

ORDINANCE NO. 28865

AN ORDINANCE AMENDING ORDINANCE NOS. 22802 and 23034, PASSED BY THE CITY COUNCIL ON JUNE 26, 1996, AND FEBRUARY 12, 1997, RESPECTIVELY, TO: (1) CREATE TWO SUB-DISTRICTS WITHIN THE CITY CENTER TIF DISTRICT: (A) CITY CENTER SUB-DISTRICT (ORIGINAL DISTRICT BOUNDARY) AND (B) LAMAR CORRIDOR/WEST END SUB-DISTRICT; (2) INCREASE THE GEOGRAPHIC AREA OF THE CITY CENTER TIF DISTRICT TO ADD APPROXIMATELY 27.14 ACRES TO CREATE THE LAMAR CORRIDOR/WEST END SUB-DISTRICT; (3) EXTEND THE CURRENT TERMINATION DATE OF THE CITY CENTER TIF DISTRICT FROM DECEMBER 31, 2012, TO DECEMBER 31, 2022, FOR THE CITY CENTER SUB-DISTRICT AND ESTABLISH A TERMINATION DATE FOR THE LAMAR CORRIDOR/WEST END SUB-DISTRICT OF DECEMBER 31, 2037; (4) DECREASE THE PERCENTAGE OF TAX INCREMENT CONTRIBUTED BY THE CITY OF DALLAS DURING THE EXTENDED TERM OF THE TIF DISTRICT AND ESTABLISH OTHER TAXING JURISDICTIONS PARTICIPATION PERCENTAGES; (5) INCREASE THE CITY CENTER TIF DISTRICT'S BUDGET FROM \$87,567,717 TOTAL DOLLARS TO \$151,968,546 TOTAL DOLLARS; AND (6) MAKE CORRESPONDING MODIFICATIONS TO THE CITY CENTER TIF DISTRICT BOUNDARY, BUDGET AND PROJECT AND REINVESTMENT ZONE FINANCING PLANS; ESTABLISHING AN EFFECTIVE DATE; PROVIDING A SEVERABILITY CLAUSE; AND ENACTING OTHER MATTERS RELATED THERETO.

WHEREAS, on June 26, 1996, the City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Five (the City Center TIF District) in accordance with the Tax Increment Financing Act, as amended, V.T.C.A Texas Tax Code, Chapter 311 (the "Act") to promote development and redevelopment in the District through the use of tax increment financing by Ordinance No. 23688, as amended; and

WHEREAS, on February 12, 1997, the City Council authorized the City Center TIF District Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 23034, as amended; and

WHEREAS, the Act requires that if an amendment reduces or increases the geographic area of the zone, increases the amount of bonded indebtedness to be incurred, increases or decreases the percentage of a tax increment to be contributed by a taxing unit, increases the total estimated project costs, or designates additional property in the zone to be acquired by the municipality, the approval must be by ordinance after the City holds a public hearing on such amendments and provide interested persons the opportunity to speak and present evidence for or against such amendments; and

WHEREAS, the City desires, by the calling and holding of such public hearing, to provide a reasonable opportunity for any owner of property located within the City Center TIF District, any other taxing districts, and any other interested persons to speak for or against the amendment; and

WHEREAS, the City Center TIF District Board of Directors recommended approval of the following amendments to the City Center TIF District and the Project and Reinvestment Zone Financing Plans for the City Center TIF District to: (1) create two sub-districts within the City Center TIF District: (a) City Center Sub-district (original district boundary) and (b) Lamar Corridor/West End Sub-district; (2) increase the geographic area of the City Center TIF District to add approximately 27.14 acres to create the Lamar Corridor/West End Sub-district; (3) extend the current termination date of the City Center TIF District from December 31, 2012, to December 31, 2022, for the City Center Sub-district and establish a termination date for the Lamar Corridor/West End Sub-district of December 31, 2037; (4) decrease the percentage of tax increment contributed by the City of Dallas during the extended term of the TIF District and establish other taxing jurisdictions participation percentages; (5) increase the City Center TIF District's budget from \$87,567,717 total dollars to \$151,968,546 total dollars; and (6) make corresponding modifications to the City Center TIF District boundary, budget and Project and Reinvestment Zone Financing Plans on December 12, 2012, consistent with the requirements and limitations of the Act.

WHEREAS, on November 14, 2012, the City Council in accordance with the Tax Increment Financing Act, as amended, V.T.C.A Texas Tax Code, (Chapter 311), called a public hearing to be held on December 12, 2012, to hear citizen comments and concerns regarding the proposed City Center TIF District amendments and amended Project Plan and Reinvestment Zone Financing Plan for the District. That public hearing was duly held and closed.

NOW, THEREFORE,

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

SECTION 1. That Ordinance Nos. 22802 and 23034, previously approved by the City Council on June 26, 1996, and February 12, 1997, respectively, are hereby amended to: (1) create two sub-districts within the City Center TIF District: (a) City Center Sub-district (original district boundary) and (b) Lamar Corridor/West End Sub-district; (2) increase the geographic area of the City Center TIF District to add approximately 27.14 acres to create the Lamar Corridor/West End Sub-district; (3) extend the current termination date of the City Center TIF District from December 31, 2012, to December 31, 2022, for the City Center Sub-district and establish a termination date for the Lamar Corridor/West End Sub-district of December 31, 2037; (4) decrease the percentage of tax increment contributed by the City of Dallas during the extended term of the TIF District and establish other taxing jurisdictions participation percentages; (5) increase the City Center TIF District's budget from \$87,567,717 total dollars to \$151,968,546 total dollars; and (6) make corresponding modifications to the City Center TIF District boundary, budget and Project and Reinvestment Zone Financing Plans, attached hereto as **Exhibit A** and **Exhibit B**.

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

SECTION 3. That the amendments to the Project and Reinvestment Zone Financing Plans and budget of the City Center TIF District will result in benefits to the City and the property included in the TIF District.

SECTION 4. That this action is necessary to complete the public improvements surrounding potential development projects in the District.

SECTION 5. That improvements in the City Center TIF District will significantly enhance the value of all taxable real property in the TIF District.

SECTION 6. That Ordinance Nos. 23688 and 24002, as amended, will remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. That if any section, paragraph, clause or provision of this ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or un-enforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

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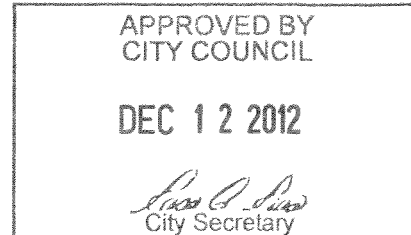
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SECTION 8. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM

THOMAS P. PERKINS, JR.
CITY ATTORNEY

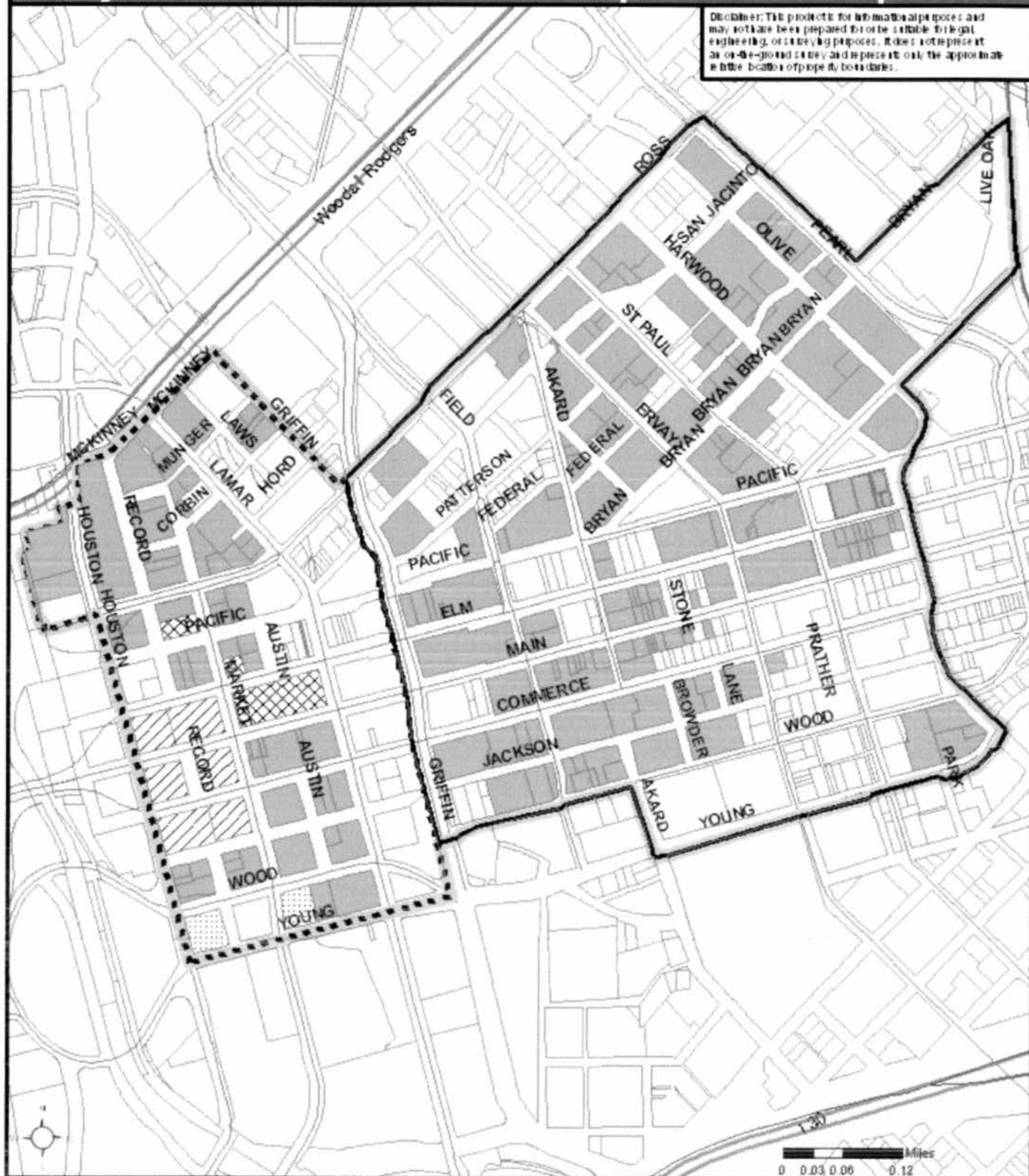
By: 
Assistant City Attorney



Passed and correctly enrolled DEC 12 2012

City Center TIF District Anticipated Development

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 location of property boundaries.



DALLAS
ECONOMIC
DEVELOPMENT

Area Redevelopment Division
214.670.1685
dallas-ecodev.org

Legend

- Original City Center TIF District Boundary
- Amended City Center TIF District Boundary
- Amended City Center TIF District Parcels
- Lamar Corridor/West End Sub-District
- City Center Sub-District
- City Property
- County Property
- DCCCD Property

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Exhibit B

**City Center
Tax Increment Financing District**

**(Comprised of Downtown Core, Historic West End and
Lamar Corridor)**



**Amended and Restated Project Plan
And
Reinvestment Zone Financing Plan**

**Adopted February 12, 1997
Amended May 9, 2012**

Acknowledgements

The City Center TIF District Project Plan and Reinvestment Zone Financing Plan was originally prepared in 1996. This amended and restated plan was prepared by the City of Dallas, Office of Economic Development. The Office of Economic Development wishes to acknowledge the efforts of everyone who contributed to the development of this plan, including the following organizations and individuals:

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Karl Zavitskovsky	Director, Office of Economic Development (OED)
Karl Stundins	Area Redevelopment Manager, OED
Tamara L. Leak	Economic Development Analyst, OED
Barbara Martinez	Assistant City Attorney, City Attorney's Office
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Mayor Pro Tem Pauline Medrano	Sheffie Kadane
Deputy Mayor Pro Tem Tennell Atkins	Jerry R. Allen
Delia Jasso	Linda Koop
Scott Griggs	Sandy Greyson
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Monica R. Alonzo	

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Section 1:**Amended and Restated Project Plan****Background**

The Dallas City Council (the "Council") designated Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas (the "Zone") by City Ordinance 22802 on June 26, 1996. The City Center TIF District, also called the Zone, was created to develop an attractive, sustainable urban core by generating cash to reimburse costs of public improvements and redevelopment of vacant or underutilized buildings downtown. Creation of the City Center TIF District helped to protect major investment in downtown and encourage redevelopment of the cores' assets, as its land use mix transitioned from at one time a heavy concentration of office space to an increasing concentration of residential, hotel, restaurants and retail. Such development or redevelopment would not have occurred solely through private investment.

The City Center TIF District has been authorized by the City of Dallas, pursuant to Section 311.005 of the Texas Tax Code, because the City Council found that the Zone substantially impaired the sound growth of Dallas, retards the provision of housing accommodations, constitutes an economic and social liability, and is a menace to the public welfare due to a substantial number of substandard, deteriorating, and deteriorated structures and infrastructure. This amended and restated plan ("Amended Plan"), including the district boundaries, project plan, and financing plan, is the result of the collaborative effort of property owners and City staff.

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

The Council approved a project plan and financing plan for the Zone on February 12, 1997 (the "Original Plan"), by Ordinance Number 23034. The Dallas County Commissioners Court voted on December 17, 1996, to cause Dallas County (the "County") and Dallas County Hospital District (the "Hospital District") to participate in the Zone by agreeing to contribute to the tax increment fund for the Zone (the "TIF Fund") 100 percent of each of their tax increments generated in the Zone, for the life of the Zone or 15 years, whichever is shorter. On July 9, 2002, the Dallas County Commissioners Court amended its participation in the Zone from 100 percent to 53 percent and extended its participation subject to the termination of such contributions upon the earlier of (a) the end of the 2011 tax year, or (b) such contributions post 2001 totals \$9.7 million. The participation amendment was conditioned on the County receiving \$3 million in funding from the City of Dallas by 2007, for improvements to the County's downtown court house plaza. The Board of Trustees of Dallas Independent School District ("DISD") voted to cause DISD to participate in the Zone. The Dallas County Hospital District also participated in the Zone.

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Beginning in the late 1970's, dramatic high-rise building projects began to develop in downtown Dallas. The City Center area enjoyed strong occupancy with growing demand that contributed to high lease rates. With the development of suburban office parks such as Las Colinas in Irving, Legacy in Plano and growing office corridors such as North Central Expressway and LBJ/Tollway, the Central Business District office occupancy began to decline.

In the mid-1980's, the Central Business District realized an exodus of companies from their downtown Dallas locations to newer, campus-type suburban corporate office developments. In October 1989, Dallas City Council authorized the City's Public/Private Financial Incentive Guidelines and Criteria to be administered by the Economic Development Department with a special emphasis on retaining and attracting investment to downtown Dallas. The program resulted in a new emphasis by the Central Dallas Association, now Downtown Dallas Inc., to join with the City to develop programs that will increase the marketability of downtown Dallas.

In 1990, the City isolated downtown values from the City tax roll to display the real property value annually. The trend in downtown values through the 1995 tax roll, released in July 1995 reflecting the market as of January 1, 1995, was still down, although 1995 marked the first year since 1990 that the percentage of decline was in single digits.

From 1996, the creation of the City Center TIF District, to 2000, the property value increased within the Zone. In 2000, the value was up approximately 70 percent from the 1996 base year. The majority of the Zone's increase in value took place between 1997 and 1998, over 49 percent, as a result of increased office occupancy.

Beginning in 2001 and continuing through 2005, the Zone's value declined an average of 4.5 percent annually. The Zone continued to fluctuate between periods of growth from 2006 to 2008 (averaging approximately 7 percent annually) attributable to the completion of vacant office building conversions to residential within the Zone and declines from 2009 to 2011 (averaging approximately 7 percent annually) due to the country's recession.

In 2011, City Council adopted the Downtown 360 Area Plan, a shared vision for Downtown's future that provided implementation actions for achieving the vision. The plan is a long-term, strategic guide to ensure Downtown Dallas is a vibrant urban center, by providing clear, targeted recommendations. The recommendations and concepts presented in the plan are intended to be considered when reviewing development, considering public investments and making development decisions.

The big picture ideas, or Transformative Strategies outlined in the plan serve as building blocks for a successful downtown Dallas, guiding and steering public and private investments. The five Transformative Strategies are: (1) Expand

Transit and Realize TOD Potential; (2) Create Vibrant Streets and Public Spaces; (3) Ensure Great Urban Design; (4) Diversify and Grow Housing; and (5) Reform the Approach to Parking.

The Downtown 360 Area Plan also explored focus areas within the downtown core that have the potential to transform a currently underperforming part of downtown. The Lamar Corridor and Main Street District retail activation area were two of the five focus areas highlighted in the plan. The Lamar Corridor focus area design and development concept emphasizes infill development and an improved public realm to solidify the connection between the Dallas Convention Center and Historic West End. The Main Street District retail activation area is the City's heart of culture and commerce. The plan encourages creating a one of a kind retail district in the heart of downtown.

The plan's strategies for implementing its bold ideas include extending the terms of the downtown TIFs, specifically the City Center and Farmers Market TIF Districts. The plan recommends extending the districts' terms as a means to fund downtown initiatives such as retail revitalization, Farmer's Market revitalization, affordable housing, transit financing, parks and open space and strong urban design. The plan also recommended modification of an existing TIF district's boundary to encourage redevelopment of the Lamar Corridor. As a result the plan's recommendations and growing redevelopment interest in and around the plan's focus areas highlighted above, the City has evaluated an extension of the term of the City Center TIF District.

The purpose of this Amended Plan is to: (1) expand the downtown core and redevelopment momentum to the West End; (2) provide a means of facilitating the redevelopment of the Lamar Corridor and Historic West End area; (3) upgrade the public realm along the Lamar Corridor to create an attractive corridor linking key destinations within the City; (4) fill in gaps in redevelopment within the downtown core by redeveloping last remaining vacant buildings; (5) continue to provide a source of funding for affordable housing, parking and retail activation; (6) create a funding source for improvement and maintenance of infrastructure in the West End, district wide improvements, and improved pedestrian connectivity from the Dallas County, City and Community College offices through the West End to the Victory Park Area; (7) provide a source of funding to assist under parked downtown office buildings to add structured parking and (8) fund outstanding reimbursement obligations of the City Center TIF District.

This Amended Plan amends the Original Plan to achieve the following: (1) extend the term of the Zone from December 31, 2012, to December 31, 2022 for the City Center Sub-district (original TIF boundary) and provide a termination date for the Lamar Corridor/West End Sub-district of December 31, 2037; (2) decrease the percentage of tax increment contributed by the City of Dallas during the extended term and establish tax increment percentages for the participating taxing jurisdictions for the Lamar Corridor/West End Sub-district; (3) increase the

boundaries of the Zone to include property in the Lamar Corridor/West End Sub-districts and set the base value for the sub-district; (4) update and modify development and revenue forecasts for the Zone; (5) contemplate the County's participation rate for both sub-districts; and (6) increase the budget for the Zone.

Term of Zone

The ordinance creating the City Center TIF District provided for a December 31, 2012, termination date. The term of the City Center Sub-district (original TIF boundary) will be extended by 10 years to December 31, 2022, unless terminated prior to such date.

The Lamar Corridor/West End Sub-district term is 25 years, January 1, 2012 to December 31, 2037, unless any Sub-district is terminated prior to such date.

The term of the Zone may terminate at an earlier time designated by a subsequent City ordinance or at such time that all project costs and interest thereon, if any, have been paid in full. Tax increments from levies in 2022 (for the City Center Sub-district) and 2037 (for the Lamar Corridor/West End Sub-district) will flow to the TIF Fund in 2023 and 2038, respectively, unless the Zone has been terminated before such date.

Zone Tax Increment Base

A taxing unit's tax increment for a particular year during the term of the Zone is calculated by reference to the appraised value of real property in the Zone for such year compared to the "tax increment base" for such tax unit with respect to the Zone. The "tax increment base" for a tax unit with respect to the Zone is the appraised value of all real property in the Zone that is taxable by the tax unit for the year in which the Zone was created (i.e., 1996).

The adjusted 2009 appraised value of all real property in the City Center Sub-district shall be called the "Base Year Value." The base year value for each taxing unit contributing to the TIF Fund was identified to be \$866,044,996, see **Appendix A**. There were no known exemptions or abatements for taxable real property in the Zone, so the tax increment base year value for each taxing unit is the same.

The taxable base year value for the Lamar Corridor/West End Sub-district will be the value of all property in the sub-district as of January 1, 2012. The base year value for the Lamar Corridor/West End Sub-district is estimated to be \$99,565,700, based on a review of current property values in the sub-district, see **Appendix B**.

Zone and Sub-district Boundaries

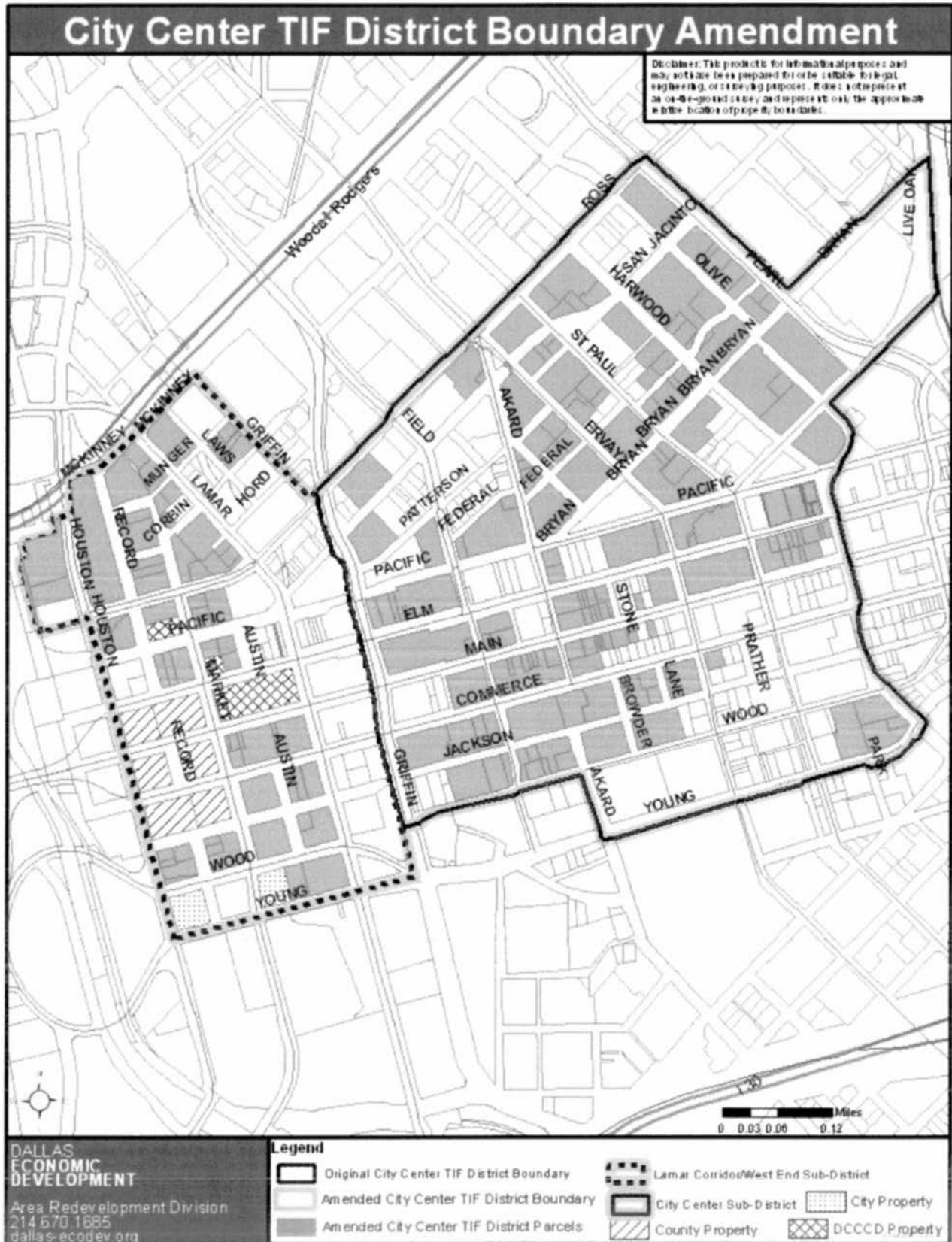
Exhibit A is a map of the amended Zone boundaries, the City Center and Lamar Corridor/West End Sub-districts' boundaries are highlighted.

Unless defined otherwise by a relevant City Ordinance, Zone boundaries include all rights-of-way immediately adjacent to real property within the Zone, extending to the far sides of the rights-of-way, and are not limited by the centerline.

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Exhibit A

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Development Goals and Objectives

The following development goals will meet the specific needs of the City Center TIF District:

- Make the district a safer place to live and work.
- Improve access to the downtown core, Historic West End and adjacent downtown destinations.
- Improve the image of the district.
- Support redevelopment of the existing building stock in both sub-districts.
- Develop a more diverse mixture of land uses within the district.
- Increase recreational opportunities in the district.

The following specific objectives set the framework for the planned public improvements within the City Center TIF District:

Original Objectives:

- Improve the pedestrian environment through landscaping, lighting and design standards.
- Provide public parking to encourage redevelopment of underutilized downtown office space and create retail opportunities.
- Ensure that new construction is compatible with surrounding historic buildings.
- Coordinate linkages to DART light rail stations in the Zone.
- Direct overall development in the Zone through the application of design standards for public improvements and design guidelines for private development.
- Encourage development of residential housing, including conversions of existing office space.
- Encourage development of street-front retail.
- Complement and protect existing historic structures.

Additional Objectives (2012)

- Create additional taxable value attributable to new private investment in projects in the City Center TIF District totaling over \$517,000,000 over the term of the Zone.
- Expand the downtown core toward the West End Historic district.

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- Support redevelopment of the Lamar Corridor.
- Support redevelopment of properties near the Omni Convention Center Hotel.
- Support linkages to the Farmers Market and Victory areas.

Section 2: Tax Increment Financing Explained

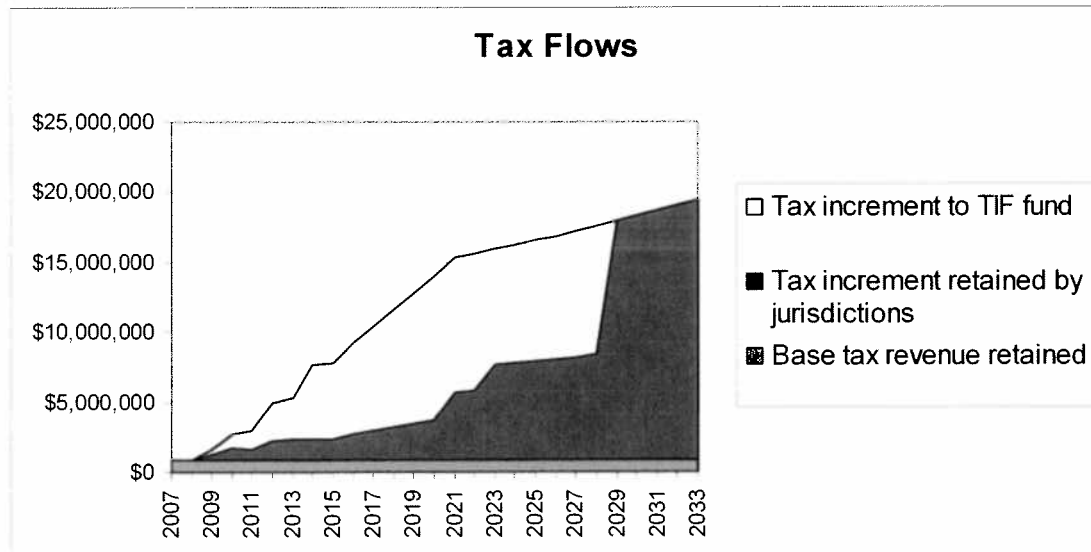
Tax increment financing (“TIF”) is a tool Texas local governments use to encourage redevelopment within a defined area. TIF funds can be used to fund a variety of improvements that benefit the public. These TIF financial contributions are intended to attract new investment to the defined area in an effort to increase property value. The primary statute governing tax increment financing is codified in Chapter 311 of the Texas Tax Code, as amended.

A municipality makes an area eligible for tax increment financing by designating a reinvestment zone (e.g., the Zone). Costs of specified improvements/grants within a reinvestment zone may be paid or reimbursed by property tax revenues generated from appreciated real property in the reinvestment zone. The additional tax dollars generated by growth of real property values in a reinvestment zone are called the “tax increment.” The tax increment flows to a tax increment fund (e.g., the TIF Fund) for a specified term of years. For the Zone, tax increments on real property levied through December 31, 2028 will flow to the TIF Fund. Money flowing to the TIF Fund each year will be disbursed according to this Amended Plan and agreements approved by the Board of Directors of the Zone (the “TIF Board”) and adopted by the City.

Exhibit B generally shows how tax revenues from real properties in a reinvestment zone flow to taxing units and the tax increment fund. **Exhibit B** assumes real property values in the reinvestment zone rise after the reinvestment zone’s designation.

Under certain TIF programs, cash accumulates in the tax increment fund and is used to purchase public improvements on a “pay-as-you-go” basis. More commonly, as with the Zone, a private developer or a public agency will provide cash to construct public improvements, with the tax increment fund eventually reimbursing the private developer or public agency for its costs plus reasonable interest.

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Exhibit B: TIF Financial Impact

***Chart for illustrative purposes – does not match specific TIF projections**

Municipalities may create reinvestment zones for tax increment financing. Once created, school districts, counties, hospital districts and college districts may participate in TIF programs. Each taxing unit may choose to dedicate to the tax increment fund all, a portion or none of the additional tax revenue attributable to increased real property value in the reinvestment zone.

Inclusion of a property in a reinvestment zone does not change the property tax rate for such property. Tax rates in a reinvestment zone are the same as tax rates outside the reinvestment zone, within the same set of taxing jurisdictions.

Section 3: Project Plan Improvements

Original Plan Improvements

The original public improvements for the Zone included streetscape improvements, pedestrian linkages, façade easements, educational/training facilities, acquisition and restoration of historic sites, environmental remediation, interior and exterior demolition and historic façade restoration. The total budget for these improvements was \$87.6 million. With 2012's increment collection, approximately \$76 million of the \$87.6 million budgeted for the Zone will have been collected.

The public improvements funded through the Zone have supported the following original development program goals:

- 2,500 residential units
 - 2,336 residential units have been built in the City Center TIF District, representing approximately 93% of the development program goal. See **Exhibit C**

Exhibit C

CITY CENTER – COMPLETED RESIDENTIAL UNITS			
PROJECT	LOCATION	UNITS	YEAR COMPLETED
1900 Elm (Titcher-Goettinger)	1900 Elm Street	129	1997
SoCo Lofts	1122 Jackson Street	205	2000
The Kirby – Residences on Main	1509 Main Street	156	2000
Wilson Building	1623 Main Street	135	2000
Residences on Jackson	1300 Jackson Street	8	2002
Davis Building	1309 Main Street	183	2003
1505 Elm Street Condominiums	1505 Elm Street	65	2004
Interurban Building	1500 Jackson Street	134	2005
Dallas Power & Light	1506-12 Commerce Street	154	2005
Gulf States Building	1415 Main Street	64	2007
Gables at Republic Center	325 N. St. Paul, Tower I	227	2007
Fidelity Union Life Towers (Mosaic)	Pacific/Bryan/Akard	440	2007
Metropolitan	1200 Main Street	273	2007
1407 Main Street	1407 Main Street	85	2008
U.S. Post Office Building	400 N. Ervay Street	78	2011
TOTAL RESIDENTIAL UNITS COMPLETED		2,336	

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- Absorption of 3.5 million square feet of vacant office space in the district
 - *To date, 5.1 million square feet of previously vacant office space located within the City Center TIF District has been renovated representing 149% of the development goal.*
 - *Completed projects include Santa Fe II, 2020 Live Oak, Sheraton Hotel, Majestic Lofts, Kirby Building, Wilson Building, Magnolia Building, Hart Furniture, 1505 Elm, Davis Building, Dallas Power and Light, Interurban Building, Jackson Building, Republic Tower, 1530 Main Street, Gulf States, 1217 Main Street, Mosaic, 1200 Main Street, Magnolia Hotel, Sheraton Hotel, 1516 Elm Street, Hart Furniture, and the Joule Hotel.*

The Zone also funded programs targeting public parking and retail. The City Park Program funded by the Zone provided public, short-term parking space in garages in the downtown retail core in support of retail redevelopment efforts within the core. The CityPark program ended in 2010, but provided \$1,027,818 over six years for the conversion of existing private garages to public use through equipment signage, marketing and the use of the City's public parking rates.

Although the term of the CityPark program has expired, the City is currently leasing 150 low cost, transient parking spaces at the Dalpark Garage to assist with retail efforts. The Dalpark Garage lease will expire June 30, 2015. Additionally, the developer of the Third Rail Lofts (1407 Main Street) received an \$8.5 million loan with a forgivable interest component to construct a parking garage providing 370 public parking spaces for 10 years, parking for adjacent residential projects and assist in the development of 20,000 square feet of retail space. The Davis lot garage lease will expire 2016.

Amended and Restated Improvements

In the fifteen years since the adoption of the Original Plan, significant private investment has occurred in the City Center Sub-district of the Zone, but there are remaining deficiencies. While larger vacant buildings within the Zone have been repurposed, some vacant buildings still remain. Vacant ground floors of occupied buildings coupled with scattered and disconnected retail detract from all of the redevelopment that has occurred in the last fifteen years. The lack of street-level vitality is compounded by the real and perceived lack of parking in the downtown core.

The Lamar Corridor/West End Sub-district includes a restaurant district, office space, public offices and some vacant and underutilized buildings and properties in the West End Historic District, as well as along the Lamar Corridor adjacent to the Omni Convention Center Hotel. The Lamar Corridor is a primary connection between key downtown destinations and facilities, stretching from Cedars/South Side to Victory Park. Infill redevelopment along the Lamar Corridor is vital to creating a contiguous development pattern extending north from the Cedars, Convention Center area, through the West End, ending in the Victory Park area.

Occupancy rates in the Historic West End has declined over the years with very little redevelopment activity or momentum until recently. Development of surface parking lots, redevelopment of vacant or mostly vacant buildings is possible with some public investment. This effort is needed to expand the downtown core district.

The following specific goals are intended to set the framework for the planned amended and restated improvements within the City Center TIF District:

- Encourage development of new residential, retail, office, and mixed-use developments
- Provide TIF incentives to upgrade basic infrastructure including streetscape improvements, utilities, storm drainage, and water/wastewater lines to support new development the Zone.
- Provide TIF incentives to encourage adaptive reuse of existing buildings in the Zone, including historic façade restoration.
- Provide TIF Incentives to improve the pedestrian environment through plaza and sidewalk improvements, landscaping, lighting, design standards, wayfinding and burial of overhead utilities, including improved pedestrian connections throughout the Zone and between adjacent key destinations such as the Convention Center area, Victory Park and Uptown.

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- Provide TIF incentives to encourage redevelopment of property in the Zone through the provision for infrastructure, environmental remediation, interior and exterior demolition.
- Provide TIF incentives to offset the costs of providing affordable housing, encouraging the development of mixed income housing within the Zone and surrounding downtown area.
- Provide TIF incentives to make strategic parking investments for the Zone that will:
 - Secure adequate affordable visitor parking in the downtown core and West End area; and
 - Provide financing mechanisms to encourage development of additional parking for underserved downtown office buildings.
- Provide TIF incentives to fund a ground floor activation program based on the recommendations of the Downtown 360 Plan's retail activation strategy.
- Provide funding to pay 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 City Center TIF District, will be eligible for reimbursement as project costs, upon approval by the TIF Board and in connection with the implementation of the Amended 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.
- Use Economic Development Grants to achieve the goals of the Amended Plan. Legislation allows the City to make economic development loans or grants for the public purposes of developing and diversifying the economy of the City Center TIF District. Projects receiving such loans or grants must:
 - Comply with the grant program previously adopted by the Zone;
 - Be consistent with the goals and objectives of this Amended Plan; and
 - Be subject to specific project agreements requiring City Council approval.

Taxable Private Improvements

The Zone's anticipated private development in the City Center Sub-district is expected to fill in gaps in redevelopment within the downtown core. As a result of the Zone and the Downtown Connection TIF District many of the large vacant buildings have been converted to residential and mixed uses. The vacant buildings that remain are smaller historic buildings that visually detract from all of the redevelopment progress made in the core.

In addition to small vacant buildings, renovation of underperforming landmark properties is expected to occur within the City Center Sub-district during the extension. In total, over the next ten years, it is estimated that an additional \$257,000,000 in new private investment will occur within the sub-district's boundaries.

Most the Zone's redevelopment activity is expected to occur within the Lamar Corridor/West End Sub-district. The Historic West End area has vacant and mostly vacant buildings that are in need of redevelopment along with numerous surface parking lots. Over the 25 year term of the sub-district, approximately \$260,000,000 in new private development is expected to occur within its boundaries.

Development along the Lamar Corridor, north of Young Street will be stimulated by the development that has taken place along the corridor south of Young Street. The Omni Convention Center Hotel completed in 2011 has been very successful. Plans for additional private development and parking in front of the hotel adjacent to Lamar are underway. In 2012, the City in conjunction with North Central Texas Council of Governments completed streetscape improvements on Lamar Street from Ross to the Convention Center. These public improvements in conjunction with private development in the Cedars area, including the South Side residential lofts, The Beat and Buzz condos, construction of the Dallas Police Headquarters and entertainment and restaurant venues has created development momentum along the Lamar Corridor.

The projected development within the Zone is expected to accomplish the following:

City Center Sub-district

- Add residential units to complete original goal of 2,500 residential units.
- Activate 300,000 square feet of vacant ground floor and/or retail space in the downtown core.
- Absorb of 1,000,000 square feet of vacant office space in the sub-district.

Lamar Corridor/West End Sub-district

- Add 2,500 residential units to the sub-district.
- Activate 500,000 square feet of vacant ground floor and/or retail space in the sub-district.

- See **Exhibit D** for a list of anticipated development in the City Center TIF District and **Exhibit E** for the location of the projects listed in Exhibit D within the Zone.

Exhibit D

Anticipated Development

Map #	Project Name	Private Investment	Estimated Completion Date
6	Patriot Tower Office	\$67,200,000	2013
4	1025 Elm Street	\$21,000,000	2013
5	Elm Street Buildings	\$8,750,000	2014
9	Magnolia Hotel	\$3,000,000	2014
7	Universities Center Renovation	\$25,000,000	2014
10	Browder Street Retail	\$2,500,000	2015
3	Thanksgiving Tower	\$25,000,000	2016
8	Adolphus Hotel	\$20,000,000	2017
1	211 N. Ervay	\$40,000,000	2018
2	Pacific Place	\$45,000,000	2020
		\$257,450,000	

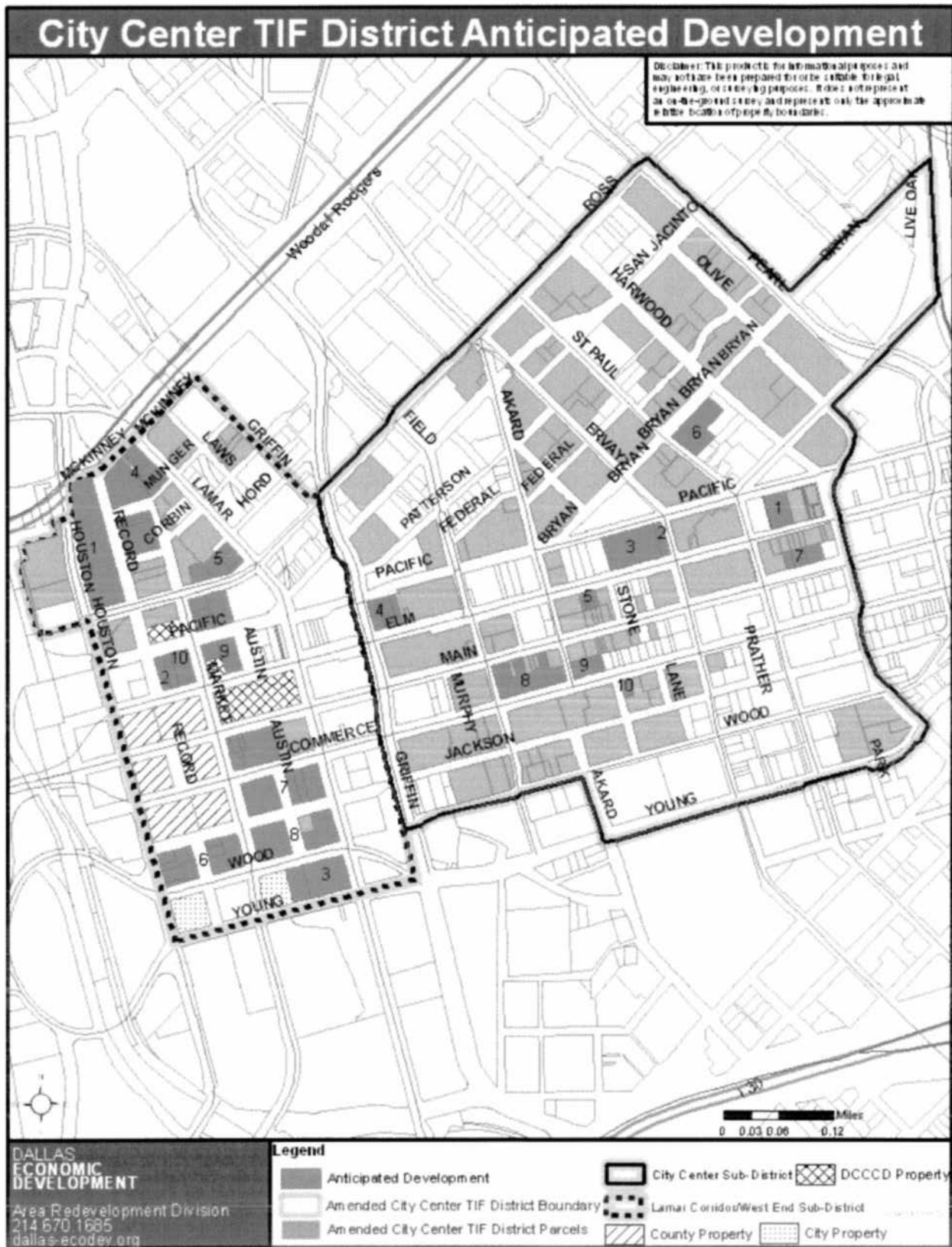
Map #	Project Name	Private Investment	Estimated Completion Date
1	West End Residential Bldg	\$44,000,000	2015
2	West End Residential Bldg	\$16,000,000	2015
3	NWC Young and Lamar	\$35,000,000	2017
4	603 Munger	\$20,000,000	2017
5	NWC Lamar and Ross	\$25,000,000	2019
6	NWC Market and Wood	\$30,000,000	2019
7	NWC Lamar and Jackson	\$25,000,000	2021
8	NEC Market and Wood	\$35,000,000	2023
9	NEC Market and Elm	\$15,000,000	2025
10	NWC Market and Elm	\$15,000,000	2025
		\$260,000,000	

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Exhibit E



Amended and Restated Financing Plan

Financing Plan

The following is the budget of the Amended Plan (See Appendix C for Original Budget):

Exhibit F: City Center TIF District Improvements Budget for Additional Revenue

(See Appendices D and E for Individual Sub-District Budgets)

Project costs are public improvements and grants paid or reimbursed by TIF.

Project costs may be changed in subsequent project and financing plans.

Category	Estimated TIF Expenditure*
Original City Center TIF Collections**	\$75,696,253
Public Infrastructure Improvements <i>Streetscape Improvements, Pedestrian Linkages, Lighting, Utility Burial, Utility Upgrades</i>	\$8,500,182
Parking	\$5,500,000
Redevelopment/Development Projects <i>Environmental Remediation, Interior & Exterior Demolition, Façade Improvements/Restoration, TIF Grants</i>	\$40,972,111
District Wide Improvements	\$4,000,000
Affordable Housing	\$6,500,000
Ground Floor Activation <i>(in the form of a TIF Grant)</i>	\$8,300,000
Plan Implementation/Administration	\$2,500,000
Total	\$151,968,546

**Estimated TIF Expenditure reflects actual project collections for the district.*

***Only \$75,696,253 will be collected by 2012, the remaining funds have been reallocated in the budget for the extended term.*

Project Costs

The following describes the City Center TIF District's eligible TIF Project Costs, for which the developer will be reimbursed by the City:

Public Infrastructure Improvements – This category includes TIF eligible expenditures for design, engineering and construction of streetscape improvements, pedestrian linkages, lighting, utility burial, utility upgrades and TIF Grants. The funds in this category are for improvements listed in association with a development/redevelopment project.

Approximately **\$8.5** million has been allocated to this line item in the Zone's budget.

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Redevelopment/Development Projects – This category includes TIF eligible expenditures for design, engineering and construction costs for environmental remediation, interior and exterior demolition, façade improvements, historic façade restoration and TIF Grants for TIF projects in the Zone.

Approximately **\$40.9** million has been allocated to the line item in the Zone's budget.

Affordable Housing – This category supports the Zone's mixed income housing requirement for residential projects. A minimum of 10 percent of the total number of residential units developed in the Zone must meet 80% of the area median income. The funds in this line item may be used to offset the costs of providing affordable housing within the boundaries of this Zone and the greater downtown area only.

Approximately **\$6.5** million has been allocated to the line item in the Zone's budget.

Parking Initiatives – This category supports expansion of the downtown parking supply by providing adequate parking in the Zone that will support current and additional retail, residential, office and visitor activity. These funds will be used to pay the current lease of short term public parking in the Dalpark garage and fund the potential extension of the leases of parking in the Third Rail Lofts and Dalpark garages upon their expiration. The funds may also be used to acquire or lease other parking spaces in the Zone or the greater downtown area if it benefits the Zone. Parking funds may be used to incentivize the construction of private parking garages that provide public parking by either over building the garage to include public spaces or dedicating spaces in the garage for public use. Wayfinding and signage that directs the public to public parking is a TIF eligible expenditure included in this category.

Approximately **\$5.5** million has been allocated to the line item in the Zone's budget.

Ground Floor Activation Initiative – This category supports ground floor activation or occupancy that is contiguous by filling vacant gaps at the ground floor plane and will be in the form of a TIF Grant. The use of funds in this category will be guided by the Downtown 360 Plan's Main Street Activation Strategy which provides recommendations for street level vibrancy, including retail activation, tenant mix, branding and design. These funds will be used in the Zone and the greater downtown area, if it benefits the Zone.

Approximately **\$8.3** million has been allocated to the line item in the Zone's budget.

District Wide Improvements – This category supports improvements that are not specific to a single development site or project such as gateways, trails, open space, pedestrian connectivity linking the Zone to other downtown destinations, or utility/streetscape improvements benefiting Zone.

Pedestrian connectivity improvements enhancing the connection between the Lamar Corridor/West End Sub-district and Victory Park area shall be first in priority for expenditure of funds in this category.

Approximately **\$4** million has been allocated to the line item in the Zone's budget.

Administration and Implementation – Administration costs, including reasonable charges for time spent by the municipality's employees, will be eligible for reimbursement as project costs, in connection with the implementation of the Amended Plan. Other TIF-related administrative expenses are included in this category.

Approximately **\$2.5** million has been allocated to the line item in the Zone's budget.

Cash available in the TIF Fund for reimbursement will be paid promptly upon completion of TIF projects and receipt and review of proper documentation of expenses, as set forth in the applicable reimbursement agreements the developers and the City

The following percentages shall be set aside annually for the following budget line items until they are completely funded, beginning with fiscal year 2013's increment, collected June 2014.

Affordable Housing – 12.55 percent for the first 5 years of the extension; 10 percent for the remaining years or until approximately \$7 million has been collected.

Parking Initiative – 8 percent for the first 10 years of the extension; 10 percent for the remaining years of the Zone or until approximately \$5.5 million has been collected.

Ground Floor/Retail Activation Initiative – 15 percent for the first 5 years of the extension; 10 percent for the remaining years of the Zone or until approximately \$9 million has been collected.

District Wide Improvements Initiative – 8 percent for the first 5 years of the extension; 5 percent for the remaining years of the Zone until approximated \$4 million has been collected.

TIF District Policy Considerations

Mixed Income Housing Policy. Ten percent of all housing units provided by projects using TIF 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 percent or below of the median family income for the Dallas metropolitan area. A developer may, subject to City and County approval, and subject to the City Center TIF District Mixed Income Housing Policy, propose an alternative means of fulfilling the City's and County's affordable housing requirement. If the Policy allows affordable housing outside the City Center TIF District, and those units are placed within the boundaries of another TIF district, the developer must also secure approval for the affordable housing units within the respective district's boundaries from the respective TIF district's board of directors unless that board formally declines to review the project.

Business Inclusion and Development (BID) Plan. All TIF-funded projects must follow the City's adopted Business Inclusion and Development Plan. This policy outlines goals for certified Minority and Women-Owned Business (M/WBE) participation in publicly funded infrastructure projects. The BID Plan goal is 25 percent for construction of public improvements. The goal for private improvements is negotiated in the development agreement. The process for BID compliance and City oversight will be negotiated with City staff and included in the development agreement for each individual project.

Creating Permanent Jobs for Area Residents. TIF applicants must agree to sponsor job fairs or other programs to attract neighborhood residents to any permanent jobs created in the development.

Design Review/Peer Review Process. All new projects developed in the district shall be required to follow this review process. Conformance to design standards for non-TIF funded projects is voluntary but strongly encouraged to maintain the design focus of the implementation of the City Center TIF Plan. TIF District Design Guidelines for new development and redevelopment in the City Center TIF District will be modified to address design goals of the Lamar Corridor/West End Sub-district and subsequently adopted by the City Center TIF District board.

Existing Resident Displacement. The Act requires that existing resident displacement be minimized.

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 2 percent per annum. Based on current market rates, net present values of the tax increment were calculated at a discount rate of 5.75 percent per annum the Zone.

Appreciation. Property appreciation is assumed to be 2 percent per annum for the entire Zone.

Tax Rate Changes. Although tax rates will likely increase during the development period, the financial plan conservatively assumes that the 2012 tax rate will remain constant for the life of the City Center TIF District, except to incorporate tax rate changes when known.

Remittance to the TIF Fund. The City Center Sub-district the Zone is expected to terminate December 31, 2022. The Lamar Corridor/West End Sub-district is expected to terminate December 31, 2037. TIF collections will terminate for the entire Zone once the TIF budget has been collected or December 31, 2037, whichever occurs first. Based on current development projections, the TIF budget is expected to be reached in 2037.

Annual percentages of collected annual tax increments invested in the TIF fund by the City of Dallas will be 80 percent of total collected incremental revenue for the City Center Sub-district and 90 percent for the Lamar Corridor/West End Sub-district.

Provided Dallas County agrees to participate during the extended term of the Zone, 53 percent of the total collected County incremental revenue for the City Center Sub-district shall be allocated to that sub-district for 5 years beginning FY 2013, and the Lamar Corridor/West End Sub-district for 20 years beginning FY 2013. County participation will be pursuant to a participation agreement by the Dallas County Commissioners Court.

Early termination. The Council may terminate the City Center Sub-district of the City Center TIF District earlier than 2022 and the Lamar Corridor/West End Sub-districts earlier than 2037, if all obligations of the TIF have been satisfied. The Council may also terminate the City Center TIF District within three years after adoption of this Amended and Restated Plan if there are no financial obligations, or within five years after adoption if an investment of at least \$100,000,000 does not occur.

Exhibit G: Increment Projections

City Center Sub-District Increment Chart

Tax Year	Property Value Estimate	Property Value Growth	Cum. Property Value Growth	Anticipated Captured Value	Tax Increment Revenue City	Tax Increment Revenue Dallas County	Tax Increment Revenue DISD	Tax Increment Revenue DCCCD	Tax Increment Revenue DCHD	Anticipated Increment Revenue	Anticipated Accumulated Revenue (NPV)
1996	\$901,942,389										
1997	\$994,337,840	10.2%	10.2%	\$92,395,451	\$573,933	\$185,715	\$850,131	\$46,198	\$171,643	\$1,102,462	\$1,728,245
1998	\$1,485,213,930	49.4%	64.7%	\$583,271,541	\$3,786,016	\$1,150,211	\$5,366,681	\$291,636	\$1,049,306	\$10,918,693	\$12,140,285
1999	\$1,522,128,601	2.5%	68.8%	\$620,186,212	\$4,139,743	\$1,215,565	\$5,706,333	\$310,093	\$1,215,565	\$11,862,142	\$22,783,956
2000	\$1,530,156,630	0.5%	69.7%	\$628,214,241	\$4,193,330	\$1,204,648	\$5,780,199	\$314,107	\$1,595,664	\$12,362,791	\$33,249,217
2001	\$1,526,243,120	-0.3%	69.2%	\$478,340,500	\$3,251,187	\$954,656	\$4,481,524	\$292,242	\$1,237,156	\$9,491,608	\$40,974,449
2002	\$1,378,252,371	-9.7%	52.8%	\$476,309,982	\$2,040,890	\$478,123	\$0	\$0	\$0	\$1,793,856	\$42,775,592
2003	\$1,257,003,421	-8.8%	39.4%	\$355,061,032	\$1,450,081	\$408,304	\$0	\$0	\$0	\$1,133,227	\$44,032,122
2004	\$1,264,050,073	0.6%	40.1%	\$362,107,684	\$1,566,373	\$393,441	\$0	\$0	\$0	\$1,286,165	\$45,318,115
2005	\$876,220,931										
2005	\$1,207,149,977	-4.5%	37.8%	\$330,929,046	\$1,474,804	\$435,779	\$0	\$0	\$0	\$1,910,583	\$46,458,950
2006	\$1,267,355,318	5.0%	44.6%	\$391,134,387	\$2,544,584	\$489,587	\$0	\$0	\$0	\$3,034,171	\$48,084,980
2007	\$876,190,065										
2007	\$1,463,525,217	15.5%	67.0%	\$587,335,152	\$3,895,625	\$816,275	\$0	\$0	\$0	\$4,711,900	\$50,341,509
2008	\$1,486,707,434	1.6%	69.7%	\$610,517,369	\$4,023,480	\$666,236	\$0	\$0	\$0	\$4,689,716	\$52,353,256
2009	\$866,044,996										
2009	\$1,250,305,641	-15.9%	44.4%	\$384,260,645	\$2,475,667	\$463,915	\$0	\$0	\$0	\$2,939,582	\$53,479,873
2010	\$1,184,712,114	-5.2%	36.8%	\$318,667,118	\$2,285,799	\$484,617	\$0	\$0	\$0	\$2,770,416	\$54,428,439
2011	\$1,170,176,925	-1.2%	35.1%	\$304,131,929	\$2,181,538	\$443,026	\$0	\$0	\$0	\$2,624,564	\$55,232,270
2012	\$1,228,203,267	5.0%	41.8%	\$362,158,271	\$2,597,761	\$466,616	\$0	\$0	\$0	\$3,064,377	\$56,079,290
2013	\$1,252,767,332	2.0%	44.7%	\$386,722,336	\$2,465,742	\$498,265	\$0	\$0	\$0	\$2,964,006	\$56,854,019
2014	\$1,297,572,679	3.6%	49.8%	\$431,527,683	\$2,751,421	\$555,993	\$0	\$0	\$0	\$3,307,414	\$57,671,503
2015	\$1,337,350,633	3.1%	54.4%	\$471,305,637	\$3,005,045	\$607,244	\$0	\$0	\$0	\$3,612,289	\$58,515,795
2016	\$1,365,972,645	2.1%	57.7%	\$499,927,649	\$3,187,539	\$644,122	\$0	\$0	\$0	\$3,831,660	\$59,362,665
2017	\$1,408,042,098	3.1%	62.6%	\$541,997,102	\$3,455,774	\$698,325	\$0	\$0	\$0	\$4,154,099	\$60,230,878
2018	\$1,446,202,940	2.7%	67.0%	\$580,157,944	\$3,699,087	\$0	\$0	\$0	\$0	\$3,699,087	\$60,961,956
2019	\$1,493,126,999	3.2%	72.4%	\$627,082,003	\$3,998,275	\$0	\$0	\$0	\$0	\$3,998,275	\$61,709,198
2020	\$1,522,989,539	2.0%	75.9%	\$656,944,543	\$4,188,678	\$0	\$0	\$0	\$0	\$4,188,678	\$62,449,460
2021	\$1,582,699,330	3.9%	82.8%	\$716,654,334	\$4,569,388	\$0	\$0	\$0	\$0	\$4,569,388	\$63,213,095
2022	\$1,614,353,316	2.0%	86.4%	\$748,308,320	\$4,771,214	\$0	\$0	\$0	\$0	\$4,771,214	\$63,967,104
Totals					\$78,572,972	\$13,260,662	\$22,184,869	\$1,254,276	\$5,269,334	\$114,792,365	\$63,967,104

West End Sub-District Increment Chart

Tax Year	Property Value Estimate	Property Value Growth	Cum. Value Growth	Anticipated Captured Value	Tax Increment Revenue City	Tax Increment Revenue Dallas County	Anticipated Increment Revenue	Anticipated Accumulated Revenue (NPV)
2012	\$99,565,700							
2013	\$101,557,014	2.0%	2.00%	\$1,991,314	\$14,284	\$2,566	\$16,849	\$15,933
2014	\$103,588,154	2.0%	4.04%	\$4,022,454	\$28,853	\$5,183	\$34,036	\$46,368
2015	\$105,659,917	2.0%	6.12%	\$6,094,217	\$43,714	\$7,852	\$51,566	\$89,972
2016	\$149,473,116	2.0%	8.24%	\$49,907,416	\$357,986	\$64,302	\$422,288	\$427,638
2017	\$152,462,578	41.5%	53.13%	\$52,896,878	\$379,429	\$68,154	\$447,583	\$766,070
2018	\$193,461,830	2.0%	56.19%	\$93,896,130	\$673,517	\$120,979	\$794,496	\$1,334,150
2019	\$197,331,066	26.9%	98.19%	\$97,765,366	\$701,271	\$125,964	\$827,235	\$1,893,477
2020	\$239,227,688	2.0%	102.16%	\$139,661,988	\$1,001,795	\$179,945	\$1,181,740	\$2,649,055
2021	\$244,012,241	21.2%	145.08%	\$144,446,541	\$1,036,115	\$186,109	\$1,222,224	\$3,388,026
2022	\$266,142,486	2.0%	149.98%	\$166,576,786	\$1,194,855	\$214,623	\$1,409,478	\$4,193,876
2023	\$271,465,336	9.1%	172.65%	\$171,899,636	\$1,233,036	\$221,481	\$1,454,517	\$4,980,260
2024	\$301,044,643	2.0%	178.10%	\$201,478,943	\$1,445,208	\$259,592	\$1,704,800	\$5,851,844
2025	\$307,065,535	10.9%	208.40%	\$207,499,835	\$1,488,396	\$267,349	\$1,755,745	\$6,700,666
2026	\$333,906,846	2.0%	214.57%	\$234,341,146	\$1,680,929	\$301,932	\$1,982,861	\$7,607,164
2027	\$340,584,983	8.7%	242.07%	\$241,019,283	\$1,728,831	\$310,536	\$2,039,368	\$8,488,801
2028	\$347,396,683	2.0%	248.91%	\$247,830,983	\$1,777,692	\$319,313	\$2,097,005	\$9,346,063
2029	\$354,344,616	2.0%	255.89%	\$254,778,916	\$1,827,529	\$328,265	\$2,155,794	\$10,179,438
2030	\$361,431,509	2.0%	263.01%	\$261,865,809	\$1,878,363	\$337,396	\$2,215,759	\$10,989,421
2031	\$368,660,139	2.0%	270.27%	\$269,094,439	\$1,930,214	\$346,709	\$2,276,924	\$11,776,506
2032	\$376,033,342	2.0%	277.67%	\$276,467,642	\$1,983,102	\$356,209	\$2,339,312	\$12,541,187
2033	\$383,554,008	2.0%	285.23%	\$283,988,308	\$2,037,048	\$0	\$2,037,048	\$13,170,858
2034	\$391,225,089	2.0%	292.93%	\$291,659,389	\$2,092,073	\$0	\$2,092,073	\$13,782,375
2035	\$399,049,590	2.0%	300.79%	\$299,483,890	\$2,148,198	\$0	\$2,148,198	\$14,376,155
2036	\$407,030,582	2.0%	308.81%	\$307,464,882	\$2,205,446	\$0	\$2,205,446	\$14,952,612
2037	\$415,171,194	2.0%	316.98%	\$315,605,494	\$2,263,838	\$0	\$2,263,838	\$15,512,159
Totals				\$315,605,494	\$33,151,724	\$4,024,457	\$37,176,182	\$15,512,159

Financial Feasibility

The private development plans, public improvement program, general financing strategy, and financial assumptions were all included in a preliminary assessment prepared by 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 is expected to increase property value to approximately \$1,614,353,316 in the City Center Sub-district and \$415,171,194 in the Lamar Corridor/West End Sub-district during the term of the Zone.

If revenues are received at the predicted rate, increment collections will be reached and final project improvements completed during 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 recommendation of the TIF Board and approval of Council.

Based upon a set of TIF district assumptions and analysis, this Amended Plan is feasible.

Financial Policies

General financial policies are governed by the City of Dallas Public/Private Partnership Program, as amended. This program provides a framework for development incentives in a variety of areas. Within this framework, the TIF Board has adopted specific policies for the City Center 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 obtain TIF Board recommendation and Council approval for and sign a Development Agreement with the City.

Reimbursement priorities and the method of apportioning available increment will be set forth in the Development Agreement.

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.

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 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 of the 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 City Center TIF District, eliminating unemployment or underemployment in the City Center TIF District, and developing or expanding transportation, business, and commercial activity in the City Center TIF District.

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

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Appendix A: DCAD Real Property Account in the City Center Sub-district – Original Boundary

City Center Sub-district (Original City Center TIF District Accounts)

Account Number	Property Address	Property Owner	Base Market Value	Base Taxable Value
00000100363000000	1025 ELM ST	LOWEN 1025 ELM LP	\$990,810	\$1,028,158
00000100366000000	200 N GRIFFIN ST	LOWEN 1025 ELM LP	\$256,770	\$266,449
00000100445000000	1201 ELM ST	BINYAN REALTY LP	\$125,012,050	\$125,012,050
00000100445000100	1201 ELM ST	1401 ELM STREET HOLDINGS LLC	\$99,072	\$99,073
00000100445000200	1029 ELM ST	LOWEN 1025 ELM LP	\$236,986	\$236,987
00000100489000000	1201 MAIN ST	RAK MAIN PLACE ASSOC LP	\$21,000,000	\$21,000,000
00000100501000000	1100 COMMERCE ST	U S GOVERNMENT	\$9,728,800	\$0
00000100528000000	1208 COMMERCE ST	DAVIS MRS HELEN BOUCHE	\$660,000	\$660,000
00000100534000000	1201 JACKSON ST	U S A VETERANS ADM	\$1,553,010	\$0
00000100570000000	1212 JACKSON ST	SOUTHWESTERN BELL	\$2,853,760	\$2,853,760
00000100648000000	1302 ELM ST	1309 MAIN STREET APARTMENTS LLC	\$3,900,000	\$3,900,000
00000100651000000	1301 MAIN ST	NAYEB FAMILY LP	\$600,000	\$600,000
00000100656000000	1309 MAIN ST	1309 MAIN STREET APARTMENTS LLC	\$1,100,000	\$1,100,000
00000100660000000	1217 MAIN ST	FWS GROUP DALLAS LLC	\$396,940	\$396,940
00000100696000000	1400 MAIN ST	FOSTER BRYAN S	\$255,000	\$255,000
00000100714000000	1404 MAIN ST	1404 MAIN BUILDING LLC	\$200,200	\$200,200
00000100735000000	1208 COMMERCE ST	BRAMA COMMERCE STREET LTD	\$851,210	\$851,210
00000100737009900	1222 COMMERCE ST	BRAMA COMMERCE STREET LTD	\$1,988,790	\$1,988,790
00000100741000000	211 S AKARD ST	SOUTHWESTERN BELL	\$23,081,520	\$23,081,520
00000100746009800	211 S AKARD ST	SOUTHWESTERN BELL	\$30,480	\$30,480
00000100747000000	311 S AKARD ST	WRIGHT GILBERT G JR ET AL	\$305,730	\$305,730
00000100748009900	311 S AKARD ST	SOUTHWESTERN BELL	\$2,880,000	\$2,880,000
00000100753000000	1321 WOOD ST	S W BELL TELE CO LESSEE	\$103,080	\$103,080
00000100756000000	1312 JACKSON ST	SOUTHWESTERN BELL	\$176,340	\$176,340
00000100756000100	1311 WOOD ST	CVH 918 LLC	\$295,500	\$295,500
00000100759000000	1310 JACKSON ST	SOUTHWESTERN BELL	\$236,160	\$236,160
00000100762000000	301 S AKARD ST	SOUTHWESTERN BELL	\$5,754,230	\$5,754,230
00000100849000000	211 N ERVAY ST	BJ TEXAS LLC	\$418,420	\$418,420
00000100885000000	208 N AKARD ST	MZEIN HOLDINGS LP	\$480,000	\$480,000
00000100912000000	1517 MAIN ST	FONBERG PETER D TR ET AL	\$127,500	\$127,500
00000100933000000	1514 ELM ST	B & R INVESTMENT CO	\$116,400	\$116,400
00000100936000000	1521 MAIN ST	ROMAN CATH DIOCESE DALLAS	\$1,840,180	\$0
00000100942000000	1516 ELM ST	HARRIS LIPSITZ BUILDING LLC	\$562,600	\$562,600
00000100945000000	1519 MAIN ST	1519 MAIN LP	\$137,080	\$137,080
00000100948009900	1512 ELM ST	CADE SARAH G TRUST ET AL	\$114,650	\$114,650
00000100951009900	1512 ELM ST	CADE SARAH G TRUST ET AL	\$114,650	\$114,650
00000100954000000	1515 MAIN ST	LEGAL AID OF NORTHWEST TE	\$752,560	\$0
00000100978000000	1623 MAIN ST	FC WP BUILDING LLC	\$730,000	\$730,000
00000100993000000	1611 MAIN ST	ELM AT STONEPLACE HOLDINGS LLC	\$174,000	\$174,000
00000101014000000	1608 MAIN ST	1600 MAIN STREET HOLDINGS LP	\$247,500	\$247,500
00000101020000000	1600 MAIN ST	1600 MAIN STREET HOLDINGS LP	\$317,420	\$317,420
00000101026000000	1520 MAIN ST	MAIN STREET INVESTORS JV	\$168,300	\$168,300
00000101029000000	1518 MAIN ST	DALLAS CITY OF	\$80,640	\$0
00000101032000000	1516 MAIN ST	DALLAS CITY OF	\$67,440	\$0
00000101035000000	1516 MAIN ST	DALLAS CITY OF	\$69,000	\$0
00000101038000000	1510 MAIN ST	DALLAS CITY OF	\$350,060	\$0
00000101041000000	1500 MAIN ST	DALLAS CITY OF	\$461,890	\$0
00000101044000000	1401 COMMERCE ST	HOLTZE MAGNOLIA LLLP	\$128,800	\$0
00000101086000000	208 S AKARD ST	SOUTHWESTERN BELL TELEPHONE	\$43,880,533	\$43,880,533
00000101086000100	208 S AKARD ST	IEP DALLAS LLC	\$1,409,207	\$1,409,207
00000101098000000	1512 COMMERCE ST	HAMILTON DPL LP	\$1,379,340	\$0
00000101101000000	1600 COMMERCE ST	DALPARK LAND LEASE LTD	\$1,752,080	\$1,752,080
00000101104000000	1506 COMMERCE ST	HAMILTON DPL LP	\$1,911,090	\$0
00000101107000000	1500 COMMERCE ST	HAMILTON DPL LP	\$176,000	\$176,000
00000101110000000	1517 JACKSON ST	HAMILTON DPL LP	\$240,000	\$240,000
00000101112009800	1400 JACKSON ST	SOUTHWESTERN BELL	\$22,500	\$22,500
00000101122000000	1500 JACKSON ST	BRIDGE-NATIONAL PTNRS LP	\$850,000	\$850,000
00000101131000000	308 S AKARD ST	SOUTHWESTERN BELL	\$16,666,670	\$16,666,670
00000101131009700	308 S AKARD ST	SOUTHWESTERN BELL	\$3,650	\$0
00000101131009900	308 S AKARD ST	SOUTHWESTERN BELL	\$103,510	\$0
00000101533000000	1933 ELM ST	CATHAY BANK	\$178,420	\$0
00000101536000000	1929 ELM ST	CATHAY BANK	\$104,470	\$0
00000101539000000	1930 PACIFIC AVE	CATHAY BANK	\$317,110	\$0
00000101542000000	1910 PACIFIC AVE	1910 PACIFIC LP	\$9,600,000	\$9,600,000
00000101542009700	1910 PACIFIC AVE	BERKELEY FIRST CITY LP	\$10,020	\$0
00000101542009900	1910 PACIFIC AVE	BERKELEY FIRST CITY LP	\$198,000	\$0
00000101566000000	1925 ELM ST	DALLAS CITY OF	\$882,260	\$0
00000101569000000	1926 PACIFIC AVE	DALLAS CITY OF	\$48,000	\$0
00000101578000000	1717 MAIN ST	1717 DALLAS PARTNERS LLC	\$84,000,000	\$84,000,000
00000101704000000	1700 COMMERCE ST	1700 COMMERCE STREET LP	\$575,000	\$575,000
00000101935000000	1900 ELM ST	UNIVERSITY OF NORTH TEXAS SYSTEM	\$8,285,660	\$0
00000101938000000	1916 ELM ST	BERKELEY FIRST CITY LP	\$61,320	\$61,320
00000101941000000	1920 ELM ST	1920 ELM LTD	\$755,000	\$755,000
00000101947000000	1932 ELM ST	BERKELEY FIRST CITY LP	\$91,500	\$91,500
00000101950000000	1927 MAIN ST	PHELAN RICHARD W JR ET AL	\$300,000	\$0
00000101953000000	1914 ELM ST	BERKELEY FIRST CITY LP	\$61,320	\$61,320
00000101956000000	1918 ELM ST	BERKELEY FIRST CITY LP	\$61,320	\$61,320
00000101959000000	1915 MAIN ST	PATTEE JAMES F ETAL TR	\$150,000	\$0

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Appendix A: DCAD Real Property Account in the City Center Sub-district – Original Boundary (Continued)

City Center Sub-district (Original City Center TIF District Accounts) Continued				
Account Number	Property Address	Property Owner	Base Market Value	Base Taxable Value
00000101959009900	1915 MAIN ST	UNIVERSITY OF NORTH TEXAS SYSTEM	\$1,474,160	\$0
00000101962000000	1911 MAIN ST	UNIVERSITY OF NORTH TEXAS SYSTEM	\$150,000	\$0
00000101962000100	1928 ELM ST	UNIVERSITY NORTH TEX SYST	\$392,330	\$0
00000101962009900	1911 MAIN ST	DALLAS COUNTY COMMUNITY	\$150,000	\$150,000
00000101965000000	1921 MAIN ST	UNIVERSITY OF NORTH TEXAS SYSTEM	\$72,000	\$0
00000101965009900	1921 MAIN ST	DALLAS COUNTY COMMUNITY	\$5,010	\$0
00000101968000000	1928 ELM ST	BERKELEY FIRST CITY LP	\$40,000	\$40,000
00000101971000000	1908 ELM ST	JARVIS BARNEY W JR TR &	\$150,000	\$0
00000102220000000	417 S HARWOOD ST	FIRST PRESBYTERIAN CHURCH	\$102,370	\$0
00000102223000000	407 S HARWOOD ST	FIRST PRESBYTERIAN CHURCH	\$539,100	\$0
00000102226000000	1903 YOUNG ST	FIRST PRESBYTERIAN CHURCH	\$1,572,840	\$0
00000104555000000	1109 PATTERSON AVE	DALLAS FORT WORTH ARGYLE	\$3,198,140	\$3,198,140
00000104677000000	1200 ROSS AVE	CHAVEZ PROPERTIES	\$4,775,000	\$4,775,000
00000104717000000	1201 PACIFIC AVE	PRUDENTIAL INSURANCE CO	\$5,871,960	\$5,871,960
00000104785000000	1516 ROSS AVE	YMCA OF METRO DALLAS	\$6,917,170	\$0
00000104785000100	1520 ROSS AVE	KOHMANN KATHERINE ANN &	\$60,370	\$60,370
00000104974000000	1307 PACIFIC AVE	J & D MERRIMAN LTD	\$625,000	\$625,000
00000104977000000	1401 PACIFIC AVE	DALLAS AREA RAPID TRANSIT	\$22,188,280	\$0
00000104980000000	319 N AKARD ST	400 NORTH AKARD LTD	\$196,500	\$196,500
00000104992000000	400 N AKARD ST	HOUSEMAN BUILDING LLC	\$392,600	\$392,600
00000104992009700	400 N AKARD ST	400 NORTH AKARD	\$610	\$0
00000104992009900	400 N AKARD ST	400 NORTH AKARD LTD	\$22,510	\$0
00000104995000000	410 N AKARD ST	DALLAS CITY OF	\$77,220	\$0
00000104998000000	509 BULLINGTON ST	DALLAS CITY OF	\$107,400	\$107,400
00000105028009900	1608 PATTERSON AVE	FIRST BAPTIST CHURCH OF	\$6,218,010	\$0
00000105031000000	1607 FEDERAL ST	TEXAS UTILITIES ELEC CO	\$367,630	\$367,630
00000105040009900	510 BULLINGTON ST	JAGGI LEWIS L JR MRS	\$8,940	\$8,940
00000105043009900	1603 FEDERAL ST	JAGGI ROBBYE O	\$38,500	\$38,500
00000105049000000	1601 FEDERAL ST	TEXAS UTILITIES PPTIES	\$62,210	\$62,210
00000105052000000	1606 PATTERSON AVE	FIRST BAPTIST CHURCH OF	\$720,890	\$0
00000105052000100	1610 PATTERSON AVE	FIRST BAPTIST CHURCH OF	\$446,670	\$0
00000105055000000	505 N ERVAY ST	FIRST BAPTIST CHURCH OF	\$650,000	\$0
00000105058009900	510 BULLINGTON ST	THORNE ELIZABETH ORAM TR	\$8,940	\$8,940
00000105061009900	1603 FEDERAL ST	THORNE L S MRS	\$38,500	\$38,500
00000105067000000	1601 BRYAN ST	STATE ST BK & TR CO CT TR	\$38,155,230	\$38,155,230
00000105109000000	1801 SAN JACINTO ST	FIRST BAPTIST CHURCH OF	\$191,810	\$0
00000105112000000	705 S ST PAUL ST	FIRST BAPTIST CHURCH OF	\$110,530	\$0
00000105116000000	701 S ST PAUL ST	FIRST BAPTIST CHURCH OF	\$155,670	\$0
00000105118000000	1806 ROSS AVE	CALIFORNIA STATE TEACHERS	\$3,368,900	\$3,368,900
00000105124000000	1707 SAN JACINTO ST	FIRST BAPTIST CHURCH OF	\$543,320	\$0
00000105127000000	606 N ERVAY ST	FIRST BAPTIST CHURCH OF	\$22,138,760	\$0
00000105133000000	1700 PATTERSON AVE	FIRST BAPTIST CHURCH OF	\$21,363,880	\$0
00000105137000000	515 N ST PAUL ST	FIRST BAPTIST CHURCH OF	\$5,729,390	\$0
00000105139000000	510 N ERVAY ST	FIRST BAPTIST CHURCH OF	\$508,920	\$0
00000105142000000	1801 FEDERAL ST	FIRST BAPTIST CHURCH OF	\$318,240	\$0
00000105145000000	508 N ERVAY ST	FIRST BAPTIST CHURCH OF	\$235,010	\$0
00000105151000000	1707 FEDERAL ST	FIRST BAPTIST CHURCH OF	\$261,810	\$0
00000105154000000	400 N ERVAY ST	POST OFFICE MASTER LANDLORD LP	\$1,927,320	\$0
00000105157000000	1928 ROSS AVE	FIRST UNITED METHODIST	\$2,114,890	\$0
00000105160000000	1925 SAN JACINTO ST	FIRST UNITED METHODIST	\$400,000	\$400,000
00000105164000000	808 N HARWOOD ST	FIRST UNITED METHODIST	\$352,210	\$0
00000105166000000	1913 SAN JACINTO ST	FIRST UNITED METHODIST	\$352,210	\$0
00000105172000000	750 N ST PAUL ST	ST PAUL PL ACQUISITION	\$10,000,000	\$10,000,000
00000105178000000	717 N HARWOOD ST	YP KPMG CENTRE OWNER LLC	\$28,750,680	\$28,750,680
00000105178009900	717 N HARWOOD ST	YP KPMG CENTRE LP	\$300,010	\$0
00000105188009700	717 N HARWOOD ST	DALLAS PT 717 NORTH	\$5,040	\$0
00000105199000000	601 N HARWOOD ST	FPG DMT HARWOOD LP	\$389,610	\$389,610
00000105202000000	609 N HARWOOD ST	MAHER PROPERTIES TWO	\$1,500,000	\$1,500,000
00000105211000000	1800 FEDERAL ST	QUALITY PPTIES ASSET MANAGEMENT CO	\$410,410	\$410,410
00000105214259700	1802 FEDERAL ST	QUALITY PPTIES ASSET MANAGEMENT CO	\$135,030	\$135,030
00000105214509700	1801 FEDERAL ST	FPG-DMT HARWOOD LP	\$130,490	\$130,490
00000105214759700	1803 FEDERAL ST	1999 ASSOCIATES LTD	\$91,830	\$91,830
00000105217000000	400 N ST PAUL ST	LIBERTY BANKERS LIFE INSURANCE CO	\$3,000,000	\$3,000,000
00000105220000000	1917 BRYAN ST	ONE DALLAS CENTRE ASSOC	\$3,756,580	\$3,756,580
00000105226000000	1923 BRYAN ST	1999 ASSOC LTD	\$216,968	\$216,968
00000105226000100	1923 BRYAN ST	FPG-DMT HARWOOD LP	\$3,772	\$3,772
00000105227009900	1999 BRYAN ST	FPG DMT HARWOOD LP	\$40,340,590	\$40,340,590
00000105232000000	509 N HARWOOD ST	1999 PROPERTY CORP	\$437,229	\$437,229
00000105232000100	509 N HARWOOD ST	FPG-DMT HARWOOD LP	\$1,711	\$1,711
00000105232259700	1909 BRYAN ST	QUALITY PPTIES ASSET MANAGEMENT CO	\$11,420	\$11,420
00000105269000000	704 N HARWOOD ST	POLLOCK REALTY CORP	\$4,808,330	\$4,808,330
00000105269009900	704 N HARWOOD ST	BRYAN TOWER LP	\$0	\$0
00000105270000000	606 N HARWOOD ST	FROST NATL BANK TRUSTEE	\$231,330	\$231,330
00000105283000000	605 OLIVE ST	BT PARKS LP	\$538,000	\$538,000
00000105310000000	600 N HARWOOD ST	BT PARKS L P	\$73,560	\$73,560
00000105313000000	604 N HARWOOD ST	BT PARKS L P	\$338,190	\$338,190
00000105316000000	2001 BRYAN ST	BRYAN TOWER II LP	\$33,541,670	\$33,541,670
00000105316000100	2000 FEDERAL ST	POLLOCK REALTY CORP	\$83,600	\$83,600

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Appendix A: DCAD Real Property Account in the City Center Sub-district – Original Boundary (Continued)

City Center Sub-district (Original City Center TIF District Accounts) Continued				
Account Number	Property Address	Property Owner	Base Market Value	Base Taxable Value
00000105316009900	2001 BRYAN ST	BRYAN TOWER LP	\$0	\$0
00000105391500000	2020 LIVE OAK ST	UNIFIED 2020 REALTY	\$1,391,830	\$1,391,830
00000105412000000	2100 ROSS AVE	2100 ROSS REALTY LP	\$44,036,000	\$44,036,000
00000105419009800	2002 ROSS AVE	2100 ROSS REALTY LP	\$16,240	\$16,240
00000105420009800	801 PEARL ST	2100 ROSS REALTY LP	\$44,240	\$44,240
00000105433000000	711 PEARL ST	OLIVE PEARL PARK LP	\$449,990	\$449,990
00000105442000000	723 PEARL ST	OLIVE PEARL PARK LP	\$380,770	\$380,770
00000105454000000	708 OLIVE ST	MCCCLAIN CAROLYN	\$56,140	\$56,140
00000105457000000	723 PEARL ST	MCCCLAIN CAROLYN	\$79,280	\$79,280
00000105481000000	613 PEARL ST	DALLAS CITY OF	\$158,190	\$0
00000105484000000	2107 BRYAN ST	DALLAS CITY OF	\$218,700	\$0
00000105486000000	500 OLIVE ST	DALLAS CITY OF	\$400,680	\$0
00000105487009700	2101 BRYAN ST	STEVENS CREEK ASSOC	\$26,636	\$26,637
00000105487009900	2101 BRYAN ST	STEVENS CREEK ASSOC	\$1,513,753	\$1,513,753
00000110712009900	1700 PACIFIC AVE	BERKELEY FIRST CITY LP	\$58,887,580	\$58,887,580
00000110712500000	1705 ELM ST	BERKELEY FIRST CITY LP	\$127,240	\$127,240
00000110712500100	1707 ELM ST	DALLAS CITY OF	\$15,820	\$0
00000110712750000	1702 ELM ST	BERKELEY FIRST CITY LP	\$2,204,320	\$2,204,320
00000110712759700	1702 ELM ST	BERKELEY FIRST CITY LP	\$7,980	\$0
00000110712759900	1702 ELM ST	BERKELEY FIRST CITY LP	\$198,010	\$0
00000110713000000	1701 PACIFIC AVE	DALLAS CITY OF	\$1,168,770	\$0
00000110740000000	325 N ST PAUL ST	TOOLE ALBERT J SR ET AL	\$133,720	\$133,720
00000110740000100	325 N ST PAUL ST	FOUR POINT STAR LP PS	\$617,610	\$617,610
00000110740000200	325 N ST PAUL ST	HOWARD CORP THE	\$51,850	\$51,850
00000110740000300	325 N ST PAUL ST	FOUR POINT STAR LP	\$204,710	\$204,710
00000110740000400	325 N ST PAUL ST	FOUR POINT STAR LP	\$5,399,930	\$5,399,930
00000110740099400	350 N ERVAY ST	ERVAY RESIDENTIAL LTD PS	\$0	\$0
00000110837000000	350 N ST PAUL ST	QUALITY PTIES ASSET MANAGEMENT CO	\$16,943,360	\$16,943,360
00000110837009900	1917 BRYAN ST	QUALITY PTIES ASSET MANAGEMENT CO	\$184,810	\$0
000070000A0020000	1412 MAIN ST	BN 1412 MAIN LP	\$5,984,178	\$5,984,178
000070000A01A0000	1315 COMMERCE ST	DALALS COMMERCE ASSOCIATES LP	\$3,588,206	\$0
000070000A01A0100	1402 MAIN ST	TIER DEVELOPMENT GROUP LC	\$396,348	\$396,348
000070000A01A0200	1306 MAIN ST	RASANSKY MITCHELL	\$130,492	\$130,492
000070000A01A9900	1315 COMMERCE ST	DALLAS COMMERCE ASSOC LP	\$20,150,776	\$20,150,776
000076000A0010100	1509 MAIN ST	BVF-II KIRBY LIMITED PARTNERSHIP	\$902,700	\$902,700
000076000A0020000	1520 ELM ST	STONE PLACE MALL INV1 LTD	\$416,890	\$416,890
000077000008A0000	1530 MAIN ST	DUNHILL 1530 MAIN LP	\$247,500	\$247,500
00009500000010000	1701 ELM ST	DALLAS CITY OF	\$104,280	\$0
00010900000010000	1835 YOUNG ST	FIRST PRESBYTERIAN CHURCH	\$90,000	\$0
000114206902A0000	1407 MAIN ST	DLD PROPERTIES	\$500,158	\$690,423
000114206902A9800	1407 MAIN ST	DRED PROPERTIES LTD	\$46,681	\$64,439
000114206902A9900	1407 MAIN ST	DCAR PROPERTIES LTD	\$120,037	\$165,701
000114206908A0000	1415 MAIN ST	GS RENAISSANCE LTD PS	\$915,754	\$915,754
000233000001A0000	318 N AKARD ST	WLK MOSAIC OWNER LP	\$2,473,820	\$2,473,820
00023400000010000	600 N AKARD ST	CALIFORNIA STATE TEACHERS	\$836,690	\$836,690
00023500000010000	500 N AKARD ST	CALIFORNIA STATE TEACHERS	\$65,022,580	\$65,022,580
00023500000010100	700 N ERVAY ST	ONE LINCOLN PLAZA JV	\$51,280	\$51,280
00023500000019700	500 N AKARD ST	CALIFORNIA STATE TEACHERS	\$39,810	\$0
00023500000019900	500 N AKARD ST	CALIFORNIA STATE TEACHERS	\$1,662,260	\$0
000236000000009700	509 N ERVAY ST	FIRST BAPTIST CHURCH OF	\$2,810	\$0
000236000000009900	509 N ERVAY ST	FIRST BAPTIST CHURCH OF	\$87,550	\$87,550
00024300020010000	600 N HARWOOD ST	FPG-DMT HARWOOD LP	\$17,170	\$17,170
00025200000010000	720 N OLIVE ST	HINES REIT 2200 ROSS AVE LP	\$574,090	\$574,090
00025200000120000	701 PEARL ST	OLIVE PEARL PARK LP	\$31,924	\$31,924
0002520000012D200	701 PEARL ST	OLIVE PEARL PARK LP	\$195,537	\$195,537
0002520000012D300	701 PEARL ST	OLIVE PEARL PARK LP	\$23,930	\$23,930
0002520000012D400	701 PEARL ST	OLIVE PEARL PARK LP	\$23,930	\$23,930
0002520000012D800	701 PEARL ST	OLIVE PEARL PARK LP	\$11,980	\$11,980
0004750A0000009800	200 S ST PAUL ST	BERKELEY FIRST CITY LP	\$6,310	\$6,310
000475A00000009800	1701 PACIFIC AVE	BERKELEY FIRST CITY LP	\$451,120	\$451,120
00C181600000000000	1505 ELM ST	CHRISTIAN LARRY &	\$140,786	\$140,786
00C181600000000201	1505 ELM ST	DUCOTEY WARREN 2002 TR	\$13,391	\$13,391
00C181600000000202	1505 ELM ST	JOBE REAGAN V	\$17,198	\$17,198
00C181600000000203	1505 ELM ST	KEY SEAN	\$22,936	\$22,936
00C181600000000204	1505 ELM ST	BUTLER KELLY A	\$17,329	\$17,329
00C181600000000205	1505 ELM ST	DELEON JOSE & ALMA FLORES	\$23,845	\$23,845
00C181600000000301	1505 ELM ST	NORRIS SONJA	\$13,881	\$13,881
00C181600000000302	1505 ELM ST	WONG ERIK JEFFREY	\$17,198	\$17,198
00C181600000000303	1505 ELM ST	LANGAN PATRICK	\$20,423	\$20,423
00C181600000000304	1505 ELM ST	LEAVERTON KEVIN O	\$17,329	\$17,329
00C181600000000305	1505 ELM ST	MENDEZPEREZ JAIME & FANNY	\$23,845	\$23,845
00C181600000000401	1505 ELM ST	SCHMIDT MICHAEL	\$14,236	\$14,236
00C181600000000402	1505 ELM ST	HARTLINEDIAZ PATRICIA	\$17,638	\$17,638
00C181600000000403	1505 ELM ST	BREWER STEPHEN D &	\$20,945	\$20,945
00C181600000000404	1505 ELM ST	BECKMAN JAMIE W	\$17,773	\$17,773
00C181600000000405	1505 ELM ST	SYMPHONY PROPERTIES LLC	\$24,454	\$24,454
00C181600000000501	1505 ELM ST	STAMM REGINA	\$14,691	\$14,691
00C181600000000502	1505 ELM ST	HERTIG KELSEY	\$18,201	\$18,201

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Appendix A: DCAD Real Property Account in the City Center Sub-district – Original Boundary (Continued)

City Center Sub-district (Original City Center TIF District Accounts) Continued				
Account Number	Property Address	Property Owner	Base Market Value	Base Taxable Value
00C18160000000503	1505 ELM ST	FLAUGH CHRISTOPHER C	\$21,614	\$21,614
00C18160000000504	1505 ELM ST	NIENDORFF CARL	\$18,339	\$18,339
00C18160000000505	1505 ELM ST	GHASSEMIEH KAMBIZ &	\$23,845	\$23,845
00C18160000000601	1505 ELM ST	PIGG CHRISTINE	\$17,405	\$17,405
00C18160000000602	1505 ELM ST	BUSBY MELINDA Z	\$21,195	\$21,195
00C18160000000603	1505 ELM ST	BASSAMPOUR FATEMAH &	\$27,785	\$27,785
00C18160000000604	1505 ELM ST	IKER GREGORY MARK	\$21,195	\$21,195
00C18160000000605	1505 ELM ST	SONNETT JOHN	\$18,935	\$18,935
00C18160000000701	1505 ELM ST	BRAIR GHASSAN B	\$17,927	\$17,927
00C18160000000702	1505 ELM ST	MAGAN NAVIN	\$21,831	\$21,831
00C18160000000703	1505 ELM ST	JPMORGAN CHASE BANK NA	\$28,619	\$28,619
00C18160000000704	1505 ELM ST	STEVENS KATHERINE A	\$21,831	\$21,831
00C18160000000705	1505 ELM ST	POTTER BRITON J III &	\$18,762	\$18,762
00C18160000000801	1505 ELM ST	KONYA JEFFREY F &	\$18,449	\$18,449
00C18160000000802	1505 ELM ST	HANNON JAMES R JR & PATTI C	\$22,467	\$22,467
00C18160000000803	1505 ELM ST	SINGER ARTURO	\$29,452	\$29,452
00C18160000000804	1505 ELM ST	JONES REBECCA J	\$22,467	\$22,467
00C18160000000805	1505 ELM ST	YELLOTT JAY D	\$18,529	\$18,529
00C18160000000901	1505 ELM ST	SCHWARTZ DEBORAH	\$17,868	\$17,868
00C18160000000902	1505 ELM ST	RICHARD C WERNON	\$23,103	\$23,103
00C18160000000903	1505 ELM ST	KEDRON LUCEA SUZAN	\$30,286	\$30,286
00C18160000000904	1505 ELM ST	ANTERHAUS ROBERT H &	\$20,847	\$20,847
00C18160000000905	1505 ELM ST	MUNOZ ROLANDO & DONNA W	\$20,640	\$20,640
00C18160000001001	1505 ELM ST	MCKNIGHT BILLY REA	\$19,494	\$19,494
00C18160000001002	1505 ELM ST	DILENA R J	\$19,410	\$19,410
00C18160000001003	1505 ELM ST	L & M PTIES	\$31,119	\$31,119
00C18160000001004	1505 ELM ST	HOLLOWAY MICHAEL S &	\$23,738	\$23,738
00C18160000001005	1505 ELM ST	FRAZEE STEVEN K	\$20,146	\$20,146
00C18160000001101	1505 ELM ST	DANE EUGENE	\$20,016	\$20,016
00C18160000001102	1505 ELM ST	GRAU THOMAS JR	\$24,375	\$24,375
00C18160000001103	1505 ELM ST	MCLAIN WILLIAM T &	\$31,953	\$31,953
00C18160000001104	1505 ELM ST	MITTELSTET STEPHEN K	\$24,375	\$24,375
00C18160000001105	1505 ELM ST	ABENDSCHEIN FREDERICK	\$21,776	\$21,776
00C18160000001201	1505 ELM ST	ROBERTSON RON & DONNA	\$20,494	\$20,494
00C18160000001202	1505 ELM ST	EDWARDS GARY DON & JANIE FAY	\$22,347	\$22,347
00C18160000001203	1505 ELM ST	COLLETT BRIAN J TR LIFE EST & CHERYL TR LIFE EST	\$32,786	\$32,786
00C18160000001204	1505 ELM ST	NIENDORFF CARL A IV	\$25,010	\$25,010
00C18160000001205	1505 ELM ST	HALL MICHAEL D	\$22,344	\$22,344
00C18160000001401	1505 ELM ST	PATTERSON J R JR & BILLIE JO PUD	\$34,050	\$34,050
00C18160000001402	1505 ELM ST	FURRH JAMES MADISON &	\$28,514	\$28,514
00C18160000001403	1505 ELM ST	AKIN LARRY D & CAROL D	\$30,680	\$30,680
00C18160000001404	1505 ELM ST	SWAYDEN CHRISTOPHER G	\$35,238	\$35,238
00C18160000001501	1505 ELM ST	SWAIM GARY DON	\$34,873	\$34,873
00C18160000001502	1505 ELM ST	ROBERTS FINES OLIVER	\$32,345	\$32,345
00C18160000001503	1505 ELM ST	VARDEMAN RYAN	\$31,423	\$31,423
00C18160000001504	1505 ELM ST	FEDERAL HOME LOAN MTG CORP	\$36,091	\$36,091
00C18160000001601	1505 ELM ST	SCARLET PEGASUS GROUP LP	\$35,698	\$35,698
00C18160000001602	1505 ELM ST	WILSON ADDISON G IV	\$33,076	\$33,076
00C18160000001603	1505 ELM ST	SCRIPPS FREDERIC SCOTT	\$32,165	\$32,165
00C18160000001604	1505 ELM ST	BLUE STAR MORTGAGE INC	\$36,944	\$36,944
00C46200000000201	1200 MAIN ST	BELLINGHAUSEN WIL J	\$114,061	\$48,283
00C46200000000202	1200 MAIN ST	NEWMAN PAULETTE E	\$114,061	\$19,407
00C46200000000203	1200 MAIN ST	1621 ERVAY LTD	\$114,061	\$22,260
00C46200000000204	1200 MAIN ST	FLEEMAN WILLIAM	\$114,061	\$34,373
00C46200000000205	1200 MAIN ST	SHAH VINAY	\$114,061	\$22,260
00C46200000000206	1200 MAIN ST	DIXON GLORIA D	\$114,061	\$40,548
00C46200000000207	1200 MAIN ST	MACKLIN LURENZO E	\$114,061	\$25,876
00C46200000000208	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$45,958
00C46200000000209	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$42,577
00C46200000000301	1200 MAIN ST	SMITH DANIEL E & HERMA A	\$114,061	\$48,283
00C46200000000302	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$19,407
00C46200000000303	1200 MAIN ST	FREEMAN SCOTT	\$114,061	\$22,260
00C46200000000304	1200 MAIN ST	BOYD CURTIS W & GLENNA HALVORSON	\$114,061	\$34,373
00C46200000000305	1200 MAIN ST	JUAREZ GERARDO	\$114,061	\$22,260
00C46200000000306	1200 MAIN ST	NEVAREZ HECTOR O	\$114,061	\$40,548
00C46200000000307	1200 MAIN ST	AMONGKOL JITTADA KITTY	\$114,061	\$25,876
00C46200000000308	1200 MAIN ST	HART STANLEY L &	\$114,061	\$45,958
00C46200000000309	1200 MAIN ST	SMITH SHERIA D	\$114,061	\$42,577
00C46200000000401	1200 MAIN ST	CRIST EUGENE SCOTT	\$114,061	\$48,283
00C46200000000402	1200 MAIN ST	TERESI MARK A &	\$114,061	\$19,407
00C46200000000403	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$22,260
00C46200000000404	1200 MAIN ST	WEBER JOHN C	\$114,061	\$34,373
00C46200000000405	1200 MAIN ST	SANADI NISAR & THU NGUYET	\$114,061	\$22,260
00C46200000000406	1200 MAIN ST	FORTIER HUNTER & AMY SHREEVE	\$114,061	\$40,548
00C46200000000407	1200 MAIN ST	MASTAGLIO LINDA R	\$114,061	\$25,876
00C46200000000408	1200 MAIN ST	LOPEZ DENNIS A	\$114,061	\$45,958
00C46200000000409	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$42,577
00C46200000000501	1200 MAIN ST	BAILEY PETER & MARY	\$114,061	\$48,283

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Appendix A: DCAD Real Property Account in the City Center Sub-district – Original Boundary (Continued)

City Center Sub-district (Original City Center TIF District Accounts) Continued				
Account Number	Property Address	Property Owner	Base Market Value	Base Taxable Value
00C46200000000502	1200 MAIN ST	PERRI ANTHONY J &	\$114,061	\$19,407
00C46200000000503	1200 MAIN ST	RATH OMKAR R &	\$114,061	\$22,260
00C46200000000504	1200 MAIN ST	FAYE WILLIS DESIGNS INC	\$114,061	\$34,373
00C46200000000505	1200 MAIN ST	BAGARIA SAPNA & SURESH	\$114,061	\$22,260
00C46200000000506	1200 MAIN ST	PARKER RUBY	\$114,061	\$40,548
00C46200000000507	1200 MAIN ST	HOWARD KENNETH ROBERT	\$114,061	\$25,876
00C46200000000508	1200 MAIN ST	ARAUJO JOSEPH	\$114,061	\$45,958
00C46200000000509	1200 MAIN ST	CHATTERJEE ARUNABHA	\$114,061	\$42,577
00C46200000000601	1200 MAIN ST	CRIST EUGENE SCOTT	\$114,061	\$48,283
00C46200000000602	1200 MAIN ST	SALVANT WAYNE	\$114,061	\$19,407
00C46200000000603	1200 MAIN ST	ELLER KELLEY	\$114,061	\$22,260
00C46200000000604	1200 MAIN ST	FLEEMAN WILLIAM B &	\$114,061	\$34,373
00C46200000000605	1200 MAIN ST	DASH PRIYARANJAN &	\$114,061	\$22,260
00C46200000000606	1200 MAIN ST	MUEHLENWEG ROBERT J &	\$114,061	\$40,548
00C46200000000607	1200 MAIN ST	CUEVAS ISRAEL F	\$114,061	\$25,876
00C46200000000608	1200 MAIN ST	EDWARDS JAMES & BARBARA	\$114,061	\$45,958
00C46200000000609	1200 MAIN ST	SCOTT DARIAN D	\$114,061	\$42,577
00C46200000000701	1200 MAIN ST	ATV TEXAS VENTURES IV LP	\$114,061	\$45,607
00C46200000000702	1200 MAIN ST	CRIST EUGENE SCOTT	\$114,061	\$19,407
00C46200000000703	1200 MAIN ST	KADAN PROPERTIES LP	\$114,061	\$22,260
00C46200000000704	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$34,373
00C46200000000705	1200 MAIN ST	ADAMS WILHELMINA J	\$114,061	\$22,260
00C46200000000706	1200 MAIN ST	COMBS DAMETIA	\$114,061	\$40,548
00C46200000000707	1200 MAIN ST	BEVERS MARC	\$114,061	\$25,876
00C46200000000708	1200 MAIN ST	WHITE JESSICA	\$114,061	\$25,876
00C46200000000709	1200 MAIN ST	HERICKS JAMES &	\$114,061	\$40,548
00C46200000000710	1200 MAIN ST	BAKER WILLIAM H III	\$114,061	\$32,432
00C46200000000711	1200 MAIN ST	MATZ TIMOTHY L & PATRICE A	\$114,061	\$35,843
00C46200000000712	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$19,407
00C46200000000713	1200 MAIN ST	DANIEC MONICA	\$114,061	\$42,753
00C46200000000801	1200 MAIN ST	BLACK PAUL	\$114,061	\$45,607
00C46200000000802	1200 MAIN ST	HAQUE NAZ &	\$114,061	\$19,407
00C46200000000803	1200 MAIN ST	SCHNAPPAUF MICHAEL	\$114,061	\$22,260
00C46200000000804	1200 MAIN ST	ALANIZ GEORGE R JR & ANEESA T HOJAT	\$114,061	\$34,373
00C46200000000805	1200 MAIN ST	CHANEY GARY WAYNE 1992 FAMILY TRUST	\$114,061	\$22,260
00C46200000000806	1200 MAIN ST	NGUYEN MICHAEL	\$114,061	\$40,548
00C46200000000807	1200 MAIN ST	BENEVENTI MARK FRANCIS	\$114,061	\$25,876
00C46200000000808	1200 MAIN ST	DU YALI	\$114,061	\$25,876
00C46200000000809	1200 MAIN ST	KORE ALTIN	\$114,061	\$40,548
00C46200000000810	1200 MAIN ST	SAIED ANNA M	\$114,061	\$32,432
00C46200000000811	1200 MAIN ST	FAIRCHILD MELISSA	\$114,061	\$35,843
00C46200000000812	1200 MAIN ST	BURNS CHRISTOPHER J	\$114,061	\$19,407
00C46200000000813	1200 MAIN ST	CRIST EUGENE SCOTT	\$114,061	\$42,753
00C46200000000901	1200 MAIN ST	PRESBY MARK M & LORRIE L	\$114,061	\$45,607
00C46200000000902	1200 MAIN ST	CRIST EUGENE SCOTT	\$114,061	\$19,407
00C46200000000903	1200 MAIN ST	PATEL JAYSHREE &	\$114,061	\$22,260
00C46200000000904	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$34,373
00C46200000000905	1200 MAIN ST	ELLER TOM & ROBYN	\$114,061	\$22,260
00C46200000000906	1200 MAIN ST	KAHANE DENNIS SPENCER	\$114,061	\$40,548
00C46200000000907	1200 MAIN ST	SULLIVANMCMULLEN DAVID	\$114,061	\$25,876
00C46200000000908	1200 MAIN ST	SALEEM ADEEL	\$114,061	\$25,876
00C46200000000909	1200 MAIN ST	PARK STEPHEN	\$114,061	\$40,548
00C46200000000910	1200 MAIN ST	MOBLEY HENRY B JR	\$114,061	\$32,432
00C46200000000911	1200 MAIN ST	ROMACK FAMILY LIVING TRUST	\$114,061	\$35,843
00C46200000000912	1200 MAIN ST	THEIS LANGSTON	\$114,061	\$19,407
00C46200000000913	1200 MAIN ST	CAREY GABRIELLE	\$114,061	\$42,753
00C46200000001001	1200 MAIN ST	IPPOLITO MARTA	\$114,061	\$45,607
00C46200000001002	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$19,407
00C46200000001003	1200 MAIN ST	BROWN GLENN ALAN	\$114,061	\$22,260
00C46200000001004	1200 MAIN ST	ROMERO GERALD & LOURDES	\$114,061	\$34,376
00C46200000001005	1200 MAIN ST	PATRA DEEPAK	\$114,061	\$22,260
00C46200000001006	1200 MAIN ST	SMITH RICHARD	\$114,061	\$40,548
00C46200000001007	1200 MAIN ST	KEANE JUSTIN SCOTT &	\$114,061	\$25,876
00C46200000001008	1200 MAIN ST	CHOY MIRNA	\$114,061	\$25,876
00C46200000001009	1200 MAIN ST	STEGER SUSAN Z	\$114,061	\$40,548
00C46200000001010	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$32,432
00C46200000001011	1200 MAIN ST	OROZCO CARLOS A	\$114,061	\$35,843
00C46200000001012	1200 MAIN ST	SALVANT BRIAN	\$114,061	\$19,407
00C46200000001013	1200 MAIN ST	DOMINGUEZ JOSE R &	\$11,401	\$42,753
00C46200000001101	1200 MAIN ST	GRIEGO MANUEL R JR &	\$114,061	\$45,607
00C46200000001102	1200 MAIN ST	LO TYRONE & PILAR	\$114,061	\$19,407
00C46200000001103	1200 MAIN ST	MA MAU & JUYEI	\$114,061	\$22,260
00C46200000001104	1200 MAIN ST	THOMAS BIJU	\$114,061	\$34,373
00C46200000001105	1200 MAIN ST	PATRO LOKANATH	\$114,061	\$22,260
00C46200000001106	1200 MAIN ST	IPPOLITO DAVIDE MICHAEL	\$114,061	\$40,548
00C46200000001107	1200 MAIN ST	MADDERRA RHONDA & FARON	\$114,061	\$25,876
00C46200000001108	1200 MAIN ST	LIN JEFF P	\$114,061	\$25,876
00C46200000001109	1200 MAIN ST	SENDKER JAN	\$114,061	\$40,548

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Appendix A: DCAD Real Property Account in the City Center Sub-district – Original Boundary (Continued)

City Center Sub-district (Original City Center TIF District Accounts) Continued				
Account Number	Property Address	Property Owner	Base Market Value	Base Taxable Value
00C4620000001110	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$32,432
00C4620000001111	1200 MAIN ST	RADFORD TRACI	\$114,061	\$35,843
00C4620000001112	1200 MAIN ST	ROMIG RANDALL	\$114,061	\$19,407
00C4620000001113	1200 MAIN ST	BRAUM EARL E JR	\$114,061	\$42,753
00C4620000001201	1200 MAIN ST	QUACH LINH	\$114,061	\$45,607
00C4620000001202	1200 MAIN ST	MORAI JUSTIN	\$114,061	\$19,407
00C4620000001203	1200 MAIN ST	TRAN DONG V	\$114,061	\$22,260
00C4620000001204	1200 MAIN ST	MCCANS WILLIAM	\$114,061	\$34,373
00C4620000001205	1200 MAIN ST	HOSKINS BRIAN	\$114,061	\$22,260
00C4620000001206	1200 MAIN ST	PARKER PHILLIP &	\$114,061	\$40,548
00C4620000001207	1200 MAIN ST	BARGANIER NORA D & MICHAEL G	\$114,061	\$25,876
00C4620000001208	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$25,876
00C4620000001209	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$40,548
00C4620000001210	1200 MAIN ST	LITTLE STERLING	\$114,061	\$32,432
00C4620000001211	1200 MAIN ST	LIN XIEQING	\$114,061	\$35,843
00C4620000001212	1200 MAIN ST	ASHON HASSEB	\$114,061	\$19,407
00C4620000001213	1200 MAIN ST	WEBER DANIEL T & GAIL G	\$114,061	\$42,753
00C4620000001401	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$45,607
00C4620000001402	1200 MAIN ST	KHUNTIA ASHOK	\$114,061	\$19,407
00C4620000001403	1200 MAIN ST	KOUROSH INVESTMENT LLC	\$114,061	\$22,260
00C4620000001404	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$34,373
00C4620000001405	1200 MAIN ST	CHAUDHRY JAMAL AZIZ	\$114,061	\$22,260
00C4620000001406	1200 MAIN ST	MICHLUKA GEORGE &	\$114,061	\$40,548
00C4620000001407	1200 MAIN ST	BYRUM TADD A &	\$114,061	\$22,935
00C4620000001408	1200 MAIN ST	HUTCHINSON ANDREW F II	\$114,061	\$22,935
00C4620000001409	1200 MAIN ST	DAO BAO D	\$114,061	\$40,548
00C4620000001410	1200 MAIN ST	THOMAS MONA	\$114,061	\$32,432
00C4620000001411	1200 MAIN ST	BENTLEY BRIAN D	\$114,061	\$35,843
00C4620000001412	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$19,407
00C4620000001413	1200 MAIN ST	GREEN KAREN S	\$114,061	\$42,753
00C4620000001501	1200 MAIN ST	ZANDER GREG W	\$114,061	\$45,607
00C4620000001502	1200 MAIN ST	SALVANT WAYNE F &	\$114,061	\$19,407
00C4620000001503	1200 MAIN ST	YATES RALPH & FAYE	\$114,061	\$22,260
00C4620000001504	1200 MAIN ST	HILL DANIEL &	\$114,061	\$34,373
00C4620000001505	1200 MAIN ST	HIBSID 1 LLC	\$114,061	\$22,260
00C4620000001506	1200 MAIN ST	TRIPP THOMAS	\$114,061	\$40,548
00C4620000001507	1200 MAIN ST	KOKES KEVIN K &	\$114,061	\$25,876
00C4620000001508	1200 MAIN ST	COCHRAN TYLER	\$114,061	\$25,876
00C4620000001509	1200 MAIN ST	JAIN NEHA	\$114,061	\$40,548
00C4620000001510	1200 MAIN ST	METROPOLITAN 1510 LLC	\$114,061	\$32,432
00C4620000001511	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$35,843
00C4620000001512	1200 MAIN ST	KHAN MOIN	\$114,061	\$19,407
00C4620000001513	1200 MAIN ST	MURPHY SEAN A & STACY D	\$114,061	\$42,753
00C4620000001601	1200 MAIN ST	DAVIS STEPHEN J	\$114,061	\$45,607
00C4620000001602	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$19,407
00C4620000001603	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$22,260
00C4620000001604	1200 MAIN ST	NARAN ASHOK	\$114,061	\$34,373
00C4620000001605	1200 MAIN ST	LANCASTER PHILLIP & IRENE	\$114,061	\$22,260
00C4620000001606	1200 MAIN ST	COLE RACHEL	\$114,061	\$40,548
00C4620000001607	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$25,876
00C4620000001608	1200 MAIN ST	POLANCO PAUL	\$114,061	\$25,876
00C4620000001609	1200 MAIN ST	DAMANI ANIRUDH A	\$114,061	\$40,548
00C4620000001610	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$0
00C4620000001611	1200 MAIN ST	PROCTOR RICHARD P REVOCABLE TRUST	\$114,061	\$35,843
00C4620000001612	1200 MAIN ST	SOLE GARY &	\$114,061	\$19,407
00C4620000001613	1200 MAIN ST	PATTERSON JEFF	\$114,061	\$42,753
00C4620000001701	1200 MAIN ST	STRINGER CHRISTOPHER & KATIE	\$114,061	\$48,283
00C4620000001702	1200 MAIN ST	STROTHMAN RHONDA K	\$114,061	\$19,407
00C4620000001703	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$22,260
00C4620000001704	1200 MAIN ST	DANIEL SAM	\$114,061	\$34,373
00C4620000001705	1200 MAIN ST	BROWNELL SUSAN K &	\$114,061	\$22,260
00C4620000001706	1200 MAIN ST	ALVAREZ DAVID &	\$114,061	\$40,548
00C4620000001707	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$25,786
00C4620000001708	1200 MAIN ST	AHUMADA MUCIO	\$114,061	\$25,876
00C4620000001709	1200 MAIN ST	LESTER MARY C	\$114,061	\$40,548
00C4620000001710	1200 MAIN ST	MOORE ARROYO AYSHA	\$114,061	\$32,432
00C4620000001711	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$35,843
00C4620000001712	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$61,779
00C4620000001713	1200 MAIN ST	CHAFFIN LYNDAL A	\$114,061	\$42,753
00C4620000001801	1200 MAIN ST	HUMES EDUARDO	\$114,061	\$48,283
00C4620000001802	1200 MAIN ST	VIRANI ASIF	\$114,061	\$19,407
00C4620000001803	1200 MAIN ST	JACKSON JILL A	\$114,061	\$22,260
00C4620000001804	1200 MAIN ST	DIXON ADAM	\$114,061	\$34,373
00C4620000001805	1200 MAIN ST	BADMAND HOLDINGS LLC	\$114,061	\$22,260
00C4620000001806	1200 MAIN ST	CARTON JEFF	\$114,061	\$40,549
00C4620000001807	1200 MAIN ST	ABDULWAHAB MANNIE	\$114,061	\$25,876
00C4620000001808	1200 MAIN ST	LIN JAMES	\$114,061	\$25,876
00C4620000001809	1200 MAIN ST	CRIST E SCOTT	\$114,061	\$40,548

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Appendix A: DCAD Real Property Account in the City Center Sub-district – Original Boundary (Continued)

City Center Sub-district (Original City Center TIF District Accounts) Continued				
Account Number	Property Address	Property Owner	Base Market Value	Base Taxable Value
00C4620000001810	1200 MAIN ST	ZOLLER ROBERT W	\$114,061	\$32,432
00C4620000001811	1200 MAIN ST	MDH 1200 MAIN LP	\$114,061	\$35,843
00C4620000001812	1200 MAIN ST	KOERBER ELLEN &	\$114,061	\$61,779
00C4620000001901	1200 MAIN ST	ATV TEXAS VENTURES IV LP	\$114,061	\$48,283
00C4620000001902	1200 MAIN ST	RICHARDS GILL & ELIZABETH ANN	\$114,061	\$19,407
00C4620000001903	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$22,260
00C4620000001904	1200 MAIN ST	NATHAL JULIO	\$114,061	\$34,373
00C4620000001905	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$22,260
00C4620000001906	1200 MAIN ST	SLAUGHTER JUSTIN	\$114,061	\$40,548
00C4620000001907	1200 MAIN ST	POON PHILIP	\$114,061	\$25,876
00C4620000001908	1200 MAIN ST	HUDSON SAMUEL L & KALYNN K	\$114,061	\$25,876
00C4620000001909	1200 MAIN ST	ROMERO ROBERT R &	\$114,061	\$40,548
00C4620000001910	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$32,432
00C4620000001911	1200 MAIN ST	RICHARDS GILL & EZLIABETH ANN	\$114,061	\$35,843
00C4620000001912	1200 MAIN ST	HAGLER TRENT L	\$114,061	\$61,779
00C4620000002001	1200 MAIN ST	ALDINGER CRAIG & LAUREN M	\$114,061	\$48,283
00C4620000002002	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$19,407
00C4620000002003	1200 MAIN ST	MUEHLENWEG ROBERT J & CHRISTINE	\$114,601	\$22,260
00C4620000002004	1200 MAIN ST	CHAUDHRY JAMAL	\$114,061	\$34,373
00C4620000002005	1200 MAIN ST	OLTMAN GREGG	\$114,061	\$22,260
00C4620000002006	1200 MAIN ST	GIBSON MICHAEL CHANNING	\$114,061	\$40,548
00C4620000002007	1200 MAIN ST	CHANG LAWRENCE SHEYLUN	\$114,061	\$25,876
00C4620000002008	1200 MAIN ST	FARTHING DANIEL	\$114,061	\$25,876
00C4620000002009	1200 MAIN ST	FICKEL MATTHEW & MARY BETH	\$114,061	\$40,548
00C4620000002010	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$32,432
00C4620000002011	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$35,843
00C4620000002012	1200 MAIN ST	IPPOLITO GIUSEPPINA C	\$114,061	\$61,779
00C4620000002101	1200 MAIN ST	HENSLEY DALLAS W & VIRGINIA K	\$114,061	\$48,283
00C4620000002102	1200 MAIN ST	MCCLAIN JONI L	\$114,061	\$19,407
00C4620000002103	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$22,260
00C4620000002104	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$34,373
00C4620000002105	1200 MAIN ST	TARVER CHRISTOPHER T &	\$114,061	\$22,260
00C4620000002106	1200 MAIN ST	YING KEN W	\$114,061	\$40,548
00C4620000002107	1200 MAIN ST	HWANG HELEN	\$114,061	\$25,876
00C4620000002108	1200 MAIN ST	MOVVA SATYANARAYANA	\$114,061	\$25,876
00C4620000002109	1200 MAIN ST	PERRY BEVERLY	\$114,061	\$40,548
00C4620000002110	1200 MAIN ST	FOX JEFFREY L	\$114,061	\$32,432
00C4620000002111	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$35,843
00C4620000002112	1200 MAIN ST	QUINN CRAIN A & NATALIE L	\$114,061	\$61,779
00C4620000002201	1200 MAIN ST	WAYGOOD PATRICK S &	\$114,061	\$48,283
00C4620000002202	1200 MAIN ST	DURRA OMAR	\$114,061	\$19,407
00C4620000002203	1200 MAIN ST	PHILLIPS DAVID G	\$114,061	\$22,260
00C4620000002204	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$34,373
00C4620000002205	1200 MAIN ST	MARKHOFF STEVEN	\$114,061	\$22,260
00C4620000002206	1200 MAIN ST	GRANT JASON A & MARIA	\$114,061	\$40,548
00C4620000002207	1200 MAIN ST	COCKSEY CHARLES N	\$114,061	\$25,876
00C4620000002208	1200 MAIN ST	CUNNINGHAM THOMAS G	\$114,061	\$25,876
00C4620000002209	1200 MAIN ST	POWERS A MARKS	\$114,061	\$40,548
00C4620000002210	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$32,432
00C4620000002211	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$35,843
00C4620000002212	1200 MAIN ST	PERRI ANTHONY J III MD	\$114,061	\$61,779
00C4620000002301	1200 MAIN ST	MERRITT THOMAS JOSEPH	\$114,061	\$48,283
00C4620000002302	1200 MAIN ST	HIBSID 1 LLC	\$114,061	\$19,407
00C4620000002303	1200 MAIN ST	LUDWIG CURTIS A	\$114,061	\$22,260
00C4620000002304	1200 MAIN ST	PATEL AMIR B	\$114,061	\$34,373
00C4620000002305	1200 MAIN ST	KNIFE LUTHER DASSON III	\$114,061	\$22,260
00C4620000002306	1200 MAIN ST	IPPOLITO ESTER	\$114,061	\$40,548
00C4620000002307	1200 MAIN ST	MOORE MARIJANA &	\$114,061	\$25,876
00C4620000002308	1200 MAIN ST	NAIDU EUPHRASIA RANI	\$114,061	\$25,876
00C4620000002309	1200 MAIN ST	BOWENS BARRY C	\$114,061	\$40,548
00C4620000002310	1200 MAIN ST	KRIDER SUE E	\$114,061	\$32,432
00C4620000002311	1200 MAIN ST	BORICHEVSKY BRIAN &	\$114,061	\$35,843
00C4620000002312	1200 MAIN ST	ENGRAM AARON	\$114,061	\$61,779
00C4620000002401	1200 MAIN ST	COX JOHN VERNON & GAY GAYLE	\$114,061	\$48,283
00C4620000002402	1200 MAIN ST	COX JOHN VERNON &	\$114,061	\$19,407
00C4620000002403	1200 MAIN ST	SMITH LAURA	\$114,061	\$22,260
00C4620000002404	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$34,373
00C4620000002405	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$22,260
00C4620000002406	1200 MAIN ST	BIERI MATTHEW B & REBECCA	\$114,061	\$40,548
00C4620000002407	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$25,876
00C4620000002408	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$25,876
00C4620000002409	1200 MAIN ST	GILMAN ALEX	\$114,061	\$40,548
00C4620000002410	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$32,432
00C4620000002411	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$35,843
00C4620000002412	1200 MAIN ST	MOTGI GURUBASAPPA V & SHASHI R MOTGI	\$114,061	\$61,779
00C4620000002501	1200 MAIN ST	SARDARABADI ABDOL M &	\$114,061	\$48,283
00C4620000002502	1200 MAIN ST	THOMAS BIJU	\$114,061	\$19,407
00C4620000002503	1200 MAIN ST	ACKER PARLEY E III	\$114,061	\$22,260

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Appendix A: DCAD Real Property Account in the City Center Sub-district – Original Boundary (Continued)

City Center Sub-district (Original City Center TIF District Accounts) Continued						
Account Number	Property Address	Property Owner	Base Market Value	Base Taxable Value		
00C4620000002504	1200 MAIN ST	WATTS JAMES T &	\$114,061	\$34,373		
00C4620000002505	1200 MAIN ST	WELKER EDWARD & JOANNE	\$114,061	\$22,260		
00C4620000002506	1200 MAIN ST	TRAMMELL DUANE &	\$114,061	\$40,548		
00C4620000002507	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$25,876		
00C4620000002508	1200 MAIN ST	CORCORAN SHAWN M & CARRIE A	\$114,061	\$25,876		
00C4620000002509	1200 MAIN ST	MAURER IAN S	\$114,061	\$40,548		
00C4620000002510	1200 MAIN ST	MERCHANT REHAN I &	\$114,061	\$32,432		
00C4620000002511	1200 MAIN ST	REAGANS KIMBERLY	\$114,061	\$35,843		
00C4620000002512	1200 MAIN ST	WAYGOOD DAVID NEAL & LISA	\$114,061	\$61,779		
00C4620000002601	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$48,283		
00C4620000002602	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$19,407		
00C4620000002603	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$22,260		
00C4620000002604	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$34,373		
00C4620000002605	1200 MAIN ST	PERRI ANTHONY JOSEPH III	\$114,061	\$22,260		
00C4620000002606	1200 MAIN ST	PERRI ANTHONY J III	\$114,061	\$40,548		
00C4620000002607	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$25,876		
00C4620000002608	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$25,876		
00C4620000002609	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$40,548		
00C4620000002610	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$32,432		
00C4620000002611	1200 MAIN ST	GONZALO 1200 MAIN LLC	\$114,061	\$35,843		
00C4620000002612	1200 MAIN ST	CALDWELL ROGER W & KIMBERLY S	\$114,061	\$61,779		
00C4620000002613	1200 MAIN ST	BELGAUM LLC	\$114,061	\$100,011		
00C61310000000000	1300 JACKSON ST	1300 JACKSON STREET	\$19,742	\$19,742		
00C61310000000001	1300 JACKSON ST	FRACKT RENA L	\$28,665	\$28,665		
00C61310000000002	1300 JACKSON ST	JANTZ JOHN R	\$23,399	\$23,399		
00C61310000000003	1300 JACKSON ST	BRAZZEL ZACHARY L	\$17,068	\$17,068		
00C61310000000004	1300 JACKSON ST	HOPE MARK A	\$27,361	\$27,361		
00C61310000000005	1300 JACKSON ST	WASHINGTON DAVID CHASE	\$28,190	\$28,190		
00C61310000000006	1300 JACKSON ST	KOLANDER KAMELA	\$23,007	\$23,007		
00C61310000000007	1300 JACKSON ST	HARRIS ROSS L	\$25,217	\$25,217		
00C61310000000008	1300 JACKSON ST	SLAWOMIR LESZINSKI LIVING	\$24,270	\$24,270		
00C689300000000202	1122 JACKSON ST	HIBBARD CHRISTIAN	\$4,727	\$4,727		
00C689300000000203	1122 JACKSON ST	MIDBOE MATTHEW L	\$4,727	\$4,727		
00C689300000000204	1122 JACKSON ST	PILON JASON	\$4,727	\$4,727		
00C689300000000205	1122 JACKSON ST	SPARKS KIMBERLY	\$4,727	\$4,727		
00C689300000000206	1122 JACKSON ST	THOMAS TRAVIS HART	\$4,727	\$4,727		
00C689300000000207	1122 JACKSON ST	HORNING REX & CHARLOTTE	\$4,727	\$4,727		
00C689300000000208	1122 JACKSON ST	POPE WILLIAM	\$4,727	\$4,727		
00C689300000000209	1122 JACKSON ST	WEBER WILLIAM R	\$4,727	\$4,727		
00C689300000000210	1122 JACKSON ST	MARTINEZ JONATHAN R	\$4,727	\$4,727		
00C689300000000211	1122 JACKSON ST	COOLEY BRIAN K	\$4,727	\$4,727		
00C689300000000212	1122 JACKSON ST	DURANT BODHI	\$4,727	\$4,727		
00C689300000000213	1122 JACKSON ST	STEPHENS LAURA MILLER IRREVOCABLE TRUST	\$4,727	\$4,727		
00C689300000000214	1122 JACKSON ST	KEMBERY ROBERT	\$4,727	\$4,727		
00C689300000000215	1122 JACKSON ST	HISHINUMA ROBIN A	\$4,727	\$4,727		
00C689300000000216	1122 JACKSON ST	WHITE JARED	\$4,727	\$4,727		
00C689300000000217	1122 JACKSON ST	UNDERWOOD GUTHRIE B JR &	\$4,727	\$4,727		
00C689300000000218	1122 JACKSON ST	COATES WHITNEY PETERSON	\$4,727	\$4,727		
00C689300000000219	1122 JACKSON ST	SMITH JASON DEWAYNE & KIMMIE FARRAR	\$4,727	\$4,727		
00C689300000000220	1122 JACKSON ST	YATES JOEL	\$4,727	\$4,727		
00C689300000000301	1122 JACKSON ST	ELAM KYLE P	\$4,727	\$4,727		
00C689300000000302	1122 JACKSON ST	CARRANZA RAMIRO & LATOYA	\$4,727	\$4,727		
00C689300000000303	1122 JACKSON ST	LAURO ANTHONY I &	\$4,727	\$4,727		
00C689300000000304	1122 JACKSON ST	MILLIGAN MOLLIE	\$4,727	\$4,727		
00C689300000000305	1122 JACKSON ST	TRI MARY	\$4,727	\$4,727		
00C689300000000306	1122 JACKSON ST	SEGOVIA MARIA	\$4,727	\$4,727		
00C689300000000307	1122 JACKSON ST	ADAMS CHRISTIAN R	\$4,727	\$4,727		
00C689300000000308	1122 JACKSON ST	ARCHBOLD EDWIN	\$4,727	\$4,727		
00C689300000000309	1122 JACKSON ST	MAXWELL YVONNE & THOMAS	\$4,727	\$4,727		
00C689300000000310	1122 JACKSON ST	BUTTINE THOMAS C	\$4,727	\$4,727		
00C689300000000311	1122 JACKSON ST	YBARRA MELANIE	\$4,727	\$4,727		
00C689300000000312	1122 JACKSON ST	PARKER PENNY LYNN	\$4,727	\$4,727		
00C689300000000313	1122 JACKSON ST	GREEN BILLY D	\$4,727	\$4,727		
00C689300000000314	1122 JACKSON ST	WYMER BRYCE G	\$4,727	\$4,727		
00C689300000000315	1122 JACKSON ST	DUGAS EARL J	\$4,727	\$4,727		
00C689300000000316	1122 JACKSON ST	GUERRA JOSE ARNOLDO	\$4,727	\$4,727		
00C689300000000317	1122 JACKSON ST	HACKETT RANDY	\$4,727	\$4,727		
00C689300000000318	1122 JACKSON ST	LU HUIRU &	\$4,727	\$4,727		
00C689300000000319	1122 JACKSON ST	BUELICA ADAM	\$4,727	\$4,727		
00C689300000000320	1122 JACKSON ST	KLEUSER MICHELLE	\$4,727	\$4,727		
00C689300000000321	1122 JACKSON ST	FARROW PATRICIA	\$4,727	\$4,727		
00C689300000000322	1122 JACKSON ST	WALKER JONATHAN	\$4,727	\$4,727		
00C689300000000401	1122 JACKSON ST	NWANKWO ADIAH	\$4,727	\$4,727		
00C689300000000402	1122 JACKSON ST	STEPHENS MELODY A	\$4,727	\$4,727		
00C689300000000403	1122 JACKSON ST	JAMES KAREN K	\$4,727	\$4,727		
00C689300000000404	1122 JACKSON ST	REAVIS BEN & KRISTI	\$4,727	\$4,727		
00C689300000000405	1122 JACKSON ST	CRAIG EDWARD	\$4,727	\$4,727		
00C689300000000406	1122 JACKSON ST	WREN OIL & GAS LLC	\$4,727	\$4,727		

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Appendix A: DCAD Real Property Account in the City Center Sub-district – Original Boundary (Continued)

City Center Sub-district (Original City Center TIF District Accounts) Continued

Account Number	Property Address	Property Owner	Base Market Value	Base Taxable Value
00C6893000000407	1122 JACKSON ST	STAFFORD STEPHANIE E	\$4,727	\$4,727
00C6893000000408	1122 JACKSON ST	CALDWELL BRYANN	\$4,727	\$4,727
00C6893000000409	1122 JACKSON ST	BROWN CHARLES W	\$4,727	\$4,727
00C6893000000410	1122 JACKSON ST	RANDOLPH KEVIN	\$4,727	\$4,727
00C6893000000411	1122 JACKSON ST	DILL MICHAEL K	\$4,727	\$4,727
00C6893000000412	1122 JACKSON ST	WREN JUSTIN	\$4,727	\$4,727
00C6893000000413	1122 JACKSON ST	SHEPHARD GREGORY	\$4,727	\$4,727
00C6893000000414	1122 JACKSON ST	PEAK JASON L	\$4,727	\$4,727
00C6893000000415	1122 JACKSON ST	SMITH BRENDA KAY	\$4,727	\$4,727
00C6893000000416	1122 JACKSON ST	WYATT ALAN K	\$4,727	\$4,727
00C6893000000417	1122 JACKSON ST	SHIGEMATSU KEN	\$4,727	\$4,727
00C6893000000418	1122 JACKSON ST	SQUIRES MICHAEL K	\$4,727	\$4,727
00C6893000000419	1122 JACKSON ST	JOHNSON BRANDON	\$4,727	\$4,727
00C6893000000420	1122 JACKSON ST	WARTON JAMES	\$4,727	\$4,727
00C6893000000421	1122 JACKSON ST	SWEET OCEAN T	\$4,727	\$4,727
00C6893000000422	1122 JACKSON ST	THOMASON ADAM CLARK	\$4,727	\$4,727
00C6893000000501	1122 JACKSON ST	MCCOWN CRISTEN & WIESLAWA	\$4,727	\$4,727
00C6893000000502	1122 JACKSON ST	MARASCO LAWRENCE P III	\$4,727	\$4,727
00C6893000000503	1122 JACKSON ST	BETHEL SUSAN	\$4,727	\$4,727
00C6893000000504	1122 JACKSON ST	ABBATI JOSEPH L	\$4,727	\$4,727
00C6893000000505	1122 JACKSON ST	GIBBS JAMES M LIFE ESTATE	\$4,727	\$4,727
00C6893000000506	1122 JACKSON ST	DUDEK JAKUB	\$4,727	\$4,727
00C6893000000507	1122 JACKSON ST	STEWART COREY F	\$4,727	\$4,727
00C6893000000508	1122 JACKSON ST	BERNSTEIN CAMI	\$4,727	\$4,727
00C6893000000509	1122 JACKSON ST	NICHOLSON STEVEN W	\$4,727	\$4,727
00C6893000000510	1122 JACKSON ST	ELLIOTT NATALIE	\$4,727	\$4,727
00C6893000000511	1122 JACKSON ST	BASINGER GREGORY LEROY	\$4,727	\$4,727
00C6893000000512	1122 JACKSON ST	LANGER BRUCE & JEAN	\$4,727	\$4,727
00C6893000000513	1122 JACKSON ST	REED THOMAS J &	\$4,727	\$4,727
00C6893000000514	1122 JACKSON ST	ATV III GP LLC	\$4,727	\$4,727
00C6893000000515	1122 JACKSON ST	ACEVEDO MAGDALENA	\$4,727	\$4,727
00C6893000000516	1122 JACKSON ST	BAEZ SUZETTE	\$4,727	\$4,727
00C6893000000517	1122 JACKSON ST	WHEELIS JONATHAN	\$4,727	\$4,727
00C6893000000518	1122 JACKSON ST	CARTER JASON &	\$4,727	\$4,727
00C6893000000519	1122 JACKSON ST	DENSON MICHAEL	\$4,727	\$4,727
00C6893000000520	1122 JACKSON ST	BEIHOFF DAVID	\$4,727	\$4,727
00C6893000000521	1122 JACKSON ST	ETTER CHRISTOPHER W	\$4,727	\$4,727
00C6893000000522	1122 JACKSON ST	TUCKER JOB ALEXANDER	\$4,727	\$4,727
00C6893000000601	1122 JACKSON ST	KNAUS ROBERT	\$4,727	\$4,727
00C6893000000602	1122 JACKSON ST	NAVARRO JOHN	\$4,727	\$4,727
00C6893000000603	1122 JACKSON ST	BOWERS JOEL B	\$4,727	\$4,727
00C6893000000604	1122 JACKSON ST	MORENO VICTORIA R &	\$4,727	\$4,727
00C6893000000605	1122 JACKSON ST	PATTON JERRE W	\$4,727	\$4,727
00C6893000000606	1122 JACKSON ST	NEWHAM ANDREA RODRIGUEZ	\$4,727	\$4,727
00C6893000000607	1122 JACKSON ST	QUINT BERNARD T	\$4,727	\$4,727
00C6893000000608	1122 JACKSON ST	NATIONAL NATIONAL MTG ASSOC	\$4,727	\$4,727
00C6893000000609	1122 JACKSON ST	LUNSFORD WALKER	\$4,727	\$4,727
00C6893000000610	1122 JACKSON ST	BRAMMER JANE E	\$4,727	\$4,727
00C6893000000611	1122 JACKSON ST	DURKIN BRETT T & SHIRLEY	\$4,727	\$4,727
00C6893000000612	1122 JACKSON ST	WILSON DAMON	\$4,727	\$4,727
00C6893000000613	1122 JACKSON ST	HALL JACQUELINE R &	\$4,727	\$4,727
00C6893000000614	1122 JACKSON ST	BOYCE MOLLIE	\$4,727	\$4,727
00C6893000000615	1122 JACKSON ST	CHOWDHURY RYAN R	\$4,727	\$4,727
00C6893000000616	1122 JACKSON ST	MORRIS DOUGLAS A & VIRSIE N	\$4,727	\$4,727
00C6893000000617	1122 JACKSON ST	MCGUFFEY THOMAS J	\$4,727	\$4,727
00C6893000000618	1122 JACKSON ST	2008 CONDO PROPERTIES LLC	\$4,727	\$4,727
00C6893000000619	1122 JACKSON ST	ALLELO JOHN G	\$4,727	\$4,727
00C6893000000620	1122 JACKSON ST	KNIGHT SHAWN P	\$4,727	\$4,727
00C6893000000621	1122 JACKSON ST	WATTERS MELODY & EDWARD	\$4,727	\$4,727
00C6893000000622	1122 JACKSON ST	WOODY EARL &	\$4,727	\$4,727
00C6893000000701	1122 JACKSON ST	TOONY JEFFREY D & ELIZABETH A	\$4,727	\$4,727
00C6893000000702	1122 JACKSON ST	DILLON CRAIG L	\$4,727	\$4,727
00C6893000000703	1122 JACKSON ST	KEAN MICHELLE	\$4,727	\$4,727
00C6893000000704	1122 JACKSON ST	PULSIFER LYNN P	\$4,727	\$4,727
00C6893000000705	1122 JACKSON ST	BONNIN MATTHEW E	\$4,727	\$4,727
00C6893000000706	1122 JACKSON ST	HILL MARKESHA	\$4,727	\$4,727
00C6893000000707	1122 JACKSON ST	MUELLER ANDREW	\$4,727	\$4,727
00C6893000000708	1122 JACKSON ST	BATES SAM IV	\$4,727	\$4,727
00C6893000000709	1122 JACKSON ST	SOROKA STAN & SANDRA	\$4,727	\$4,727
00C6893000000710	1122 JACKSON ST	ADAMS JOHN & JEAN	\$4,727	\$4,727
00C6893000000711	1122 JACKSON ST	VANPELT DANIEL	\$4,727	\$4,727
00C6893000000712	1122 JACKSON ST	LIBBY JEFFREY A	\$4,727	\$4,727
00C6893000000713	1122 JACKSON ST	GOODWIN WESLEY	\$4,727	\$4,727
00C6893000000714	1122 JACKSON ST	ROJASRESTREPO OLGA L	\$4,727	\$4,727
00C6893000000715	1122 JACKSON ST	CHOE DAVID	\$4,727	\$4,727
00C6893000000716	1122 JACKSON ST	FEDERAL NATIONAL MORTGAGE ASSOC	\$4,727	\$4,727
00C6893000000717	1122 JACKSON ST	STAPLES NATHAN	\$4,727	\$4,727
00C6893000000718	1122 JACKSON ST	2008 CONDO PROPERTIES LLC	\$4,727	\$4,727

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Appendix A: DCAD Real Property Account in the City Center Sub-district – Original Boundary (Continued)

City Center Sub-district (Original City Center TIF District Accounts) Continued				
Account Number	Property Address	Property Owner	Base Market Value	Base Taxable Value
00C68930000000719	1122 JACKSON ST	MCKENZIE LANCE A	\$4,727	\$4,727
00C68930000000720	1122 JACKSON ST	ESCANILLA DINNAH	\$4,727	\$4,727
00C68930000000721	1122 JACKSON ST	BONANNO CAROLINA	\$4,727	\$4,727
00C68930000000722	1122 JACKSON ST	TUCKER JOB ALEXANDER	\$4,727	\$4,727
00C68930000000801	1122 JACKSON ST	MAHONEY LAURIE & JOHN	\$4,727	\$4,727
00C68930000000802	1122 JACKSON ST	FARKAS JANOS	\$4,727	\$4,727
00C68930000000803	1122 JACKSON ST	FOREMAN ROSEMARY &	\$4,727	\$4,727
00C68930000000804	1122 JACKSON ST	BIEDENHAM JOSEPH A III	\$4,727	\$4,727
00C68930000000805	1122 JACKSON ST	SOUTHARD DANE M &	\$4,727	\$4,727
00C68930000000806	1122 JACKSON ST	WOJCIECHOWSKI MARZENA &	\$4,727	\$4,727
00C68930000000807	1122 JACKSON ST	JANNING JAMES N &	\$4,727	\$4,727
00C68930000000808	1122 JACKSON ST	ADROVIC ARMIN	\$4,727	\$4,727
00C68930000000809	1122 JACKSON ST	JONES CHRISTOPHER &	\$4,727	\$4,727
00C68930000000810	1122 JACKSON ST	HILL JAMES C	\$4,727	\$4,727
00C68930000000811	1122 JACKSON ST	CRAIN PRISCILLA S	\$4,727	\$4,727
00C68930000000812	1122 JACKSON ST	ONEAL MARK	\$4,727	\$4,727
00C68930000000813	1122 JACKSON ST	ALAVI REZA & MONA	\$4,727	\$4,727
00C68930000000814	1122 JACKSON ST	ALAVI REZA & MONA	\$4,727	\$4,727
00C68930000000815	1122 JACKSON ST	ELAM KYLE P	\$4,727	\$4,727
00C68930000000816	1122 JACKSON ST	ANDERSON PHILLIP H	\$4,727	\$4,727
00C68930000000817	1122 JACKSON ST	EHLE JOEL & TONI	\$4,727	\$4,727
00C68930000000818	1122 JACKSON ST	PATTI MARIE ANTOINETTE	\$4,727	\$4,727
00C68930000000819	1122 JACKSON ST	ATKINS SHARON K	\$4,727	\$4,727
00C68930000000820	1122 JACKSON ST	GOODWIN JEFF ANDERSON &	\$4,727	\$4,727
00C68930000000821	1122 JACKSON ST	CAMP JUSTIN	\$4,727	\$4,727
00C68930000000822	1122 JACKSON ST	KNIGHT LAURA C	\$4,727	\$4,727
00C68930000000901	1122 JACKSON ST	EFURD ROBERT	\$4,727	\$4,727
00C68930000000902	1122 JACKSON ST	BUSTAMANTE NIRMA D	\$4,727	\$4,727
00C68930000000903	1122 JACKSON ST	FEDERAL HOME LOAN MTG CORP	\$4,727	\$4,727
00C68930000000904	1122 JACKSON ST	MAISEL WILLIAM L &	\$4,727	\$4,727
00C68930000000905	1122 JACKSON ST	MCCLINTOCK SANDRA	\$4,727	\$4,727
00C68930000000906	1122 JACKSON ST	GONZALEZ RAUL	\$4,727	\$4,727
00C68930000000907	1122 JACKSON ST	KIENAST AILEEN	\$4,727	\$4,727
00C68930000000908	1122 JACKSON ST	DUBOIS THOMAS	\$4,727	\$4,727
00C68930000000910	1122 JACKSON ST	WANCHO FRANK W	\$4,727	\$4,727
00C68930000000911	1122 JACKSON ST	GROVES RYAN LANE &	\$4,727	\$4,727
00C68930000000912	1122 JACKSON ST	SCHROTERBERGER LUKE A	\$4,727	\$4,727
00C68930000000913	1122 JACKSON ST	MITCHELL ANN	\$4,727	\$4,727
00C68930000000914	1122 JACKSON ST	PATTI MARIE ANTIONETTE	\$4,727	\$4,727
00C68930000000915	1122 JACKSON ST	FRANK NATHAN A	\$4,727	\$4,727
00C68930000000916	1122 JACKSON ST	INIGO RALPH R	\$4,727	\$4,727
00C68930000000917	1122 JACKSON ST	BOYD GANNON M & MEGAN L	\$4,727	\$4,727
00C68930000000918	1122 JACKSON ST	2008 CONDO PROPERTIES LLC	\$4,727	\$4,727
00C68930000000919	1122 JACKSON ST	TUCKER JOB ALEXANDER	\$4,727	\$4,727
00C68930000000920	1122 JACKSON ST	BLEVINS JESSE & ALISON	\$4,727	\$4,727
00C68930000000921	1122 JACKSON ST	EVANS HEATHER	\$4,727	\$4,727
00C68930000000922	1122 JACKSON ST	STRONG GERI & JON GRINALDI	\$4,727	\$4,727
00C68930000001001	1122 JACKSON ST	SHAVER ANGELA L	\$4,727	\$4,727
00C68930000001002	1122 JACKSON ST	EVANS BRIAN K	\$4,727	\$4,727
00C68930000001003	1122 JACKSON ST	HUESTON JANIE G	\$4,727	\$4,727
00C68930000001004	1122 JACKSON ST	ORILEY PATRICIA ANN	\$4,727	\$4,727
00C68930000001005	1122 JACKSON ST	KELLER JAY EDWARD	\$4,727	\$4,727
00C68930000001006	1122 JACKSON ST	COOK JUSTIN P & LINDSEY A	\$4,727	\$4,727
00C68930000001007	1122 JACKSON ST	HEHMANN BRYAN A	\$4,727	\$4,727
00C68930000001008	1122 JACKSON ST	SPIGEL SAMUEL ADAM	\$4,727	\$4,727
00C68930000001009	1122 JACKSON ST	SEYMOUR JEFFREY	\$4,727	\$4,727
00C68930000001010	1122 JACKSON ST	WHITE COREY	\$4,727	\$4,727
00C68930000001011	1122 JACKSON ST	ROBERTSON EMILY ELIZABETH	\$4,727	\$4,727
00C68930000001012	1122 JACKSON ST	STARK DAREN	\$4,727	\$4,727
00C68930000001013	1122 JACKSON ST	ADDAGATLA BABU & VAJRA S	\$4,727	\$4,727
00C68930000001014	1122 JACKSON ST	CLARK JOHN	\$4,727	\$4,727
00C68930000001015	1122 JACKSON ST	BESCO JANIS A	\$4,727	\$4,727
00C68930000001016	1122 JACKSON ST	RIGHETTI MARCO &	\$4,727	\$4,727
00C68930000001017	1122 JACKSON ST	BROWN BRITNEY NOEL	\$4,727	\$4,727
00C68930000001018	1122 JACKSON ST	PRIKRYL SARAH GRACE	\$4,727	\$4,727
00C68930000001019	1122 JACKSON ST	WATSON ORA LEE SIMPSON	\$4,727	\$4,727
00C68930000001020	1122 JACKSON ST	ENTRUST RETIREMENT SERVICES INC	\$4,727	\$4,727
00C68930000001022	1122 JACKSON ST	ALLIE STEVEN CHARLES & KIMBERLY TODD	\$4,727	\$4,727
00C68930000001101	1122 JACKSON ST	FANNIE MAE	\$4,727	\$4,727
00C68930000001102	1122 JACKSON ST	BARRETO WARREN	\$4,727	\$4,727
00C68930000001103	1122 JACKSON ST	SOROKA STAN R JR & SANDRA	\$4,727	\$4,727
00C68930000001104	1122 JACKSON ST	THURSTON MARSHALLYN	\$4,727	\$4,727
00C68930000001105	1122 JACKSON ST	COSBY LAWRENCE	\$4,727	\$4,727
00C68930000001106	1122 JACKSON ST	AILSLING KATHLEEN A	\$4,727	\$4,727
00C68930000001107	1122 JACKSON ST	GOLARZ SCOTT R	\$4,727	\$4,727
00C68930000001108	1122 JACKSON ST	KIENAST AILEEN D	\$4,727	\$4,727
00C68930000001109	1122 JACKSON ST	FORSTENZER ANDREW P	\$4,796	\$4,796
00C71970000100100	1601 ELM ST	YPI THANKSGIVING TOWER	\$77,463,790	\$77,463,790
Totals			1,023,716,274	866,044,996

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Appendix B: DCAD Real Property Account in the Lamar Corridor/West End Sub-district – 2012 Boundary Amendment Accounts

Lamar Corridor/West End Sub-district			
Accounty Number	Property Address	Property Owner	Base Taxable Value
00000104443000000	1911 N GRIFFIN ST	GREENE ROBERT L	\$575,200
00000104446000000	1000 MUNGER AVE	GREENE ROBERT L	\$713,730
000001044400000100	1909 N GRIFFIN ST	GREENE ROBERT L	\$261,350
00021400130010000	1909 N GRIFFIN ST	RICHARDSON DARYL GOURMET	\$2,310,000
00000104308000000	2019 N LAMAR ST	ARENA PARTNERS LP	\$1,046,760
00000104371000000	2020 N LAMAR ST	2020 GARAGE LAND LP	\$2,510,820
000204000004A0000	2001 N LAMAR ST	CCI WEST END I LP	\$3,200,000
000001000390000100	302 N HOUSTON ST	DORBET INC	\$7,902,240
00000104332000000	1911 N LAMAR ST	WEST END API LTD	\$818,650
00020500030030000	1800 N MARKET ST	1800 MARKET STREET LTD	\$446,400
00000104323000000	603 MUNGER AVE	MARKET STREET DEV LTD	\$2,501,790
00000100132000000	1815 N MARKET ST	USRP FUNDING 2001 A LP	\$1,367,000
00020500030020000	1802 N MARKET ST	1800 MARKET STREET LTD	\$800,000
000001000390000200	401 N HOUSTON ST	CORDOVAN VENTURERS &	\$3,607,620
000027006505A0000	607 CORBIN ST	LAZ LA III TX 1 LP	\$2,039,940
00000104347000000	1801 N LAMAR ST	ARI LANDMARK CENTER LP	\$7,751,590
00000100192000000	701 ROSS AVE	MARKET ROSS LTD	\$1,750,000
00000104356000000	1715 N LAMAR ST	ARILANDMARK CENTER LP	\$240,000
00000104354000000	1709 N LAMAR ST	ARI LANDMARK CENTER LP	\$377,100
00000100141000000	1713 N MARKET ST	MARKET ROSS LTD ET AL	\$1,043,840
00000104359000000	801 ROSS AVE	ARI LANDMARK CENTER LP	\$642,250
00000104351000000	803 ROSS AVE	ARI LANDMARK CENTER LP	\$120,000
000063000700000100	300 N HOUSTON ST	CORDOVAN VENTURERS	\$214,610
00000100195000000	705 ROSS AVE	VIC AND RALPH LP	\$750,000
00000100138000000	1709 N MARKET ST	BLACKLAND	\$1,638,860
00000100144000000	1701 N MARKET ST	MARKET ROSS LTD ETAL	\$2,617,300
000001000390000400	401 N HOUSTON ST	401 NORTH HOUSTON LP	\$1,766,820
00000100201000000	710 ROSS AVE	708 ROSS INV PS LP	\$1,253,000
00000100204000000	704 ROSS AVE	JSS ROSS LP	\$1,152,000
00000100147000000	311 N MARKET ST	MARKET STREET L P	\$1,608,720
000063000700000000	300 N HOUSTON ST	TRANSCONTINENTAL REALTY INV	\$15,000
00000100207000000	302 N MARKET ST	RMC MOLINE LP	\$2,000,000
000020002701A0000	515 ROSS AVE	CITY PARK A LOT LP	\$441,070
00000100087000000	301 S RECORD ST	CITY PARK A LOT LP	\$1,427,880
00000100216000000	208 N MARKET ST	AVERY B F & SONS LTD	\$4,284,000
00000100213000000	211 N AUSTIN ST	CARROLL JILL LP	\$600,000
00000100153000000	611 ELM ST	7223 L P	\$1,200,000
00000100156000000	605 ELM ST	PACE CAROLINA JOLLIFF	\$601,000
00000100225000000	711 ELM ST	SANDCAP 711 ELM PARTNERS LP	\$1,159,000
00000100159000000	601 ELM ST	7223 ELM L P	\$1,387,000
00004800330010000	800 MAIN ST	DALLAS MAIN LP	\$5,952,000
00004800330040000	800 MAIN ST	INTERFIRST BANK DALLAS	\$125,000
00000100231000000	710 MAIN ST	DALLAS MAIN LP	\$1,929,700
00000100237000000	706 MAIN ST	LAWYERS BLDG OF DALLAS	\$399,640
00000100234000000	702 MAIN ST	701 KATY BUILDING LP	\$302,500
00000100240000000	700 MAIN ST	701 KAY BUILDING LP	\$110,000
00000100243000000	701 COMMERCE ST	701 KATY BUILDING LP	\$1,566,600
00000100318000000	205 S LAMAR ST	GREYHOUND LINES INC	\$1,850,000
00000100321000000	804 COMMERCE ST	GREYHOUND LINES INC	\$648,500
00000100324000000	801 JACKSON ST	GREYHOUND BUS LINES INC	\$950,000
00000100249000000	712 COMMERCE ST	AHC DALLAS PROPERTIES LLC	\$2,200,000
00000100333000000	311 S LAMAR ST	AHC DALLAS PROPERTIES LLC	\$1,787,500
00000100330000000	800 JACKSON ST	ACTION JACKSON LP	\$1,498,950
00000100264000000	714 JACKSON ST	AHC DALLAS PROPERTIES LLC	\$2,204,130
000034002101A0000	309 S MARKET ST	AHC DALLAS PROPERTIES LLC	\$1,799,120
00000100184300000	600 JACKSON ST	RICHMAN TRUSTS	\$379,000
00000100111000000	512 JACKSON ST	PACE CAROLINA JOLLIFF	\$599,000
00000100180500000	304 S RECORD ST	RICHMAN TRUSTS	\$762,000
00000100117000000	302 S HOUSTON ST	TM LAWRENCE HOSPITALITY	\$3,744,110
00000100336000000	401 S LAMAR ST	BELO INVESTMENT	\$2,401,100
000024002205A0000	310 S HOUSTON ST	EQUITY HOTEL GROUP LLC	\$910,360
00000100114000000	306 S HOUSTON ST	ADMIRAL REALTY CO	\$240,000
00000100273000000	701 YOUNG ST	BELO INVESTMENT	\$1,053,950
00002400220000000	500 WOOD ST	PACE CAROLINA JOLLIFF	\$10,000
Total			\$99,565,700

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Appendix C: City Center TIF District Original Budget

City Center TIF District Original Budget

Category	Original Budget
Public Infrastructure Improvements <i>Streetscape Improvements, Pedestrian Linkages, Lighting, Utility Burial, Utility Upgrades</i>	\$12,339,598
Facade Easements	\$2,000,000
Educational Training Facilities	\$2,236,550
Parking	\$2,525,154
Acquisition & Restoration of Historic Sites	\$4,022,486
Redevelopment/Development Projects <i>Environmental Remediation, Interior & Exterior Demolition, Façade Improvements/Restoration, TIF Grants</i>	\$54,451,027
Public Use Improvements	\$207,500
Areas of Public Assembly <i>Open Space Improvements, Park Acquisition and Improvements</i>	\$2,625,000
Affordable Housing	\$5,000,000
Ground Floor Activation	\$0
Plan Implementation/Administration	\$2,160,402
Total	\$87,567,717

*Estimated TIF Expenditure reflects actual project collections for the district.

Appendix D: City Center TIF Sub-District Budget

City Center Sub-District Budget

Category	Estimated TIF Expenditure*
Public Infrastructure Improvements <i>Streetscape Improvements, Pedestrian Linkages, Lighting, Utility Burial, Utility Upgrades</i>	\$4,000,000
Parking	\$3,000,000
Redevelopment/Development Projects <i>Environmental Remediation, Interior & Exterior Demolition, Façade Improvements/Restoration, TIF Grants</i>	\$21,546,111
District Wide Improvements	\$2,000,000
Affordable Housing	\$3,500,000
Ground Floor Activation <i>(in the form of a TIF Grant)</i>	\$4,300,000
Plan Implementation/Administration	\$750,000
Total	\$39,096,111

*Estimated TIF Expenditure reflects anticipated project collections for the sub-district.

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Appendix E: Lamar Corridor/West End Sub-District Budget

Lamar Corridor/West End Sub-District Budget

Category	Estimated TIF Expenditure*
Public Infrastructure Improvements <i>Streetscape Improvements, Pedestrian Linkages, Lighting, Utility Burial, Utility Upgrades</i>	\$4,500,182
Parking	\$2,500,000
Redevelopment/Development Projects <i>Environmental Remediation, Interior & Exterior Demolition, Façade Improvements/Restoration, TIF Grants</i>	\$19,426,000
District Wide Improvements	\$2,000,000
Affordable Housing	\$3,000,000
Ground Floor Activation <i>(in the form of a TIF Grant)</i>	\$4,000,000
Plan Implementation/Administration	\$1,750,000
Total	\$37,176,182

*Estimated TIF Expenditure reflects anticipated project collections for the sub-district.