

ORDINANCE NO. _____

AN ORDINANCE APPROVING AND ADOPTING THE FINAL SERVICE PLAN FOR 2018-19, THE FINAL 2018 ASSESSMENT PLAN, AND THE 2018 ASSESSMENT ROLL (TO BE KEPT ON FILE WITH THE CITY SECRETARY); ESTABLISHING CLASSIFICATIONS FOR THE APPORTIONMENT OF COSTS AND THE METHODS OF ASSESSING SPECIAL ASSESSMENTS FOR THE SERVICES AND IMPROVEMENTS TO PROPERTY IN THE TOURISM PUBLIC IMPROVEMENT DISTRICT (DISTRICT); CLOSING THE HEARING AND LEVYING A SPECIAL ASSESSMENT ON PROPERTY IN THE DISTRICT FOR SERVICES AND IMPROVEMENTS TO BE PROVIDED IN THE DISTRICT DURING 2018; PROVIDING FOR REIMBURSEMENT OF CITY ADMINISTRATIVE COSTS FOR OPERATIONAL OVERSIGHT OF THE DISTRICT; FIXING CHARGES AND LIENS AGAINST THE PROPERTY IN THE DISTRICT AND AGAINST THE OWNERS THEREOF; PROVIDING FOR THE COLLECTION OF THE 2018 ASSESSMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, on June 13, 2012, City Council established the Tourism Public Improvement District (the District) pursuant to the Act, finding that the petition satisfied the Act's requirements and the supplemental services and improvements were feasible and conferred a special benefit to the property in the District, designated the Dallas Tourism Public Improvement District Corporation as the manager of the District and authorized a contract for management services; and approved the District Service Plan, by Resolution No. 12-1581; and

WHEREAS, City Council has subsequently authorized the renewal of the District on August 10, 2016 by Resolution No. 16-1250 as shown on the attached **Exhibit A - Map of the District**; and

WHEREAS, on September 13, 2017, City Council authorized an ordinance approving and adopting the final 2018 Service Plan, 2017 Assessment Plan and 2017 Assessment Roll by Resolution No. 17-1492; Ordinance No. 30642; and

WHEREAS, City Council must review the proposed 2018-19 Service Plan and hold a public hearing to receive comments and pass on any objections to the 2018 Assessment Plan raised by any owner of property located within the District, and, at the conclusion of the hearing to levy the assessment for the purpose of providing supplemental services and improvements; and

WHEREAS, on August 22, 2018, City Council authorized a public hearing to be held on September 12, 2018, to receive comments on the Tourism Public Improvement District final 2018-19 Service Plan and 2018 Assessment Rate by Resolution No. 18-1191; and

WHEREAS, the Dallas Tourism Public Improvement District Corporation provided City staff with the proposed District 2019 Service Plan and 2018 Assessment Plan as shown in **Exhibits B and C**; and

WHEREAS, City Council desires to authorize and adopt the Assessment Roll that was filed with the City Secretary and subject to public inspection in the City's official records prior to the public hearing; and

WHEREAS, City Council finds that the supplemental services and improvements described in the Service Plan and Assessment Plan are feasible and advisable and will serve the needs and desires of the hotel property owners and that the apportionment of the cost among the hotel properties with 100 or more rooms for the services and improvements based on a 2% rate on hotel room nights sold are reasonable and adequate.

Now, Therefore,

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

SECTION 1. That City Council shall adopt an ordinance approving and adopting the final Service Plan for 2018-19, the final 2018 Assessment Plan and the 2018 Assessment Roll (to be kept on file with the City Secretary); establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the Tourism Public Improvement District (District); closing the hearing and levying a special assessment on property in the District, for services and improvements to be provided during 2019; providing for reimbursement of city administrative costs for operational oversight of the District; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2018 assessment; and providing for an effective date.

SECTION 2. That the recitals and findings listed above are true and correct and that the action of the City Council closing the public hearing in these proceedings is hereby ratified and confirmed.

SECTION 3. That the TPID assessment will be levied on hotels with 100 or more rooms ("qualifying hotels") located within the TPID territory attached hereto as **Exhibit A-1**. The proposed cost of the services and improvements to be provided shall be assessed in a manner that results in imposing equal shares of the cost of the services on qualifying hotels that are similarly benefitted. The apportionment of the cost of the services against property in the TPID territory must be made on the basis of special benefits accruing to the property because of the services and improvements provided.

Accordingly, those qualifying hotels that sell more rooms shall pay a greater portion of the assessment since those properties benefit more from the promotion and marketing services provided by the district. The total cost of the services and improvements to be provided shall be apportioned at a rate of 2% of room-nights sold at qualifying hotels located within the TPID territory until the budget for services and improvements for the year is collected. Rooms that are not subject to the City's hotel occupancy tax shall not be included for the TPID assessment. There are no exempt jurisdictions or entities that meet the definition of "qualifying hotels". City-owned hotels such as the Omni are subject to this assessment.

SECTION 4. That City Council hereby authorizes and adopts the final Service Plan for 2018-19, the final 2018 Assessment Plan and the 2018 Assessment Roll (to be kept on file with the City Secretary apportioning the total cost of the services and improvements to be assessed against property in the District for fiscal year ending September 31, 2019, of approximately \$18,222,755. The Assessment Roll apportions the assessment against each parcel of land in the District and is subject to public inspection in the City's official records.

SECTION 5. That notice of City Council's intention to consider the proposed assessments at a public hearing on September 12, 2018 at 1:00 p.m. in the City Council Chamber, 6th Floor, 1500 Marilla Street, Dallas, Texas 75201 was published in the official newspaper of the City of Dallas, Texas 75201 before the 10th day before the date of the hearing. The notice stated: (1) the date, time and place of the hearing; (2) the general nature of the services and improvements; (3) the cost of the services and improvements; (4) the boundaries of the District; and (5) that written or oral objections will be considered at the hearing.

SECTION 6. That Dallas City staff mailed to the owners of property liable for assessment notice of the hearing as the ownership appears on the City tax roll. The notice contained the information required by the Act. The notice was mailed before the 10th day before the date of the hearing to the last known address of the property owner on the City tax roll. The failure of the property owner to receive notice does not invalidate the proceeding.

SECTION 7. That City Council finds that the assessments should be made and levied against the respective parcels of property within the District and against the owners thereof, and are substantially in proportion to the special benefits accrued to the respective parcels of property by means of the services and improvements in the District for which such assessments are levied, and further finds that in each case the property assessed is specially benefited by means of the said services and improvements in the District, and further finds that the apportionment of costs of the services and improvements is in accordance with the law in force in this City and the State, and that the proceedings of the City heretofore held with reference to the formation of the District and the imposition of assessments for said services and improvements are in all respects valid and regular.

SECTION 8. That there shall be and is hereby levied and assessed against the parcels of property within the District, and against the real and true owners thereof (whether such owners be correctly named or not), the sums of money as listed in the Assessment Roll on file with the City Secretary and subject to public inspection, and the several amounts assessed against the same, and the owners thereof.

SECTION 9. That the several sums above mentioned and assessed against the said parcels of property and the owners thereof, and interest thereon at the rate of 8 percent per annum, provided, however, that such interest rate shall not exceed the maximum amount allowed by law, together with reasonable fees and the costs of collection, if incurred, are hereby declared to be and are made a first and prior lien against the property assessed, superior to all other liens and claims except liens and claims for state, county, school district and municipality ad valorem taxes and are a personal liability of and charge against the owners of the property regardless of whether the owners are named. The lien is effective from the date of this ordinance until the assessment is paid and may be enforced by the governing body in the same manner that an ad valorem tax lien against real property may be enforced by the governing body.

SECTION 10. That the assessments levied herein shall be due and payable in full on or before October 1, 2018. That if default be made in the payment of any of the said sums hereby assessed against said property owners and their property, collection thereof, including, costs and fees, shall be enforced by the governing body in the same manner that an ad valorem tax lien against real property may be enforced by the governing body. The owner of the assessed property may pay at any time the entire assessment, with interest that has accrued on the assessment, on any lot or parcel.

SECTION 11. That all assessments levied are a personal liability and charge against the real and true owners of the premises described, notwithstanding such owners may not be named, or may be incorrectly named.

SECTION 12. That as part of the assessment levied herein, and as a part of the service plan, the District shall reimburse to City, administrative costs for the day to day operations conducted by city staff for the District, which amount shall be paid by the District to City upon receipt of an invoice; and that the Chief Financial Officer be authorized to establish Fund 0694, Department ECO, to support recovery of the costs incurred by the Office of Economic Development for such day to day operational costs incurred.

SECTION 13. That the Chief Financial Officer is hereby authorized to accept and deposit any and all revenues received from the District in Fund 0694, Department, ECO, Unit 9884, Revenue Source 7399; and that the Chief Financial Officer is hereby authorized to transfer annually, funds in amounts to be determined based upon costs incurred and related rates then in effect, from Fund 0694, Dept. ECO, Unit 9884, to General Fund 0001, Department, ECO, Unit Various, Object 5011, to reimburse the Office of Economic Development for administrative costs incurred for the day to day operational oversight of the District.

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SECTION 14. That the assessments herein levied are made and levied under and by virtue of the terms, powers and provisions of the Public Improvement District Assessment Act, Chapter 372 of the Texas Local Government Code, as amended.

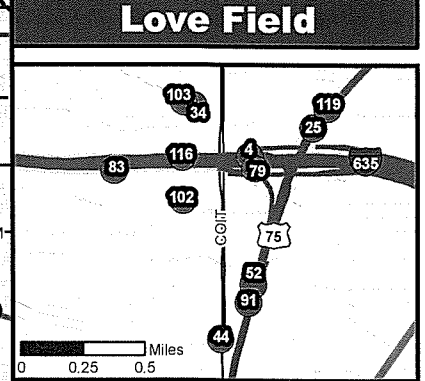
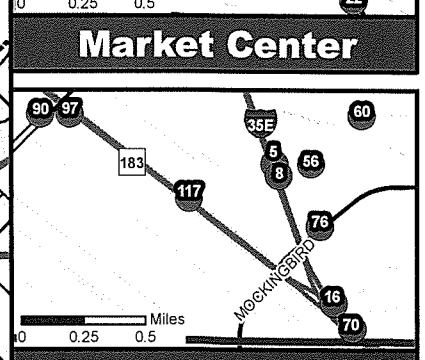
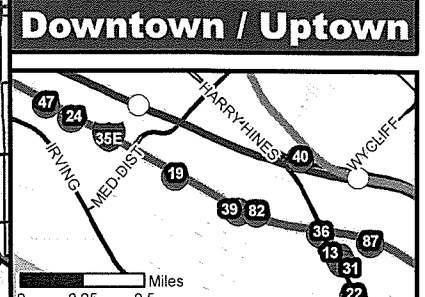
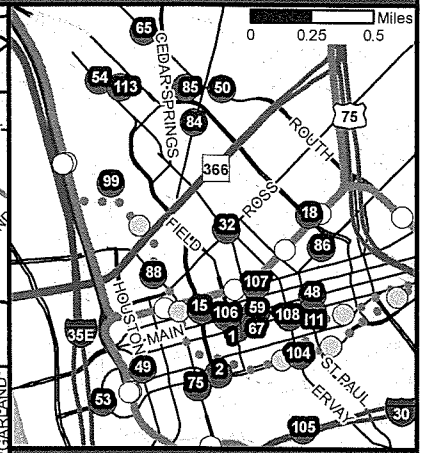
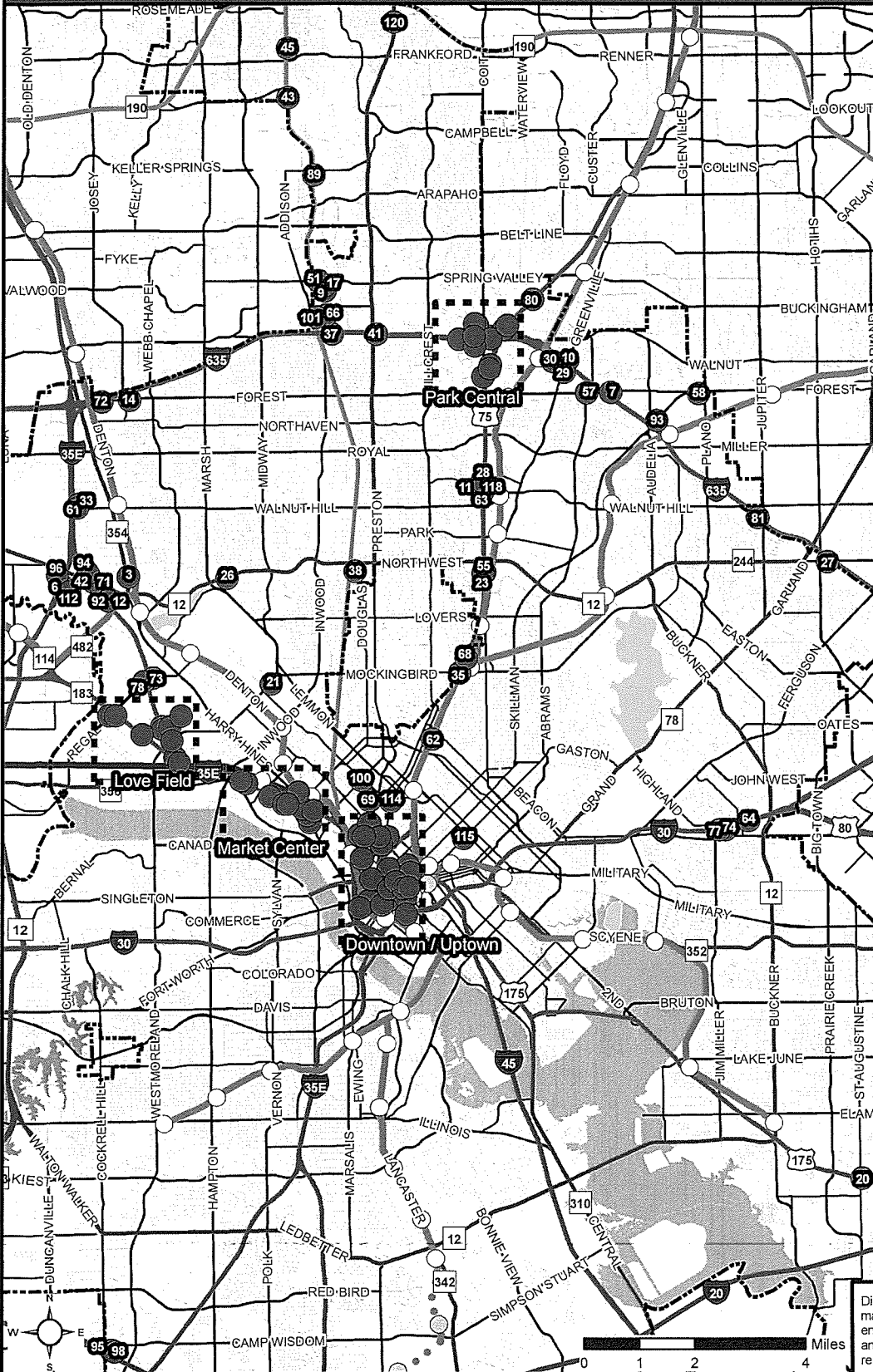
SECTION 15. That this ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained

APPROVED AS TO FORM:
LARRY E. CASTO, City Attorney

BY:  _____
Assistant City Attorney

Passed _____ SEP 12 2018

Tourism PID Hotels



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
 Research & Information Division
 214.670.1685
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Legend	DART Light Rail	Tollway	Escarpment
Tourism PID Hotel	Commuter Rail	Highway	Flood Plain
Rail Station	Future DART Light Rail	Arterial	Lake
Future Station	Freeway	Local Road	City of Dallas

Exhibit A-1
2016 Assessment Roll for the Tourism Public Improvement District (TPID)

2016 Assessment Roll for the Tourism Public Improvement District (TPID)		City		Street Address		City		Owner's Name		Owner's Address		Assessment (2% Approximate)		FY2019 Service Plan	
Street No.	Street	ST	ZIP	City	ST	ZIP	City	ST	ZIP	City	ST	ZIP	% Allocation	FY2019 Service Plan	
1321	Commerce Street	Dallas TX	75201	Dallas TX	75201	75201	Dallas TX	75201	Mehul Patel - Newcrest Image	700 State Hwy 121, suite 175	Lewisville TX	75067	0.40%	72,237	
1033	Young Street	Dallas TX	75202	Dallas TX	75202	75202	Dallas TX	75202	Rockbridge Capital - John Rosen Properties Corp.	4100 Regent Street	Columbus OH	43219	1.54%	280,233	
8051	Lyndon B Johnson Freeway	Dallas TX	75220	Dallas TX	75220	75220	Dallas TX	75220	Larry Hamilton Santa Fe IV Hotel LP/Hamilton Properties Corp.	1033 Young Street	Dallas TX	75202	0.05%	9,950	
8150	North Stemmons Freeway	Dallas TX	75251	Dallas TX	75251	75251	Dallas TX	75251	Texas Motel Corporation	10230 Harry Hines Blvd	Dallas TX	75220	0.06%	11,629	
10222	North Walton Walker Boulevard	Dallas TX	75207	Dallas TX	75207	75207	Dallas TX	75207	San Breth Hotels LLC Jay Patel	8051 LBJ Freeway	Dallas TX	75251	0.21%	39,035	
9519	Forest Lane	Dallas TX	75243	Dallas TX	75243	75243	Dallas TX	75243	Bigelow Management - Robert Bigelow	4545 Fuller Drive	Irving TX	75038	0.09%	16,841	
13939	Noel Road	Dallas TX	75240	Dallas TX	75240	75240	Dallas TX	75240	Bigelow Management Inc. - Robert Bigelow	4545 Fuller Drive	Irving TX	75038	0.10%	17,995	
7930	North Stemmons Freeway	Dallas TX	75247	Dallas TX	75247	75247	Dallas TX	75247	Hospitality Properties Trust-Dianna Vitats	265 Washington Street	Newton MA	2468	0.19%	34,943	
12525	Greenville Avenue	Dallas TX	75243	Dallas TX	75243	75243	Dallas TX	75243	Turn Enterprises LLC	7930 North Stemmons Fwy	Dallas TX	75247	0.35%	63,456	
2383	Stemmons Trail	Dallas TX	75220	Dallas TX	75220	75220	Dallas TX	75220	Candlewood Dallas TX %Intercontinental Hotels	11580 Great Oaks Way	Alpharetta GA	30022	0.16%	29,154	
10325	North Central Expressway	Dallas TX	75231	Dallas TX	75231	75231	Dallas TX	75231	Amit Patel - AMBE Hotels FW LLC	2383 Stemmons Trail	Dallas TX	75220	0.25%	46,139	
2150	Market Center Boulevard	Dallas TX	75207	Dallas TX	75207	75207	Dallas TX	75207	Hospitality Properties Trust-Dianna Vitats	255 Washington Street	Newton MA	2468	0.62%	112,230	
2930	Forest Lane	Dallas TX	75234	Dallas TX	75234	75234	Dallas TX	75234	American Realty Capital	PO Box 4800 Dept 114	Scottsdale AZ	85261	0.73%	132,551	
17425	Dallas Parkway	Dallas TX	75287	Dallas TX	75287	75287	Dallas TX	75287	Sill 88 Hotels Sundip Kumar	3331 University Park Lane	Irving TX	75062	0.33%	59,275	
1015	Elm Street	Dallas TX	75202	Dallas TX	75202	75202	Dallas TX	75202	PTX Homestead Village LP	PO Box 49550	Charlotte NC	28277	0.08%	14,057	
7050	North Stemmons Freeway	Dallas TX	75207	Dallas TX	75207	75207	Dallas TX	75207	TOG Hotel Downtown	1015 Elm Street	Dallas TX	75202	0.69%	125,614	
1914	Commerce Street	Dallas TX	75201	Dallas TX	75201	75201	Dallas TX	75201	Sid Skidj	2712 Southwest Freeway	Houston TX	77098	0.85%	172,398	
650	North Pearl Street	Dallas TX	75201	Dallas TX	75201	75201	Dallas TX	75201	Almidore Hospitality	2900 Dallas Parkway	Plano TX	75093	0.53%	96,918	
2493	North Stemmons Freeway	Dallas TX	75207	Dallas TX	75207	75207	Dallas TX	75207	Xenia Hotels & Resorts - Barry Bloom	200 S Orange Ave	Orlando FL	32801	1.20%	219,408	
3300	West Mockingbird	Dallas TX	75235	Dallas TX	75235	75235	Dallas TX	75235	Ashford Market Center LP - John O'Sullivan	14185 Dallas Parkway	Dallas TX	75254	1.23%	223,400	
2015	Market Center Boulevard	Dallas TX	75207	Dallas TX	75207	75207	Dallas TX	75207	Black Forest Ventures	24 Waterway	Dallas TX	75280	1.23%	223,750	
3207	McKinney Avenue	Dallas TX	75204	Dallas TX	75204	75204	Dallas TX	75204	Mockingbird Partners	2722 Fairmont St.	Dallas TX	75201	0.83%	151,682	
4005	Gaston Avenue	Dallas TX	75246	Dallas TX	75246	75246	Dallas TX	75246	Alliance Hospitality Hotel Management	215 N. Boylan Ave	Raleigh NC	27603	1.03%	186,847	
3880	West Northwest Highway	Dallas TX	75207	Dallas TX	75207	75207	Dallas TX	75207	Dream Hotel Group	200 West 50th Street	New York NY	10019	0.42%	77,053	
14021	Noel Road	Dallas TX	75240	Dallas TX	75240	75240	Dallas TX	75240	Atlantic Hotels Group	2220 Marsh Lane	Carrollton TX	75005	0.50%	90,998	
12670	East Northwest Highway	Dallas TX	75228	Dallas TX	75228	75228	Dallas TX	75228	Romie Breaux	3880 West Northwest Highway	Carrollton TX	75220	0.91%	165,271	
10326	Finney Street	Dallas TX	75220	Dallas TX	75220	75220	Dallas TX	75220	2727 Stemmons FWY LP %Schulte Hospitality Group Inc.	2120 High Wickham Pl	Louisville KY	40245	1.10%	199,847	
12121	Coit Road	Dallas TX	75251	Dallas TX	75251	75251	Dallas TX	75251	Ashford Hospitality Trust	14180 Dallas Pkwy	Dallas TX	75254	0.70%	127,449	
12270	Greenville Avenue	Dallas TX	75243	Dallas TX	75243	75243	Dallas TX	75243	RHV Dallas LLC	5 Concourse Pkwy NE	Dallas TX	75228	0.89%	180,338	
9019	Vantage Point Drive	Dallas TX	75243	Dallas TX	75243	75243	Dallas TX	75243	Garland Hospitality Group LLC	12670 E. Northwest Hwy	Dallas TX	75228	0.08%	14,842	
1717	Market Center Boulevard	Dallas TX	75207	Dallas TX	75207	75207	Dallas TX	75207	Dynesty Hotel Group	PO Box 540881	Dallas TX	75354	0.04%	7,291	
10310	North Central Expressway	Dallas TX	75201	Dallas TX	75201	75201	Dallas TX	75201	BRE HV Properties LP/Frances Parker	PO Box 49550	Charlotte NC	28277	0.10%	18,076	
11069	Composite Drive	Dallas TX	75229	Dallas TX	75229	75229	Dallas TX	75229	BRE ESA TX PPTIES LP % Property Tax 6016	PO Box 49550	Charlotte NC	28277	0.10%	17,448	
7880	Alpha Road	Dallas TX	75201	Dallas TX	75201	75201	Dallas TX	75201	BRE ESA TX PPTIES LP% Prop. Tax 6016	PO Box 49550	Charlotte NC	28277	0.10%	17,697	
2201	North Stemmons Freeway	Dallas TX	75207	Dallas TX	75207	75207	Dallas TX	75207	BREESA P Portfolio TXNC % Frances Parker	PO Box 49550	Charlotte NC	28277	0.10%	17,618	
5410	Lyndon B Johnson Freeway	Dallas TX	75225	Dallas TX	75225	75225	Dallas TX	75225	Cresline Hotels & Resorts, Inc. - Barry Bloom	3950 University Drive	Fairfax VA	22030	0.39%	71,703	
6955	Lyndon B Johnson Freeway	Dallas TX	75240	Dallas TX	75240	75240	Dallas TX	75240	Xenia Hotels & Resorts, Inc. - Barry Bloom	200 S. Orange Ave	Orlando FL	32801	3.04%	553,942	
2925	North Stemmons Freeway	Dallas TX	75207	Dallas TX	75207	75207	Dallas TX	75207	Mehul Patel	1700 Commerce Street	Dallas TX	75201	0.41%	74,845	
1600	Pacific Avenue	Dallas TX	75201	Dallas TX	75201	75201	Dallas TX	75201	Ajt Bhakta	640 E. Park Blvd	Plano TX	75074	0.33%	59,532	
4500	Harry Hines Boulevard	Dallas TX	75219	Dallas TX	75219	75219	Dallas TX	75219	Mehul Patel - Newcrest Image	700 State Hwy 121, suite 175	Lewisville TX	75067	0.89%	165,572	
2225	Connector Drive	Dallas TX	75207	Dallas TX	75207	75207	Dallas TX	75207	HPT c/o The RMR Group	3819 Maple Avenue	Newton MA	2498	0.22%	40,345	
2287	West Northwest Highway	Dallas TX	75220	Dallas TX	75220	75220	Dallas TX	75220	Anatole Partners III, LLC	200 Crescent Cr.	Dallas TX	75201	7.73%	1,409,266	
6955	Lyndon B Johnson Freeway	Dallas TX	75240	Dallas TX	75240	75240	Dallas TX	75240	ARES Management	1425 Dallas	Dallas TX	75220	1.97%	358,336	
2925	North Stemmons Freeway	Dallas TX	75207	Dallas TX	75207	75207	Dallas TX	75207	Apple Mine Services Dallas	814 E Main Street	Richmond VA	23219	1.35%	245,228	
1600	Pacific Avenue	Dallas TX	75201	Dallas TX	75201	75201	Dallas TX	75201	2325 Stemmons TRS, Inc. c/o Pillar Hotels & Resorts	6031 Connection Dr	Irving TX	76039	0.93%	170,295	
4500	Harry Hines Boulevard	Dallas TX	75219	Dallas TX	75219	75219	Dallas TX	75219	1600 Pacific Landford LLC	812 Gravier Street	LA 70112	70112	0.66%	124,900	
2225	Connector Drive	Dallas TX	75207	Dallas TX	75207	75207	Dallas TX	75207	Market Center DFW Hotel, LLC	545 E. John Carpenter Fwy	Dallas TX	75062	0.69%	124,900	
2287	West Northwest Highway	Dallas TX	75220	Dallas TX	75220	75220	Dallas TX	75220	Bijal Hospitality	2287 W. Northwest Hwy	Dallas TX	75220	0.33%	60,198	
6955	Lyndon B Johnson Freeway	Dallas TX	75240	Dallas TX	75240	75240	Dallas TX	75240	Bijal Hospitality	2287 W. Northwest Hwy	Dallas TX	75220	0.38%	69,683	
		Dallas TX	75240	Dallas TX	75240	75240	Dallas TX	75240	Carol McKittrick Properties LTD	2220 Marsh Lane	Carrollton TX	75006	0.35%	63,961	

2016 Assessment Roll for the Tourism Public Improvement District (TPID)

2016 Assessment Roll for the Tourism Public Improvement District (TPID)	Street No.	Street Address	City	ST	ZIP	Owner's Name	Owner's Address	Richmond	VA	Assessment (2% Approximate)	% Allocation	FY2019 Service Plan
Homewood Suites by Hilton Dallas Downtown	1025	Elm Street	Dallas	TX	75202	Apple Ten Hospitality Ownership Inc Mike Hardin	814 E Main St	Richmond	VA	23219	0.99%	\$ 179,516
Homewood Suites by Hilton Dallas Market Center	2747	North Stemmons Freeway	Dallas	TX	75207	Island Hospitality Management	222 Lakeview Ave	West Palm Beach	FL	33401	0.52%	\$ 94,883
Hotel Indigo Dallas Downtown	1933	Main Street	Dallas	TX	75201	Paul Sandhu	1933 Main Street	Dallas	TX	75201	0.67%	\$ 122,248
Hyatt House Dallas/Lincoln Park	2332	Leonard Street	Dallas	TX	75201	Givens Records Development LP	2332 Leonard St	Bethesda	MD	20814	1.37%	\$ 250,226
Hyatt House Dallas/Uptown	2914	North Central Expressway	Dallas	TX	75225	RLJ Lodging Trust	3 Bethesda Metro Center	Bethesda	MD	20814	0.63%	\$ 115,568
Hyatt Place Dallas/ North by the Galleria	5229	Spring Valley Road	Dallas	TX	75243	Christian Chapel CME%Select Hotel Group	PO Box 2196	Chicago	IL	60690	0.46%	\$ 83,159
Hyatt Regency Dallas	12411	North Central Expressway	Dallas	TX	75207	Interstate Hotels	4501 N. Fairfax Drive	Arlington	VA	22203	0.68%	\$ 127,415
inTOWN Suites Dallas North Plano Extended Stay	19059	Preston Road	Dallas	TX	75242	Intown Suites North Dallas LLC	1900 Hammond Dr	Dallas	TX	75201	0.35%	\$ 69,172
inTOWN Suites Dallas Northeast Extended Stay	9355	Forest Lane	Dallas	TX	75243	SLAM Properties LLC	2727 Paces Ferry Road SE	Atlanta	GA	30328	0.40%	\$ 72,839
inTOWN Suites Dallas/Market Center Extended Stay	8201	Brookriver Drive	Dallas	TX	75247	inTown Suites, Inc. Brookriver	980 Hammond Dr	Atlanta	GA	30328	0.05%	\$ 9,614
inTOWN Suites Garland Extended Stay	10477	Metric Drive	Dallas	TX	75243	Sun Suites Dallas Spa LLP	10477 Metric Dr	Irving	TX	75063	0.05%	\$ 10,441
Knight's Inn Market Center	1550	Empire Central	Dallas	TX	75235	Chetina Patel	8718 DRAYTON DRIVE	Irving	TX	75063	0.32%	\$ 57,668
La Quinta Inn & Suites Dallas Downtown	302	South Houston Street	Dallas	TX	75202	BMR Dallas Downtown Investments LLC	302 South Houston Street	Dallas	TX	75202	0.17%	\$ 31,628
La Quinta Inn & Suites Dallas (35 Walnut Hill Lane)	2421	Walnut Hill Lane	Dallas	TX	75229	Hernant Patel BDR Hospitality	2421 Walnut Hill Lane	Dallas	TX	75229	0.29%	\$ 52,625
La Quinta Inn & Suites Dallas Love Field	8300	John W Carpenter Freeway	Dallas	TX	75247	Aaron & Alvin LLC	2730 N. Stemmons Fwy	Dallas	TX	75207	0.34%	\$ 61,402
La Quinta Inn & Suites Dallas Richardson	13175	North Central Expressway	Dallas	TX	75243	Burlison Inn Inc	13165 N. Central Expy	Dallas	TX	75243	0.41%	\$ 74,845
La Quinta Inn & Suites Dallas North Central	10001	North Central Expressway	Dallas	TX	75231	Mark Choupek	909 Hidden Ridge	Irving	TX	75038	0.36%	\$ 65,857
La Quinta Inn & Suites Dallas Uptown	4440	North Central Expressway	Dallas	TX	75206	La Quinta Management LLC-BRE LO TX	909 Hidden Ridge	Irving	TX	75038	0.29%	\$ 52,911
Lamplighter Motel	9001	East R L Thornton Freeway	Dallas	TX	75228	PPTIES LO	9033 ERL Thornton Fwy	Dallas	TX	75228	0.05%	\$ 8,776
Le Meridien Dallas by the Galleria	13402	Noel Road	Dallas	TX	75240	Lamplighter Motel Ltd.	13402 Noel Road	Dallas	TX	75240	1.07%	\$ 194,979
Le Meridien Dallas, The Stoneleigh	2927	Maple Avenue	Dallas	TX	75201	NB Holdings, Dallas	50 Rockefeller Plaza	New York	NY	10020	1.26%	\$ 229,486
Lorenzo Hotel	1011	South Akard Street	Dallas	TX	75202	Carey Watermark Investors	50 Rockefeller Plaza	Dallas	TX	75202	0.78%	\$ 142,668
Love Field Hotel and Suites	1241	West Mockingbird Lane	Dallas	TX	75202	Scooter Yates	1039 Young Street	Dallas	TX	75202	1.55%	\$ 282,452
Magnolia Hotel Dallas Downtown	1401	Commerce Street	Dallas	TX	75201	Chandler Hotel Company	7502 E. Pinnacle Peak Road	Scottsdale	AZ	85255	1.43%	\$ 261,129
Magnolia Hotel Dallas Park Cities	6070	North Central Expressway	Dallas	TX	75206	Holtze Magnolia Hotel	818 17th Street	Denver	CO	80202	0.97%	\$ 177,102
MCM Elegant Hotel & Suites	2320	West Northwest Highway	Dallas	TX	75220	TriGate Capital, LLC	750 N Saint Paul St	Dallas	TX	75201	0.46%	\$ 83,824
Motel 6 Dallas - Fair Park #4616	8510	East R L Thornton Freeway	Dallas	TX	75228	ICA Properties	700 N. Grant	Odessa	TX	79761	0.17%	\$ 31,958
Motel 6 Dallas - Galleria #4657	2660	Forest Lane	Dallas	TX	75234	Krupakmat LP	8510 East R.L. Thornton Fwy	Dallas	TX	75228	0.19%	\$ 33,772
Omni Dallas Hotel	1575	Regal Row	Dallas	TX	75202	Aum Stram LLC	12301 N. Central Expressway	Dallas	TX	75242	0.20%	\$ 35,773
Ramada by Wyndham Dallas Love Field	8102	Lyndon B Johnson Freeway	Dallas	TX	75251	Krishna Baran & Raman Patel	1625 Regal Row	Dallas	TX	75202	2.89%	\$ 434,789
Ramada Dallas North	13685	North Central Expressway	Dallas	TX	75243	Omni Corporate	595 South Lamar Street	Dallas	TX	75247	0.17%	\$ 120,897
Red Roof Inn - Dallas Richardson	11350	Lyndon B Johnson Freeway	Dallas	TX	75238	Danny Patel, Divine Hotels LLC	8102 LBJ Freeway	Dallas	TX	75251	0.12%	\$ 21,929
Regency Hotel closed remodeling	2222	North Stemmons Freeway	Dallas	TX	75207	Jee Sung Investment Inc	13685 N. Central Expressway	Dallas	TX	75243	0.20%	\$ 36,370
Renaissance Dallas Hotel	10333	North Central Expressway	Dallas	TX	75201	MPH Group LLC	835 Bluff Ridge Dr	Cedar Hill	TX	75104	2.33%	\$ 424,914
Residence Inn Dallas Central Expressway	1712	Commerce Street	Dallas	TX	75201	Deep Ellum Real Estate LLC	9737 Washington Blvd	Gaithersburg	MD	20878	0.21%	\$ 38,291
Residence Inn by Marriott Dallas Downtown	6950	North Stemmons Freeway	Dallas	TX	75207	Hospitality Properties Trust-Dianna Waits	255 Washington Street	Dallas	TX	75201	0.40%	\$ 72,839
Residence Inn by Marriott Dallas Market Center	7842	Lyndon B Johnson Freeway	Dallas	TX	75207	Hospitality Properties Trust-Dianna Waits	255 Washington Street	Dallas	TX	75201	0.40%	\$ 73,438
Residence Inn by Marriott Dallas Park Central	6850	North Stemmons Freeway	Dallas	TX	75207	Hospitality Properties Trust-Dianna Waits	255 Washington Street	Dallas	TX	75201	0.40%	\$ 73,438
Hotel Crescent Court	400	Crescent Court	Dallas	TX	75201	Stonebridge Irving Venture %Dilip Prasad	8530 Exvers Blvd	Irving	TX	75063	0.37%	\$ 68,041
Rosewood Mansion on Turtle Creek	2821	Turtle Creek Boulevard	Dallas	TX	75219	CTF	1300 19th St NW	Washington	DC	20036	1.84%	\$ 336,118
Sherraton Dallas Hotel	400	North Olive Street	Dallas	TX	75201	CTF	1300 19th St NW	Washington	DC	20036	1.38%	\$ 251,038
Sherraton Suites Market Center Dallas	2101	North Stemmons Freeway	Dallas	TX	75207	Charles Lodging Group, LLC-Dustin Nkine	50 California Street	San Francisco	CA	94111	5.85%	\$ 1,083,679
Springhill Suites by Marriott Dallas Downtown West End	1907	North Lamar Street	Dallas	TX	75202	ISar Dallas GLP	180 Glasbourn Blvd	Gastonybury	CT	6033	1.02%	\$ 165,352
Stay Express Inn Dallas Fair Park Downtown	8303	East R L Thornton Freeway	Dallas	TX	75228	BRE Select Hotels TX LP %Blackstone Real Estate Partners VII LP	345 Park Ave.	New York	NY	10154	0.71%	\$ 129,832
Staybridge Suites Dallas Addison	16060	Dallas Parkway	Dallas	TX	75248	PCT Hospitality Inc Hien Patel	8303 ERL Thornton Fwy	Dallas	TX	75228	0.12%	\$ 22,356
Stirling Hotel Dallas	1055	Repar Row	Dallas	TX	75247	Parkway Lodging LLC	4235 W Airport Fwy	Irving	TX	75062	0.24%	\$ 43,463
Studio 6 Dallas Garland/Northeast #5003	9801	Adelphi Court	Dallas	TX	75243	The Mian Development Corp	1055 Regal Row	Dallas	TX	75247	0.67%	\$ 122,529
Studio 6 Dallas Northwest #6035	2395	Stemmons Trail	Dallas	TX	75220	Kevin Hajani	9801 Adleta Ct	Dallas	TX	75011	0.09%	\$ 16,636
Studio 6 Dallas RichardsonNorth #5010	12301	North Central Expressway	Dallas	TX	75243	G6 Hospitality LLC	PO Box 117508	Carrollton	TX	75011	0.11%	\$ 19,378
			Dallas	TX	75243	Jalaram Hotel LLC	12301 N. Central Expressway	Dallas	TX	75243	0.14%	\$ 25,204

2016 Assessment Roll for the Tourism Public Improvement District (TPID)

2016 Assessment Roll for the Tourism Public Improvement District (TPID)	Street No.	Street Address	City	ST	ZIP	Owner's Name	Owner's Address	Assessment (% Approximate)	FY2019 Service Plan
Super 7 Inn	9626	C F Hawn Freeway	Dallas	TX	75217	Southwest Dallas Hospitality Ltd Ramresh Patel	9626 C F Hawn Fwy	0.05%	\$ 9,769
Super 7 Inn Dallas	10335	Gardner Road	Dallas	TX	75220	Northwest Hotel Inc.	10335 Gardner Rd	0.09%	\$ 16,024
Super 7 Inn Dallas Southwest	4220	Independence Drive	Dallas	TX	75237	Mayor Patel	4220 Independence Dr	0.13%	\$ 23,812
Super 8 Dallas Love Field Market Center	9229	John W Carpenter Freeway	Dallas	TX	75247	Mehaleb Management Inc.	9229 E. John W Carpenter Fwy	0.11%	\$ 19,182
Hotel Alexis	7815	Lyndon B Johnson Freeway	Dallas	TX	75251	Grand Hotel Hospitality	2416 Park Run Dr.	0.48%	\$ 87,287
The Highland Dallas Curio Collection by Hilton	5300	East Mockingbird Lane	Dallas	TX	75206	Thayer Lodging, Brookfield Hotel Properties	1957 Annapolis Exchange #550	1.26%	\$ 229,238
The Joule	1530	Main Street	Dallas	TX	75201	Dunhill 1530 Main LP	2711 N. Haskell Ave	0.13%	\$ 24,275
The Ritz-Carlton, Dallas	2121	McKinney Avenue	Dallas	TX	75201	Crescent Real Estate Equities Theresa Cabillao	Site 2800	2.67%	\$ 487,042
The Westin Dallas Park Central	12720	Merit Drive	Dallas	TX	75251	AWH Dallas PC Corporate, LLC Kieran Doll	Suite 2860	1.68%	\$ 305,933
The Westin Galleria Dallas	13340	Dallas Parkway	Dallas	TX	75240	UBS Realty Investors	1040 AVE OF THE AMERICAS 9TH FL 9B	2.79%	\$ 508,470
TownPlace Suites by Marriott Dallas Downtown	500	South Ervey Street	Dallas	TX	75201	Alterra International	Suite 300	6.12%	\$ 1,114,997
Townhouse Suites	4150	Independence Drive	Dallas	TX	75237	Uppal Gurjit	211 North Ervey Street	0.07%	\$ 13,274
Unnamed Hotel @ The Lexi	2815	North Harwood Street	Dallas	TX	75201	HPO Inc.	Suite 1400	0.36%	\$ 66,217
W Dallas - Victory	2440	Victory Park Lane	Dallas	TX	75219	Vpust Hotel LP-Estein & Associates USA, Ltd.	Suite 201	2.23%	\$ 407,191
Warwick Metrose Hotel Dallas	3015	Oak Lawn Avenue	Dallas	TX	75219	Warwick Metrose Dallas Warwick Amusement Corp.	1776 Grant St. Fl. 14	1.12%	\$ 203,760
Westin Dallas	1201	Main Street	Dallas	TX	75202	One Main Place Hotel LLC	Suite D	1.07%	\$ 194,438
Wyndham Dallas Sullies Park Central	7800	Alpha Road	Dallas	TX	75240	Hospitality Properties Trust % The RMR Group Kristin Sage-Black	Two Newton Place 255 Washington St. Suite 300	0.69%	\$ 125,171
Total								100.00%	\$ 18,222,755

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Exhibit B

Tourism Public Improvement District (PID) Service Plan						
Fiscal Year	2018-19	2019-20	2020-21	2021-22	2022-23	
Assessment Revenue	\$ 18,222,755	\$ 19,133,893	\$ 20,090,588	\$ 21,095,117	\$ 22,149,873	
Categories	%					
Incentives & Sales Efforts	42.5%	\$ 8,131,905	\$ 8,538,500	\$ 8,965,425	\$ 9,413,696	
Marketing (Promotion/Advertising)	35.0%	\$ 6,377,964	\$ 7,031,706	\$ 7,383,291	\$ 7,752,456	
Site Visits & Familiarization Tours	10.0%	\$ 1,822,276	\$ 1,913,389	\$ 2,009,059	\$ 2,109,512	
Event Funding Application Pool	7.5%	\$ 1,366,707	\$ 1,435,042	\$ 1,506,794	\$ 1,582,134	
Operations/Research/Administration	5.0%	\$ 911,138	\$ 956,695	\$ 1,004,529	\$ 1,054,756	
Total Expenses	100.0%	\$ 18,222,755	\$ 19,133,893	\$ 20,090,588	\$ 21,095,117	\$ 22,149,873

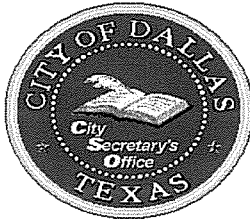
Note: Expenditures are limited to actual collections, which can not exceed the 2% fee on each occupied room as defined in the petition.

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Exhibit C

**Tourism Public Improvement District
2018 Assessment Plan**

The cost of the services and improvements provided by the Tourism Public Improvement District ("District") will be levied by special assessment against Dallas hotels located within the District territory with 100 or more rooms ("qualifying hotels") based on hotel room nights sold. The total cost of the services and improvements to be provided shall be apportioned at a rate of 2% of room-nights sold at qualifying hotels until the budget for services and improvements for the year is reached. Rooms that are not subject to the City's hotel occupancy tax shall not be included for the District assessment.



PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL SEP 12 2018

ORDINANCE NUMBER 30987

DATE PUBLISHED SEP 15 2018

ATTESTED BY: