830.00	\$14,830.00	\$14,830.00
00000127384000000		4044 COMMERCE		\$11,400.00	\$233,600.00	\$245,000.00	\$245,000.00
00000127396000000		710 EXPOSITION		\$98,320.00	\$37,500.00	\$135,820.00	\$135,820.00
00000127408000000		4003 COMMERCE		\$314,000.00	\$368,360.00	\$682,360.00	\$682,360.00
00000127414000000		4043 COMMERCE		\$0.00	\$28,200.00	\$28,200.00	\$28,200.00
00000127510000000		601 1ST		\$2,100.00	\$313,900.00	\$316,000.00	\$316,000.00

**Appendix AB**  
**2005 DCAD Real Property Accounts in the**  
**Deep Ellum TIF District**  
**(continued)**

DCAD Account #	Exempt	Property Address	Apt	Improvements	Land	Total Value	Taxable Value
0000012755800000		713		EXPOSITION	\$0.00	\$39,000.00	\$39,000.00
0000012756400000		721		EXPOSITION	\$92,210.00	\$149,630.00	\$241,840.00
0000012756700000		729		EXPOSITION	\$33,890.00	\$61,870.00	\$95,760.00
0000012757000000		3609		ASH	\$0.00	\$9,600.00	\$9,600.00
0000012757300000		730		1ST	\$0.00	\$17,400.00	\$17,400.00
0000012757600000		726		1ST	\$0.00	\$31,490.00	\$31,490.00
0000012758200000		701		1ST	\$0.00	\$46,800.00	\$46,800.00
0000012758500000		705		1ST	\$0.00	\$39,000.00	\$39,000.00
0000012758800000		709		1ST	\$0.00	\$39,000.00	\$39,000.00
0000012759100000		713		1ST	\$0.00	\$58,500.00	\$58,500.00
0000012759400000		721		1ST	\$0.00	\$58,500.00	\$58,500.00
0000012759700000		3525		ASH	\$131,120.00	\$93,600.00	\$224,720.00
0000012760300000		728		2ND	\$0.00	\$65,520.00	\$65,520.00
0000012760600000		720		2ND	\$0.00	\$51,480.00	\$51,480.00
0000012760900000		716		2ND	\$0.00	\$39,000.00	\$39,000.00
0000012761200000		712		2ND	\$0.00	\$48,750.00	\$48,750.00
0000012761500000		708	S	2ND	\$4,030.00	\$48,750.00	\$52,780.00
0000012761800000		704	S	2ND	\$0.00	\$58,500.00	\$58,500.00
0000012770800000		835		EXPOSITION	\$98,920.00	\$19,500.00	\$118,420.00
0000012771150000		801		EXPOSITION	\$100.00	\$39,000.00	\$39,100.00
0000012771200000		805		EXPOSITION	\$0.00	\$39,000.00	\$39,000.00
0000012771400000		809		EXPOSITION	\$0.00	\$39,000.00	\$39,000.00
0000012771700000		813		EXPOSITION	\$55,500.00	\$39,000.00	\$94,500.00
0000012772000000		815		EXPOSITION	\$25,340.00	\$39,000.00	\$64,340.00
0000012772300000		821		EXPOSITION	\$75,250.00	\$39,000.00	\$114,250.00
0000012772600000		825		EXPOSITION	\$17,700.00	\$19,500.00	\$37,200.00
0000012772900000		827		EXPOSITION	\$265,130.00	\$19,500.00	\$284,630.00
0000012773200000		831		EXPOSITION	\$54,900.00	\$19,500.00	\$74,400.00
0000012773500000		829		EXPOSITION	\$43,790.00	\$19,500.00	\$63,290.00
0000012773800000		833		EXPOSITION	\$52,410.00	\$19,500.00	\$71,910.00
0000012774100000		839		EXPOSITION	\$247,070.00	\$39,000.00	\$286,070.00
0000012774400000		842		1ST	\$514,530.00	\$78,000.00	\$592,530.00
0000012774700000		830		1ST	\$0.00	\$58,500.00	\$58,500.00
0000012775000000		820		1ST	\$80.00	\$48,750.00	\$48,830.00
0000012775300000		816		1ST	\$0.00	\$32,500.00	\$32,500.00
0000012775600000		812		1ST	\$0.00	\$39,000.00	\$39,000.00
0000012775900000		808		1ST	\$0.00	\$39,000.00	\$39,000.00
0000012776200000		804		1ST	\$0.00	\$39,000.00	\$39,000.00
0000012776500000		800		1ST	\$0.00	\$39,000.00	\$39,000.00
0000012776800000	X	801		1ST	\$0.00	\$39,000.00	\$0.00
0000012777100000	X	805		1ST	\$0.00	\$39,000.00	\$0.00
0000012777400000	X	809		1ST	\$0.00	\$39,000.00	\$0.00
0000012777700000	X	815		1ST	\$0.00	\$39,000.00	\$0.00
0000012778000000	X	817		1ST	\$0.00	\$39,000.00	\$0.00
0000012778300000	X	821		1ST	\$0.00	\$39,000.00	\$0.00
0000012778600000	X	825		1ST	\$0.00	\$39,000.00	\$0.00
0000012778900000	X	829		1ST	\$0.00	\$39,000.00	\$0.00
0000012779200000	X	835		1ST	\$0.00	\$39,000.00	\$0.00
0000012779500000	X	836		2ND	\$0.00	\$39,000.00	\$0.00
0000012779800000	X	832		2ND	\$0.00	\$39,000.00	\$0.00
0000012780100000	X	828		2ND	\$0.00	\$39,000.00	\$0.00
0000012780400000	X	824		2ND	\$0.00	\$39,000.00	\$0.00
0000012780700000	X	820		2ND	\$0.00	\$39,000.00	\$0.00
0000012781000000	X	816		2ND	\$0.00	\$39,000.00	\$0.00
0000012781300000	X	812		2ND	\$0.00	\$39,000.00	\$0.00
0000012781600000	X	808		2ND	\$0.00	\$39,000.00	\$0.00
0000012781900000	X	804		2ND	\$0.00	\$39,000.00	\$0.00
0000012782200000	X	800		2ND	\$0.00	\$39,000.00	\$0.00
0000012949900000		3220		COMMERCE	\$0.00	\$33,110.00	\$33,110.00
0000012950500000		3209		CANTON	\$67,300.00	\$33,000.00	\$100,300.00

**Appendix AB**  
**2005 DCAD Real Property Accounts in the**  
**Deep Ellum TIF District**  
**(continued)**

DCAD Account #	Exempt	Property Address	Apt	Improvements	Land	Total Value	Taxable Value
0000012950800000		3215	CANTON	\$182,330.00	\$210,450.00	\$392,780.00	\$392,780.00
0000012951100000		3201	CANTON	\$980.00	\$49,500.00	\$50,480.00	\$50,480.00
0000012960700000		3010	DAWSON	\$100.00	\$15,300.00	\$15,400.00	\$10,400.00
0000012961600000		1601	BAYLOR	\$100.00	\$39,750.00	\$39,850.00	\$31,880.00
0000012961900000	X	1605	BAYLOR	\$0.00	\$41,250.00	\$41,250.00	\$0.00
0000012962200000	X	1609	BAYLOR	\$0.00	\$34,650.00	\$34,650.00	\$0.00
0000012962500000		1613	BAYLOR	\$0.00	\$19,500.00	\$19,500.00	\$19,500.00
0000012965200000		1620	BAYLOR	\$0.00	\$35,560.00	\$35,560.00	\$35,560.00
0000012822100000		507	EXPOSITION	\$144,650.00	\$28,910.00	\$173,560.00	\$173,560.00
0000012822400000		501	EXPOSITION	\$0.00	\$54,720.00	\$54,720.00	\$54,720.00
0000012822700000		345	EXPOSITION	\$377,700.00	\$23,790.00	\$401,490.00	\$401,490.00
0000012823300000		401	EXPOSITION	\$320,950.00	\$79,050.00	\$400,000.00	\$400,000.00
0000012823600000		417	1ST	\$0.00	\$8,990.00	\$8,990.00	\$8,990.00
0000012823900000		418	1ST	\$0.00	\$19,930.00	\$19,930.00	\$19,930.00
0000012824200000		400	1ST	\$0.00	\$9,740.00	\$9,740.00	\$9,740.00
0000012824500000		505	EXPOSITION	\$0.00	\$51,220.00	\$51,220.00	\$51,220.00
0000012824800000		404	1ST	\$0.00	\$26,590.00	\$26,590.00	\$26,590.00
0000012825100000		409	EXPOSITION	\$0.00	\$69,920.00	\$69,920.00	\$69,920.00
0000012825400000		414	1ST	\$0.00	\$41,820.00	\$41,820.00	\$41,820.00
0000012826600000		500	EXPOSITION	\$408,870.00	\$95,360.00	\$504,230.00	\$504,230.00
0000012826900000		3900	COMMERCE	\$0.00	\$62,400.00	\$62,400.00	\$62,400.00
0000012827200000		500	EXPOSITION	\$0.00	\$58,000.00	\$58,000.00	\$58,000.00
0000012827800000		412	EXPOSITION	\$45,000.00	\$40,000.00	\$85,000.00	\$85,000.00
0000012828100000		408	EXPOSITION	\$8,220.00	\$40,000.00	\$48,220.00	\$48,220.00
0000012828400000		404	EXPOSITION	\$211,480.00	\$80,000.00	\$291,480.00	\$291,480.00
0000012831400000		3712	COMMERCE	\$86,660.00	\$80,000.00	\$166,660.00	\$166,660.00
0000012831700000		3710	COMMERCE	\$500.00	\$80,000.00	\$80,500.00	\$80,500.00
0000012832600000		3815	EAST SIDE	\$47,480.00	\$40,000.00	\$87,480.00	\$87,480.00
0000012832900000		3813	EAST SIDE	\$0.00	\$40,000.00	\$40,000.00	\$40,000.00
0000012833200000		3809	EAST SIDE	\$89,550.00	\$40,000.00	\$129,550.00	\$129,550.00
0000012833500000		3612	COMMERCE	\$202,420.00	\$69,280.00	\$271,700.00	\$271,700.00
0000012833800000		3600	COMMERCE	\$368,730.00	\$68,800.00	\$437,530.00	\$0.00
0000012834100000	X	3601	COMMERCE	\$0.00	\$83,440.00	\$83,440.00	\$0.00
0000012834400000	X	3609	COMMERCE	\$0.00	\$36,000.00	\$36,000.00	\$0.00
0000012834700000	X	3709	EAST SIDE	\$0.00	\$40,800.00	\$40,800.00	\$0.00
0000012835000000	X	3709	EAST SIDE	\$0.00	\$48,000.00	\$48,000.00	\$0.00
0000012835400000		3600	MAIN	\$300.00	\$83,200.00	\$83,500.00	\$83,500.00
0000012835600000		110	EXPOSITION	\$77,700.00	\$37,300.00	\$115,000.00	\$115,000.00
0000012835900000		3606	MAIN	\$0.00	\$46,240.00	\$46,240.00	\$46,240.00
0000012836500000		3500	COMMERCE	\$33,240.00	\$99,200.00	\$132,440.00	\$132,440.00
0000012836800000		3506	COMMERCE	\$50,000.00	\$40,000.00	\$90,000.00	\$90,000.00
0000012837100000		3713	LA FRANCE	\$35,000.00	\$40,000.00	\$75,000.00	\$75,000.00
0000012837400000		3719	LA FRANCE	\$0.00	\$40,000.00	\$40,000.00	\$40,000.00
0000012837850000		3511	PACIFIC	\$2,050.00	\$5,000.00	\$7,050.00	\$7,050.00
0000012838000000		3721	LA FRANCE	\$0.00	\$38,930.00	\$38,930.00	\$38,930.00
0000012839200000		201	S HILL	\$0.00	\$67,930.00	\$67,930.00	\$67,930.00
0000012839800000		4016	EAST SIDE	\$5,030.00	\$31,000.00	\$36,030.00	\$36,030.00
0000012840100000		4020	EAST SIDE	\$0.00	\$30,850.00	\$30,850.00	\$30,850.00
0000012840400000		4024	EAST SIDE	\$0.00	\$32,170.00	\$32,170.00	\$32,170.00
0000012840700000		224	S HILL	\$0.00	\$62,500.00	\$62,500.00	\$62,500.00
0000012841000000		305	S HASKELL	\$386,000.00	\$104,000.00	\$490,000.00	\$490,000.00
0000012841300000		4000	EAST SIDE	\$356,500.00	\$95,250.00	\$451,750.00	\$451,750.00
0000012841600000		207	S HASKELL	\$0.00	\$15,000.00	\$15,000.00	\$15,000.00
0000012841900000		201	S HASKELL	\$302,000.00	\$32,000.00	\$334,000.00	\$334,000.00
0000012842200000		4010	EAST SIDE	\$140,860.00	\$31,000.00	\$171,860.00	\$171,860.00
0000012842500000		407	S HASKELL	\$52,580.00	\$5,810.00	\$58,390.00	\$58,390.00
0000012846400000	X	411	S HASKELL	\$0.00	\$9,560.00	\$9,560.00	\$0.00
0000012847600000	X	317	S HILL	\$0.00	\$110,120.00	\$110,120.00	\$0.00
0000012865000000		4002	MAIN	\$22,810.00	\$35,000.00	\$57,810.00	\$57,810.00
0000012865300000		4004	MAIN	\$20,750.00	\$35,000.00	\$55,750.00	\$55,750.00

**Appendix AB**  
**2005 DCAD Real Property Accounts in the**  
**Deep Ellum TIF District**  
**(continued)**

DCAD Account #	Exempt	Property Address	Apt	Improvements	Land	Total Value	Taxable Value
0000012865600000		4008	MAIN	\$41,100.00	\$35,000.00	\$76,100.00	\$76,100.00
0000012865900000		4012	MAIN	\$0.00	\$17,500.00	\$17,500.00	\$17,500.00
0000012866200000		4010	MAIN	\$0.00	\$17,500.00	\$17,500.00	\$17,500.00
0000012866500000		4016	MAIN	\$0.00	\$35,000.00	\$35,000.00	\$35,000.00
0000012866800000		4020	MAIN	\$86,100.00	\$35,000.00	\$121,100.00	\$121,100.00
0000012867100000		4024	MAIN	\$37,940.00	\$35,000.00	\$72,940.00	\$72,940.00
0000012867400000		4034	MAIN	\$0.00	\$45,500.00	\$45,500.00	\$45,500.00
0000012867700000		113	S HASKELL	\$9,160.00	\$21,000.00	\$30,160.00	\$30,160.00
0000012868000000		121	S HASKELL	\$9,820.00	\$21,000.00	\$30,820.00	\$30,820.00
0000012868300000		113	HASKELL	\$58,380.00	\$12,500.00	\$70,880.00	\$70,880.00
0000012868600000		4023	EAST SIDE	\$53,600.00	\$39,000.00	\$92,600.00	\$92,600.00
0000012868900000		4001	EAST SIDE	\$144,760.00	\$150,000.00	\$294,760.00	\$294,760.00
0000012869200000	X	3900	MAIN	\$0.00	\$1,250.00	\$1,250.00	\$0.00
00000128692000100		3902	MAIN	\$0.00	\$32,370.00	\$32,370.00	\$32,370.00
00000128692000200	X	3906	MAIN	\$0.00	\$2,010.00	\$2,010.00	\$0.00
0000012869500000		3904	MAIN	\$305,000.00	\$70,000.00	\$375,000.00	\$375,000.00
0000012869800000		3912	MAIN	\$361,790.00	\$85,750.00	\$447,540.00	\$447,540.00
0000012870100000		3922	MAIN	\$127,870.00	\$52,500.00	\$180,370.00	\$180,370.00
0000012871000000		3933	EAST SIDE	\$45,060.00	\$54,000.00	\$99,060.00	\$99,060.00
0000012871600000		3923	EAST SIDE	\$0.00	\$24,000.00	\$24,000.00	\$24,000.00
0000012871900000		3925	EAST SIDE	\$0.00	\$24,000.00	\$24,000.00	\$24,000.00
0000012872200000		3921	EAST SIDE	\$0.00	\$24,000.00	\$24,000.00	\$24,000.00
0000012872500000		3919	EAST SIDE	\$0.00	\$24,000.00	\$24,000.00	\$24,000.00
0000012872800000		3917	EAST SIDE	\$0.00	\$21,000.00	\$21,000.00	\$21,000.00
0000012873100000		3915	EAST SIDE	\$0.00	\$30,000.00	\$30,000.00	\$30,000.00
0000012873700000		3909	EAST SIDE	\$87,360.00	\$30,000.00	\$117,360.00	\$117,360.00
0000012874000000		3905	EAST SIDE	\$89,850.00	\$30,000.00	\$119,850.00	\$119,850.00
0000012874300000		3901	EAST SIDE	\$5,650.00	\$30,000.00	\$35,650.00	\$35,650.00
0000012896200000	X	3800	MAIN	\$0.00	\$74,900.00	\$74,900.00	\$0.00
0000012896500000		3828	EAST SIDE	\$0.00	\$3,620.00	\$3,620.00	\$3,620.00
0000012897100000		3901	BENSON	\$4,210.00	\$40,930.00	\$45,140.00	\$45,140.00
0000012899800000		305	EXPOSITION	\$0.00	\$257,090.00	\$257,090.00	\$257,090.00
00000128998000100	X	3511	CANTON	\$0.00	\$49,270.00	\$49,270.00	\$0.00
0000012900700000		3400	COMMERCE	\$28,010.00	\$70,400.00	\$98,410.00	\$98,410.00
0000012901000000	X	420	2ND	\$0.00	\$199,150.00	\$199,150.00	\$0.00
0000012901300000		333	1ST	\$0.00	\$218,670.00	\$218,670.00	\$218,670.00
00000129013000100		333	1ST	\$432,520.00	\$307,840.00	\$740,360.00	\$740,360.00
0000012902500000		424	2ND	\$0.00	\$60,000.00	\$60,000.00	\$60,000.00
0000012902800000		417	1ST	\$8,500.00	\$159,900.00	\$168,400.00	\$168,400.00
0000012903100000		502	2ND	\$123,030.00	\$516,970.00	\$640,000.00	\$640,000.00
0000012903700000		501	2ND	\$79,550.00	\$412,450.00	\$492,000.00	\$492,000.00
0000012904000000		317	S 2ND	\$0.00	\$324,630.00	\$324,630.00	\$324,630.00
00000129040000100	X	319	S 2ND	\$0.00	\$28,120.00	\$28,120.00	\$0.00
0000012904300000		325	2ND	\$0.00	\$60,000.00	\$60,000.00	\$60,000.00
0000012904600000		413	2ND	\$28,200.00	\$60,000.00	\$88,200.00	\$88,200.00
0000012904900000		409	2ND	\$113,500.00	\$208,520.00	\$322,020.00	\$322,020.00
0000012905200000		429	2ND	\$144,420.00	\$147,000.00	\$291,420.00	\$291,420.00
0000012905500000		3300	COMMERCE	\$208,170.00	\$441,830.00	\$650,000.00	\$650,000.00
0000012907000000		3404	MAIN	\$250,000.00	\$80,000.00	\$330,000.00	\$330,000.00
00000129073000100		3412	MAIN	\$0.00	\$35,900.00	\$35,900.00	\$35,900.00
0000012907600000		3416	MAIN	\$108,750.00	\$26,140.00	\$134,890.00	\$107,912.00
00000129076000100		3414	MAIN	\$95,630.00	\$19,170.00	\$114,800.00	\$114,800.00
0000012908200000		3302	ELM	\$0.00	\$47,860.00	\$47,860.00	\$47,860.00
0000012908500000		3308	ELM	\$0.00	\$28,000.00	\$28,000.00	\$28,000.00
0000012908800000		3312	ELM	\$0.00	\$56,000.00	\$56,000.00	\$56,000.00
0000012909100000		3326	ELM	\$0.00	\$28,000.00	\$28,000.00	\$28,000.00
0000012909400000		3330	ELM	\$0.00	\$28,000.00	\$28,000.00	\$28,000.00
0000012909700000		3305	MAIN	\$0.00	\$72,800.00	\$72,800.00	\$72,800.00
0000012910000000		3309	MAIN	\$0.00	\$28,000.00	\$28,000.00	\$28,000.00
0000012910300000		3313	MAIN	\$0.00	\$28,000.00	\$28,000.00	\$28,000.00

**Appendix AB**  
**2005 DCAD Real Property Accounts in the  
 Deep Ellum TIF District  
 (continued)**

DCAD Account #	Exempt	Property Address	Apt	Improvements	Land	Total Value	Taxable Value
0000012910600000		3301	MAIN	\$0.00	\$28,000.00	\$28,000.00	\$28,000.00
0000012911200000		3401	MAIN	\$136,360.00	\$60,000.00	\$196,360.00	\$196,360.00
0000012911500000		3400	ELM	\$27,500.00	\$40,000.00	\$67,500.00	\$67,500.00
0000012911800000		3404	ELM	\$40,920.00	\$40,000.00	\$80,920.00	\$80,920.00
0000012912100000		3407	MAIN	\$34,760.00	\$20,000.00	\$54,760.00	\$54,760.00
0000012912400000		3410	ELM	\$56,210.00	\$40,000.00	\$96,210.00	\$96,210.00
0000012912700000		3409	MAIN	\$102,500.00	\$40,000.00	\$142,500.00	\$142,500.00
0000012913100000		3414	ELM	\$151,640.00	\$95,020.00	\$246,660.00	\$246,660.00
0000012913300000		3417	MAIN	\$108,640.00	\$44,860.00	\$153,500.00	\$153,500.00
0000012913600000		3502	PACIFIC	\$0.00	\$88,630.00	\$88,630.00	\$88,630.00
0000012913900000		3601	MAIN	\$136,150.00	\$126,000.00	\$262,150.00	\$262,150.00
0000012914200000		3401	ELM	\$0.00	\$31,820.00	\$31,820.00	\$31,820.00
0000012914800000		232	TRUNK	\$219,380.00	\$26,620.00	\$246,000.00	\$196,800.00
0000012915400000		3333	ELM	\$151,970.00	\$116,210.00	\$268,180.00	\$268,180.00
0000012928300000		210	N HALL	\$28,950.00	\$479,930.00	\$508,880.00	\$508,880.00
0000012928500000		334	N HALL	\$263,860.00	\$414,620.00	\$678,480.00	\$678,480.00
0000012929500000		3027	ELM	\$75,370.00	\$96,000.00	\$171,370.00	\$171,370.00
0000012929800000		3027	ELM	\$1,800.00	\$60,000.00	\$61,800.00	\$61,800.00
0000012930100000		211	N HALL	\$0.00	\$54,000.00	\$54,000.00	\$54,000.00
0000012930400000		3300	INDIANA	\$0.00	\$50,000.00	\$50,000.00	\$50,000.00
0000012930700000		3026	INDIANA	\$1,250.00	\$100,000.00	\$101,250.00	\$101,250.00
0000012931000000		3026	INDIANA	\$21,280.00	\$50,000.00	\$71,280.00	\$71,280.00
0000012931300000		315	N HALL	\$1,500.00	\$214,320.00	\$215,820.00	\$215,820.00
0000012931900000		309	N HALL	\$1,980.00	\$101,750.00	\$103,730.00	\$103,730.00
0000012932200000		301	N HALL	\$49,440.00	\$50,790.00	\$100,230.00	\$100,230.00
0000012940600000		3202	ELM	\$58,310.00	\$527,280.00	\$585,590.00	\$585,590.00
0000012940900000		3101	MAIN	\$0.00	\$315,000.00	\$315,000.00	\$315,000.00
0000012941200000		3115	MAIN	\$0.00	\$68,400.00	\$68,400.00	\$68,400.00
0000012941500000		3117	MAIN	\$34,200.00	\$68,400.00	\$102,600.00	\$102,600.00
0000012942100000		3127	MAIN	\$0.00	\$84,160.00	\$84,160.00	\$84,160.00
0000012942400000		3100	MAIN	\$158,180.00	\$60,000.00	\$218,180.00	\$218,180.00
0000012942700000		3104	MAIN	\$29,590.00	\$60,000.00	\$89,590.00	\$89,590.00
0000012943000000		3112	MAIN	\$11,200.00	\$90,000.00	\$101,200.00	\$101,200.00
0000012943300000		3116	MAIN	\$387,060.00	\$90,000.00	\$477,060.00	\$477,060.00
0000012943600000		3101	COMMERCE	\$134,000.00	\$50,000.00	\$184,000.00	\$184,000.00
0000012943900000		3105	COMMERCE	\$37,510.00	\$50,000.00	\$87,510.00	\$87,510.00
0000012944200000		3117	COMMERCE	\$90,410.00	\$150,000.00	\$240,410.00	\$240,410.00
0000012944800000		3200	MAIN	\$1,532,920.00	\$117,080.00	\$1,650,000.00	\$1,650,000.00
0000012945100000		3210	MAIN	\$1,257,800.00	\$185,620.00	\$1,443,420.00	\$1,163,670.00
0000012945400000		3201	COMMERCE	\$50,220.00	\$63,600.00	\$113,820.00	\$113,820.00
0000012945700000		3209	COMMERCE	\$0.00	\$36,400.00	\$36,400.00	\$36,400.00
0000012946000000		3221	COMMERCE	\$2,960,950.00	\$189,050.00	\$3,150,000.00	\$0.00
0000012946300000		3102	COMMERCE	\$67,110.00	\$27,440.00	\$94,550.00	\$94,550.00
00000129463000100		3100	COMMERCE	\$67,330.00	\$27,440.00	\$94,770.00	\$94,770.00
0000012946600000		3106	COMMERCE	\$78,350.00	\$55,000.00	\$133,350.00	\$133,350.00
0000012946900000		3116	COMMERCE	\$243,960.00	\$165,000.00	\$408,960.00	\$408,960.00
0000012947200000		3101	CANTON	\$136,000.00	\$33,000.00	\$169,000.00	\$169,000.00
0000012947500000		3111	CANTON	\$292,990.00	\$132,010.00	\$425,000.00	\$425,000.00
0000012948400000		3200	COMMERCE	\$133,410.00	\$55,000.00	\$188,410.00	\$188,410.00
0000012948700000		3204	COMMERCE	\$0.00	\$20,350.00	\$20,350.00	\$20,350.00

**Appendix AB**  
**2005 DCAD Real Property Accounts in the**  
**Deep Ellum TIF District**  
**(continued)**

DCAD Account #	Exempt	Property Address	Apt	Improvements	Land	Total Value	Taxable Value
0000012948800000		3206		COMMERCE	\$0.00	\$34,650.00	\$34,650.00
0000012949000000		3208		COMMERCE	\$0.00	\$55,000.00	\$55,000.00
0000012949300000		3212		COMMERCE	\$0.00	\$55,000.00	\$55,000.00
0000012949600000		3216		COMMERCE	\$0.00	\$47,850.00	\$47,850.00
0000012965500000		3103		HICKORY	\$0.00	\$25,670.00	\$25,670.00
0000012968000000	X	1602		PEARLSTONE	\$250.00	\$90,000.00	\$90,250.00
0000012968200000		1600		PEARLSTONE	\$30.00	\$10,280.00	\$10,310.00
0000012968300000		1622		PEARLSTONE	\$6,190.00	\$19,500.00	\$25,690.00
0000012968400000		3200		HICKORY	\$40.00	\$17,030.00	\$17,070.00
000082700608A0000		3930		MAIN	\$271,490.00	\$96,250.00	\$367,740.00
000203000301A0000		400	S	HALL	\$894,580.00	\$1,255,420.00	\$2,150,000.00
000286000001A0000		2639		ELM	\$627,060.00	\$98,150.00	\$725,210.00
00034800030000000		100		MURRAY	\$0.00	\$22,480.00	\$22,480.00
000485000E08A0000		301	N	CROWDUS	\$4,719,860.00	\$639,370.00	\$5,359,230.00
000486000F02A0000		2711		INDIANA	\$0.00	\$561,530.00	\$561,530.00
00080800020200000		501	S	HILL	\$0.00	\$44,550.00	\$44,550.00
000811000001A0000		4115		COMMERCE	\$1,391,300.00	\$998,580.00	\$2,389,880.00
000813000603A0000		405		EXPOSITION	\$0.00	\$53,910.00	\$53,910.00
00081500080000000		3808		WILLOW	\$76,190.00	\$460,270.00	\$536,460.00
00081500080000100		3812		WILLOW	\$0.00	\$29,940.00	\$29,940.00
000816000503A0000		3831		COMMERCE	\$401,080.00	\$23,000.00	\$424,080.00
000816000503B0000		3827		COMMERCE	\$347,400.00	\$19,000.00	\$366,400.00
000816000503C0000		3823		COMMERCE	\$386,000.00	\$19,000.00	\$405,000.00
000816000503D0000		3819		COMMERCE	\$347,400.00	\$19,000.00	\$366,400.00
000816000504A0000		3815		COMMERCE	\$380,000.00	\$19,000.00	\$399,000.00
000816000504B0000		3811		COMMERCE	\$386,000.00	\$19,000.00	\$405,000.00
000816000504C0000		3807		COMMERCE	\$386,000.00	\$19,000.00	\$405,000.00
000816000504D0000		3803		COMMERCE	\$337,000.00	\$23,000.00	\$360,000.00
000817000301A0000		3800		COMMERCE	\$133,120.00	\$265,610.00	\$398,730.00
000817000301A0100		3816		EAST SIDE	\$5,000.00	\$88,970.00	\$93,970.00
000817000301A0200		3800		COMMERCE	\$5,537,350.00	\$363,920.00	\$5,901,270.00
00081800040030000		3711		COMMERCE	\$0.00	\$129,580.00	\$129,580.00
00081800040040000		3701		COMMERCE	\$0.00	\$129,600.00	\$129,600.00
000818000401A0000		302		EXPOSITION	\$0.00	\$152,980.00	\$152,980.00
000820000101A0000		3720		CANTON	\$1,599,980.00	\$200,020.00	\$1,800,000.00
00082200000010000		3917		WILLOW	\$299,370.00	\$450,630.00	\$750,000.00
00082500000010000		403	S	HASKELL	\$985,160.00	\$232,790.00	\$1,217,950.00
000827001602A0000		3800		MAIN	\$417,110.00	\$132,430.00	\$549,540.00
00082800010010000		3435		COMMERCE	\$2,700.00	\$214,070.00	\$216,770.00
00082800010020000		3300		MAIN	\$2,785,590.00	\$614,410.00	\$3,400,000.00
00082800010020100		3400		MAIN	\$10,940.00	\$53,980.00	\$64,920.00
00082800030050000	X	300		1ST	\$0.00	\$237,940.00	\$237,940.00
00083300000010000		3309		ELM	\$17,050.00	\$351,720.00	\$368,770.00
00083300000010100		3301		ELM	\$394,470.00	\$123,150.00	\$517,620.00
00083300000010200		3301		ELM	\$0.00	\$103,710.00	\$103,710.00
00083300000010300		3311		ELM	\$3,400,550.00	\$449,450.00	\$3,850,000.00
000844000K04A0000		3027		INDIANA	\$560,770.00	\$194,710.00	\$755,480.00
00084900060070000		3226		COMMERCE	\$0.00	\$120,070.00	\$120,070.00
00085100010010000		3215		HICKORY	\$404,390.00	\$350,220.00	\$754,610.00
000853000A0010000	X	3101		OAK	\$1,292,810.00	\$896,860.00	\$2,189,670.00
00085300000010000		3203		HICKORY	\$0.00	\$4,290.00	\$4,290.00
000826000001A0000		3912		WILLOW	\$29,440.00	\$173,300.00	\$202,740.00
000826000001A0100		3912		WILLOW	\$575,590.00	\$45,000.00	\$620,590.00
00000111076000200	X	2600		MONUMENT	\$0.00	\$1,142,140.00	\$1,142,140.00
000852000401A0000	X	1600		BAYLOR	\$84,400.00	\$564,540.00	\$648,940.00
00C43520000000119		2502	00119	LIVE OAK	\$143,940.00	\$6,620.00	\$150,560.00
00C43520000000120		2502	00120	LIVE OAK	\$131,610.00	\$5,650.00	\$137,260.00
00C43520000000121		2502	00121	LIVE OAK	\$258,060.00	\$12,010.00	\$270,070.00
00C43520000000122		2502	00122	LIVE OAK	\$97,450.00	\$4,700.00	\$102,150.00
00C43520000000124		2502	00124	LIVE OAK	\$143,940.00	\$6,620.00	\$150,560.00

**Appendix AB**  
**2005 DCAD Real Property Accounts in the**  
**Deep Ellum TIF District**  
**(continued)**

DCAD Account #	Exempt	Property Address	Apt	Improvements	Land	Total Value	Taxable Value	
00C43520000000125		2502	LIVE OAK	00125	\$121,490.00	\$4,700.00	\$126,190.00	\$126,190.00
00C43520000000127		2502	LIVE OAK	00127	\$164,380.00	\$6,620.00	\$171,000.00	\$171,000.00
00C43520000000128		2502	LIVE OAK	00128	\$164,380.00	\$6,620.00	\$171,000.00	\$171,000.00
0000011101000D100		2717	ELM		\$0.00	\$12,500.00	\$12,500.00	\$12,500.00
0000012823600D100		417	1ST		\$0.00	\$8,990.00	\$8,990.00	\$8,990.00
0000012823900D100		418	1ST		\$0.00	\$19,930.00	\$19,930.00	\$19,930.00
0000012824200D100		400	1ST		\$0.00	\$9,740.00	\$9,740.00	\$9,740.00
00000128377000000		3511	PACIFIC		\$4,000.00	\$30,000.00	\$34,000.00	\$34,000.00
00000128379000000		3511	PACIFIC		\$2,050.00	\$5,000.00	\$7,050.00	\$7,050.00
00C43520000000101		2502	LIVE OAK	00101	\$136,040.00	\$5,650.00	\$141,690.00	\$113,352.00
00C43520000000102		2502	LIVE OAK	00102	\$116,730.00	\$5,090.00	\$121,820.00	\$97,456.00
00C43520000000208		2502	LIVE OAK	00208	\$161,810.00	\$6,620.00	\$168,430.00	\$168,430.00
00C43520000000209		2502	LIVE OAK	00209	\$156,420.00	\$6,620.00	\$163,040.00	\$130,432.00
00C43520000000210		2502	LIVE OAK	00210	\$129,820.00	\$5,330.00	\$135,150.00	\$108,120.00
00C43520000000211		2502	LIVE OAK	00211	\$110,050.00	\$4,700.00	\$114,750.00	\$91,800.00
00C43520000000212		2502	LIVE OAK	00212	\$227,960.00	\$9,160.00	\$237,120.00	\$237,120.00
00C43520000000213		2502	LIVE OAK	00213	\$131,300.00	\$5,880.00	\$136,680.00	\$109,344.00
00C43520000000214		2502	LIVE OAK	00214	\$146,100.00	\$5,880.00	\$151,980.00	\$121,584.00
00C43520000000215		2502	LIVE OAK	00215	\$214,990.00	\$8,690.00	\$223,680.00	\$178,944.00
00C43520000000216		2502	LIVE OAK	00216	\$146,100.00	\$5,880.00	\$151,980.00	\$151,980.00
00C43520000000217		2502	LIVE OAK	00217	\$131,300.00	\$5,380.00	\$136,680.00	\$109,344.00
00C43520000000218		2502	LIVE OAK	00218	\$146,100.00	\$5,880.00	\$151,980.00	\$121,584.00
00C43520000000219		2502	LIVE OAK	00219	\$156,420.00	\$6,620.00	\$163,040.00	\$130,432.00
00C43520000000220		2502	LIVE OAK	00220	\$139,020.00	\$5,650.00	\$144,670.00	\$115,736.00
00C43520000000221		2502	LIVE OAK	00221	\$131,300.00	\$5,380.00	\$136,680.00	\$136,680.00
00C43520000000223		2502	LIVE OAK	00223	\$166,430.00	\$6,620.00	\$173,050.00	\$138,440.00
00C43520000000224		2502	LIVE OAK	00224	\$156,420.00	\$6,620.00	\$163,040.00	\$130,432.00
00C43520000000233		2502	LIVE OAK	00233	\$129,820.00	\$5,330.00	\$135,150.00	\$135,150.00
00C43520000000234		2502	LIVE OAK	00234	\$155,040.00	\$5,880.00	\$160,920.00	\$128,736.00
00C43520000000235		2502	LIVE OAK	00235	\$214,990.00	\$8,690.00	\$223,680.00	\$223,680.00
00C43520000000236		2502	LIVE OAK	00236	\$146,100.00	\$5,880.00	\$151,980.00	\$121,584.00
00C43520000000237		2502	LIVE OAK	00237	\$131,300.00	\$5,380.00	\$136,680.00	\$109,344.00
00C43520000000238		2502	LIVE OAK	00238	\$161,810.00	\$6,620.00	\$168,430.00	\$168,430.00
00C43520000000301		2502	LIVE OAK	00301	\$139,020.00	\$5,650.00	\$144,670.00	\$115,736.00
00C43520000000302		2502	LIVE OAK	00302	\$131,300.00	\$5,380.00	\$136,680.00	\$136,680.00
00C43520000000303		2502	LIVE OAK	00303	\$114,480.00	\$4,700.00	\$119,180.00	\$95,344.00
00C43520000000304		2502	LIVE OAK	00304	\$170,020.00	\$6,620.00	\$176,640.00	\$176,640.00
00C43520000000305		2502	LIVE OAK	00305	\$170,020.00	\$6,620.00	\$176,640.00	\$141,312.00
00C43520000000306		2502	LIVE OAK	00306	\$114,480.00	\$4,700.00	\$119,180.00	\$95,344.00
00C43520000000307		2502	LIVE OAK	00307	\$114,480.00	\$4,700.00	\$119,180.00	\$119,180.00
00C43520000000308		2502	LIVE OAK	00308	\$170,020.00	\$6,620.00	\$176,640.00	\$141,312.00
00C43520000000309		2502	LIVE OAK	00309	\$159,750.00	\$6,620.00	\$166,370.00	\$133,096.00
00C43520000000310		2502	LIVE OAK	00310	\$129,820.00	\$5,330.00	\$135,150.00	\$108,120.00
00C43520000000137		2502	LIVE OAK	00137	\$116,730.00	\$5,090.00	\$121,820.00	\$121,820.00
00C43520000000138		2502	LIVE OAK	00138	\$164,380.00	\$6,620.00	\$171,000.00	\$153,900.00
00C43520000000201		2502	LIVE OAK	00201	\$139,020.00	\$5,650.00	\$144,670.00	\$115,736.00
00C43520000000203		2502	LIVE OAK	00203	\$96,090.00	\$4,700.00	\$100,790.00	\$80,632.00
00C43520000000204		2502	LIVE OAK	00204	\$161,810.00	\$6,620.00	\$168,430.00	\$168,430.00
00C43520000000205		2502	LIVE OAK	00205	\$156,420.00	\$6,620.00	\$163,040.00	\$141,194.00
00C43520000000206		2502	LIVE OAK	00206	\$110,050.00	\$4,700.00	\$114,750.00	\$114,750.00
00C43520000000207		2502	LIVE OAK	00207	\$96,090.00	\$4,700.00	\$100,790.00	\$100,790.00
00C43520000000225		2502	LIVE OAK	00225	\$110,050.00	\$4,700.00	\$114,750.00	\$114,750.00
00C43520000000226		2502	LIVE OAK	00226	\$96,090.00	\$4,700.00	\$100,790.00	\$100,790.00
00C43520000000227		2502	LIVE OAK	00227	\$153,380.00	\$6,620.00	\$160,000.00	\$128,000.00
00C43520000000228		2502	LIVE OAK	00228	\$156,420.00	\$6,620.00	\$163,040.00	\$130,432.00
00C43520000000229		2502	LIVE OAK	00229	\$116,520.00	\$5,380.00	\$121,900.00	\$97,520.00
00C43520000000230		2502	LIVE OAK	00230	\$96,090.00	\$4,700.00	\$100,790.00	\$100,790.00
00C43520000000231		2502	LIVE OAK	00231	\$227,960.00	\$9,160.00	\$237,120.00	\$189,696.00
00C43520000000232		2502	LIVE OAK	00232	\$146,100.00	\$5,880.00	\$151,980.00	\$121,584.00
00C43520000000311		2502	LIVE OAK	00311	\$114,480.00	\$4,700.00	\$119,180.00	\$119,180.00

**Appendix AB**  
**2005 DCAD Real Property Accounts in the**  
**Deep Ellum TIF District**  
**(continued)**

DCAD Account #	Exempt	Property Address	Apt	Improvements	Land	Total Value	Taxable Value	
00C43520000000312		2502	LIVE OAK	00312	\$242,780.00	\$9,160.00	\$251,940.00	\$201,552.00
00C43520000000313		2502	LIVE OAK	00313	\$131,300.00	\$5,380.00	\$136,680.00	\$109,344.00
00C43520000000314		2502	LIVE OAK	00314	\$146,100.00	\$5,880.00	\$151,980.00	\$121,584.00
00C43520000000315		2502	LIVE OAK	00315	\$242,950.00	\$8,690.00	\$251,640.00	\$201,312.00
00C43520000000316		2502	LIVE OAK	00316	\$146,100.00	\$5,880.00	\$151,980.00	\$151,980.00
00C43520000000317		2502	LIVE OAK	00317	\$133,860.00	\$5,380.00	\$139,240.00	\$111,392.00
00C43520000000318		2502	LIVE OAK	00318	\$146,100.00	\$5,880.00	\$151,980.00	\$121,584.00
00C43520000000103		2502	LIVE OAK	00103	\$97,450.00	\$4,700.00	\$102,150.00	\$81,720.00
00C43520000000104		2502	LIVE OAK	00104	\$164,380.00	\$6,620.00	\$171,000.00	\$171,000.00
00C43520000000105		2502	LIVE OAK	00105	\$143,940.00	\$6,620.00	\$150,560.00	\$150,560.00
00C43520000000106		2502	LIVE OAK	00106	\$121,490.00	\$4,700.00	\$126,190.00	\$126,190.00
00C43520000000107		2502	LIVE OAK	00107	\$97,450.00	\$4,700.00	\$102,150.00	\$102,150.00
00C43520000000108		2502	LIVE OAK	00108	\$164,380.00	\$6,620.00	\$171,000.00	\$136,800.00
00C43520000000109		2502	LIVE OAK	00109	\$143,940.00	\$6,620.00	\$150,560.00	\$120,448.00
00C43520000000110		2502	LIVE OAK	00110	\$123,460.00	\$5,330.00	\$128,790.00	\$128,790.00
00C43520000000111		2502	LIVE OAK	00111	\$97,450.00	\$4,700.00	\$102,150.00	\$102,150.00
00C43520000000112		2502	LIVE OAK	00112	\$217,600.00	\$9,160.00	\$226,760.00	\$181,408.00
00C43520000000113		2502	LIVE OAK	00113	\$124,870.00	\$5,380.00	\$130,250.00	\$130,250.00
00C43520000000114		2502	LIVE OAK	00114	\$142,970.00	\$5,880.00	\$148,850.00	\$119,080.00
00C43520000000115		2502	LIVE OAK	00115	\$216,740.00	\$8,690.00	\$225,430.00	\$180,344.00
00C43520000000116		2502	LIVE OAK	00116	\$142,970.00	\$5,880.00	\$148,850.00	\$119,080.00
00C43520000000117		2502	LIVE OAK	00117	\$124,870.00	\$5,380.00	\$130,250.00	\$130,250.00
00C43520000000118		2502	LIVE OAK	00118	\$142,970.00	\$5,880.00	\$148,850.00	\$148,850.00
00C43520000000319		2502	LIVE OAK	00319	\$157,700.00	\$6,620.00	\$164,320.00	\$131,456.00
00C43520000000320		2502	LIVE OAK	00320	\$139,020.00	\$5,650.00	\$144,670.00	\$115,736.00
00C43520000000321		2502	LIVE OAK	00321	\$131,300.00	\$5,380.00	\$136,680.00	\$109,344.00
00C43520000000322		2502	LIVE OAK	00322	\$104,260.00	\$4,700.00	\$108,960.00	\$108,960.00
00C43520000000323		2502	LIVE OAK	00323	\$173,110.00	\$6,620.00	\$179,730.00	\$179,730.00
00C43520000000324		2502	LIVE OAK	00324	\$159,750.00	\$6,620.00	\$166,370.00	\$166,370.00
00C43520000000325		2502	LIVE OAK	00325	\$114,480.00	\$4,700.00	\$119,180.00	\$119,180.00
00C43520000000326		2502	LIVE OAK	00326	\$104,260.00	\$4,700.00	\$108,960.00	\$108,960.00
00C43520000000327		2502	LIVE OAK	00327	\$153,060.00	\$6,620.00	\$159,680.00	\$159,680.00
00C43520000000328		2502	LIVE OAK	00328	\$157,700.00	\$6,620.00	\$164,320.00	\$131,456.00
00C43520000000329		2502	LIVE OAK	00329	\$131,300.00	\$5,380.00	\$136,680.00	\$123,012.00
00C43520000000330		2502	LIVE OAK	00330	\$114,480.00	\$4,700.00	\$119,180.00	\$119,180.00
00C43520000000331		2502	LIVE OAK	00331	\$242,780.00	\$9,160.00	\$251,940.00	\$201,552.00
00C43520000000332		2502	LIVE OAK	00332	\$178,160.00	\$5,880.00	\$184,040.00	\$184,040.00
00C43520000000333		2502	LIVE OAK	00333	\$122,540.00	\$5,330.00	\$127,870.00	\$127,870.00
00C43520000000334		2502	LIVE OAK	00334	\$152,810.00	\$5,880.00	\$158,690.00	\$158,690.00
00C43520000000335		2502	LIVE OAK	00335	\$228,970.00	\$8,690.00	\$237,660.00	\$190,128.00
00C43520000000336		2502	LIVE OAK	00336	\$146,100.00	\$5,880.00	\$151,980.00	\$151,980.00
00C43520000000337		2502	LIVE OAK	00337	\$123,520.00	\$5,380.00	\$128,900.00	\$103,120.00
00C43520000000338		2502	LIVE OAK	00338	\$170,020.00	\$6,620.00	\$176,640.00	\$141,312.00
00C5775000000000A		3816	COMMERCE	A	\$383,590.00	\$21,090.00	\$404,680.00	\$0.00
00C5775000000000B		3816	COMMERCE	B	\$383,590.00	\$21,090.00	\$404,680.00	\$0.00
00C5775000000000C		3816	COMMERCE	C	\$566,910.00	\$21,090.00	\$588,000.00	\$0.00
00C80500010000100		215	N WALTON	1	\$87,650.00	\$12,050.00	\$99,700.00	\$99,700.00
00C80500010000200		215	N WALTON	2	\$95,140.00	\$13,080.00	\$108,220.00	\$108,220.00
00C80500010000300		215	N WALTON	3	\$88,510.00	\$12,170.00	\$100,680.00	\$62,260.00
00C80500010000400		215	N WALTON	4	\$91,020.00	\$11,480.00	\$102,500.00	\$102,500.00
00C80500010000500		215	N WALTON	5	\$76,850.00	\$10,570.00	\$87,420.00	\$87,420.00
00C80500010000600		215	N WALTON	6	\$81,450.00	\$11,200.00	\$92,650.00	\$92,650.00
00C80500010000700		215	N WALTON	7	\$78,470.00	\$10,780.00	\$89,250.00	\$89,250.00
00C80500010000800		215	N WALTON	8	\$94,280.00	\$12,960.00	\$107,240.00	\$107,240.00
00C80500010000900		215	N WALTON	9	\$80,710.00	\$11,090.00	\$91,800.00	\$56,769.00
00C80500010001000		215	N WALTON	10	\$94,400.00	\$11,520.00	\$105,920.00	\$105,920.00
00C80500010001100		215	N WALTON	11	\$79,000.00	\$10,860.00	\$89,860.00	\$89,860.00
00C80500010001200		215	N WALTON	12	\$89,040.00	\$12,240.00	\$101,280.00	\$101,280.00
00C43520000000126		2505	LIVE OAK	126	\$97,450.00	\$4,700.00	\$102,150.00	\$102,150.00
00C43520000000202		2502	LIVE OAK	202	\$131,300.00	\$5,380.00	\$136,680.00	\$136,380.00
00C43520000000222		2502	LIVE OAK	222	\$110,050.00	\$4,700.00	\$114,750.00	\$91,800.00
<b>Total</b>							<b>\$107,990,540</b>	

**TIF Increment Allocation Policy**  
**Deep Ellum TIF District**  
**Approved by the TIF Board December 5, 2023**

It is important for the City of Dallas to encourage as many projects as possible in the Deep Ellum TIF District (the “Deep Ellum TIF District” or “District”). In that spirit, after priority expenditures that benefit the district as a whole, Deep Ellum TIF District funds will be allocated to Developers proportionately, based on the increment created by the Project (as defined below) and Related Projects/Developers (as defined below) within the District, after payment of administrative expenses.

[A portion of the amendments to the 2023 Increment Allocation Policy relate to tax increment sharing provisions provided in the Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan, as amended\\*](#).

**Definitions:**

**Project (TIF-eligible)** - development or redevelopment that adds taxable real property value at a particular site or is a space or facility of public benefit such as open space, trails or cultural facilities. The Project has been approved for TIF funds and all requirements set forth in the development agreement have been completed.

**Developer** – A person or entity that has completed all requirements for a TIF-eligible Project as set out in the fully executed development agreement for the Project.

**Related Project/Developer** – if a Developer or a Developer’s affiliates (as defined in a development agreement) has other development or redevelopment projects in addition to a TIF-eligible Project, increment from those Related Project(s) may be included in Individual Increment for reimbursement of the TIF-eligible Project expenses. A Developer of a TIF-eligible Project must have at least 50% ownership in any Related Project. These requirements will be further specified in a development agreement where applicable.

Related Projects must create new taxable real property value for the District based on the following criteria:

- New development on previously vacant land or demolished structures.
- Redevelopment or major modification of an existing building if this results in an increased taxable value of 50% or more of the original building or any increase in the floor area of an original building if the expansion is over 50% for residential projects, over 65% for mixed-use projects, and over 75% for office/showroom projects.

**Total Increment** – the annual amount of increment deposited into the TIF fund from the participating jurisdictions.

**Individual Increment** – the portion of the increment that a Project or Related Project creates each year.

**Net Individual Increment** – Individual Increment less the Project’s and/or Related Project’s portion of Administrative Expenses each year. This portion will be based on the ratio of Individual Increment to Total Increment.

**Administrative Expenses** – the City will take a share of TIF revenue from this District for the amount it bills to the District for costs necessary for administration of the TIF District program, which may include charges from other departments, each year.

**District-Wide Improvements** – improvements that are not specific to a single development site such as gateways, trails, open space, public facilities, or utility/streetscape improvements benefiting multiple properties or blocks.

**Shared Increment** – the Total Increment less (1) Administrative Expenses, (2) Increment Sharing (Transfers and Set-Asides), (3) a set-aside for District-Wide Improvements, ~~(3) Catalyst Project Set-Asides~~, and (4) the sum of the Individual Increments of all eligible Developers.

**Available Cash** - cash in the Deep Ellum TIF District fund that is not already allocated, encumbered, or otherwise set aside for other purposes.

**Increment Sharing Arrangements (Increment Transfers and Set-Asides):**

In accordance with the Deep Ellum TIF District Project and Financing Plan, as amended\*, tax increment sharing and budget allocations have been designated as follows (subject to future adjustments by the TIF Board to reflect the needs of the TIF District):

Department of Housing and Neighborhood Revitalization:

- 20% transfer, after Administrative Expenses, for homeowner stabilization, home repair, homebuyer assistance, and displacement mitigation program(s) within the Grand Park South area

Infrastructure and Areas of Public Assembly:

- 20% set-aside, after Administrative Expenses, dedicated for infrastructure and areas of public assembly (ie. parks/open space) within the Grand Park South area

Limitations to the Increment Sharing Arrangements are as follows: In any given year, if the Deep Ellum TIF District real property value does not increase more than 5.0% from the previous year, 10% of each of the two described sharing arrangements shall be transferred and set aside rather than 20% each. Once the Deep Ellum TIF District has accrued \$29.3 million (total dollars) in increment beginning with 2022 real property values (2023 increment) then this limitation shall be removed and 20% transfers shall occur no matter what the annual Deep Ellum TIF District property value increase is.

**Procedure:**

Annually, after the Total Increment has been deposited in the TIF fund, the fund will pay or set aside Administrative Expenses as a first priority prior to any other funds being allocated. ~~A set-aside for District-Wide improvements will be the second funding priority. These funds are intended to be used for projects benefitting the district as a whole and/or be used to leverage funding from non-TIF related sources. Catalyst Project reimbursement will be the third funding priority. These funds are intended to provide incentives related to the Deep Ellum Core District.~~

After Administrative Expenses, Increment Sharing (Transfers and Set-Asides), and District-Wide Improvement ~~and Catalyst project~~ allocations have been paid, transferred, or set aside, Developers approved for TIF funding from the Deep Ellum TIF District will be eligible to receive their Net Individual Increment.

In addition to their Net Individual Increment, Developers will be eligible to receive a portion of any Shared Increment. The Shared Increment allotted to an eligible Developer shall be a ratio of an eligible Developer's Individual Increment to the sum of the Individual Increments for all Projects eligible for reimbursement for that year.

Dallas Central Appraisal District (DCAD) certified values for each tax year will be the data source used to determine values for the increment allocation procedure. However, no increment allocation will be made unless a total Project or specific phase as defined in a development agreement is completed by May 1<sup>st</sup> of a given year, as evidenced by City approval of all supporting documents required in the development agreement. The City's Director of Economic Development will make the final determination in applying future available revenues in the TIF Fund among Projects.

### **Pre-existing Agreements**

~~The Deep Ellum TIF District has a previous outstanding agreement related to the Reel FX expansion and related streetscape improvements. Funding exists to cover these reimbursements/expenditures. This agreement will be fully funded prior to implementation of this policy.~~

### **District-Wide Improvement Set-Aside**

The TIF Board shall set-aside 25% of any ~~Shared~~ increment for District-Wide Improvements after Administrative Expenses and Increment Sharing Arrangements, including 2022 increment (collected 2023), even if retroactively reserved but only if no other Project is due payment. Specific improvement projects are to be determined and the amount of this set aside will be reviewed annually based on updated financial projections and District needs and such improvement projects may be funded from any relevant budget category.

### **Catalyst Projects – Deep Ellum Core increment set-aside**

~~The TIF Board shall set-aside for projects located in the core area of Deep Ellum that make substantial improvements and maintain existing buildings, courtyards and alleys. A set aside of 10% of any Shared increment shall be allocated to the Deep Ellum Crossroads Project for Catalyst Project reimbursement. This set-aside will be funded after administrative expenses and the District-Wide Set-Aside accounts have been fully funded out of general increment. A set aside of 5% of any Shared increment shall be allocated to the Westdale redevelopment Westdale 2800 DE project. An additional set-aside for the redevelopment of the old Dallas High School/Crozier Tech site shall be capped at 5% of any Shared Increment.~~

~~These redevelopment projects will benefit the Deep Ellum area as a whole and provide a model for future redevelopment efforts in the area. The small buildings create a large part of the character of the district as a whole, yet are prohibitively costly to improve. These projects will be eligible to receive their own increment in addition to this set-aside, subject to successful completion of all contractual requirements.~~

### **Notes:**

In general, the assignment of increment will be done annually, after each participating jurisdiction has deposited its annual increment into the TIF fund. Upon completion of a Project, developers

are eligible to be reimbursed for TIF eligible expenditures from Available Cash currently in the TIF fund, if any.

If the appraised value of the remaining property in the TIF District decreases in value despite new development and as additional TIF Projects are approved and completed, the TIF subsidy for Projects that year may be reduced or unpaid. Similarly, if the sum (1) Administrative Expenses, (2) Increment Sharing (Transfers and Set-Asides), ~~(32)~~ a set-aside for District-Wide Improvements, ~~(3) Catalyst Project Set-Asides~~ and (4) the sum of the Individual Increments of all eligible Developers, then the Individual Increments shall be allotted on a proportional basis based on the ratio of each Developer's Individual Increment to the sum of the Individual Increments for that year. If there is no revenue available after administrative expenses, there will be no increment payments that year.

At its discretion, the Deep Ellum TIF Board may make modifications or corrections to this Policy to increase its effectiveness.

\*The 2023 amendments to this Increment Allocation Policy related to increment sharing (transfers and set-asides) are subject to City Council approval of amendments to the Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan.

# DEEP ELLUM TIF DISTRICT BOARD OF DIRECTORS

## 2024 Quarterly Regular Meeting Dates – Suggested Options

1<sup>st</sup> Quarter – March 2024

- **Tuesday, March 5, 2024 at 11:00 a.m.**

2<sup>nd</sup> Quarter – June 2024

- **Tuesday, June 4, 2024 at 11:00 a.m.**

3<sup>rd</sup> Quarter – September 2024

- **Tuesday, September 3, 2024 at 11:00 a.m.**

4<sup>th</sup> Quarter – December 2024

- **Tuesday, December 3, 2024 at 11:00 a.m.**

NOTE THAT MEETINGS WILL ONLY BE HELD IF THE BOARD HAS ACTION ITEMS TO CONSIDER.