

**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 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**, the use of economic development incentives is a necessary tool in attracting a catalyst development to the Fort Worth Avenue TIF District; and

**WHEREAS**, the Issuer (hereinafter sometimes referred to as "City") is contemplating reimbursement for the cost of construction of certain public improvements within the Fort Worth Avenue TIF District; and

**WHEREAS**, the City has concluded that it does not currently desire to incur debt to finance the project costs it is about to pay; however, if doing so is in the best financial interests of the City, the City may in the future negotiate with financial institutions to secure bonds or other obligations, or lines of credit, to aid in the funding of projects within the District; and

**WHEREAS**, the City desires to reimburse the Owner for the costs it is about to pay from the proceeds of obligation to be issued or Fort Worth Avenue TIF District revenues collected, subsequent to the payment of such costs; and

**WHEREAS**, the City has no other funds that are, or are reasonably expected to be reserved, allocated on a long-term basis or otherwise set aside for purposes of paying

the costs the City expects to incur; 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 and an economic development grant to the Owner for the construction of the Metro Paws Animal Hospital development a veterinary clinic proposed at 1007 Fort Worth Avenue in the Fort Worth Avenue TIF District as described in **Exhibit A Site Plan and Exhibit B - Conceptual Elevation**.

**NOW, THEREFORE,**

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

**Section 1.** That the issuer expects to incur debt as one or more series of obligation for the purpose of paying the costs on the Projects.

**Section 2.** That the findings, determinations and certifications contained in the recitals above are incorporated herein for all purposes.

The following is a general functional description of the Project for which the expenditures to be reimbursed or paid and a statement of the maximum principal amount of debt expected to be issued for such reimbursement purposes.

**Project Description**

Design, engineering, construction management professional services; street, utility, streetscape, and other public infrastructure improvements; to be located within Reinvestment Zone Number Fifteen, (Fort Worth Avenue TIF District) as shown on **Exhibit C**, attached hereto

**Debt To Be Issued**

Not to exceed \$116,000  
as provided by the Project  
Plan and Reinvestment  
Zone Financing Plan and  
the Development Agreement

**Section 3.** That the total Fort Worth Avenue TIF District participation in the cost of design, engineering, construction management, and professional services; street, utility, streetscape, and other public improvements for the Metro Paws Animal Hospital development shall not exceed an amount of \$116,000 all in accordance with the terms of said development agreement.

**Section 4.** 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 to pay the Owner shall automatically expire.

**Section 5.** 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 - Barbara Martinez  
                  City Attorney's Office - Sarah Hasib

APPROVED BY  
CITY COUNCIL

JUN 22 2011

*Barbara Martinez*  
City Secretary

LANDSCAPE PROJECT NOTES

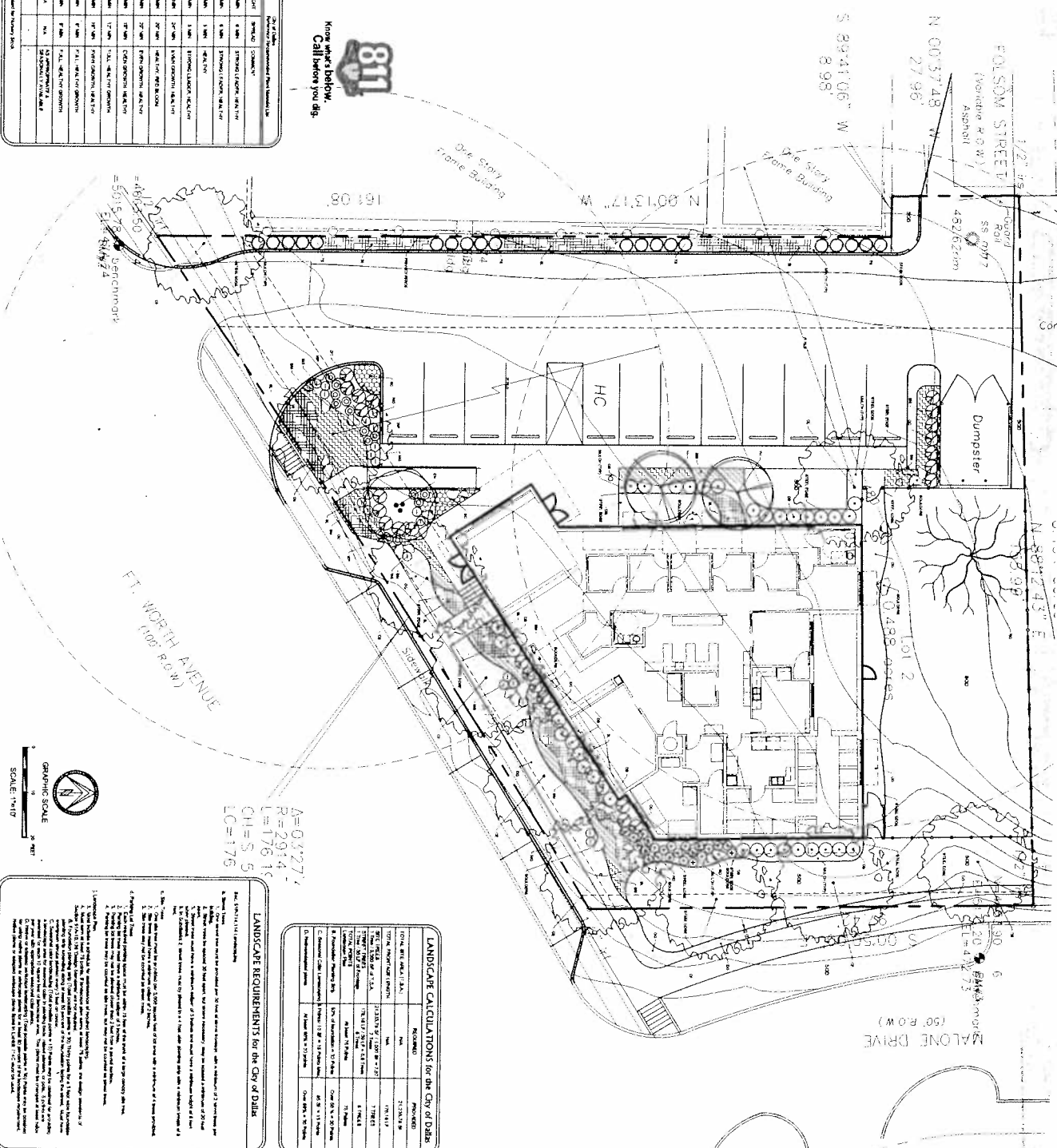
1. All plantings shall be installed in accordance with the following notes.  
2. All plantings shall be installed in accordance with the following notes.  
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9. All plantings shall be installed in accordance with the following notes.  
10. All plantings shall be installed in accordance with the following notes.

TIRE PROJECT NOTES

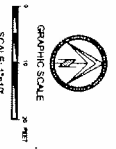
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9. All plantings shall be installed in accordance with the following notes.  
10. All plantings shall be installed in accordance with the following notes.

PLANT MATERIAL LIST

NO.	QTY	SYMBOL	NAME	SIZE	REMARKS
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3	1	3	3	3	3
4	1	4	4	4	4
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6	1	6	6	6	6
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CH=5.5  
LC=176

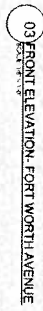
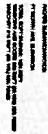
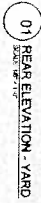


LANDSCAPE CALCULATIONS for the City of Dallas

ITEM	QTY	UNIT	PRICE	TOTAL
1. TOTAL PLANTING AREA	10,000	SQ. FT.	1.00	10,000.00
2. TOTAL PLANTING COST	10,000	SQ. FT.	1.00	10,000.00
3. TOTAL PLANTING COST	10,000	SQ. FT.	1.00	10,000.00
4. TOTAL PLANTING COST	10,000	SQ. FT.	1.00	10,000.00
5. TOTAL PLANTING COST	10,000	SQ. FT.	1.00	10,000.00
6. TOTAL PLANTING COST	10,000	SQ. FT.	1.00	10,000.00
7. TOTAL PLANTING COST	10,000	SQ. FT.	1.00	10,000.00
8. TOTAL PLANTING COST	10,000	SQ. FT.	1.00	10,000.00
9. TOTAL PLANTING COST	10,000	SQ. FT.	1.00	10,000.00
10. TOTAL PLANTING COST	10,000	SQ. FT.	1.00	10,000.00

LANDSCAPE REQUIREMENTS for the City of Dallas

1. The landscape plan shall be prepared in accordance with the following requirements:
2. The landscape plan shall be prepared in accordance with the following requirements:
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10. The landscape plan shall be prepared in accordance with the following requirements:



<b>W</b> <b>WARD ARCHITECTURE, PLLC</b> 5800 WEST FOLSOM AVE. SUITE 200 DALLAS, TEXAS 75201 TEL: 214.343.1000 FAX: 214.343.1001		<b>SCALE FOR EXTERIOR ELEVATIONS</b> 1/8" = 1'-0" 1/4" = 2'-0" 1/2" = 4'-0" 3/4" = 6'-0" 1" = 8'-0" 1 1/4" = 12'-0" 1 1/2" = 18'-0" 1 3/4" = 24'-0" 2" = 32'-0" 2 1/4" = 36'-0" 2 1/2" = 40'-0" 2 3/4" = 48'-0" 3" = 60'-0" 3 1/4" = 66'-0" 3 1/2" = 72'-0" 3 3/4" = 78'-0" 4" = 96'-0" 4 1/4" = 108'-0" 4 1/2" = 120'-0" 4 3/4" = 132'-0" 5" = 160'-0" 5 1/4" = 176'-0" 5 1/2" = 192'-0" 5 3/4" = 210'-0" 6" = 240'-0" 6 1/4" = 264'-0" 6 1/2" = 280'-0" 6 3/4" = 306'-0" 7" = 336'-0" 7 1/4" = 366'-0" 7 1/2" = 392'-0" 7 3/4" = 420'-0" 8" = 480'-0" 8 1/4" = 528'-0" 8 1/2" = 560'-0" 8 3/4" = 594'-0" 9" = 672'-0" 9 1/4" = 726'-0" 9 1/2" = 768'-0" 9 3/4" = 816'-0" 10" = 960'-0" 10 1/4" = 1056'-0" 10 1/2" = 1120'-0" 10 3/4" = 1188'-0" 11" = 1344'-0" 11 1/4" = 1472'-0" 11 1/2" = 1536'-0" 11 3/4" = 1614'-0" 12" = 1920'-0" 12 1/4" = 2112'-0" 12 1/2" = 2240'-0" 12 3/4" = 2376'-0" 13" = 2736'-0" 13 1/4" = 2992'-0" 13 1/2" = 3136'-0" 13 3/4" = 3306'-0" 14" = 3840'-0" 14 1/4" = 4224'-0" 14 1/2" = 4480'-0" 14 3/4" = 4752'-0" 15" = 5280'-0" 15 1/4" = 5808'-0" 15 1/2" = 6160'-0" 15 3/4" = 6498'-0" 16" = 7392'-0" 16 1/4" = 8064'-0" 16 1/2" = 8448'-0" 16 3/4" = 8862'-0" 17" = 10080'-0" 17 1/4" = 10944'-0" 17 1/2" = 11520'-0" 17 3/4" = 12102'-0" 18" = 13824'-0" 18 1/4" = 15072'-0" 18 1/2" = 15840'-0" 18 3/4" = 16626'-0" 19" = 18816'-0" 19 1/4" = 20544'-0" 19 1/2" = 21504'-0" 19 3/4" = 22482'-0" 20" = 25920'-0" 20 1/4" = 28224'-0" 20 1/2" = 29840'-0" 20 3/4" = 31462'-0" 21" = 35840'-0" 21 1/4" = 39168'-0" 21 1/2" = 41040'-0" 21 3/4" = 42922'-0" 22" = 47856'-0" 22 1/4" = 51744'-0" 22 1/2" = 53920'-0" 22 3/4" = 56102'-0" 23" = 63744'-0" 23 1/4" = 68832'-0" 23 1/2" = 72160'-0" 23 3/4" = 75582'-0" 24" = 84480'-0" 24 1/4" = 91776'-0" 24 1/2" = 96320'-0" 24 3/4" = 100962'-0" 25" = 111360'-0" 25 1/4" = 121248'-0" 25 1/2" = 126880'-0" 25 3/4" = 132662'-0" 26" = 147936'-0" 26 1/4" = 160224'-0" 26 1/2" = 167040'-0" 26 3/4" = 174062'-0" 27" = 195936'-0" 27 1/4" = 212736'-0" 27 1/2" = 221600'-0" 27 3/4" = 230662'-0" 28" = 262080'-0" 28 1/4" = 284224'-0" 28 1/2" = 298240'-0" 28 3/4" = 312462'-0" 29" = 342432'-0" 29 1/4" = 368736'-0" 29 1/2" = 385600'-0" 29 3/4" = 402662'-0" 30" = 452736'-0" 30 1/4" = 489776'-0" 30 1/2" = 510400'-0" 30 3/4" = 531262'-0" 31" = 582144'-0" 31 1/4" = 629232'-0" 31 1/2" = 659840'-0" 31 3/4" = 690662'-0" 32" = 754272'-0" 32 1/4" = 812224'-0" 32 1/2" = 843840'-0" 32 3/4" = 875662'-0" 33" = 940896'-0" 33 1/4" = 1009232'-0" 33 1/2" = 1050400'-0" 33 3/4" = 1092662'-0" 34" = 1171776'-0" 34 1/4" = 1250224'-0" 34 1/2" = 1301440'-0" 34 3/4" = 1353662'-0" 35" = 1440864'-0" 35 1/4" = 1539232'-0" 35 1/2" = 1590400'-0" 35 3/4" = 1642662'-0" 36" = 1739136'-0" 36 1/4" = 1847232'-0" 36 1/2" = 1908400'-0" 36 3/4" = 1970662'-0" 37" = 2088384'-0" 37 1/4" = 2205232'-0" 37 1/2" = 2276400'-0" 37 3/4" = 2348662'-0" 38" = 2507136'-0" 38 1/4" = 2634224'-0" 38 1/2" = 2715440'-0" 38 3/4" = 2797662'-0" 39" = 2836416'-0" 39 1/4" = 3073232'-0" 39 1/2" = 3174400'-0" 39 3/4" = 3276662'-0" 40" = 3385728'-0" 40 1/4" = 3632224'-0" 40 1/2" = 3743440'-0" 40 3/4" = 3855662'-0" 41" = 3964896'-0" 41 1/4" = 4221232'-0" 41 1/2" = 4342400'-0" 41 3/4" = 4464662'-0" 42" = 4584064'-0" 42 1/4" = 4861232'-0" 42 1/2" = 5002400'-0" 42 3/4" = 5144662'-0" 43" = 5273216'-0" 43 1/4" = 5569232'-0" 43 1/2" = 5720400'-0" 43 3/4" = 5872662'-0" 44" = 5991872'-0" 44 1/4" = 6306224'-0" 44 1/2" = 6467440'-0" 44 3/4" = 6629662'-0" 45" = 6758928'-0" 45 1/4" = 7083232'-0" 45 1/2" = 7254400'-0" 45 3/4" = 7426662'-0" 46" = 7558176'-0" 46 1/4" = 7992224'-0" 46 1/2" = 8273440'-0" 46 3/4" = 8455662'-0" 47" = 8599424'-	
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## Exhibit C – TIF Budget

Description	TIF Amount
Public Infrastructure Improvements	116,000
<b>Total</b>	<b>\$116,000</b>
<b>Note:</b> 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.	