

May 22, 2013

**WHEREAS**, Chapter 372 of the Texas Local Government Code (the "Act") allows for the creation of public improvement districts; and

**WHEREAS**, on April 1, 2013, Dallas CBD Enterprises, Inc., representing homeowners of downtown area, delivered to the City of Dallas a petition to renew the Downtown Improvement District in accordance with the parameters of Chapter 372 of the Texas Local Government Code, as shown on the attached Map of the District (**Exhibit A**). City staff reviewed the petition and determined the owners of more than 60 percent of the appraised value of the taxable real property liable for assessment, and more than 60 percent of the land area of all taxable real property liable for assessment within the District executed the petition, in accordance with the necessary thresholds for the City Council to consider creation of the District; and

**WHEREAS**, on April 15, 2013, a memo was submitted to the Economic Development Committee regarding the renewal of the Downtown Improvement District (PID); and

**WHEREAS**, pursuant to Section 372.007 of the Act, the City staff, with the assistance of the Dallas CBD Enterprises, Inc., verified the petitions, evaluated the creation service plan to determine whether the services should be made as proposed by the proposed service plan and found the plan to be viable; 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 District to speak for or against the renewal of the Downtown Improvement District for a special assessment against each property owner of record for real property and real property improvements, exclusive of right-of-way, to provide funding for the District for the purpose of providing supplemental services and improvements.

**NOW, THEREFORE,**

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

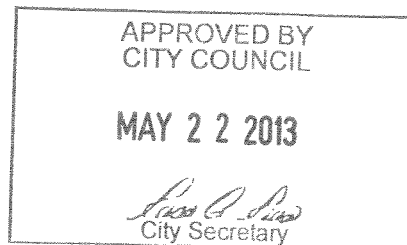
**Section 1.** That a public hearing shall be held at 1:00 p.m. on June 12, 2013, in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, at which time any interested person may appear and speak for or against the renewal of the Downtown Improvement District (**Exhibit A**) providing for a special assessment against the property owners of record for real property and real property improvements, exclusive of rights-of-way, to provide funding for the District for the purpose of providing supplemental public services and public improvements (**See Exhibits B and C**).

**Section 2.** That the facts and recitals contained in the preamble of this resolution are found and declared to be true and correct.

**Section 3.** That such public hearing shall be published in the official newspaper of the City of Dallas and mailed to the property owners of the District before the 15th day before the public hearing.

**Section 4.** That after the closing of the public hearing, the City Council may consider a resolution approving the creation of the Downtown Improvement District providing for a special assessment against the property owners of record for real property and real property improvements, exclusive of rights-of-way, to provide funding for the District for the purpose of providing supplemental public services and public improvements, approving the Service Plan for 2014-2020, designating the Dallas CBD Enterprises, Inc., as the management entity of the District and providing an effective date.

**Section 5.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and is accordingly so resolved.



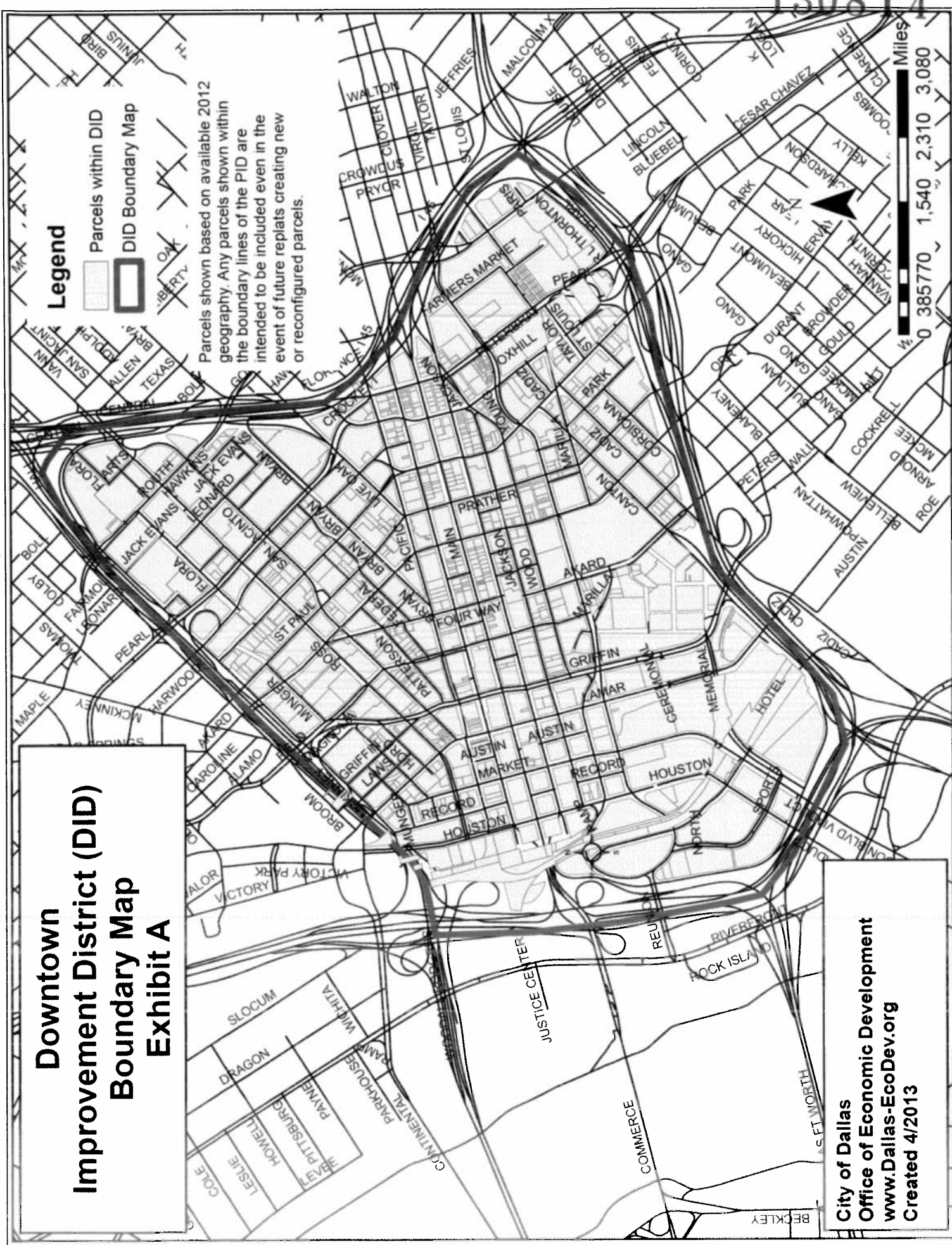
# Downtown Improvement District (DID) Boundary Map Exhibit A

## Legend

- Parcels within DID
- DID Boundary Map

Parcels shown based on available 2012 geography. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats creating new or reconfigured parcels.

City of Dallas  
Office of Economic Development  
[www.Dallas-EcoDev.org](http://www.Dallas-EcoDev.org)  
Created 4/2013



Dallas Downtown Improvement District (DID)						
Seven Year Budget						
	2014* Budget	2015* Budget	2016* Budget	2017* Budget	2018* Budget	2019* Budget
	2020* Budget					
REVENUES & RESERVES						
Fund balance from previous year	\$1,961.00	\$1,422.35	\$1,566.77	\$1,293.41	\$1,221.38	\$1,223.24
Net assessment revenue	\$5,359,661.35	\$5,627,644.42	\$5,909,026.64	\$6,204,477.97	\$6,514,701.87	\$6,840,436.96
Exempt jurisdictions	\$99,000.00	\$99,000.00	\$99,000.00	\$99,000.00	\$99,000.00	\$99,000.00
Interest on cash balances	\$300.00	\$500.00	\$700.00	\$1,000.00	\$1,300.00	\$1,500.00
Other income & contributions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL INCOME & RESERVES	\$5,460,922.35	\$5,728,566.77	\$6,010,293.41	\$6,305,771.38	\$6,616,223.24	\$6,942,160.21
EXPENDITURES						
Organization & Administration	\$520,000.00	\$550,000.00	\$600,000.00	\$660,000.00	\$715,000.00	\$775,000.00
Capital Improvements <sup>1</sup>	\$400,000.00	\$435,000.00	\$480,000.00	\$530,000.00	\$585,000.00	\$640,000.00
Transportation and Improvements <sup>2</sup>	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00
Communications & Events <sup>3</sup>	\$800,000.00	\$840,000.00	\$870,000.00	\$925,000.00	\$975,000.00	\$1,030,000.00
Maintenance <sup>4</sup>	\$1,125,000.00	\$1,182,000.00	\$1,264,000.00	\$1,315,000.00	\$1,365,000.00	\$1,420,000.00
Safety <sup>5</sup>	\$2,214,500.00	\$2,320,000.00	\$2,395,000.00	\$2,474,550.00	\$2,575,000.00	\$2,675,500.00
TOTAL EXPENDITURES	\$5,459,500.00	\$5,727,000.00	\$6,009,000.00	\$6,304,550.00	\$6,615,000.00	\$6,940,500.00
FUND BALANCE/RESERVES						
	\$1,422.35	\$1,566.77	\$1,293.41	\$1,221.38	\$1,223.24	\$1,119.02
* The DID is authorized by the City Council through 2013. Expenses for 2014 thru 2020 are estimates pending successful renewal of the DID in 2013.						
<sup>1</sup> Public Improvements, landscape and parks. Dealey Plaza Restoration, MATA, DCBDC capital improvements operating expenses						
<sup>2</sup> Transportation, public safety, maintenance, community events and capital improvements						
<sup>3</sup> Program Services, special programs, entertainment and events, retail recruitment, environmental enhancements, DCBDC communications & events operating expenses						
<sup>4</sup> Sidewalk and lanscape maintenance, community programs, Clean Team, DCBDC maintenance operating expenses						
<sup>5</sup> Downtown Safety Patrol, Homeless outreach, Education & coordination, DCBDE Safety operating expenses						

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<sup>4</sup> Sidewalk and landscape maintenance, community programs, Clean Team, DCBDC maintenance operating expenses

<sup>5</sup> Downtown Safety Patrol, Homeless outreach, Education & coordination, DCBDE Safety operating expenses



## **Dallas Downtown Improvement District Assessment Plan**

The costs of the services and improvements by the District will be paid primarily by special assessment against properties in the District. Annual assessments are based on the total value of real property and real property improvements as determined by the Dallas Central Appraisal District ("DCAD").

The Dallas Downtown Improvement District proposed assessment rate for 2013 is \$0.1190 per \$100 of appraised value. Actual assessment rates and levies will be set by the Dallas City Council subject to a maximum of \$0.15 per \$100 of value and according to procedures stipulated by Chapter 372 of the Texas Local Government Code.

The District shall pay the cost of the improvements and services described in this petition. The City of Dallas contractually has agreed to pay assessments against exempt City property in the District. City right-of-way, railroad right-of-way, parks and cemeteries are not specially benefitted and therefore are not subject to assessment. Payment of assessments by other exempt jurisdictions and entities must also be established by contract.