

**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, the Prescott Realty Group representing property owners of University Crossing Public Improvement District area, delivered to the City of Dallas a petition to create the University Crossing Public Improvement District (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, the Economic Development Committee was briefed on the proposed creation of the University Crossing Public Improvement District (PID); and

**WHEREAS**, pursuant to Section 372.007 of the Act, the City staff, with the assistance of the Prescott Realty Group, 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 creation of the University Crossing PID 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 creation of the University Crossing Public 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 University Crossing PID 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 University Crossing Improvement District Corporation 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.





# Exhibit A

## Legend

trail\_master



University Crossing PID Boundary

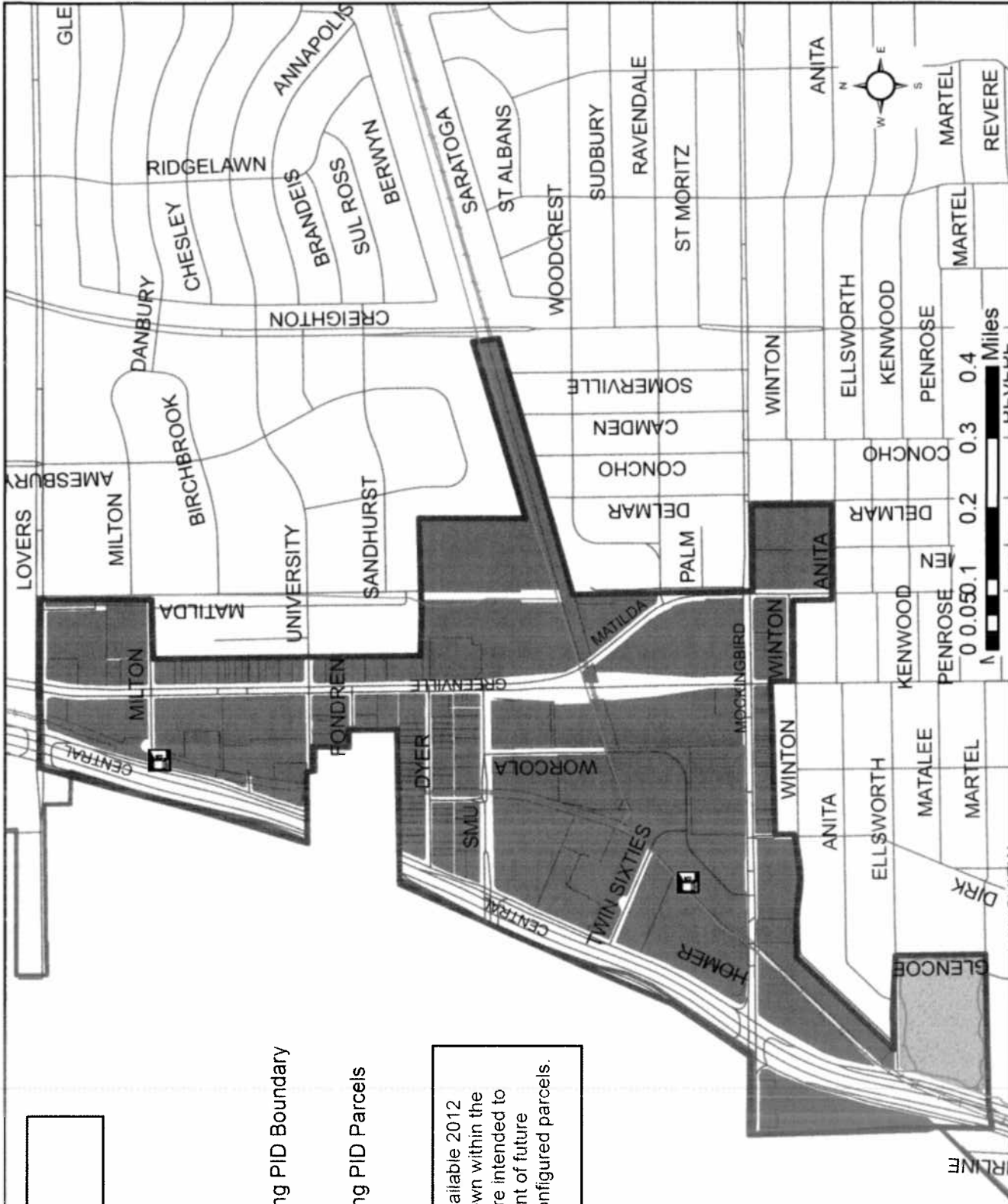


Glencoe\_park



University Crossing PID Parcels

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.





# University Crossing Public Improvement District - Seven-Year Budget

Exhibit B

	2014 Budget <sup>1</sup>	2015 Budget <sup>1</sup>	2016 Budget <sup>1</sup>	2017 Budget <sup>1</sup>	2018 Budget <sup>1</sup>	2019 Budget <sup>1</sup>	2020 Budget <sup>1</sup>
<b>REVENUES &amp; RESERVES</b>							
Fund balance from previous year	\$0.00	\$0.00	\$2,000.00	\$1,000.00	\$3,000.00	\$1,000.00	\$2,000.00
Net assessment revenue	\$479,000.00	\$506,000.00	\$551,000.00	\$592,000.00	\$645,000.00	\$665,000.00	\$685,000.00
Exempt jurisdictions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest on cash balances	\$2,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
Other income & contributions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL INCOME</b>	<b>\$481,000.00</b>	<b>\$509,000.00</b>	<b>\$556,000.00</b>	<b>\$596,000.00</b>	<b>\$651,000.00</b>	<b>\$669,000.00</b>	<b>\$690,000.00</b>
<b>EXPENDITURES</b>							
Security <sup>2</sup>	\$163,000.00	\$0.34	\$178,000.00	\$191,000.00	\$202,000.00	\$207,000.00	\$214,000.00
Improvements <sup>3</sup>	\$55,000.00	\$0.11	\$61,000.00	\$89,000.00	\$104,000.00	\$87,000.00	\$90,000.00
Maintenance <sup>4</sup>	\$97,000.00	\$0.20	\$127,000.00	\$155,000.00	\$182,000.00	\$204,000.00	\$207,000.00
Promotion and Communication <sup>5</sup>	\$41,000.00	\$0.09	\$45,000.00	\$56,000.00	\$58,000.00	\$63,000.00	\$70,000.00
Organization & Administration <sup>6</sup>	\$72,000.00	\$0.15	\$76,000.00	\$80,000.00	\$81,000.00	\$82,000.00	\$83,000.00
Audit & Insurance <sup>7</sup>	\$19,000.00	\$0.04	\$20,000.00	\$22,000.00	\$23,000.00	\$24,000.00	\$25,000.00
Creation <sup>8</sup>	\$34,000.00	\$0.07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL EXPENDITURES</b>	<b>\$481,000.00</b>	<b>\$1.00</b>	<b>\$507,000.00</b>	<b>\$593,000.00</b>	<b>\$650,000.00</b>	<b>\$667,000.00</b>	<b>\$689,000.00</b>
<b>FUND BALANCE/RESERVES</b>	<b>\$0.00</b>	<b>\$2,000.00</b>	<b>\$1,000.00</b>	<b>\$3,000.00</b>	<b>\$1,000.00</b>	<b>\$2,000.00</b>	<b>\$1,000.00</b>

## NOTES:

- The University Crossing PID is anticipated to be approved by the City Council for operation in the 2014 calendar year. Budgets and Expenses for ongoing years will be approved annually by the Dallas City Council.
- Police patrol of the University Crossing area, owner safety coordination, etc.
- Public Improvements, landscape, parks and pedestrian amenities for the PID.
- Sidewalk, public planters, waste disposal, clean area programs, and landscape maintenance throughout the University Crossing area expenses.
- University Crossing area coordination among owners, program services for area promotion and awareness. 2014 includes creation of area website.
- Expenses of the PID and salary of PID director.
- Annual audit of the PID finances and liability insurance for the PID.
- Reimbursement of creation expenses for the PID. This is a one year expense for the actual amount of costs incurred in creation.



**Exhibit C**  
**University Crossing Public 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 University Crossing Public Improvement District (PID) proposed assessment rate for 2013 is \$0.120 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. 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 (except SMU) must also be established by contract. SMU has agreed to participate in the University Crossing PID by contract with the University Crossing Improvement District Corporation through special assessment based on all taxable and tax exempt real property owned by SMU or SMU affiliates within the University Crossing PID.

---