

June 25, 2014

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

WHEREAS, on August 14, 2013, City Council authorized the creation of the Klyde Warren Park Public Improvement District for a period of seven-years and designated the Woodall Rodgers Park Foundation as the management entity for the District by Resolution No. 13-1375; and

WHEREAS, on September 11, 2013, City Council authorized the assessment rate for 2013 by Ordinance No. 29133; and

WHEREAS, on April 1, 2014, the Woodall Rodgers Park Foundation representing property owners of Dallas Arts District and Klyde Warren Park area, delivered to the City of Dallas a petition for the dissolution of the existing Klyde Warren Park 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 May 19, 2014, the Economic Development Committee was briefed on the creation of the new and expanded Klyde Warren Park/Dallas Art District Public Improvement District and dissolution of the Klyde Warren Park Public Improvement District; and

WHEREAS, on May 28, 2014, City Council authorized: (1) a public hearing to be held on June 25, 2014 to receive comments concerning the creation of the new and expanded Klyde Warren Park/ Dallas Arts District Public Improvement District (District), in accordance with Chapter 372 of the Texas Local Government Code, for the Klyde Warren Park and Dallas Arts District areas, for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and at the close of the hearing, (2) a resolution approving creation of the District for seven years and approval of the District's Service Plan for 2015-2021; and

WHEREAS, on May 28, 2014, City Council authorized: (1) a public hearing to be held on June 25, 2014 to receive comments concerning the dissolution of the existing Klyde Warren Park Public Improvement District (District), in accordance with Chapter 372 of the Texas Local Government Code, for the Klyde Warren Park area; and, at the close of the hearing (2) a resolution approving the dissolution of the District effective December 31, 2014, subject to the establishment of the new and expanded Klyde Warren Park/Dallas Arts District Public Improvement District; and

WHEREAS, the Act states that the Petition is sufficient if signed by owners of more than 50 percent of taxable real property, according to appraised value, and either of the following: more than 50 percent of the area of all taxable real property liable for assessment under the proposal, or more than 50 percent of all record owners of property liable for assessment; and

WHEREAS, City staff reviewed the petitions and determined that the Petitions for dissolution of the Klyde Warren Park PID are signed by owners of taxable real property in the District representing owners of sixty-three percent (63%) of the property value and owners of sixty-seven percent (67%) of the land area; and

WHEREAS, the Act further requires that prior to the adoption of the resolution providing for the dissolution of the existing Klyde Warren Park Public Improvement District, the City Council must hold a public hearing, provide a reasonable opportunity for any owner of property located within the District to speak for or against the dissolution of the Klyde Warren Park Public Improvement District; and

WHEREAS, on May 28, 2014, the City Council called for a public hearing to be held on June 25, 2014, to hear comments and concerns regarding the dissolution of the existing Klyde Warren Park Public Improvement District and stated its intent at the close of that hearing to consider a Resolution for the dissolution of the Klyde Warren Park Public Improvement District; and

WHEREAS, pursuant to the Act, the City Council's intention to consider the dissolution of the Klyde Warren Park Public Improvement District at a public hearing on June 25, 2014 at 1:00 p.m., was mailed to the property owners within the District and was published in the official newspaper of the City of Dallas, Texas 15 days prior to the hearing; and

WHEREAS, after providing notices required by Section 372.007 of the Act, the City Council on June 25, 2014, conducted a public hearing on the advisability of the dissolution of the Klyde Warren Park Public Improvement District effective December 31, 2014.

NOW, THEREFORE,

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

Section 1. That pursuant to the requirements of the Act, the City Council, after considering the Petition for the proposed District and evidence and testimony presented at the public hearing on June 25, 2014, hereby finds and declares:

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

Section 3. That the City Council hereby authorizes the dissolution of the Klyde Warren Park Public Improvement under the Act in accordance with the findings as to the advisability of the services and improvements contained in this Resolution and the termination of the management contract with the Woodall Rodgers Park Foundation by December 31, 2014.

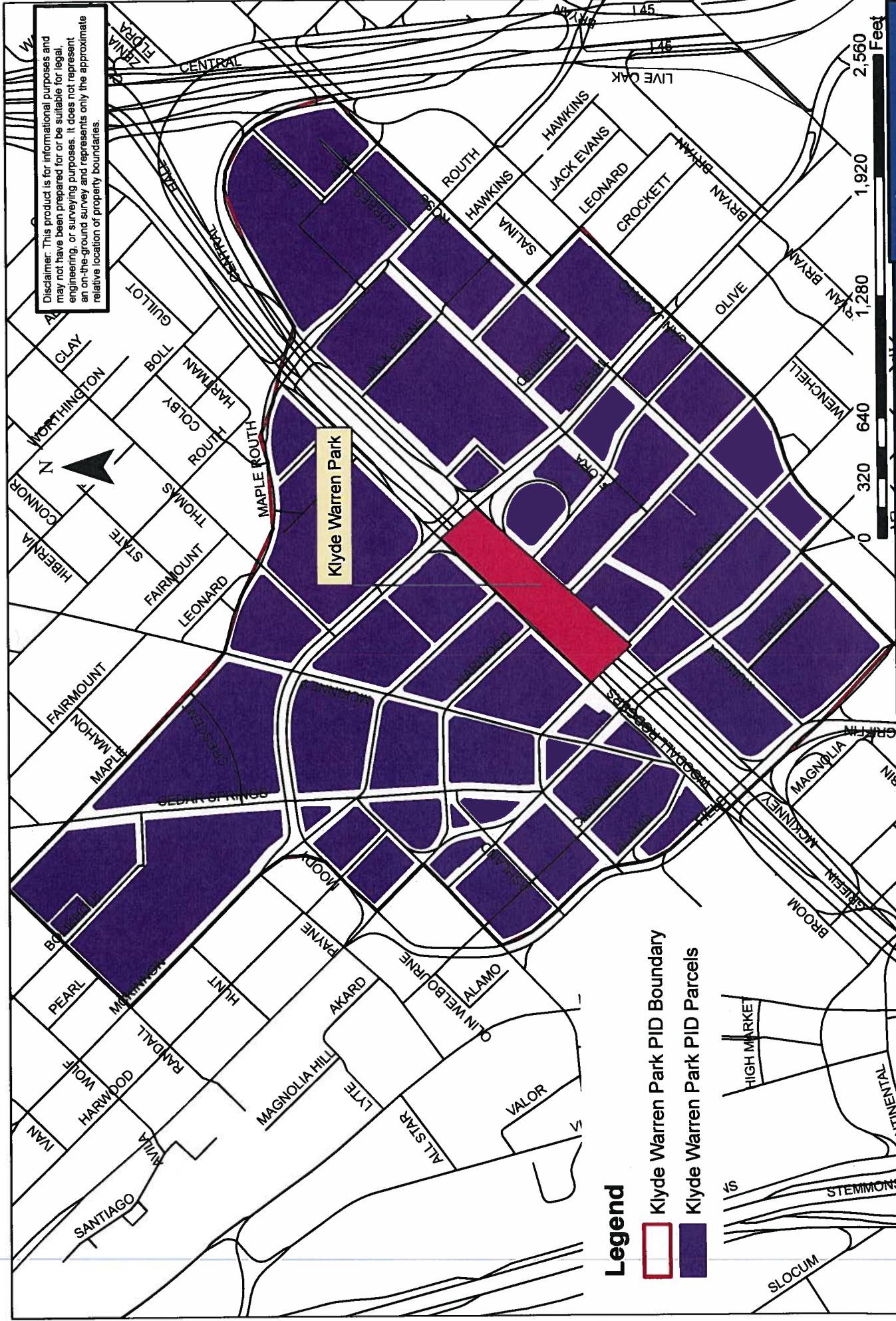
Section 4. That this resolution shall take effect after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED BY
CITY COUNCIL

JUN 25 2014

Lissa C. Price
City Secretary

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 relative location of property boundaries.



DALLAS ECONOMIC DEVELOPMENT
Area Redevelopment Division
214.670.1685
dallas-ecodev.org

- Legend**
-  Klyde Warren Park PID Boundary
 -  Klyde Warren Park PID Parcels

Klyde Warren Park PID Map Exhibit A