

WHEREAS, the City recognizes the importance of its role in local economic development; and

WHEREAS, on June 13, 2007, the City Council authorized the creation of Tax Increment Reinvestment Zone Number Fifteen, (the "Fort Worth Avenue TIF District"), in accordance with the Tax Increment Financing Act, as amended, V.T.C.A Texas Tax Code, Chapter 311) to promote development and redevelopment in the Fort Worth Avenue area through the use of tax increment financing by Ordinance No. 26798, as amended; and

WHEREAS, on March 26, 2008, the City Council authorized the Fort Worth Avenue TIF District Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 27129, as amended; and

WHEREAS, on May 26, 2011, the Fort Worth Avenue TIF District Board of Directors reviewed the proposed Metro Paws Animal Hospital project to be developed by J & K Investments, LLC, and/or its affiliate Metro Paws Animal Hospital, LLC (collectively "Owner") and recommended City Council consideration of a development agreement with the Owner and authority to dedicate future TIF revenues from the Fort Worth Avenue TIF District; and

WHEREAS, the creation of additional commercial development in the core of the Fort Worth Avenue TIF District is necessary for the future growth and expansion of residential and commercial activity within the City of Dallas; and

WHEREAS, in furtherance of the Fort Worth Avenue TIF District Project Plan and Reinvestment Zone Financing Plan and to promote within the Fort Worth Avenue TIF District: (1) development and diversification of the economy, (2) elimination of unemployment and underemployment, and (3) development and expansion of commerce, the City desires to provide economic incentives to the Owner for the construction of the Metro Paws Animal Hospital development located at 1007 Fort Worth Avenue in the Fort Worth Avenue TIF District as described in **Exhibit A Site Plan and Exhibit B - Conceptual Elevations**.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to execute a development agreement between the Owner and the City of Dallas, on behalf of the Fort Worth Avenue TIF District, in an amount not to exceed \$116,000 to provide funding for TIF-eligible project costs as shown in **Exhibit C**. These costs include, but are not limited to, design, engineering, construction management, and professional services for street, utility, streetscape, and other public improvements in support of Metro Paws Animal Hospital to implement the Fort Worth Avenue TIF District Project Plan and Reinvestment Zone Financing Plan, and the Fort Worth Avenue TIF Board of Directors may therefore pledge or dedicate future TIF revenues in satisfaction of this agreement.

Section 2. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section 3. That the City Controller is hereby authorized to encumber and disburse funds from:

Fort Worth Avenue TIF District Fund - Fund 0058, Department ECO, Unit P673, Activity FWTI, Object 4111, Program No. FWATIF0003, CT ECOP673H133-01 Vendor No. VS0000063830, in an amount not to exceed \$15,000,

Fort Worth Avenue TIF District Fund - Fund 0058, Department ECO, Unit P673, Activity FWTI, Object 4510, Program No. FWATIF0003, CT ECOP673H133-02 Vendor No. VS0000063830, in an amount not to exceed \$30,000,

Fort Worth Avenue TIF District Fund - Fund 0058, Department ECO, Unit P673, Activity FWTI, Object 4599, Program No. FWATIF0003, CT ECOP673H133-03 Vendor No. VS0000063830, in an amount not to exceed \$71,000,

Total TIF funding: \$116,000.

Section 4. That the Owner shall design, fund and/or construct public improvements to support the development of Metro Paws Animal Hospital. Up to \$116,000 of the TIF-eligible project costs for Metro Paws Animal Hospital, a veterinary clinic proposed at 1007 Fort Worth Avenue in the Fort Worth Avenue TIF District, may be reimbursed from the Fort Worth Avenue TIF District Funds in accordance with the terms of the development agreement described in hereof, but only to the extent such Fort Worth Avenue TIF District funds are available for such purpose. No interest will be paid on this award since funds are not advanced to the City for these improvements.

Section 5. That nothing in the resolution shall be construed to require the City to approve payment from any source of City funds other than the Fort Worth Avenue TIF District Fund and/or Tax Increment Bonds. Any funds expended under the development agreement that remain unpaid upon termination of the Fort Worth Avenue TIF District, due to lack or unavailability of Fort Worth Avenue TIF District Funds, shall no longer be considered project costs of the Fort Worth Avenue TIF District or the City and the obligation of the Fort Worth Avenue TIF District to pay the Owner shall automatically expire.

Section 6. That in addition to the conditions set out in the Sections above, the payment to the owner under the Development Agreement is hereby expressly made subject to all of the following contingencies which must be performed or occur:

- A. The Owner shall invest a minimum of \$1,000,000 in private improvements in Metro Paws Animal Hospital, including all land and building acquisition, site preparation, and construction hard costs, subject to an audit conducted by the Office of Economic Development.
- B. The Project shall contain a minimum of 4,500 square feet of veterinary medical office and indoor animal boarding space.
- C. The Owner will obtain a building permit for the Metro Paws Animal Hospital by October 31, 2011.
- D. The Owner will obtain a final certificate of acceptance issued by the City's Department of Public Works and Transportation for the public improvements by May 30, 2012.
- E. The Owner shall complete construction and obtain a final certificate of occupancy for the Project by May 30, 2012.
- F. The Owner will execute and fund an Operating and Maintenance Agreement for all non-standard public improvements by the date of the final Certificate of Occupancy for the Project.
- G. In addition to complying with a Business Inclusion and Development ("BID") goal of 25% for the TIF reimbursable improvements, the Owner shall make a good faith effort to achieve a goal of certified minority/women-owned business enterprise (M/WBE) participation for the private improvement construction of 10% of total private expenditures, and meet all reporting requirements for each.

Section 6. (Continued)

- H. The Owner shall submit to the Director of the Office of Economic Development a quarterly status report for ongoing work on the Metro Paws Animal Hospital, as well as public improvements (**Exhibit D – Quarterly Project Status Report**).
- I. The Owner shall provide evidence that reasonable efforts were made to promote the hiring of neighborhood residents for any new jobs created.
- J. The Metro Paws Animal Hospital development shall be consistent in general form and character with the conceptual designs as shown in **Exhibit A - Site Plan** and **Exhibit B - Conceptual Elevations**. Allowable minor modifications include those required for conformance with Department of Development Services requirements.

Section 7. That Fort Worth Avenue TIF District funds are allocated to projects proportionately, dependent on the portion of the increment created by the project and other projects in the District by the same developer. The Owner will be eligible to receive an amount not to exceed \$116,000 according to **Exhibit E - Fort Worth Avenue TIF Increment Allocation Policy**.

Section 8. That the Director of the Office of Economic Development, after approval and recommendation of the Fort Worth Avenue TIF District Board of Directors, may authorize minor modifications to the project including development mix and/or an extension of the project deadlines up to 6 months.

Section 9. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

Distribution: Office of Economic Development – Tenna Kirk - 5CS
Office of Economic Development – Sajid Safdar, 2CN
Office of Economic Development – Pam Thompson, 2CN
City Attorney's Office - Sarah Hasib

APPROVED BY
CITY COUNCIL

JUN 22 2011


City Secretary

Part 1: A 10-minute section to establish rapport and to build rapport with the participant. The participant is asked to provide a brief history of their life and to provide a brief history of their work. The participant is then asked to provide a brief history of their family and to provide a brief history of their education. The participant is then asked to provide a brief history of their health and to provide a brief history of their social life. The participant is then asked to provide a brief history of their spiritual life and to provide a brief history of their religious life. The participant is then asked to provide a brief history of their cultural life and to provide a brief history of their ethnic life. The participant is then asked to provide a brief history of their gender life and to provide a brief history of their sexual life. The participant is then asked to provide a brief history of their identity life and to provide a brief history of their self-life. The participant is then asked to provide a brief history of their life and to provide a brief history of their world.

THEORY The project and the instruments used for testing. In this chapter, the theoretical background of the project and the instruments used for testing are presented.

unavailability of suitable low-frequency stations in southern regions, United States and Canada, and the lack of suitable stations in the Caribbean and Central America.

GRASS, 1975
Grass, 1975
Three feet (77) of well-sorted, light-colored sandstone and siltstone.

RESEARCH AND DEVELOPMENT INVESTMENT *Declining* May 15: Average expenditure 15% higher than last year and 14% higher than last year, according to a survey of 1,000 R&D managers. The survey also found that 15% of R&D managers expect a decline in R&D spending in 1994, while 15% expect an increase. The survey also found that 15% of R&D managers expect a decline in R&D spending in 1994, while 15% expect an increase. The survey also found that 15% of R&D managers expect a decline in R&D spending in 1994, while 15% expect an increase.

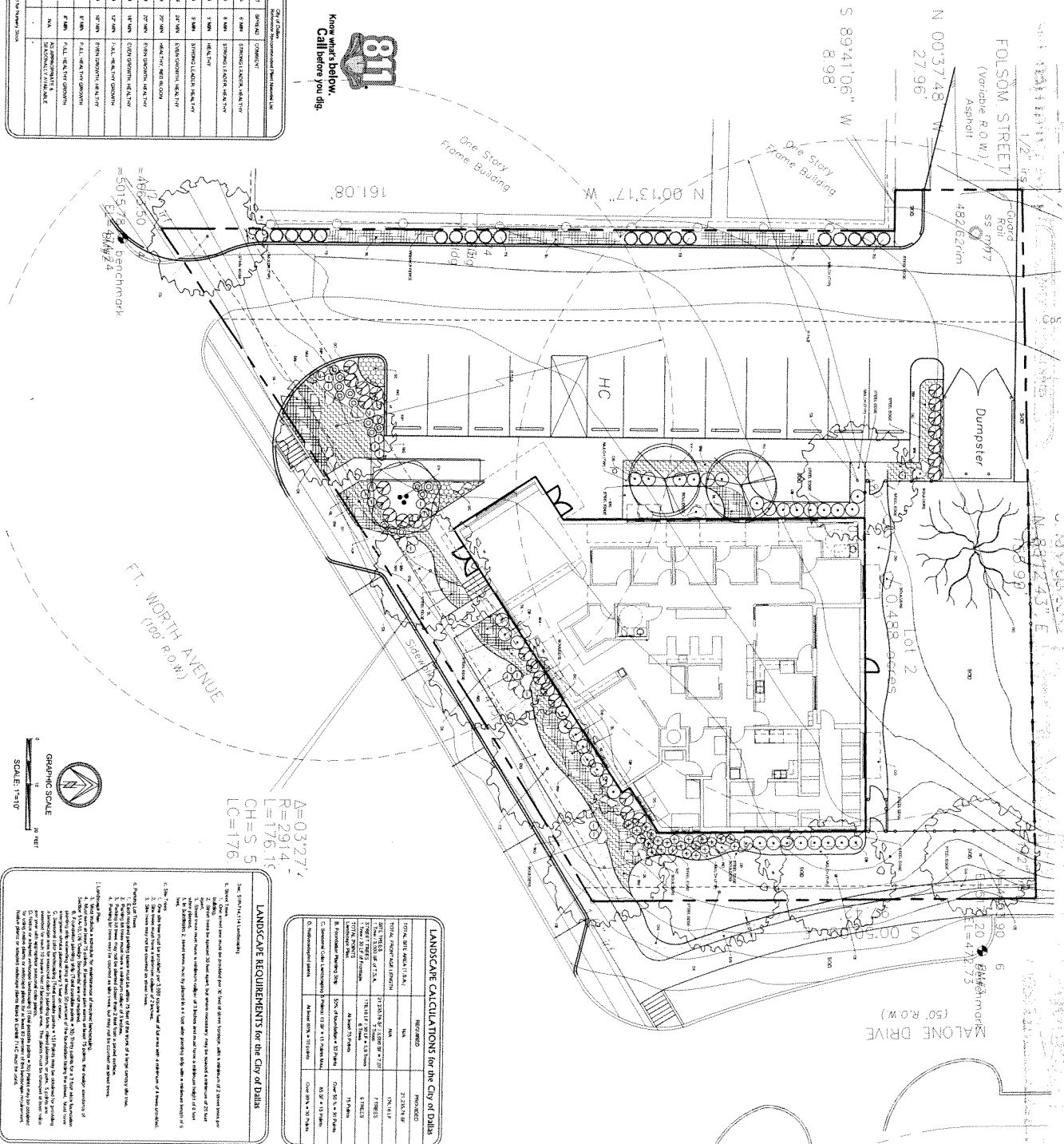
involves yet an effectively unlimited government spending.

PROSTATECTOMY AND SEXUALITY
Prostatectomy with transurethral resection of the prostate gland is used to relieve urinary obstruction. After surgery (p. 103), the patient may experience sexual dysfunction. The nurse should monitor the patient for sexual dysfunction and discuss the patient's sexual dysfunction. Sexual dysfunction may be caused by the removal of the prostate gland, which is the source of the sex hormone testosterone. The nurse should monitor the patient for sexual dysfunction and discuss the patient's sexual dysfunction. Sexual dysfunction may be caused by the removal of the prostate gland, which is the source of the sex hormone testosterone. The nurse should monitor the patient for sexual dysfunction and discuss the patient's sexual dysfunction.

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is determined by the Group Number. The following applies to Groups 2-10:



LANDSCAPE CALCULATIONS for the City of Dallas		
	REQUIRED	PROVIDED
TOTAL REQUIRED (1.4.1)	N/A	21,202.48 SF
TOTAL AVAILABLE (1.4.2)		176,143
AVAILABLE IN EXCESS OF 7.5% (1.4.3)		17,788.53
1.5.1: 7.5% of 176,143 = 13,210.77		
1.5.2: 7.5% of 176,143 = 13,210.77		
1.5.3: 7.5% of 176,143 = 13,210.77		
TOTAL POINTS		3,176.53
1.6.1: 10% of 3,176.53 = 317.65		
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LANDSCAPE REQUIREMENTS for the City of Dallas

$\Delta=03'27''$
 $R=2914$
 $L=176.1$
 $CH=5.5$
 $LC=176$

SCALE: 1"=10'

- a. $1000 \times 1.15 = 1150$ (rounding up)
- b. $1000 \times 1.15^2 = 1322.50$ (rounding up)
- c. $1000 \times 1.15^3 = 1520.88$ (rounding up)
- d. $1000 \times 1.15^4 = 1749.01$ (rounding up)
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- f. $1000 \times 1.15^6 = 2313.06$ (rounding up)
- g. $1000 \times 1.15^7 = 2660.02$ (rounding up)
- h. $1000 \times 1.15^8 = 3069.02$ (rounding up)
- i. $1000 \times 1.15^9 = 3549.37$ (rounding up)
- j. $1000 \times 1.15^{10} = 4111.28$ (rounding up)
- k. $1000 \times 1.15^{11} = 4757.97$ (rounding up)
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- m. $1000 \times 1.15^{13} = 6356.92$ (rounding up)
- n. $1000 \times 1.15^{14} = 7340.46$ (rounding up)
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- bq. $1000 \times 1.15^{69} = 55335474.35$ (rounding up)
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- bs. $1000 \times 1.15^{71} = 79650916.09$ (rounding up)
- bt. $1000 \times 1.15^{72} = 97098553.60$ (rounding up)
- bu. $1000 \times 1.15^{73} = 118363336.64$ (rounding up)
- bv. $1000 \times 1.15^{74} = 144917837.14$ (rounding up)
- bw. $1000 \times 1.15^{75} = 177746512.71$ (rounding up)
- bx. $1000 \times 1.15^{76} = 220018490.62$ (rounding up)
- by. $1000 \times 1.15^{77} = 274421214.21$ (rounding up)
- bz. $1000 \times 1.15^{78} = 345184396.34$ (rounding up)
- ca. $1000 \times 1.15^{79} = 437462055.99$ (rounding up)
- cb. $1000 \times 1.15^{80} = 558181364.39$ (rounding up)
- cc. $1000 \times 1.15^{81} = 704108569.05$ (rounding up)
- cd. $1000 \times 1.15^{82} = 892724854.41$ (rounding up)
- ce. $1000 \times 1.15^{83} = 1134643582.57$ (rounding up)
- cf. $1000 \times 1.15^{84} = 1452240119.96$ (rounding up)
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- ci. $1000 \times 1.15^{87} = 3187414454.05$ (rounding up)
- cj. $1000 \times 1.15^{88} = 4120526622.16$ (rounding up)
- ck. $1000 \times 1.15^{89} = 5318605615.59$ (rounding up)
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- cn. $1000 \times 1.15^{92} = 12311678911.19$ (rounding up)
- co. $1000 \times 1.15^{93} = 16512410747.97$ (rounding up)
- cp. $1000 \times 1.15^{94} = 22220232359.97$ (rounding up)
- cq. $1000 \times$

THE PURPOSE OF THIS DOCUMENT IS TO PROVIDE INFORMATION TO THE USER OF THE DOCUMENT. THE DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

REVISIONS	DATE
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**METROPAWS
DALLAS, TEXAS**

LANDSCAPE PLAN



CORNERSTONE
design group

IL1.0

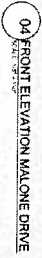
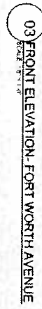
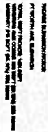
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Exhibit C – TIF Budget

Description	TIF Amount
Public Infrastructure Improvements	116,000
Total	\$116,000
Note: The amounts listed above include engineering, construction, design, construction management, and contingency estimates for public infrastructure, including, but not limited to, items such as water and wastewater, sidewalks, landscaping, irrigation, and lighting. Construction management is solely intended to cover fees paid to an outside consultant or third party who confirms the quality of the work. Construction management fees must be invoiced with a detailed description of work performed. Funds may be shifted among categories as long as the total TIF funding does not exceed \$116,000.	

Exhibit D
Quarterly Project Status Report
Metro Paws Animal Hospital

Prepared by:

Project name:

Report period:

Required project start date:

Actual project start date:
(attach permits as applicable)

Required completion date:

Current expected completion date:
(attach Certificate of Occupancy and/or Certificates of Acceptance as applicable)

Number of units completed:

Briefly describe project progress during this period:

Which documents did you submit to the City of Dallas Business Development & Procurement Services? When? (attach copies as applicable)

Which documents did you submit to the City of Dallas Fair Housing Department? When? (attach copies as applicable)

Exhibit D: Quarterly Status Report

111754

Describe any issues of concern with the City of Dallas (Office of Economic Development/Business Development & Procurement Services/ Fair Housing Department/Public Work and Transportation etc.)

Additional required attachments:

- 4-8 current construction progress pictures from four sides of the project.
- Updated private and public improvement cost schedules
- Updated pro forma

Submitted by:

Signature: _____

Printed name: _____

Date: _____

EXHIBIT E
TIF Increment Allocation Policy
Fort Worth Avenue TIF District

It is important for the City of Dallas to encourage as many projects as possible in the Fort Worth Avenue TIF District ("District"). In that spirit, after Administrative Expenses and the District-Wide Improvement Allocation have been paid or set aside, Fort Worth Avenue 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.

Definitions

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.

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

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.

District-Wide Improvement Allocation: Ten percent (10%) of the Total Increment will be set aside for District-Wide improvements to be used towards specific improvement projects as determined by the TIF Board. This set-aside will be reviewed by the TIF Board annually based on updated financial projections and District needs.

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.

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.

Project – Development, redevelopment, or rehabilitation 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. To be eligible, the Project must have been approved for TIF funds and must have completed all requirements set forth in the development agreement.

Related Project/Developer – If a Developer or a Developer's affiliate (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, subject to TIF board approval. 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.

Shared Increment – the Total Increment less (1) the portion of Administrative Expenses not already deducted from Individual Increment, (2) District-Wide Improvement Allocation, and (3) the sum of the Individual Increments of all eligible Developers.

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

Increment Allocation Procedure

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 1st of a given year. (See Note 1 for exceptions.) The City's Director of Economic Development will make the final determination in applying future available revenues in the TIF Fund among Projects.

Annually, after the Total Increment has been deposited in the TIF fund, the fund will pay or set aside Administrative Expenses and a District Wide Improvement Allocation. After Administrative Expenses and the District-Wide Improvement Allocation have been paid or set aside, Developers approved for TIF funding from the Fort Worth Avenue TIF District will be eligible to receive their Net Individual Increment.

In addition to their Net Individual Increment, all eligible Developers will be able 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.

Thus, the fund will be allocated in the following order: Administrative Expenses, District-Wide Improvement Allocation, Net Individual Increment (for all eligible Projects), pro-rata portions of Shared Increment.

Notes:

1. In general, the assignment of increment will be done annually, after each participating jurisdiction has deposited its annual increment into the TIF fund. However, upon completion of a Project, developers may apply to be reimbursed for TIF eligible expenditures from Available Cash currently in the TIF fund, if any.
2. 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 of (1) Administrative Expenses and (2) the sum of the Individual Increments is greater than the Total Increment, 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 or funds for District-Wide Improvements that year.
3. Specific District-Wide 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. As needed, the Fort Worth Avenue TIF District TIF Board may make modifications or corrections to this Policy to increase its effectiveness.