



Legislation Text

File #: 24-358, **Version:** 1

STRATEGIC PRIORITY: Economic Development
AGENDA DATE: February 28, 2024
COUNCIL DISTRICT(S): 2, 14
DEPARTMENT: Office of Economic Development
EXECUTIVE: Majed Al-Ghafry

SUBJECT

A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Texas Tax Code, Section 311.016, as amended) requires that the City Council as the City's governing body submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone as well as the State Comptroller. On June 26, 1996, the City Council authorized Ordinance No. 22802, as amended, establishing Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District). On February 12, 1997, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 23034, as amended.

On December 31, 2022, the City Center Sub-District of the City Center TIF District expired, leaving only the Lamar Corridor/West End Sub-District remaining active. The 2023 assessed taxable value for the City Center Sub-District was \$1,770,098,691.00, representing a final increase of \$1,192,442,807.00 (206.0%) over the adjusted base year taxable value. No incremental revenue will be collected in 2024 from the City Center Sub-District.

The 2023 assessed taxable value for the Lamar Corridor/West End Sub-District of the City Center TIF District was \$307,165,850.00. This represents an increase of \$210,070,240.00 (216.0%) over the base year taxable value and an increase of \$26,812,120.00 (9.6%) from the previous year. The increase in taxable value over the base year will result in an estimated collection in 2024 of approximately \$1,631,113.00 (City \$1,390,938.00; County \$240,174.00) in incremental revenue.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 26, 1996, the City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Five, the City Center TIF District by Resolution No. 96-2248; and Ordinance No. 22802, as amended.

On February 12, 1997, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the City Center TIF District, as amended by Resolution No. 97-0484; and Ordinance No. 23034, as amended.

On January 11, 2024, the City Center TIF District Board of Directors recommended that the FY 2022-2023 Annual Report be accepted and approved.

[The Economic Development Committee was briefed by memorandum regarding this matter on February 5, 2024. <](#)

<https://cityofdallas.legistar.com/View.ashx?M=F&ID=12640949&GUID=CA06F5ED-0E8E-488E-A040-CA2732F65F12>>

FISCAL INFORMATION

No cost consideration to the City.