

# Memorandum



DATE March 31, 2023

CITY OF DALLAS

Honorable Members of the City Council Economic Development Committee: Tennell Atkins  
TO (Chair), Carolyn King Arnold (Vice Chair), Adam McGough, Omar Narvaez, Jaime Resendez, Chad West, Gay Donnell Willis

SUBJECT **Upcoming Public Improvement District (PID) Agenda Items: Call for Public Hearing to be held on May 24, 2023 to (1) renew the Oak Lawn-Hi Line Public Improvement District and (2) expand the Dallas Tourism Public Improvement District to include 2 additional hotels.**

On April 26, 2023, the City Council will be asked to consider resolutions calling for a public hearing to be held on May 24, 2023 to receive comments concerning the 1) renewal of the Oak Lawn-Hi Line Public Improvement District (OLHLPID) and 2) the expansion of the Dallas Tourism Public Improvement District (DTPID) to include 2 additional hotels in accordance with Chapter 372 of the Texas Local Government Code (the Act).

## **Oak Lawn-Hi Line Public Improvement District (OLHLPID) Renewal:**

Oak Lawn-Hi Line Improvement Corporation, representing owners of real property located within the OLHLPID, submitted petitions to the City of Dallas requesting the renewal of the district for a new ten-year term effective January 1, 2024 to December 31, 2033.

City staff reviewed the petitions and verified that owners of record representing 61.9% of the appraised value and 62.7% of the land area of real property in the District liable for assessment had signed the petitions, thereby exceeding the minimum requirements for renewal set in the current City of Dallas PID Policy and Chapter 372 of the Local Government Code (the Act). The City's PID policy requires signed petitions from owners of at least 60% of the appraised value of real property liable for assessment and at least 60% of the land area and or 60% of the record owners of real property liable for assessment. State law requires signed petitions from owners of at least 50% of the appraised value of real property liable for assessment and at least 50% of the land area and or 50% of the record owners of real property liable for assessment.

The Dallas City Council first authorized the creation of the OLHLPID in 2009 and its renewal in 2016. This is its second renewal. The OLHLPID is generally bounded by Market Center Boulevard to the west and Interstate Highway 35 to the east, as shown in the attached **Exhibit A**. There are no changes proposed to the boundary of the District.

The purpose of the district is to provide public safety and enhanced security, beautification, recreation, cultural enhancements, custodial and landscaping maintenance, capital improvements, trail improvements, common area improvements permissible under the Act, acquisition and installation of art, business recruitment, and development to promote the area in and around the District, marketing and promotional activities, distinctive lighting and signage, and related expenses incurred to establish, administer, and operate the District as

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authorized by the Act and City Council. The ten-year budget detailing the estimated cost of supplemental services per year and total estimated costs for the entire term (the Service Plan) is attached as **Exhibit B**. The proposed assessment rate is \$0.15 per \$100.00 valuation. The assessment rate is set annually and is subject to a public hearing and City Council approval.

City Council may choose to approve or deny the renewal of the district. Unless renewed, the OLHLPID will terminate on December 31, 2023, resulting in the cessation of services and improvements provided within the district.

### **Dallas Tourism Public Improvement District (DTPID) Expansion:**

VisitDallas submitted consent forms signed on behalf of two hotel owners seeking inclusion in the DTPID. City staff reviewed the consent forms and verified that owners of record of qualifying hotels representing more than 84.2% of the appraised value and 63.6% of the land area of real property in the DTPID liable for assessment have signed the petition or consent form, thereby exceeding the minimum expansion requirements set forth in the Act.

The City Council authorized the establishment of the DTPID in 2012, its renewal in 2016, and boundary expansions in 2020 and 2022. The current boundary of the DTPID which includes designated hotel properties in the City of Dallas with 100 or more rooms will be expanded as shown in the attached **Exhibit C**. The two hotels to be added are detailed in **Exhibit D**.

### **Recommendation**

Staff recommends City Council's approval on April 26, 2023 to call public hearings to be held on May 24, 2023 for the OLHLPID renewal and DTPID boundary expansion.

Should you have any questions, please contact Maria Smith, Interim Assistant Director, Office of Economic Development, at [maria.smith@dallas.gov](mailto:maria.smith@dallas.gov) or 469-953-7181.

  
Majed A. Al-Ghafry, P.E.  
Assistant City Manager

### **[Attachments]**

1. Oak Lawn – Hi Line PID Boundaries
2. Oak Lawn – Hi Line PID Service Plan
3. Dallas Tourism PID Hotels
4. Dallas Tourism PID Current and Proposed Hotels

c: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Billerae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# Oak Lawn-Hi Line PID Boundaries

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



## Legend

- Oak Lawn-Hi Line - 2021
- Tax Parcels - 2021

Data Source: City of Dallas, 2021; DCAD, 2021.

- Freeway
- Tollway
- Highway
- Arterial
- Local Streets

- Rail Station
- DART Red Line
- DART Blue Line
- DART Green Line
- DART Orange Line
- Commuter Rail

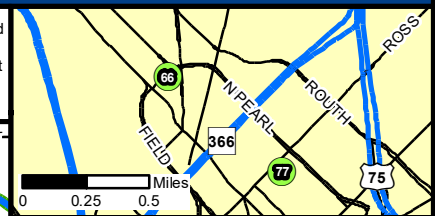
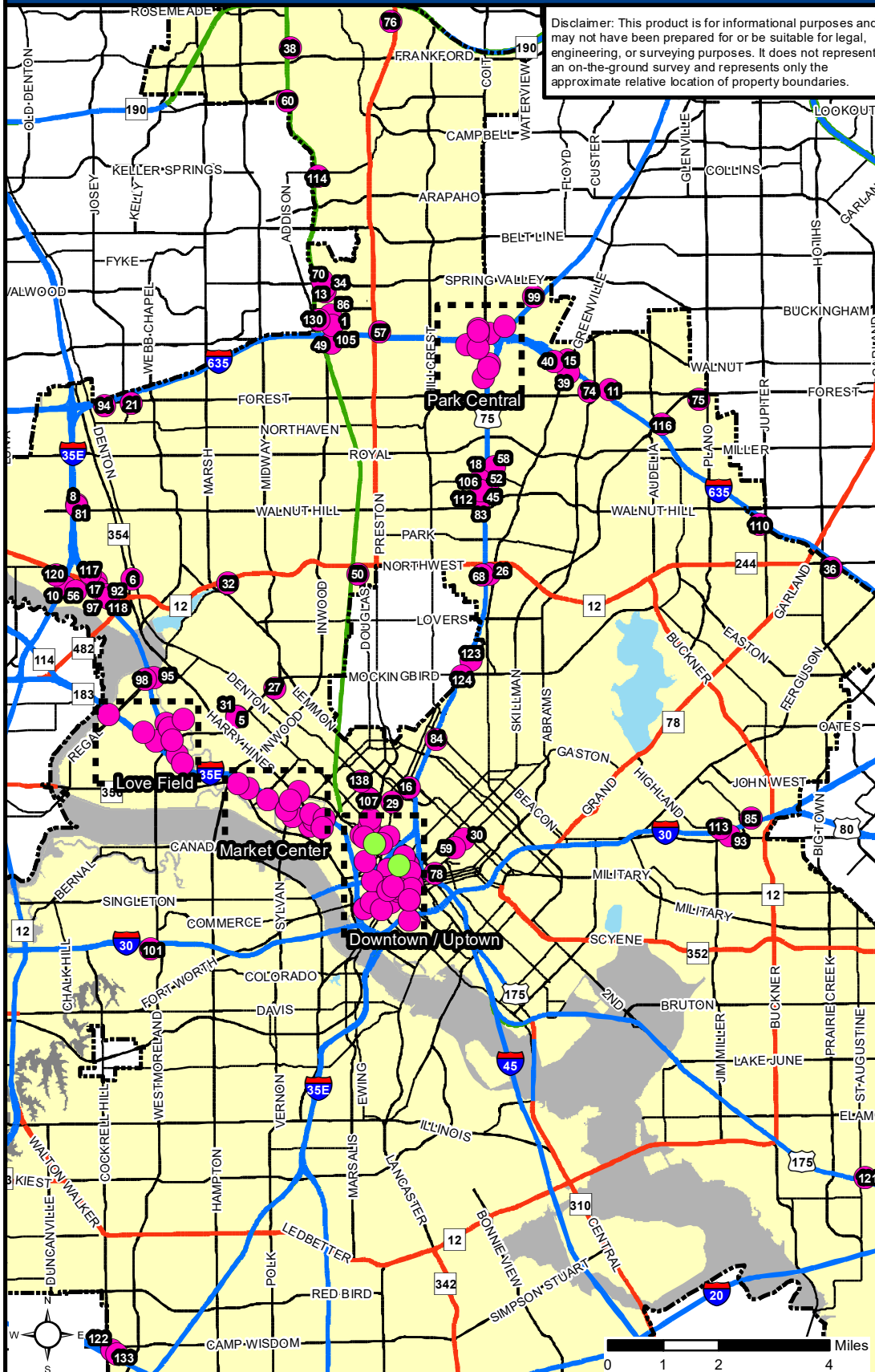
**Exhibit B  
Oak Lawn-Hi Line PID  
Service Plan 2024-2033**

		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Revenue</b>											
Net assessment revenue <sup>(1)</sup>		\$ 629,764	787,205	984,006	1,230,007	1,377,608	1,542,921	1,728,072	1,935,440	2,167,693	2,427,816
Interest on cash balances		\$ 90	92	94	96	98	100	102	104	106	108
<b>Total Income</b>											
		\$ 629,854	787,297	984,100	1,230,103	1,377,706	1,543,021	1,728,174	1,935,544	2,167,799	2,427,924
<b>Expenditure</b>											
Renewal/Creation Fee <sup>(1)</sup>	0%	\$ -	-	-	-	-	-	-	-	-	15,000
Security/PID Patrol <sup>(2)</sup>	16%	\$ 99,874	124,839	156,045	195,053	218,458	244,671	274,030	306,912	343,740	382,491
Area Improvements <sup>(3)</sup>	22%	\$ 138,713	173,387	216,730	270,907	303,414	339,821	380,598	426,267	477,417	531,422
General Administrative <sup>(4)</sup>	5%	\$ 33,291	41,613	52,015	65,018	72,819	81,557	91,343	102,304	114,580	127,546
Marketing/Promotion <sup>(5)</sup>	9%	\$ 55,485	69,355	86,692	108,363	121,366	135,929	152,239	170,507	190,967	212,577
Capital Improvements <sup>(6)</sup>	32%	\$ 199,747	249,678	312,091	390,106	436,916	489,343	548,061	613,825	687,481	765,260
Insurance and Audit <sup>(7)</sup>	4%	\$ 27,743	34,677	43,346	54,181	60,683	67,964	76,120	85,253	95,483	106,288
Public Utility <sup>(8)</sup>	12%	\$ 75,000	93,747	117,182	146,474	164,050	183,735	205,782	230,475	258,130	287,340
<b>Total Expenditures</b>											
		\$ 629,854	787,297	984,100	1,230,103	1,377,706	1,543,021	1,728,174	1,935,544	2,167,799	2,427,924
<b>Ending Fund Balance</b>											
		\$ -	-	-	-	-	-	-	-	-	0

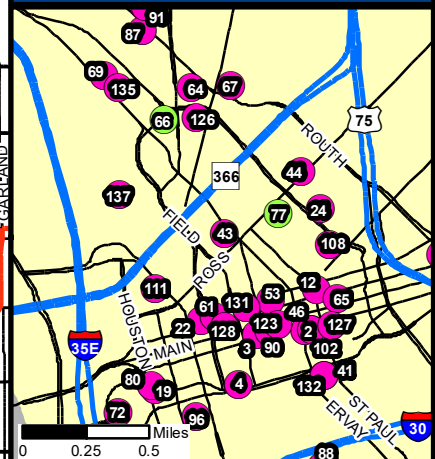
\*\* The % for each service category is calculated by dividing each category \$ amount by total expenditures.

1. Net assessment reflects the deduction of City and County fees from the gross assessment collection. The assessment amount is approximately equal to \$0.15 per \$100.00 of appraised property value.
2. Public Safety consists of contract security patrols within PID boundary. Additional security will be hired for events within PID boundaries or increase in crime. We have seen increase in crime and have needed to acquire additional security to combat crime. Funds for renting security cameras for additional security measures.
3. Area improvements include landscape/irrigation to include turf, tree planting, tree trimming and seasonal flower changes as well as litter and graffiti control. Tree/plant removal if needed. Ongoing improvements of above standard improvements including benches, trash receptacles and bike racks is included. Periodic improvements to refurbish specialty signage and painting treatments. Erection of foundations and distinctive lighting. Acquisition and installation of pieces of art. Major fencing project around Oak Lawn and Hi Line bridge intersection to be repaired. Replacement of signage, gateway icons, benches, light fixtures, statues, and water falls, etc.
4. General Administrative costs include management fee, annual tax preparation, bookkeeping and quarterly PID Reporting & Financial Statement preparation and postage costs for public notices.
5. Marketing/Promotion is a public information dissemination primarily through Internet which links neighborhoods together for public safety communication, etc. Seasonal decorations are also planned. Community events/culture enhancement activities. Creating a website/buying the domain for the OLHL PID to update residents/stakeholders on appropriate information regarding the PID. Costs of regularly updating the website and other social media channels.
6. Capital Improvements may include expenses related to transportation planning/design for gateway connections around PID, Hi Line Connector and Trail improvements. Acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of-way. Improvement of off-street parking facilities. Construction or improvement of pedestrian malls. Acquisition, construction, improvement, or rerouting of mass transportation facilities, acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements. Design and traffic studies related to Hi Line Drive improvements and slowing down traffic.
7. Insurance expense provides for liability coverage binder and cost of required annual financial audit. Executive risk insurance, workmen's compensation, liability insurance.
8. Public Utility expense to pay for electricity, gas, and water within PID boundaries.

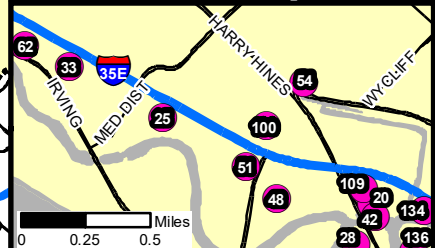
# Dallas Tourism PID Hotels



## Proposed Hotels



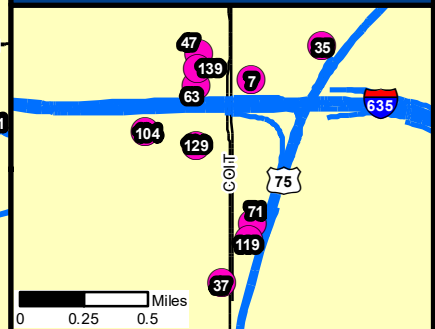
## Downtown / Uptown



## Market Center







## Love Field







## Park Central

### Legend

- Current - FY22-23 Tourism PID Hotel
- New - FY22-23 Tourism PID Hotel

-  Rail Station
-  Future Station
-  DART Light Rail
-  Commuter Rail

-  Freeway
-  Tollway
-  Highway
-  Arterial

-  Escarpment
-  Flood Plain
-  Lake
-  City of Dallas

<b>Exhibit D</b> <b>Tourism PID Boundary Expansion</b> <b>Current and Proposed Hotels over 100 Rooms</b>					
Map	Current Hotel Name	ACC_NUM	SiteAddrNu	SiteStreet	TotalVal
1	AC Hotel Dallas by the Galleria	007019000B0020000	5460	JAMES TEMPLE DR	\$ 17,850,000.00
2	AC Marriott Dallas Downtown	00000101698000100	1712	COMMERCE ST	\$ 22,025,000.00
3	Adolphus Hotel	000070000A01A9900	1321	COMMERCE ST	\$ 35,500,000.00
4	Aloft Dallas Downtown	00000100594000000	1033	YOUNG ST	\$ 11,500,000.00
5	Aloft Dallas Love Field*	002367000E0010000	2333	W MOCKINGBIRD LN	\$ 16,350,000.00
6	Anchor Motel	00000520699000000	10230	HARRY HINES BLVD	\$ 1,800,000.00
7	Best Western Plus Dallas Hotel & Conference Center	007756000E07B0000	8051	LBJ FWY	\$ 7,208,000.00
9	Budget Suites of America Empire Central/Dallas	007940000M0020000	8150	N STEMMONS FWY	\$ 12,000,000.00
10	Budget Suites of America Loop 12/Dallas	006499000B0020000	10222	N WALTON WALKER BLVD	\$ 8,800,000.00
11	Budget Suites of America N Dallas	008420000A02A0000	9519	FOREST LN	\$ 10,700,000.00
12	Cambria Hotel	00C7714000HOTL100	1907	ELM ST	\$ 11,292,870.00
13	Candlewood Suites Dallas Galleria	007005000A01A0000	13939	NOEL RD	\$ 3,900,000.00
14	Candlewood Suites Dallas Market Center	007940000M0010000	7930	N STEMMONS FWY	\$ 9,000,000.00
15	Candlewood Suites Dallas Park Central	008408000A01B0000	12525	GREENVILLE AVE	\$ 3,700,000.00
16	Canopy by Hilton Dallas Uptown	00C15440000HOT00	2901	BLACKBURN	\$ 17,220,000.00
97	OYO Townhouse Dallas Love Field Airport	0064820A000010100	2383	STEMMONS TRL	\$ 4,275,000.00
19	Courtyard by Marriott Dallas Downtown/Reunion District	000024002205B0000	310	S HOUSTON ST	\$ 14,200,000.00
18	Courtyard by Marriott Dallas Central Expy	0072930C0002B0000	10325	N CENTRAL EXPY	\$ 4,345,000.00
20	Courtyard by Marriott Dallas Medical/Market Center	007896000002A0000	2150	MARKET CENTER BLVD	\$ 10,500,000.00
21	Courtyard by Marriott Dallas Northwest	0065950B0018A0000	2930	FOREST LN	\$ 5,355,000.00
60	HomeTowne Studios Dallas - N Addison/Tollway	COL-000000153274	17425	DALLAS PKWY	\$ 2,970,770.00
22	Crowne Plaza Dallas Downtown	00000100360000000	1015	ELM ST	\$ 12,500,000.00
23	Crowne Plaza Dallas Market Center	00000778556500000	7050	N STEMMONS FWY	\$ 9,550,000.00
24	Dallas Marriott Downtown	0000010554700D100	600	N PEARL ST	\$ 32,750,000.00
25	Dallas Marriott Suites Medical/Market Center	00790500600030000	2493	N STEMMONS FWY	\$ 17,400,000.00
26	DoubleTree by Hilton Hotel Dallas Campbell Centre	00000366506300000	8250	N CENTRAL EXPY	\$ 16,947,690.00
27	DoubleTree by Hilton Hotel Dallas Love Field	005719000A0030000	3300	W MOCKINGBIRD LN	\$ 18,900,000.00
28	DoubleTree by Hilton Hotel Dallas Market Center	00000775675000000	2015	MARKET CENTER BLVD	\$ 13,175,000.00
29	Dream Dallas	00000136309000000	3207	MCKINNEY AVE	\$ 2,047,630.00
31	Element Dallas Love Field	002367000E0010000	2333	W MOCKINGBIRD LN	\$ 16,350,000.00
30	Element Dallas Downtown East	000766000A0030000	4005	GASTON AVE	\$ 7,224,800.00
32	Embassy Suites by Hilton Dallas Love Field	00C57250000000100	3880	W NORTHWEST HWY	\$ 20,500,000.00
33	Embassy Suites by Hilton Dallas Market Center	00000776494500000	2727	N STEMMONS FWY	\$ 18,400,000.00
34	Embassy Suites by Hilton Dallas Near the Galleria	007006000A0020000	14021	NOEL RD	\$ 11,000,000.00
35	Embassy Suites by Hilton Dallas Park Central	0077560E0016B0000	13131	N CENTRAL EXPY	\$ 12,799,620.00
36	Executive Inn	0080480D0002A0000	12670	E NORTHWEST HWY	\$ 1,980,000.00
117	Studio 6 Dallas Love Field	00649600050020000	10326	FINNELL ST	\$ 3,950,000.00
37	Extended Stay America - Dallas - Coit Rd.	007736000301A0000	12121	COIT RD	\$ 4,100,000.00
38	Extended Stay America - Dallas - Frankford Rd	COL-000002047964	18470	DALLAS PKWY	\$ 2,882,094.00
39	Extended Stay America - Dallas - Greenville Ave.	008415000001E0000	12270	GREENVILLE AVE	\$ 3,950,000.00
40	Extended Stay America - Dallas - N Park Central	008408000C0080000	9019	VANTAGE POINT DR	\$ 3,500,000.00
42	Fairfield Inn & Suites Dallas Medical Market Center	00789600000040000	2110	MARKET CENTER BLVD	\$ 5,025,000.00
41	Fairfield Inn & Suites Dallas Downtown	00000101842000000	500	S ERVAY ST	\$ 56,333,820.00
43	Fairmont Dallas	00000112297000000	1717	N AKARD ST	\$ 48,260,410.00
44	HALL Arts Hotel	00C0677HOTELUNT00	1717	LEONARD ST	\$ 17,326,550.00
45	Hampton Inn & Suites by Hilton Dallas Central/N Park	007292000B0020000	10370	N CENTRAL EXPY	\$ 6,350,000.00
8	Best Western Plus Dallas Love Field	006512000301A0000	11069	COMPOSITE DR	\$ 3,900,000.00
46	Hampton Inn & Suites Dallas Downtown	00000101704000000	1700	COMMERCE ST	\$ 13,691,650.00
47	Hawthorn Suites by Wyndham Park Central	0074970C000050100	7880	ALPHA RD	\$ 4,350,000.00
48	Hilton Anatole	007897000A0010000	2201	N STEMMONS FWY	\$ 68,668,190.00
48	Hilton Anatole 1	007897000A0010200	2201	N STEMMONS FWY	\$ 79,160,420.00
49	Hilton Dallas Lincoln Centre	007000000B0010100	5410	LBJ FWY	\$ 25,750,000.00
50	Hilton Dallas/Park Cities	005625000303A0100	5954	LUTHER LN	\$ 23,500,000.00
51	Hilton Garden Inn Dallas/Market Center	00000502372000000	2325	N STEMMONS FWY	\$ 13,600,000.00
52	Hilton Garden Inn Dallas-Central Expy/North Park Area	007292000B0030000	10350	N CENTRAL EXPY	\$ 6,340,000.00
53	Hilton Garden Inn Downtown	00C54550000000H00	1600	PACIFIC AVE	\$ 13,875,000.00
54	Holiday Inn Dallas Market Center	00000430081000000	4500	HARRY HINES BLVD	\$ 10,625,000.00
55	Holiday Inn Express & Suites Dallas Market Ctr - Love Field	00000778423000000	7800	JOHN W CARPENTER FWY	\$ 721,240.00
56	Holiday Inn Express & Suites Dallas NW HWY - Love Field	0064990C000011100	2225	CONNECTOR DR	\$ 6,200,000.00
17	Comfort Suites NW Dallas Near Love Field	00649600020010000	2287	W NORTHWEST HWY	\$ 5,600,000.00
57	Holiday Inn Express & Suites N Dallas at Preston	0074370A000020000	6055	LBJ FWY	\$ 4,700,000.00
58	Home 2 Suites - N Park	007291000D01B0000	8180	MIDTOWN BLVD	\$ 7,000,000.00
59	Home 2 Suites- Baylor	000760000003A9800	3417	GASTON AVE	\$ 12,000,000.00



<b>Exhibit D</b> <b>Tourism PID Boundary Expansion</b> <b>Current and Proposed Hotels over 100 Rooms</b>					
61	Homewood Suites by Hilton Dallas Downtown	00000100363000000	1025	ELM ST	\$ 9,865,340.00
62	Homewood Suites by Hilton Dallas Market Center	00000776496000100	2747	N STEMMONS FWY	\$ 9,896,000.00
63	Hotel Alexis	007497000C02A0100	7815	LBJ FWY	\$ 2,800,000.00
64	Hotel Crescent Court	000948000201A0000	100	CRESCENT CT	\$ 75,789,350.00
64	Hotel Crescent Court	000948000201A9900	100	CRESCENT CT	\$ 529,160,650.00
65	Hotel Indigo Dallas Downtown	00000101944000000	1933	MAIN ST	\$ 9,000,000.00
*66	Hotel Swexan	00000107950000000	2575	MCKINNON ST	\$ 40,000,000.00
67	Hotel ZaZa Dallas	000548000B03C0000	2332	LEONARD ST	\$ 24,250,000.00
67	Hotel ZaZa Dallas - Bungalows 1	00000113137000000	2501	THOMAS AVE	\$ 1,000,000.00
67	Hotel ZaZa Dallas - Bungalows 2	00000113134000000	2505	THOMAS AVE	\$ 1,175,000.00
68	Hyatt House Dallas/Lincoln Park	005450000P05A0000	8221	N CENTRAL EXPY	\$ 11,000,000.00
69	Hyatt House Dallas/Uptown	00093100020010000	2914	HARRY HINES BLVD	\$ 11,100,000.00
70	Hyatt Place Dallas N by the Galleria	007007000B0030000	5229	SPRING VALLEY RD	\$ 8,581,000.00
71	Hyatt Place Dallas/Park Central	007752000A0050000	12411	N CENTRAL EXPY	\$ 5,125,000.00
72	Hyatt Regency Dallas	00000108921000000	300	REUNION BLVD	\$ 69,632,500.00
76	InTown Suites Extended Stay Dallas - Preston Rd	COL-000002053096	19059	PRESTON RD	\$ 3,388,000.00
74	InTown Suites Extended Stay Dallas - Forest Lane	00841200000040000	9355	FOREST LN	\$ 4,200,000.00
73	InTown Suites Extended Stay Dallas - Brookriver Dr	007940000M0040000	8201	BROOKRIVER DR	\$ 4,000,000.00
75	InTown Suites Extended Stay Dallas - Garland	008072000C01C0000	10477	METRIC DR	\$ 3,525,000.00
*77	JW Marriott Dallas Arts District	00C6249000HOTEL00	2000	ROSS AVE	\$ 27,824,070.00
78	Kimpton Pittman Hotel	000280000A0020100	2550	PACIFIC AVE	\$ 13,625,790.00
79	Knights Inn Market Center	0079370D000040000	1550	EMPIRE CENTRAL	\$ 2,715,000.00
80	La Quinta Inn & Suites Dallas Downtown	00000100117000000	302	S HOUSTON ST	\$ 5,700,000.00
81	La Quinta Inn & Suites Dallas I35 Walnut Hill Lane	006512000301B0000	2421	WALNUT HILL LN	\$ 6,256,460.00
82	La Quinta Inn & Suites Dallas Love Field	00794000E30020000	8300	JOHN W CARPENTER FWY	\$ 5,500,000.00
83	La Quinta Inn & Suites Dallas N Central	00000706557000000	10001	N CENTRAL EXPY	\$ 4,815,000.00
84	La Quinta Inn & Suites Dallas Uptown	00000192565000000	4440	N CENTRAL EXPY	\$ 3,900,000.00
85	Lamplighter Motel	00000725260000000	9001	E R L THORNTON FWY	\$ 2,550,000.00
86	Le Meridien Dallas by the Galleria	007017000C01A0000	13402	NOEL RD	\$ 19,500,000.00
87	Le Meridien Dallas, The Stoneleigh	000943000803C0000	2927	MAPLE AVE	\$ 24,093,850.00
88	Lorenzo Hotel	00000109564000000	1011	S AKARD ST	\$ 12,300,000.00
89	Love Field Hotel and Suites	00000778556800000	1241	W MOCKINGBIRD LN	\$ 2,719,650.00
90	Magnolia Hotel Dallas Downtown	00000101044000000	1401	COMMERCE ST	\$ 24,000,000.00
123	The Beeman Hotel	005185000101D0000	6070	N CENTRAL EXPY	\$ 16,150,000.00
91	Marriott Dallas Uptown	000944000904A0000	3033	FAIRMOUNT ST	\$ 62,841,250.00
92	MCM Elegante Hotel & Suites	0064980A000010100	2320	W NORTHWEST HWY	\$ 5,000,000.00
93	Motel 6 Dallas - Fair Park #4616	0084740D000030000	8510	E R L THORNTON FWY	\$ 3,225,000.00
94	Motel 6 Dallas - Galleria #4657	006593000104A9900	2660	FOREST LN	\$ 2,807,200.00
95	Motel 6 Dallas - Market Center	00000576135000000	1625	REGAL ROW	\$ 3,825,000.00
96	Omni Dallas Hotel	000045005701A0000	555	S LAMAR ST	\$ 295,132,790.00
98	Ramada by Wyndham Dallas Love Field	00000576129000000	1575	REGAL ROW	\$ 3,200,000.00
99	Red Roof Inn - Dallas Richardson	00000769000500000	13685	N CENTRAL EXPY	\$ 2,775,000.00
110	Siegel Suites Dallas	0074870B0001G0000	11350	LBJ FWY	\$ 2,500,000.00
100	Renaissance Dallas Hotel	006055000C0010000	2222	N STEMMONS FWY	\$ 36,500,000.00
101	Residence Inn - Canyon	007212000N0010000	3425	CANYON BLUFF BLVD	\$ 7,400,000.00
102	Residence Inn by Marriott Dallas Downtown	00000101698000100	1712	COMMERCE ST	\$ 22,025,000.00
103	Residence Inn by Marriott Dallas Market Center	005629000074B0000	6950	N STEMMONS FWY	\$ 6,500,000.00
104	Residence Inn by Marriott Dallas Park Central	007729000C0020000	7642	LBJ FWY	\$ 7,150,000.00
105	Residence Inn Dallas by the Galleria	007019000B0020000	5460	JAMES TEMPLE DR	\$ 17,850,000.00
106	Residence Inn Dallas Central Expy	0072930C0002A0000	10333	N CENTRAL EXPY	\$ 4,700,000.00
107	Rosewood Mansion on Turtle Creek	001027000A02B0000	2821	TURTLE CREEK BLVD	\$ 39,000,000.00
108	Sheraton Dallas Hotel	00000105490000000	2117	LIVE OAK ST	\$ 84,225,450.00
109	Sheraton Suites Market Center Dallas	00789600000010000	2101	N STEMMONS FWY	\$ 15,650,000.00
111	Springhill Suites by Marriott Dallas Downtown/West End	00020500030010000	1907	N LAMAR ST	\$ 11,750,000.00
112	Springhill Suites Dallas	007294000025A0000	10111	N CENTRAL EXPY	\$ 6,925,000.00
113	Stay Express Inn Dallas Fair Park Downtown	00000813125000000	8303	E R L THORNTON FWY	\$ 2,400,000.00
114	Staybridge Suites Dallas Addison	008707000B0020000	16060	DALLAS PKWY	\$ 4,750,000.00
115	Sterling Hotel Dallas	00000779041000000	1055	REGAL ROW	\$ 1,760,000.00
116	Studio 6 Dallas Garland/Neast #5003	008069000C01C0000	9801	ADLETA BLVD	\$ 2,675,000.00
118	Studio 6 Dallas Northwest #6035	005796000A0020000	2395	STEMMONS TRL	\$ 5,390,000.00
119	Studio 6 Dallas Richardson/N #5010	007752000A0010000	12301	N CENTRAL EXPY	\$ 4,175,000.00
121	Super 7 Inn Dallas Southeast	00000770132000000	9626	C F HAWN FWY	\$ 1,550,000.00
120	Super 7 Inn Dallas	006486000703A0000	10335	GARDNER RD	\$ 1,250,000.00
122	Super 7 Inn Dallas Southwest	00000654167600000	4220	INDEPENDENCE DR	\$ 2,750,000.00

<b>Exhibit D</b> <b>Tourism PID Boundary Expansion</b> <b>Current and Proposed Hotels over 100 Rooms</b>					
124	The Highland Dallas Curio Collection by Hilton	00C4508000HOTEL00	5300	N CENTRAL EXPY	\$ 23,650,000.00
125	The Joule	000077000004A0100	1530	MAIN ST	\$ 19,000,000.00
126	The Ritz-Carlton, Dallas	00094800030010100	2121	MCKINNEY AVE	\$ 55,700,000.00
127	The Statler Dallas Cuiro Collection by Hilton	00000101695000000	1914	COMMERCE ST	\$ 83,500,000.00
129	The Westin Dallas Park Central	00000767319250000	12720	MERIT DR	\$ 29,500,000.00
130	The Westin Galleria Dallas	0070020000000M200	13340	DALLAS PKWY	\$ 45,188,360.00
131	Thompson Hotels Dallas	00000100441000000	1401	ELM ST	\$ 190,000,000.00
132	TownePlace Suites by Marriott Dallas Downtown	00000101842000000	500	S ERVAY ST	\$ 56,333,820.00
133	Townhouse Suites	00693200030060000	4150	INDEPENDENCE DR	\$ 1,980,000.00
134	Tru by Hilton Dallas Market Center	00000137743000000	1949	N STEMMONS FWY	\$ 8,800,000.00
135	Unnamed Hotel @ The Lexi	00000134467000000	2815	N HARWOOD ST	\$ 762,450.00
136	Virgin Hotel Dallas	007888003605A0000	1445	TURTLE CREEK BLVD	\$ 55,500,000.00
137	W Dallas - Victory	00C05450000000A00	2440	VICTORY PARK LN	\$ 34,855,580.00
138	Warwick Melrose Hotel Dallas	00000149083000000	3015	OAK LAWN AVE	\$ 13,628,270.00
128	The Westin Dallas Downtown	00C537200000HTL00	1201	MAIN ST	\$ 28,225,000.00
139	Wyndham Dallas Suites Park Central	0074970C000050000	7800	ALPHA RD	\$ 18,597,090.00
*Proposed Additional Hotels					