

ORDINANCE NO. 31060

**AN ORDINANCE AMENDING TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER FIVE (CITY CENTER TIF DISTRICT) PROJECT AND REINVESTMENT ZONE FINANCING PLAN TO: (1) ALLOW AN ESTIMATED AMOUNT OF \$424,528.00 OF THE AFFORDABLE HOUSING SET-ASIDE FUNDS TO BE USED OUTSIDE OF THE BOUNDARIES OF THE ZONE AND THE GREATER DOWNTOWN AREA AND (2) MAKE CORRESPONDING MODIFICATIONS TO THE CITY CENTER TIF DISTRICT PROJECT AND REINVESTMENT ZONE FINANCING PLAN; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE; AND ORDAINING OTHER MATTERS RELATING THERETO.**

**WHEREAS**, on June 26, 1996, City Council authorized the establishment of the Zone 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 Zone through the use of tax increment financing by Ordinance No.22802, as amended; and

**WHEREAS**, on February 12, 1997, City Council authorized the Project and Reinvestment Zone Financing Plans for the Zone by Ordinance No.23034, as amended; and

**WHEREAS**, on December 12, 2012, City Council authorized 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, an increase of \$76,272,293; and (6) make corresponding modifications to the City Center TIF District boundary, budget and Project and Reinvestment Zone Financing Plans by Resolution No. 12-3040; Ordinance No. 28865; and

**WHEREAS**, on August 28, 2013, 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 September 11, 2013, 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 by Resolution No. 13-1434. That public hearing was duly held and closed; and

**WHEREAS**, on September 11, 2013, City Council authorized amendments to the City Center TIF District and the Project and Reinvestment Zone Financing Plans for the City Center TIF District to: (1) amend the City Center Sub-district's boundary to remove a portion of the property addressed as 350 North St. Paul Street, approximately 4,950 square feet; (2) amend the City Center Sub-district's boundary to add the property addressed as 600 South Harwood Street, approximately 19,471 square feet; and (3) make corresponding modifications to the City Center TIF District boundary map, and Project and Reinvestment Zone Financing Plans and any other necessary adjustments to implement the Plan amendments by Resolution No. 13-1619; Ordinance No. 29142; and

**WHEREAS**, on November 12, 2014, City Council held a public hearing to receive comments on boundary amendments to the City Center TIF District (the "Zone") to: (1) remove certain properties from the City Center Subdistrict of the Zone, thereby reducing the tax increment base of the City Center Subdistrict and increasing city general fund contributions to the Zone over the remaining term; and (2) make such other corresponding adjustments to the ordinances creating the zone and approving the project and financing plans, Ordinance Nos. 22802 and 23034, approved on June 26, 1996 and February 17, 1997, respectively, necessary to accommodate the boundary amendments - Financing: No cost consideration to the City, by Resolution No. 14-1967 and approved an ordinance amending Ordinance No. 22802, as amended, previously approved on June 26, 1996, and Ordinance No. 23034, as amended, previously approved February 12, 1997, by Resolution No. 14-1967, Ordinance No. 29542; and

**WHEREAS**, on May 9, 2018, City Council adopted the Dallas Comprehensive Housing Policy (the "Policy") to create and maintain affordable housing throughout Dallas; promote greater fair housing choices; and overcome patterns of segregation and concentrations of poverty through incentives and requirements. The Policy calls for the establishment of a Dallas Housing Trust Fund ("DHTF") to support the production goals of the Policy. The Policy states that a portion of the DHTF should be sought from a one-time transfer of a minimum of \$7 million in unencumbered fund balances from high-performing Tax Increment Financing Districts by Resolution No. 18-0704; and

**WHEREAS**, the Policy calls for the establishment of a Dallas Housing Trust Fund (the "DHTF") to support the production goals of the Policy; and

**WHEREAS**, the Policy states that a portion of the DHTF should be sought from a one-time transfer of a minimum of \$7 million in unencumbered fund balances from high-performing Tax Increment Financing Districts; and

**WHEREAS**, this City Center TIF District Project and Reinvestment Zone Financing Plan amendment allows for a portion of the Zone's Affordable Housing Set-Aside to be used outside of the downtown area in anticipation of those funds to be available for the DHTF; and

31060

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**WHEREAS**, on October 11, 2018, the City Center TIF District Board of Directors approved forwarding to City Council an amendment to the City Center TIF District Project Plan and Reinvestment Zone Financing Plan to allow an amount not to exceed \$432,014.00 of the \$6.50 million Affordable Housing Set-Aside to be used outside of the boundaries of the Zone and greater downtown area; and

**WHEREAS**, the City Council finds that the commitment of tax increment payments from high-performing TIF Districts to the DHTF and in furtherance of the Housing Policy's goals and objectives of creating affordable housing, promoting fair housing choices and overcoming patterns of segregation and concentrations of poverty are necessary and convenient to the implementation of the Project Plan and Reinvestment Zone Financing Plan for the City Center TIF District.

**Now, Therefore,**

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

**SECTION 1.** That Ordinance Nos. 22802 and 23034, originally approved June 26, 1996, and February 12, 1997, as amended, are hereby amended to: (1) allow an estimated amount of \$424,528.00 of the Affordable Housing Set-Aside Funds to be used outside of the boundaries of the Zone and the greater downtown area; and (2) make corresponding modifications to the City Center TIF District's Project and Reinvestment Zone Financing Plans, consistent with the requirements and limitations of the Act, attached hereto as **Exhibits A**.

**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 Ordinance Nos. 22802 and 23034, as amended, will remain in full force and effect, save and except as amended by this ordinance.

**SECTION 4.** 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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**SECTION 5.** 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:  
CHRISTOPHER J. CASO, Interim City Attorney

BY:   
Assistant City Attorney

Passed: DEC 12 2018

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Exhibit A

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# **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**

<b>Adopted</b>	<b>February 12, 1997</b>
<b>Amended</b>	<b>February 11, 2009</b>
	<b>December 12, 2012</b>
	<b>September 11, 2013</b>
	<b>November 12, 2014</b>
	<b><u>December 12, 2018</u></b>

## 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:*

### City of Dallas

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Courtney Pogue	Director, Office of Economic Development (OED)
Kevin Spath	Assistant Director, OED
Dorcy Clark	Economic Development Senior Coordinator, OED
Barbara Martinez	Assistant City Attorney, City Attorney's Office

### Current Dallas City Council

Mayor Mike Rawlings  
 Mayor Pro Tem Casey Thomas II  
 Deputy Mayor Pro Tem Adam Medrano  
 Scott Griggs  
 Rickey D. Callahan  
 Omar Narvaez  
 Kevin Felder  
 Tennell Atkins  
 Mark Clayton  
 B. Adam McGough  
 Lee Kleinman  
 Sandy Greyson  
 Jennifer Staubach Gates  
 Philip T. Kingston

### City Center TIF District Board of Directors

Larry M. James  
 Evan L. Beattie  
 John Perry  
 Orlando Alameda  
 Rick Loessberg  
 Jasmond Anderson

## Table of Contents

<b>Section 1: Amended and Restated Project Plan</b>	<b>4</b>
Background	4
Term of Zone	7
Zone Tax Increment Base	7
District Boundaries	8
Exhibit A: City Center TIF District Map	9
Development Goals and Objectives	10
<b>Section 2: Tax Increment Financing Explained</b>	<b>13</b>
Exhibit B: TIF Financial Impact	13
<b>Section 3: Project Plan Improvements</b>	<b>15</b>
Original Plan Improvements	14
Exhibit C: City Center Completed Residential Projects	16
Amended and Restated Improvements	16
Taxable Private Improvements	18
Exhibit D: City Center TIF District Anticipated Development Projects	19
Exhibit E: City Center TIF District Anticipated Development Projects Map	20
<b>Section 4: Amended and Restated Financing Plan</b>	<b>21</b>
Exhibit F: City Center TIF District Improvements Budget	21
TIF Funding Priority	23
TIF District Policy Considerations	25
Financial Assumptions	26
Exhibit G: City Center TIF District Increment Charts	27
Financial Feasibility	28
Financial Policies	28
<b>Appendices</b>	
A. DCAD Real Property Accounts in the City Center Sub-district	30
B. DCAD Real Property Accounts in the Lamar Corridor/West End Sub-district	39
C. City Center TIF District Original Budget	41
D. City Center Sub-District TIF Budget	42
E. Lamar Corridor/West End Sub-District TIF Budget	43

**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.



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 (2012 amendment) 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.

The 2012 amendments revised the Zone's 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.

On September 11, 2013, the TIF District's boundary was amended to (1) remove a portion of the property addressed as 350 N. St. Paul Street, approximately 4,950 square feet and (2) add the property addressed as 600 S. Harwood Street, approximately 19,471 square feet.

One Dallas Center, addressed as 350 N. St Paul, is located in the City Center TIF District. The City of Dallas owns approximately 3.5 acres of land designated as the future Pacific Plaza Park by the Downtown Parks Master Plan. The proposed park is located in the Downtown Connection TIF District.

A land swap between the City of Dallas and the owner of the One Dallas Center property (St. Paul Holdings, LP) to facilitate construction of a turnaround and small parking lot for the One Dallas Center building as part of the more than \$40 million redevelopment of the building. In order to facilitate the land swap, the boundaries of the City Center and Downtown Connection TIF Districts were amended to remove a portion of the One Dallas Center property from the City Center TIF District. City Council also approved an amendment to the Downtown Connection TIF District to add the property removed from the City Center TIF District. These amendments did not change the total land area of the future Pacific Plaza Park. The land exchange was coordinated with the Park and Recreation Department.

The property addressed as 600 South Harwood was added to the Zone to provide TIF reimbursement for a project that would relocate a historic building to the property. As part of the Cesar Chavez street improvement project, the building was condemned and planned to be demolished by the City for right of way needed to widen the north-south thoroughfare. Relocation of the historic building was costly and the project benefited from being in the City Center TIF District.

On November 12, 2014, City Council approved an amendment to the TIF District's boundary to remove various properties from the City Center Sub-district of the Zone. A list of the properties removed is below. Redevelopment of these properties is not anticipated or would not occur during the remaining term of the sub-district. Additionally the sub-district does not have the financial capacity to support redevelopment of any of the properties, especially in the case of the Adolphus Hotel. For these reasons the properties were removed from the Zone.

DCAD Account Number	Owner Name	Property Address
00000100445000000	BINYAN REALTY LP	1201 ELM ST
00000100445000100	SUHGER'S DONALD TRUST THE	1201 ELM ST
00000100748009900	SOUTHWESTERN BELL	311 S AKARD ST
00000100762000000	SOUTHWESTERN BELL	301 S AKARD ST
00000101086000000	SOUTHWESTERN BELL TELEPHONE	208 S AKARD ST
00000101131000000	SOUTHWESTERN BELL	308 S AKARD ST
00000101542000000	1910 PACIFIC LP	1910 PACIFIC AVE
00000104717000000	BINYAN GARAGE LLC	1201 PACIFIC AVE
00000110712009900	OLYMBEC USA LLC	1700 PACIFIC AVE
000070000A01A9900	RBP ADOLPHUS LLC	1315 COMMERCE ST
000070000A01A0400	RBP ADOLPHUS LLC	1315 COMMERCE ST
000070000A01A0500	RBP ADOLPHUS LLC	1315 COMMERCE ST

## 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 2014 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 \$577,655,884, 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

31060

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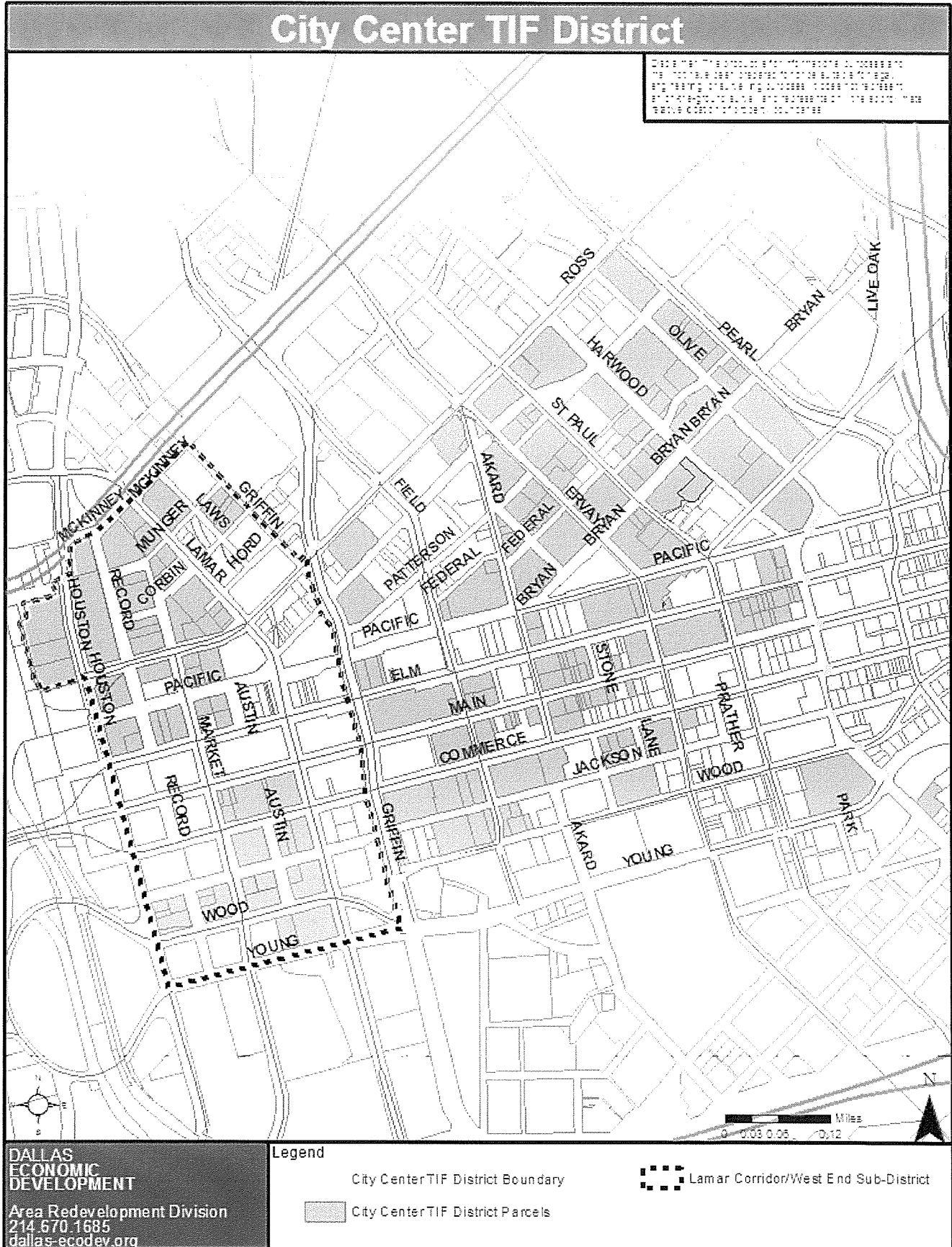
value for the Lamar Corridor/West End Sub-district is estimated to be \$97,095,610, based on a review of current property values in the sub-district, see **Appendix B**.

### **Zone and Sub-district Boundaries**

**Exhibit A**, on the following page, is a map of the amended Zone boundaries inclusive of all boundary amendments. 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.

Exhibit A



## 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.

31060

181790

- 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**

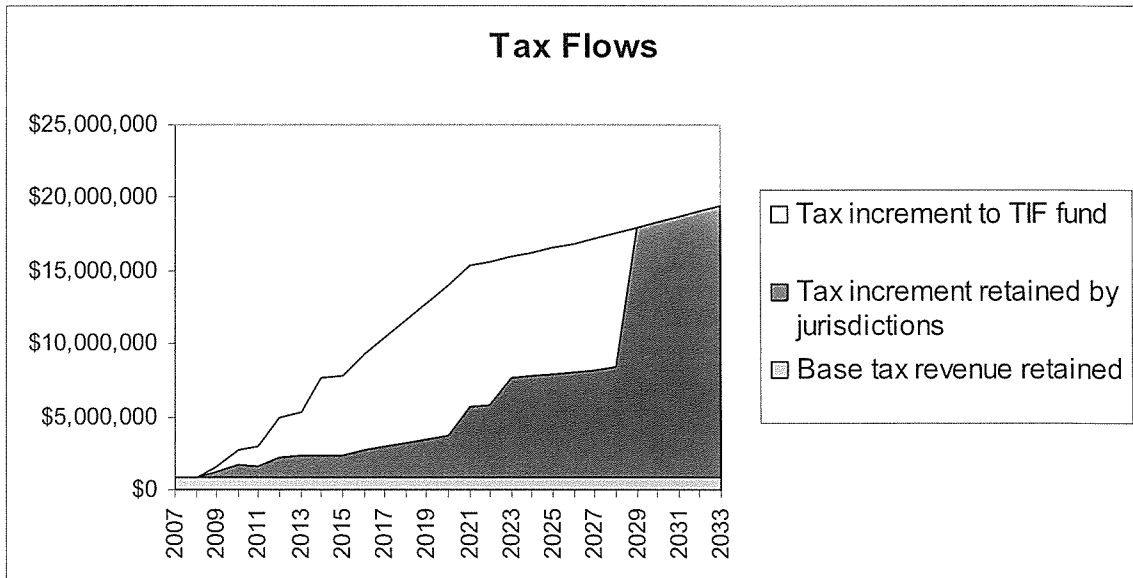
Tax increment financing (“TIF”) is a tool Texas local governments use to encourage redevelopment within a defined area. TIF funds can be used to fund a variety of improvements that benefit the public. These TIF financial contributions are intended to attract new investment to the defined area in an effort 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.

### 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	

- 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.

- 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.
- Absorb of vacant office 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.

TIF revenue projections anticipate an overall 2 percent appreciation rate for property in the Zone over terms of both sub-districts. It is anticipated that if the improvements and private investment described in this Amended Plan occur in a timely basis, property values within the Zone will increase to be commiserate with property values in the core of downtown.

## Exhibit D Anticipated Development

### City Center Sub-District Anticipated Development Projects

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
		<b>\$257,450,000</b>	

### West End Sub-District Potential Development Projects

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
		<b>\$260,000,000</b>	

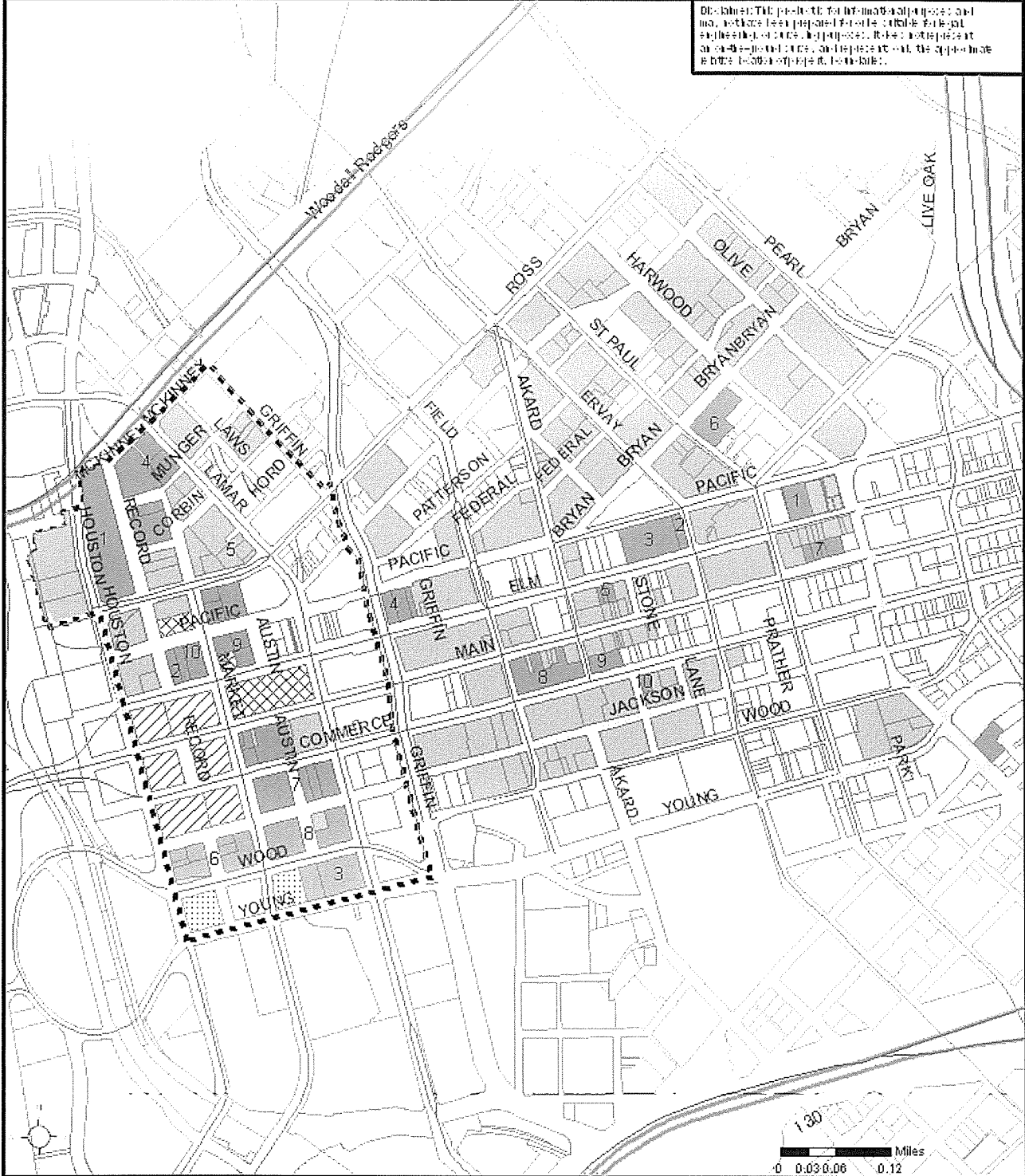
**Total** **\$517,450,000**



Exhibit E

# City Center TIF District Anticipated Development

Disclaimer: This project is for information purposes only and no work has been prepared for the purpose of engineering or other professional services. It is not to be used as a basis for any other project or for any other purpose. The appearance of this document does not constitute an offer of any financial product or service.



**DALLAS  
ECONOMIC  
DEVELOPMENT**  
Area Redevelopment Division  
214.670.1685  
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**Legend**

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

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

*\*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.

**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, with the exception of an amount up to \$424,528 which may be used outside of the downtown area for the sole purpose of affordable housing as part of the Dallas Housing Trust Fund to support the City's Comprehensive Housing Policy adopted on May 9, 2018 by Resolution 18-0704.

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 between the developers and the City and the District's Increment Allocation Policy, upon adoption by the TIF Board.

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 \$6.5 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 \$8.3 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	Tax Increment	Tax Increment	Tax Increment	Tax Increment	Anticipated Increment Revenue	Anticipated Accumulated Revenue (NPV)	
					Revenue City	Revenue Dallas County	Revenue DISD	Revenue DCCCD	Revenue DCHD			
1996	\$901,942,389				Original Base Year Value							
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			Adjusted Base Year Value								
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			Adjusted Base Year Value								
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			Adjusted Base Year Value								
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	\$1,184,283,553	1.2%	36.7%	\$318,238,557	\$2,282,725	\$0	\$0	\$0	\$0	\$2,282,725	\$55,863,234	
2013	\$866,458,756			Adjusted Base Year Value								
2013	\$1,161,581,704	-1.9%	34.1%	\$295,536,708	\$1,820,497	\$327,832	\$0	\$0	\$0	\$2,148,329	\$56,424,763	
2014	\$577,655,884			Adjusted Base Year Value								
2014	\$1,059,194,672	-8.8%	22.3%	\$481,538,788	\$3,070,291	\$526,779	\$0	\$0	\$0	\$3,597,071	\$57,313,840	
2015	\$1,080,378,565	2.0%	24.7%	\$502,722,681	\$3,205,360	\$549,953	\$0	\$0	\$0	\$3,755,313	\$58,191,561	
2016	\$1,119,986,137	3.7%	29.3%	\$542,330,253	\$3,457,898	\$593,282	\$0	\$0	\$0	\$4,051,180	\$59,086,949	
2017	\$1,148,948,359	2.6%	32.7%	\$571,292,475	\$3,642,561	\$624,965	\$0	\$0	\$0	\$4,267,526	\$59,978,869	
2018	\$1,241,927,327	8.1%	43.4%	\$664,271,443	\$4,235,395	\$0	\$0	\$0	\$0	\$4,235,395	\$60,815,941	
2019	\$1,268,640,873	2.2%	46.5%	\$690,984,989	\$4,405,720	\$0	\$0	\$0	\$0	\$4,405,720	\$61,639,331	
2020	\$1,294,013,691	2.0%	49.4%	\$716,357,807	\$4,567,497	\$0	\$0	\$0	\$0	\$4,567,497	\$62,446,541	
2021	\$1,319,893,964	2.0%	52.4%	\$742,238,080	\$4,732,510	\$0	\$0	\$0	\$0	\$4,732,510	\$63,237,438	
2022	\$1,346,291,844	2.0%	55.5%	\$768,635,960	\$4,900,823	\$0	\$0	\$0	\$0	\$4,900,823	\$64,011,929	
<b>Totals</b>					\$80,204,327	\$12,412,910	\$22,184,869	\$1,254,276	\$5,269,334	\$115,575,966	\$64,011,929	

Lamar Corridor/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	Total Anticipated Increment Revenue	Total Anticipated Accumulated Revenue (NPV)	
2012	\$97,095,610				Base Year Value				
2013	\$102,720,790	5.8%	5.8%	\$5,625,180	\$40,349		\$47,272	\$44,702	
County	\$102,720,790	5.8%	5.8%	\$5,625,180		\$6,923			
2014	\$110,942,720	8.0%	14.3%	\$13,847,110	\$99,325	\$17,841	\$117,166	\$149,473	
2015	\$113,161,574	2.0%	16.5%	\$16,065,964	\$115,241	\$20,700	\$135,941	\$264,423	
2016	\$115,424,806	2.0%	18.9%	\$17,204,146	\$516,753	\$92,820	\$609,573	\$751,845	
2017	\$172,519,766	49.5%	77.7%	\$75,424,156	\$541,017	\$97,179	\$638,196	\$1,234,406	
2018	\$175,970,162	2.0%	81.2%	\$116,824,552	\$837,983	\$150,520	\$988,503	\$1,941,204	
2019	\$218,198,565	24.0%	124.7%	\$121,102,955	\$868,671	\$156,033	\$1,024,704	\$2,634,049	
2020	\$222,562,536	2.0%	129.2%	\$163,416,926	\$1,172,190	\$210,551	\$1,382,741	\$3,518,142	
2021	\$265,722,787	19.4%	173.7%	\$168,627,177	\$1,209,563	\$217,264	\$1,426,827	\$4,380,818	
2022	\$271,037,243	2.0%	179.1%	\$191,191,633	\$1,371,418	\$246,337	\$1,617,755	\$5,305,748	
2023	\$294,052,988	8.5%	202.8%	\$196,957,378	\$1,412,775	\$253,766	\$1,666,541	\$6,206,763	
2024	\$299,934,047	2.0%	208.9%	\$226,988,437	\$1,628,188	\$292,459	\$1,920,647	\$7,188,698	
2025	\$330,565,728	10.2%	240.5%	\$233,470,118	\$1,674,681	\$300,810	\$1,975,491	\$8,143,757	
2026	\$337,177,043	2.0%	247.3%	\$260,781,433	\$1,870,585	\$335,999	\$2,206,584	\$9,152,534	
2027	\$365,034,584	8.3%	276.0%	\$267,938,974	\$1,921,926	\$345,221	\$2,267,147	\$10,132,643	
2028	\$372,335,275	2.0%	283.5%	\$275,239,665	\$1,974,294	\$354,627	\$2,328,921	\$11,084,712	
2029	\$379,781,981	2.0%	291.1%	\$282,686,371	\$2,027,709	\$364,222	\$2,391,931	\$12,009,373	
2030	\$387,377,621	2.0%	299.0%	\$290,282,011	\$2,082,193	\$374,008	\$2,456,201	\$12,907,250	
2031	\$395,125,173	2.0%	306.9%	\$298,029,563	\$2,137,766	\$383,990	\$2,521,756	\$13,778,968	
2032	\$403,027,676	2.0%	315.1%	\$305,932,066	\$2,194,451	\$394,172	\$2,588,623	\$14,625,145	
2033	\$411,088,230	2.0%	323.4%	\$313,992,620	\$2,252,269	\$0	\$2,252,269	\$15,321,343	
2034	\$419,309,995	2.0%	331.9%	\$322,214,385	\$2,311,244	\$0	\$2,311,244	\$15,996,924	
2035	\$427,696,194	2.0%	340.5%	\$330,600,584	\$2,371,398	\$0	\$1,516,546	\$16,416,110	
2036	\$436,250,118	2.0%	349.3%	\$339,154,508	\$0	\$0	\$0	\$16,416,110	
2037	\$444,975,121	2.0%	358.3%	\$347,879,511	\$0	\$0	\$0	\$16,416,110	
<b>Totals</b>					\$347,879,511	\$32,675,707	\$4,622,108	\$36,392,580	\$16,416,110



## 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.

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00000100363000000	APPLE TEN HOSPITALITY	1025 ELM ST	1997 - 2022	\$1,028,158
00000100366000000	APPLE TEN HOSPITALITY	200 N GRIFFIN ST	1997 - 2022	\$266,449
00000100445000200	APPLE TEN HOSPITALITY	1029 ELM ST	1997 - 2022	\$236,987
00000100489000000	ONE MAIN PLACE LLC	1201 MAIN ST	1997 - 2022	\$21,000,000
00000100501000000	U S GOVERNMENT	1100 COMMERCE ST	1997 - 2022	\$0
00000100528000000	DAVIS MRS HELEN BOUCHE	1208 COMMERCE ST	1997 - 2022	\$660,000
00000100534000000	U S A VETERANS ADM	1201 JACKSON ST	1997 - 2022	\$0
00000100570000000	SOUTHWESTERN BELL	1212 JACKSON ST	1997 - 2022	\$2,853,760
00000100648000000	1309 MAIN STREET APARTMENTS LLC	1302 ELM ST	1997 - 2022	\$3,900,000
00000100651000000	NAYEB FAMILY LP	1301 MAIN ST	1997 - 2022	\$600,000
00000100656000000	1309 MAIN STREET APARTMENTS LLC	1309 MAIN ST	1997 - 2022	\$1,100,000
00000100660000000	FWS GROUP DALLAS LLC	1217 MAIN ST	1997 - 2022	\$396,940
00000100696000000	FOSTER BRYAN S	1400 MAIN ST	1997 - 2022	\$255,000
00000100714000000	1404 MAIN BUILDING LLC	1404 MAIN ST	1997 - 2022	\$200,200
00000100735000000	BRAMA COMMERCE STREET LTD	1208 COMMERCE ST	1997 - 2022	\$851,210
00000100737009900	BRAMA COMMERCE STREET LTD	1222 COMMERCE ST	1997 - 2022	\$1,988,790
00000100741000000	SOUTHWESTERN BELL	211 S AKARD ST	1997 - 2022	\$23,081,520
00000100746009800	SOUTHWESTERN BELL	211 S AKARD ST	1997 - 2022	\$30,480
00000100747000000	WRIGHT GILBERT G JR ET AL	311 S AKARD ST	1997 - 2022	\$305,730
00000100753000000	SW BELL TELEPHONE CO LESSEE	1321 WOOD ST	1997 - 2022	\$103,080
00000100756000000	SOUTHWESTERN BELL	1312 JACKSON ST	1997 - 2022	\$176,340
00000100756000100	CVH 918 LLC	1311 WOOD ST	1997 - 2022	\$295,500
00000100759000000	SOUTHWESTERN BELL	1310 JACKSON ST	1997 - 2022	\$236,160
00000100849000000	ALTERRA 211 NORTH ERVAY LLC	211 N ERVAY ST	1997 - 2022	\$418,420
00000100885000000	MZEIN HOLDINGS LP	208 N AKARD ST	1997 - 2022	\$480,000
00000100912000000	FONBERG PETER D TR ET AL	1517 MAIN ST	1997 - 2022	\$127,500
00000100933000000	RREAF HOLDINGS MID ELM LLC	1514 ELM ST	1997 - 2022	\$116,400
00000100936000000	ROMAN CATH DIOCESE DALLAS	1521 MAIN ST	1997 - 2022	\$0
00000100942000000	RREAF HOLDINGS MID ELM LLC	1516 ELM ST	1997 - 2022	\$562,600
00000100945000000	1519 MAIN LP	1519 MAIN ST	1997 - 2022	\$137,080
00000100948009900	RREAF HOLDINGS MID ELM LLC	1512 ELM ST	1997 - 2022	\$114,650
00000100951009900	RREAF HOLDINGS MID ELM LLC	1512 ELM ST	1997 - 2022	\$114,650
00000100954000000	LEGAL AID OF NORTHWEST TE	1515 MAIN ST	1997 - 2022	\$0
00000100978000000	FC WP BUILDING LLC	1623 MAIN ST	1997 - 2022	\$730,000
00000100993000000	ELM AT STONEPLACE HOLDINGS LLC	1611 MAIN ST	1997 - 2022	\$174,000
00000101014000000	1600 MAIN STREET HOLDINGS LP	1608 MAIN ST	1997 - 2022	\$247,500
00000101020000000	1600 MAIN STREET HOLDINGS LP	1600 MAIN ST	1997 - 2022	\$317,420
00000101026000000	MAIN STREET INVESTORS JV	1520 MAIN ST	1997 - 2022	\$168,300
00000101029000000	DALLAS CITY OF	1518 MAIN ST	1997 - 2022	\$0
00000101032000000	DALLAS CITY OF	1516 MAIN ST	1997 - 2022	\$0
00000101035000000	DALLAS CITY OF	1516 MAIN ST	1997 - 2022	\$0
00000101038000000	DALLAS CITY OF	1510 MAIN ST	1997 - 2022	\$0
00000101041000000	DALLAS CITY OF	1500 MAIN ST	1997 - 2022	\$0
00000101044000000	HOLTZE MAGNOLIA LLLP	1401 COMMERCE ST	1997 - 2022	\$0
00000101086000100	IEP DALLAS LLC	208 S AKARD ST	1997 - 2022	\$1,409,207
00000101098000000	DPL LOAN HOLDINGS LLC	1512 COMMERCE ST	1997 - 2022	\$0
00000101101000000	DALPARK LAND LEASE LTD	1600 COMMERCE ST	1997 - 2022	\$1,752,080
00000101104000000	DPL LOAN HOLDINGS LLC	1506 COMMERCE ST	1997 - 2022	\$0
00000101107000000	DPL LAND LLC	1500 COMMERCE ST	1997 - 2022	\$176,000
00000101110000000	DPL LOAN HOLDINGS LLC	1517 JACKSON ST	1997 - 2022	\$240,000
00000101112009800	SOUTHWESTERN BELL	1400 JACKSON ST	1997 - 2022	\$22,500
00000101122000000	BRIDGE-NATIONAL PTNRS LP	1500 JACKSON ST	1997 - 2022	\$850,000
00000101131009700	SOUTHWESTERN BELL	308 S AKARD ST	1997 - 2022	\$0
00000101131009900	SOUTHWESTERN BELL	308 S AKARD ST	1997 - 2022	\$0
00000101533000000	PACIFIC ELM BUILDING LLC	1933 ELM ST	1997 - 2022	\$0
00000101536000000	PACIFIC ELM BUILDING LLC	1929 ELM ST	1997 - 2022	\$0
00000101539000000	PACIFIC ELM BUILDING LLC	1930 PACIFIC AVE	1997 - 2022	\$0
00000101542009700	BERKELEY FIRST CITY LP	1910 PACIFIC AVE	1997 - 2022	\$0
00000101542009900	BERKELEY FIRST CITY LP	1910 PACIFIC AVE	1997 - 2022	\$0
00000101566000000	DALLAS CITY OF	1925 ELM ST	1997 - 2022	\$0
00000101569000000	DALLAS CITY OF	1926 PACIFIC AVE	1997 - 2022	\$0
00000101578000000	1717 TOWER OWNER LP	1717 MAIN ST	1997 - 2022	\$84,000,000
00000101704000000	1700 COMMERCE STREET LP	1700 COMMERCE ST	1997 - 2022	\$575,000
00000101935000000	UNIVERSITY OF NORTH TEXAS SYSTEM	1900 ELM ST	1997 - 2022	\$0

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
0000010193800000	BERKELEY FIRST CITY LP	1916 ELM ST	1997 - 2022	\$61,320
0000010194100000	1920 ELM LTD	1920 ELM ST	1997 - 2022	\$755,000
0000010194700000	BERKELEY FIRST CITY LP	1932 ELM ST	1997 - 2022	\$91,500
0000010195000000	PHELAN RICHARD W JR ET AL	1927 MAIN ST	1997 - 2022	\$0
0000010195300000	BERKELEY FIRST CITY LP	1914 ELM ST	1997 - 2022	\$61,320
0000010195600000	BERKELEY FIRST CITY LP	1918 ELM ST	1997 - 2022	\$61,320
0000010195900000	F A SCHLUTER 1818 1882 FOUNDATION	1915 MAIN ST	1997 - 2022	\$0
0000010195900990	UNIVERSITY OF NORTH TEXAS SYSTEM	1915 MAIN ST	1997 - 2022	\$0
0000010196200000	UNIVERSITY OF NORTH TEXAS SYSTEM	1911 MAIN ST	1997 - 2022	\$0
00000101962000100	UNIVERSITY NORTH TEX SYST	1928 ELM ST	1997 - 2022	\$0
00000101962009900	DALLAS COUNTY COMMUNITY	1911 MAIN ST	1997 - 2022	\$150,000
00000101965000000	UNIVERSITY OF NORTH TEXAS SYSTEM	1921 MAIN ST	1997 - 2022	\$0
00000101965009900	DALLAS COUNTY COMMUNITY	1921 MAIN ST	1997 - 2022	\$0
00000101968000000	BERKELEY FIRST CITY LP	1928 ELM ST	1997 - 2022	\$40,000
00000101971000000	JARVIS BARNEY W JR TR &	1908 ELM ST	1997 - 2022	\$0
00000104555000000	DALLAS FORT WORTH ARGYLE	1109 PATTERSON AVE	1997 - 2022	\$3,198,140
00000104677000000	HEADINGTON REALTY & CAPITAL LLC	1200 ROSS AVE	1997 - 2022	\$4,775,000
00000104785000000	YMCA OF METRO DALLAS	1516 ROSS AVE	1997 - 2022	\$0
00000104785000100	KOHMANN KATHERINE ANN &	1520 ROSS AVE	1997 - 2022	\$60,370
00000104974000000	J & D MERRIMAN LTD	1307 PACIFIC AVE	1997 - 2022	\$625,000
00000104977000000	DALLAS AREA RAPID TRANSIT	1401 PACIFIC AVE	1997 - 2022	\$0
00000104980000000	319 NORTH AKARD LLC	319 N AKARD ST	1997 - 2022	\$196,500
00000104992000000	HOUSEMAN BUILDING LLC	400 N AKARD ST	1997 - 2022	\$392,600
00000104992009700	HOUSEMAN BUILDING LLC	400 N AKARD ST	1997 - 2022	\$0
00000104992009900	HOUSEMAN BUILDING LLC	400 N AKARD ST	1997 - 2022	\$0
00000104995000000	DALLAS CITY OF	410 N AKARD ST	1997 - 2022	\$0
00000104998000000	DALLAS CITY OF	509 BULLINGTON ST	1997 - 2022	\$107,400
00000105028009900	FIRST BAPTIST CHURCH OF	1608 PATTERSON AVE	1997 - 2022	\$0
00000105031000000	TEXAS UTILITIES ELEC CO	1607 FEDERAL ST	1997 - 2022	\$367,630
00000105040009900	JAGGI LEWIS L JR MRS	510 BULLINGTON ST	1997 - 2022	\$8,940
00000105043009900	JAGGI ROBBY O	1603 FEDERAL ST	1997 - 2022	\$38,500
00000105049000000	TEXAS UTILITIES PPTIES	1601 FEDERAL ST	1997 - 2022	\$62,210
00000105052000000	FIRST BAPTIST CHURCH OF	1606 PATTERSON AVE	1997 - 2022	\$0
00000105052000100	FIRST BAPTIST CHURCH OF	1610 PATTERSON AVE	1997 - 2022	\$0
00000105055000000	FIRST BAPTIST CHURCH OF	505 N ERVAY ST	1997 - 2022	\$0
00000105058009900	THORNE ELIZABETH ORAM TR	510 BULLINGTON ST	1997 - 2022	\$8,940
00000105061009900	THORNE L S MRS	1603 FEDERAL ST	1997 - 2022	\$38,500
00000105067000000	STATE ST BK & TR CO CT TR	1601 BRYAN ST	1997 - 2022	\$38,155,230
00000105109000000	FIRST BAPTIST CHURCH OF	1801 SAN JACINTO ST	1997 - 2022	\$0
00000105112000000	FIRST BAPTIST CHURCH OF	705 S ST PAUL ST	1997 - 2022	\$0
00000105116000000	FIRST BAPTIST CHURCH OF	701 S ST PAUL ST	1997 - 2022	\$0
00000105118000000	CALIFORNIA STATE TEACHERS	1806 ROSS AVE	1997 - 2022	\$3,368,900
00000105124000000	FIRST BAPTIST CHURCH OF	1707 SAN JACINTO ST	1997 - 2022	\$0
00000105127000000	FIRST BAPTIST CHURCH OF	606 N ERVAY ST	1997 - 2022	\$0
00000105133000000	FIRST BAPTIST CHURCH OF	1700 PATTERSON AVE	1997 - 2022	\$0
00000105137000000	FIRST BAPTIST CHURCH OF	515 N ST PAUL ST	1997 - 2022	\$0
00000105139000000	FIRST BAPTIST CHURCH OF	510 N ERVAY ST	1997 - 2022	\$0
00000105142000000	FIRST BAPTIST CHURCH OF	1801 FEDERAL ST	1997 - 2022	\$0
00000105145000000	FIRST BAPTIST CHURCH OF	508 N ERVAY ST	1997 - 2022	\$0
00000105151000000	FIRST BAPTIST CHURCH OF	1707 FEDERAL ST	1997 - 2022	\$0
00000105154000000	POST OFFICE MASTER LANDLORD LP	400 N ERVAY ST	1997 - 2022	\$0
00000105172000000	ST PAUL PL ACQUISITION	750 N ST PAUL ST	1997 - 2022	\$10,000,000
00000105178000000	WC 717 N HARWOOD PROPERTY LLC	717 N HARWOOD ST	1997 - 2022	\$28,750,680
00000105178009900	WC 717 N HARWOOD PROPERTY LLC	717 N HARWOOD ST	1997 - 2022	\$0
00000105188009700	WC 717 N HARWOOD PROPERTY LLC	717 N HARWOOD ST	1997 - 2022	\$0
00000105199000000	FPG DMT HARWOOD LP	601 N HARWOOD ST	1997 - 2022	\$389,610
00000105202000000	MAHER PROPERTIES TWO	609 N HARWOOD ST	1997 - 2022	\$1,500,000
00000105211000000	ST PAUL HOLDINGS LP	1800 FEDERAL ST	1997 - 2022	\$410,410
00000105214259700	ST PAUL HOLDINGS LP	1802 FEDERAL ST	1997 - 2022	\$135,030
00000105214509700	FPG-DMT HARWOOD LP	1801 FEDERAL ST	1997 - 2022	\$130,490
00000105214759700	1999 ASSOCIATES LTD	1803 FEDERAL ST	1997 - 2022	\$91,830
00000105217000000	DALLAS HARTFORD LLC	400 N ST PAUL ST	1997 - 2022	\$3,000,000
00000105220000000	ST PAUL HOLDINGS LP	1917 BRYAN ST	1997 - 2022	\$3,756,580
00000105226000000	1999 ASSOC LTD	1923 BRYAN ST	1997 - 2022	\$216,968
00000105226000100	FPG-DMT HARWOOD LP	1923 BRYAN ST	1997 - 2022	\$3,772

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00000105227009900	FPG DMT HARWOOD LP	1999 BRYAN ST	1997 - 2022	\$40,340,590
00000105232000000	1999 PROPERTY CORP	509 N HARWOOD ST	1997 - 2022	\$437,229
00000105232000100	FPG-DMT HARWOOD LP	509 N HARWOOD ST	1997 - 2022	\$1,711
00000105232259700	ST PAUL HOLDINGS LP	1909 BRYAN ST	1997 - 2022	\$11,420
00000105269000000	POLLOCK REALTY CORP	704 N HARWOOD ST	1997 - 2022	\$4,808,330
00000105269009900	BRYAN TOWER LP	704 N HARWOOD ST	1997 - 2022	\$0
00000105270000000	FROST NATL BANK TRUSTEE	606 N HARWOOD ST	1997 - 2022	\$231,330
00000105283000000	BT PARKS LP	605 OLIVE ST	1997 - 2022	\$538,000
00000105310000000	BT PARKS L P	600 N HARWOOD ST	1997 - 2022	\$73,560
00000105313000000	BT PARKS L P	604 N HARWOOD ST	1997 - 2022	\$338,190
00000105316000000	BRYAN TOWER II LP	2001 BRYAN ST	1997 - 2022	\$33,541,670
00000105316000100	POLLOCK REALTY CORP	2000 FEDERAL ST	1997 - 2022	\$83,600
00000105316009900	BRYAN TOWER LP	2001 BRYAN ST	1997 - 2022	\$0
00000105391500000	UNIFIED 2020 REALTY	2020 LIVE OAK ST	1997 - 2022	\$1,391,830
00000105412000000	CP 2100 ROSS LLC	2100 ROSS AVE	1997 - 2022	\$44,036,000
00000105419009800	CP 2100 ROSS LLC	2002 ROSS AVE	1997 - 2022	\$16,240
00000105420009800	CP 2100 ROSS LLC	801 PEARL ST	1997 - 2022	\$44,240
00000105433000000	OLIVE PEARL PARK LP	711 PEARL ST	1997 - 2022	\$449,990
00000105442000000	OLIVE PEARL PARK LP	723 N PEARL ST	1997 - 2022	\$380,770
00000105454000000	MCCLAIN CAROLYN	708 OLIVE ST	1997 - 2022	\$56,140
00000105457000000	MCCLAIN CAROLYN	723 PEARL ST	1997 - 2022	\$79,280
00000105481000000	DALLAS CITY OF	613 PEARL ST	1997 - 2022	\$0
00000105484000000	DALLAS CITY OF	2107 BRYAN ST	1997 - 2022	\$0
00000105486000000	DALLAS CITY OF	500 OLIVE ST	1997 - 2022	\$0
00000105487009700	STEVENS CREEK ASSOC	2101 BRYAN ST	1997 - 2022	\$26,637
00000105487009900	STEVENS CREEK ASSOC	2101 BRYAN ST	1997 - 2022	\$1,513,753
00000110712500000	BERKELEY FIRST CITY LP	1705 ELM ST	1997 - 2022	\$127,240
00000110712500100	DALLAS CITY OF	1707 ELM ST	1997 - 2022	\$0
00000110712750000	BERKELEY FIRST CITY LP	1702 ELM ST	1997 - 2022	\$2,204,320
00000110712759700	BERKELEY FIRST CITY LP	1702 ELM ST	1997 - 2022	\$0
00000110712759900	BERKELEY FIRST CITY LP	1702 ELM ST	1997 - 2022	\$0
00000110713000000	DALLAS CITY OF	1701 PACIFIC AVE	1997 - 2022	\$0
00000110740000000	TOOLE ALBERT J SR ET AL	325 N ST PAUL ST	1997 - 2022	\$133,720
00000110740000100	FOUR POINT STAR LP PS	325 N ST PAUL ST	1997 - 2022	\$617,610
00000110740000200	HOWARD CORP THE	325 N ST PAUL ST	1997 - 2022	\$51,850
00000110740000300	FOUR POINT STAR LP	325 N ST PAUL ST	1997 - 2022	\$204,710
00000110740000400	FOUR POINT STAR LP	325 N ST PAUL ST	1997 - 2022	\$5,399,930
00000110740099400	ERVAY RESIDENTIAL LTD PS	350 N ERVAY ST	1997 - 2022	\$0
00000110837000100	DALLAS CITY OF	350 N ST PAUL ST	1997 - 2022	\$1,771,504
00000110837009900	ST PAUL HOLDINGS LP	1917 BRYAN ST	1997 - 2022	\$0
000070000A0020000	BN 1412 MAIN LP	1412 MAIN ST	1997 - 2022	\$5,984,178
000070000A01A0000	RBP ADOLPHUS LLC	1300 MAIN ST	1997 - 2022	\$0
000070000A01A0100	TIER DEVELOPMENT GROUP LC	1402 MAIN ST	1997 - 2022	\$396,348
000070000A01A0200	RASANSKY MITCHELL	1306 MAIN ST	1997 - 2022	\$130,492
000076000A0010100	BVF-II KIRBY LIMITED PARTNERSHIP	1509 MAIN ST	1997 - 2022	\$902,700
000076000A0020000	STONE PLACE MALL INV 1 LTD	1520 ELM ST	1997 - 2022	\$416,890
000077000008A0000	DUNHILL 1530 MAIN LP	1530 MAIN ST	1997 - 2022	\$247,500
00009500000010000	DALLAS CITY OF	1701 ELM ST	1997 - 2022	\$0
000109000001A0000	FIRST PRESBYTERIAN CHURCH	1835 YOUNG ST	1997 - 2022	\$0
000114206902A0000	DLD PROPERTIES	1407 MAIN ST	1997 - 2022	\$690,423
000114206902A9800	DRED PROPERTIES LTD	1407 MAIN ST	1997 - 2022	\$64,439
000114206902A9900	DCAR PROPERTIES LTD	1407 MAIN ST	1997 - 2022	\$165,701
000114206908A0000	GS RENAISSANCE LTD PS	1415 MAIN ST	1997 - 2022	\$915,754
000233000001A0000	WLK MOSAIC OWNER LP	318 N AKARD ST	1997 - 2022	\$2,473,820
00023400000010000	CALIFORNIA STATE TEACHERS	600 N AKARD ST	1997 - 2022	\$836,690
00023500000010000	CALIFORNIA STATE TEACHERS	500 N AKARD ST	1997 - 2022	\$65,022,580
00023500000010100	ONE LINCOLN PLAZA JV	700 N ERVAY ST	1997 - 2022	\$51,280
00023500000019700	CALIFORNIA STATE TEACHERS	500 N AKARD ST	1997 - 2022	\$0
00023500000019900	CALIFORNIA STATE TEACHERS	500 N AKARD ST	1997 - 2022	\$0
00023600000009700	FIRST BAPTIST CHURCH OF	509 N ERVAY ST	1997 - 2022	\$0
00023600000009900	FIRST BAPTIST CHURCH OF	509 N ERVAY ST	1997 - 2022	\$87,550
000242000A0010000	FIRST UNITED METHODIST	1928 ROSS AVE	1997 - 2022	\$400,000
00024300020010000	FPG-DMT HARWOOD LP	600 N HARWOOD ST	1997 - 2022	\$17,170
00025200000010000	HINES REIT 2200 ROSS AVE LP	720 OLIVE ST	1997 - 2022	\$574,090
00025200000120000	OLIVE PEARL PARK LP	701 PEARL ST	1997 - 2022	\$31,924

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
0002520000012D200	OLIVE PEARL PARK LP	701 PEARL ST	1997 - 2022	\$195,537
0002520000012D300	OLIVE PEARL PARK LP	701 PEARL ST	1997 - 2022	\$23,930
0002520000012D400	OLIVE PEARL PARK LP	701 PEARL ST	1997 - 2022	\$23,930
0002520000012D800	OLIVE PEARL PARK LP	701 PEARL ST	1997 - 2022	\$11,980
0004750A000009800	BERKELEY FIRST CITY LP	200 S ST PAUL ST	1997 - 2022	\$6,310
000475A0000009800	BERKELEY FIRST CITY LP	1701 PACIFIC AVE	1997 - 2022	\$451,120
00C18160000000000	CHRISTIAN LARRY &	1505 ELM ST	1997 - 2022	\$140,786
00C18160000000201	DUCOTEY WARREN 2002 TR	1505 ELM ST	1997 - 2022	\$13,391
00C18160000000202	JOBE REAGAN V	1505 ELM ST	1997 - 2022	\$17,198
00C18160000000203	KEY SEAN	1505 ELM ST	1997 - 2022	\$22,936
00C18160000000204	BUTLER KELLY A LIVING TRUST	1505 ELM ST	1997 - 2022	\$17,329
00C18160000000205	DELEON JOSE & ALMA FLORES	1505 ELM ST	1997 - 2022	\$23,845
00C18160000000301	NORRIS SONJA	1505 ELM ST	1997 - 2022	\$13,881
00C18160000000302	WONG ERIK JEFFREY	1505 ELM ST	1997 - 2022	\$17,198
00C18160000000303	LANGAN PATRICK	1505 ELM ST	1997 - 2022	\$20,423
00C18160000000304	LEAVERTON KEVIN O	1505 ELM ST	1997 - 2022	\$17,329
00C18160000000305	MENDEZPEREZ JAIME & FANNY	1505 ELM ST	1997 - 2022	\$23,845
00C18160000000401	SCHMIDT MICHAEL	1505 ELM ST	1997 - 2022	\$14,236
00C18160000000402	HARTLINEDIAZ PATRICIA	1505 ELM ST	1997 - 2022	\$17,638
00C18160000000403	BREWER STEPHEN D &	1505 ELM ST	1997 - 2022	\$20,945
00C18160000000404	BECKMAN JAMIE W	1505 ELM ST	1997 - 2022	\$17,773
00C18160000000405	SYMPHONY PROPERTIES LLC	1505 ELM ST	1997 - 2022	\$24,454
00C18160000000501	HIRSCHHEIMER JOSHUA DAVID	1505 ELM ST	1997 - 2022	\$14,691
00C18160000000502	KILANOWSKI KATHLEEN	1505 ELM ST	1997 - 2022	\$18,201
00C18160000000503	EDMONDSON ROY M	1505 ELM ST	1997 - 2022	\$21,614
00C18160000000504	HAGGARD SCOTT JR	1505 ELM ST	1997 - 2022	\$18,339
00C18160000000505	ALLIANT PROPERTIES LLC SERIES D	1505 ELM ST	1997 - 2022	\$23,845
00C18160000000601	PIGG CHRISTINE	1505 ELM ST	1997 - 2022	\$17,405
00C18160000000602	BUSBY MELINDA Z	1505 ELM ST	1997 - 2022	\$21,195
00C18160000000603	BASSAMPOUR FATEMAH &	1505 ELM ST	1997 - 2022	\$27,785
00C18160000000604	IKER GREGORY MARK	1505 ELM ST	1997 - 2022	\$21,195
00C18160000000605	SONNETT JOHN	1505 ELM ST	1997 - 2022	\$18,935
00C18160000000701	BRAIR GHASSAN B	1505 ELM ST	1997 - 2022	\$17,927
00C18160000000702	MAGAN NAVIN	1505 ELM ST	1997 - 2022	\$21,831
00C18160000000703	MENDENHALL MYLES E & KATHERINE M	1505 ELM ST	1997 - 2022	\$28,619
00C18160000000704	STEVENS KATHERINE A	1505 ELM ST	1997 - 2022	\$21,831
00C18160000000705	POTTER BRITON J III &	1505 ELM ST	1997 - 2022	\$18,762
00C18160000000801	MUNK FLORENCE	1505 ELM ST	1997 - 2022	\$18,449
00C18160000000802	SCHMIDT MICHAEL L	1505 ELM ST	1997 - 2022	\$22,467
00C18160000000803	SINGER ARTURO	1505 ELM ST	1997 - 2022	\$29,452
00C18160000000804	JONES REBECCA J	1505 ELM ST	1997 - 2022	\$22,467
00C18160000000805	YELLOTT JAY D	1505 ELM ST	1997 - 2022	\$18,529
00C18160000000901	SCHWARTZ DEBORAH	1505 ELM ST	1997 - 2022	\$17,868
00C18160000000902	RICHARD C WERNON	1505 ELM ST	1997 - 2022	\$23,103
00C18160000000903	KEDRON LUCEA SUZAN	1505 ELM ST	1997 - 2022	\$30,286
00C18160000000904	ANTERHAUS ROBERT H &	1505 ELM ST	1997 - 2022	\$20,847
00C18160000000905	MUNOZ ROLANDO & DONNA W	1505 ELM ST	1997 - 2022	\$20,640
00C18160000001001	MCKNIGHT BILLY REA	1505 ELM ST	1997 - 2022	\$19,494
00C18160000001002	DILENA R J	1505 ELM ST	1997 - 2022	\$19,410
00C18160000001003	L & M PROPERTY MGMT LLC	1505 ELM ST	1997 - 2022	\$31,119
00C18160000001004	HOLLOWAY MICHAEL S &	1505 ELM ST	1997 - 2022	\$23,738
00C18160000001005	FRAZEE STEVEN K	1505 ELM ST	1997 - 2022	\$20,146
00C18160000001101	DANE EUGENE	1505 ELM ST	1997 - 2022	\$20,016
00C18160000001102	LARA JOHN COOPER	1505 ELM ST	1997 - 2022	\$24,375
00C18160000001103	MCLAIN WILLIAM T &	1505 ELM ST	1997 - 2022	\$31,953
00C18160000001104	MITTELSTET STEPHEN K	1505 ELM ST	1997 - 2022	\$24,375
00C18160000001105	ABENDSCHEIN FREDERICK	1505 ELM ST	1997 - 2022	\$21,776
00C18160000001201	ROBERTSON RON & DONNA	1505 ELM ST	1997 - 2022	\$20,494
00C18160000001202	EDWARDS GARY DON & JANIE FAY	1505 ELM ST	1997 - 2022	\$22,347
00C18160000001203	COLLETT BRIAN J TR LIFE EST & CHERYL TR LIFE EST	1505 ELM ST	1997 - 2022	\$32,786
00C18160000001204	NIENDORFF CARL A IV	1505 ELM ST	1997 - 2022	\$25,010
00C18160000001205	HALL MICHAEL D	1505 ELM ST	1997 - 2022	\$22,344
00C18160000001401	PATTERSON J R JR & BILLIE JO PUD	1505 ELM ST	1997 - 2022	\$34,050
00C18160000001402	HARVEY BARBARA ANN & EDWARD BRUCE	1505 ELM ST	1997 - 2022	\$28,514
00C18160000001403	AKIN LARRY D & CAROL D	1505 ELM ST	1997 - 2022	\$30,680

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00C1816000001404	SPIEGEL ROSS ADAM	1505 ELM ST	1997 - 2022	\$35,238
00C1816000001501	BOLDEN PAUL &	1505 ELM ST	1997 - 2022	\$34,873
00C1816000001502	ROBERTS FINES OLIVER	1505 ELM ST	1997 - 2022	\$32,345
00C1816000001503	STANLEY ROGER &	1505 ELM ST	1997 - 2022	\$31,423
00C1816000001504	DUNNAHOO WILLIAM MICHAEL & PATRICIA DUNNAHOO	1505 ELM ST	1997 - 2022	\$36,091
00C1816000001601	SCARLET PEGASUS GROUP LP	1505 ELM ST	1997 - 2022	\$35,698
00C1816000001602	WILSON ADDISON G IV	1505 ELM ST	1997 - 2022	\$33,076
00C1816000001603	SCRIPPS FREDERIC SCOTT	1505 ELM ST	1997 - 2022	\$32,165
00C1816000001604	BLUE STAR MORTGAGE INC	1505 ELM ST	1997 - 2022	\$36,944
00C4620000000201	BELLINGHAUSEN WIL J	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000000202	NEWMAN PAULETTE E	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000000203	1621 ERVAY LTD	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000000204	BRANAMAN MICHAEL S &	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000000205	SHAH VINAY	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000000206	DIXON GLORIA D	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000000207	ORTIZ GUILLERMINA	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000000208	FONTENOT TOMMY JAMES	1200 MAIN ST	1997 - 2022	\$45,958
00C4620000000209	RAFF GEORGE JR	1200 MAIN ST	1997 - 2022	\$42,577
00C4620000000301	SMITH DANIEL E & HERMA A	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000000302	BRANSTETTER ROBERT M & CAROL SHELTON	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000000303	FREEMAN SCOTT	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000000304	BOYD CURTIS W & GLENNA HALVORSON	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000000305	JUAREZ GERARDO	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000000306	MCARDLE PATRICIA	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000000307	AMONGKOL JITTADA KITTY	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000000308	HART STANLEY L &	1200 MAIN ST	1997 - 2022	\$45,958
00C4620000000309	SMITH SHERIA D	1200 MAIN ST	1997 - 2022	\$42,577
00C4620000000401	CRIST EUGENE SCOTT	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000000402	TERESI MARK A &	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000000403	HERNDON CYNTHIA A	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000000404	KISLING MISTY	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000000405	SANADI NISAR & THU NGUYET	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000000406	CARPENTER ROBIN N	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000000407	MASTAGLIO LINDA R	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000000408	LOPEZ DENNIS A	1200 MAIN ST	1997 - 2022	\$45,958
00C4620000000409	WOMBLE JOHN M & GINGER A	1200 MAIN ST	1997 - 2022	\$42,577
00C4620000000501	BAILEY PETER & MARY	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000000502	PERRI ANTHONY J &	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000000503	RATH OMKAR R &	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000000504	FAYE WILLIS DESIGNS INC	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000000505	BAGARIA SAPNA & SURESH	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000000506	PARKER RUBY	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000000507	ABDULKHAALIQ ANWAAR	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000000508	ARAUJO JOSEPH	1200 MAIN ST	1997 - 2022	\$45,958
00C4620000000509	CHATTERJEE ARUNABHA	1200 MAIN ST	1997 - 2022	\$42,577
00C4620000000601	CRIST EUGENE SCOTT	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000000602	SALVANT WAYNE	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000000603	ELLER KELLEY	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000000604	MASSEY LINDA	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000000605	DASH PRIYARANJAN &	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000000606	MUEHLENWEG ROBERT J &	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000000607	CUEVAS ISRAEL F	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000000608	EDWARDS JAMES & BARBARA	1200 MAIN ST	1997 - 2022	\$45,958
00C4620000000609	SCOTT DARIAN D	1200 MAIN ST	1997 - 2022	\$42,577
00C4620000000701	ATV TEXAS VENTURES IV LP	1200 MAIN ST	1997 - 2022	\$45,607
00C4620000000702	CRIST EUGENE SCOTT	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000000703	KADAN PROPERTIES LP	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000000704	CAMPOS EDWARD	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000000705	ADAMS WILHELMINA J	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000000706	COMBS DAMETIA	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000000707	BEVERS MARC	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000000708	WHITE JESSICA	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000000709	HERICKS JAMES &	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000000710	BAKER WILLIAM H III	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000000711	SPRING TRUMAN E JR	1200 MAIN ST	1997 - 2022	\$35,843

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00C4620000000712	TITTLE CYNTHIA LARK	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000000713	DANIEC MONICA	1200 MAIN ST	1997 - 2022	\$42,753
00C4620000000801	BLACK PAUL	1200 MAIN ST	1997 - 2022	\$45,607
00C4620000000802	HAQUE NAZ &	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000000803	SCHNAPPAUF MICHAEL	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000000804	ALANIZ GEORGE R JR & ANEESA T HOJAT	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000000805	CHANEY GARY WAYNE 1992 FAMILY TRUST	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000000806	NGUYEN MICHAEL	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000000807	BENEVENTI MARK FRANCIS	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000000808	DU YALI	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000000809	PATOINE TERESA SUSAN	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000000810	SAIED ANNA M	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000000811	FAIRCHILD MELISSA	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000000812	BURNS CHRISTOPHER J	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000000813	CRIST EUGENE SCOTT	1200 MAIN ST	1997 - 2022	\$42,753
00C4620000000901	HARRIS KENDRICK LASALLE	1200 MAIN ST	1997 - 2022	\$45,607
00C4620000000902	CRIST EUGENE SCOTT	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000000903	PATEL JAYSHREE &	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000000904	ALSUP LAUREN BRITTANY	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000000905	ELLER TOM & ROBYN	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000000906	KAHANE DENNIS SPENCER	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000000907	SULLIVANMCMULLEN DAVID	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000000908	SALEEM ADEEL	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000000909	PARK STEPHEN	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000000910	MOBLEY HENRY B JR	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000000911	COWAN MICHAEL & MARTHA	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000000912	THEIS LANGSTON	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000000913	CAREY GABRIELLE	1200 MAIN ST	1997 - 2022	\$42,753
00C4620000001001	IPPOLITO MARTA	1200 MAIN ST	1997 - 2022	\$45,607
00C4620000001002	CIN ALBERTO DAL	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001003	BROWN GLENN ALAN	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001004	ROMERO GERALD & LOURDES	1200 MAIN ST	1997 - 2022	\$34,376
00C4620000001005	PATRA DEEPAK	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001006	SCARBOROUGH DONALD D	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001007	KEANE JUSTIN SCOTT &	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001008	COMMUNITY BANK & TRUST	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001009	LUMME DONALD GUY JR	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001010	XIE JIMIN	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000001011	OROZCO CARLOS A	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000001012	SALVANT BRIAN	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001013	DOMINGUEZ JOSE R &	1200 MAIN ST	1997 - 2022	\$42,753
00C4620000001101	GRIEGO MANUEL R JR &	1200 MAIN ST	1997 - 2022	\$45,607
00C4620000001102	KEATON JULIAN E II	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001103	MA MAU & JUYEI	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001104	THOMAS BIJU	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000001105	PATRO LOKANATH	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001106	IPPOLITO DAVIDE MICHAEL	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001107	MADDERRA RHONDA & FARON	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001108	LIN JEFF P	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001109	SENDKER JAN	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001110	BALUCH HOLDINGS LLC	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000001111	RADFORD TRACI	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000001112	ROMIG RANDALL	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001113	BRAUM EARL E JR	1200 MAIN ST	1997 - 2022	\$42,753
00C4620000001201	QUACH LINH	1200 MAIN ST	1997 - 2022	\$45,607
00C4620000001202	MORAIS JUSTIN	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001203	MATHEWS AMIT &	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001204	MCCANS WILLIAM	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000001205	HOSID KEVIN M & PEGGY S	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001206	JUDAH JOHN K & BETTY JO	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001207	BARGANIER NORA D & MICHAEL G	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001208	MORENO KRISTINE M	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001209	BAKER ARIANNE &	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001210	LITTLE STERLING	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000001211	LIN XIEQING	1200 MAIN ST	1997 - 2022	\$35,843



Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00C4620000001212	ASHON HASSEB &	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001213	WEBER DANIEL T & GAIL G	1200 MAIN ST	1997 - 2022	\$42,753
00C4620000001401	FUNG DAVID KARL & KATHY LEE FUNG	1200 MAIN ST	1997 - 2022	\$45,607
00C4620000001402	KHUNTIA ASHOK	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001403	LI LIETAO	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001404	TINSLEY GARY A	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000001405	JC GOODMAN INVESTMENT GROUP INC	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001406	MICHULKA GEORGE &	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001407	BYRUM TADD A &	1200 MAIN ST	1997 - 2022	\$22,935
00C4620000001408	HUTCHINSON ANDREW F II	1200 MAIN ST	1997 - 2022	\$22,935
00C4620000001409	DAO BAO D	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001410	THOMAS MONA	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000001411	BENTLEY BRIAN D	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000001412	MURRAY RORY GALLAGHER	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001413	GREEN KAREN S	1200 MAIN ST	1997 - 2022	\$42,753
00C4620000001501	ZANDER GREG W	1200 MAIN ST	1997 - 2022	\$45,607
00C4620000001502	SALVANT WAYNE F &	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001503	YATES RALPH & FAYE	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001504	HILL DANIEL &	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000001505	HIBSID 1 LLC	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001506	TRIPP THOMAS	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001507	KOKES KEVIN K &	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001508	BOHAN STEPHANIE D	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001509	JAIN NEHA	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001510	METROPOLITAN 1510 LLC	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000001511	BRYANT CHRIS	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000001512	KHAN MOIN	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001513	KLAMM CYNTHIA B &	1200 MAIN ST	1997 - 2022	\$42,753
00C4620000001601	DAVIS STEPHEN J	1200 MAIN ST	1997 - 2022	\$45,607
00C4620000001602	COBB DONNA MARIE &	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001603	COWDEN PETER	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001604	NARAN ASHOK	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000001605	LANCASTER PHILLIP & IRENE	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001606	OWNER WITHHELD	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001607	KOERBER ELLEN &	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001608	POLANCO PAUL	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001609	DAMANI ANIRUDH A	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001610	DOCKTER BRYAN	1200 MAIN ST	1997 - 2022	\$0
00C4620000001611	UNDERHILL JAMES S	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000001612	SOLE GARY &	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001613	PATTERSON JEFF	1200 MAIN ST	1997 - 2022	\$42,753
00C4620000001701	STRINGER CHRISTOPHER & KATIE	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000001702	STROTHMAN RHONDA K	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001703	REMPHREY BRYAN S	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001704	DANIEL SAM	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000001705	BROWNELL SUSAN K &	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001706	ALVAREZ DAVID &	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001707	HOLLANDER KEVIN J & BETH A	1200 MAIN ST	1997 - 2022	\$25,786
00C4620000001708	AHUMADA MUCIO	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001709	LESTER MARY C	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001710	MOORE ARROYO AYSHA	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000001711	FUENTE JOSE ANTONIO DE LA	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000001712	MOORE ROBERT W	1200 MAIN ST	1997 - 2022	\$61,779
00C4620000001713	CHAFFIN LYNDA L A	1200 MAIN ST	1997 - 2022	\$42,753
00C4620000001801	HUMES EDUARDO	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000001802	VIRANI ASIF	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001803	JACKSON JILL A	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001804	DIXON ADAM	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000001805	BADMAND HOLDINGS LLC	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001806	CURE NANCY A & WILLIAM E	1200 MAIN ST	1997 - 2022	\$40,549
00C4620000001807	ABDULWAHAB MANNIE	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001808	LIN JAMES	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001809	TRAVELSTEAD GARY LYNN &	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001810	ZOLLER ROBERT W	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000001811	HOWARD KENNETH ROBERT	1200 MAIN ST	1997 - 2022	\$35,843

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00C4620000001812	KOERBER ELLEN &	1200 MAIN ST	1997 - 2022	\$61,779
00C4620000001901	ATV TEXAS VENTURES IV LP	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000001902	RICHARDS GILL & ELIZABETH ANN	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001903	CWALINO PETER	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001904	NATHAL JULIO	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000001905	SINGERMAN ALEXANDER	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001906	SLAUGHTER JUSTIN	1200 MAIN ST	1997 - 2022	\$40,549
00C4620000001907	POON PHILIP	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001908	BEATS JAMES & ANAMARIA	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001909	ROMERO ROBERT R &	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001910	HAYES MONIQUE C	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000001911	RICHARDS GILL & ELIZABETH ANN	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000001912	HAGLER TRENT L	1200 MAIN ST	1997 - 2022	\$61,779
00C4620000002001	REVELLE ANIEL W III & CAROL L	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000002002	CRIST EUGENE SCOTT	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000002003	MUEHLENWEG ROBERT J & CHRISTINE	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000002004	JC GOODMAN INVESTMENT GROUP INC	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000002005	OLTMAN GREGG	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000002006	FERNANDEZ GUSTAVO A & DAGMAR SCHMAUTZ	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000002007	CHANG LAWRENCE SHEYLUN	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000002008	FARTHING DANIEL	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000002009	FICKEL MATTHEW & MARY BETH	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000002010	SHAFFNER GLORIA	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000002011	GOLNABI ROSITA NINA & NEIMA	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000002012	VALENTIS VENTURES LLC	1200 MAIN ST	1997 - 2022	\$61,779
00C4620000002101	HENSLEY DALLAS W & VIRGINIA K	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000002102	MCCLAIN JONI L MD FAMILY TRUST	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000002103	CRIST EUGENE SCOTT	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000002104	REVIS MARK	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000002105	TARVER CHRISTOPHER T &	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000002106	YING KEN W	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000002107	HWANG HELEN	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000002108	MOVVA SATYANARAYANA	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000002109	SCHUMANN KEITH &	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000002110	FOX JEFFREY L	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000002111	BODLEY GABRIELLE	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000002112	QUINN CRAIN A & NATALIE L	1200 MAIN ST	1997 - 2022	\$61,779
00C4620000002201	GATES MARTIN E II & JUDY M	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000002202	DURRA OMAR	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000002203	PHILLIPS DAVID G	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000002204	WARREN BLAKE T &	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000002205	MARKHOFF STEVEN	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000002206	GRANT JASON A & MARIA	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000002207	COOKSEY CHARLES N	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000002208	CUNNINGHAM THOMAS G	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000002209	POWERS A MARKS	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000002210	ARNOLD NANCY E WEINTRAUB	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000002211	BERMAN DANIEL	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000002212	PERRI VINEYARDS & REAL ESTATE	1200 MAIN ST	1997 - 2022	\$61,779
00C4620000002301	RANDOLPH HEATHER ELAINE &	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000002302	HIBSID 1 LLC	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000002303	LUDWIG CURTIS A	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000002304	PATEL AMIR B	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000002305	KNIFE LUTHER DASSON III	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000002306	IPPOLITO ESTER	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000002307	PATKOVIC MARIJANA	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000002308	BASH DAMIEN	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000002309	BOWENS BARRY C	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000002310	KRIDER SUE E	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000002311	SHIPP RONALD B	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000002312	ENGRAM AARON	1200 MAIN ST	1997 - 2022	\$61,779
00C4620000002401	COX JOHN VERNON TR & GAY GAYLE TR	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000002402	COX JOHN VERNON TR &	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000002403	SMITH LAURA	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000002404	BALUCH AMIR	1200 MAIN ST	1997 - 2022	\$34,373

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00C4620000002405	ONU ADISA M	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000002406	BIERI MATTHEW B & REBECCA	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000002407	MAYORGA LUIS A	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000002408	MUSABASIC MEMSUD	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000002409	GILMAN ALEX	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000002410	SLIGER STEPHEN H & GWENNY L	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000002411	MOTGI GURU & SHASHI	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000002412	MOTGI GURUBASAPPA V & SHASHI R MOTGI	1200 MAIN ST	1997 - 2022	\$61,779
00C4620000002501	SARDARABADI ABDOL M &	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000002502	THOMAS BIJU	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000002503	ACKER PARLEY E III	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000002504	WATTS FAMILY TRUST	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000002505	LIN XIA	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000002506	TRAMMELL DUANE &	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000002507	DUNCAN ROBERT J &	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000002508	CORCORAN SHAWN M & CARRIE A	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000002509	MAURER IAN S	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000002510	MERCHANT REHAN I &	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000002511	REAGANS KIMBERLY	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000002512	KRISHNA SHAILENDRA &	1200 MAIN ST	1997 - 2022	\$61,779
00C4620000002601	PONZIO JOHN &	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000002602	BARBADILLO OSCAR JR	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000002603	DAVIS WALKER L	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000002604	YATES RALPH A & FAYE	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000002605	PERRI VINEYARDS &	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000002606	PERRI VINEYARDS &	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000002607	GARCIA CASSANDRA	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000002608	BARBATO CRISTINA COSTA	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000002609	BOWLES NEAL A & CARLA D WATSON	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000002610	LUFKIN ROGER W	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000002611	WILKINSON EARL J	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000002612	CALDWELL ROGER W & KIMBERLY S	1200 MAIN ST	1997 - 2022	\$61,779
00C4620000RETAIL00	BELGAUM LLC	1200 MAIN ST	1997 - 2022	\$100,011
00C5371T9500FC00	ST PAUL HOLDINGS LP	350 N ST PAUL ST	1997 - 2022	\$6,903,194
00C5371T950RESI00	ST PAUL HOLDINGS II LP	350 N ST PAUL ST	1997 - 2022	\$8,268,662
00C6131000000000	1300 JACKSON STREET	1300 JACKSON ST	1997 - 2022	\$19,742
00C6131000000001	FRACKT RENA L	1300 JACKSON ST	1997 - 2022	\$28,665
00C6131000000002	POE BRIAN	1300 JACKSON ST	1997 - 2022	\$23,399
00C6131000000003	BRAZZEL ZACHARY L	1300 JACKSON ST	1997 - 2022	\$17,068
00C6131000000004	HOPE MARK A	1300 JACKSON ST	1997 - 2022	\$27,361
00C6131000000005	WASHINGTON DAVID CHASE	1300 JACKSON ST	1997 - 2022	\$28,190
00C6131000000006	KOLANDER KAMELA	1300 JACKSON ST	1997 - 2022	\$23,007
00C6131000000007	EVANS SCOTT	1300 JACKSON ST	1997 - 2022	\$25,217
00C6131000000008	SLAWOMIR LESZINSKI LIVING	1300 JACKSON ST	1997 - 2022	\$24,270
00C68930000000202	HIBBARD CHRISTIAN	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000203	MIDBOE MATTHEW L	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000204	PILON JASON	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000205	SPARKS KIMBERLY	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000206	MORIARTY SONIA	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000207	WHITTEN THOMAS A & LAURA J	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000208	POPE WILLIAM	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000209	WEBER WILLIAM R	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000210	MARTINEZ JONATHAN R	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000211	COOLEY BRIAN K	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000212	DURANT BODHI	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000213	GORDON JULIANNE E	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000214	KEMBERY ROBERT	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000215	HISHINUMA ROBIN A &	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000216	WHITE JARED	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000217	UNDERWOOD GUTHRIE B JR &	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000218	COOPER THOMAS STEELE	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000219	SMITH JASON DEWAYNE & KIMMIE FARRAR	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000220	YATES JOEL	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000301	ELAM KYLE P	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000302	CARRANZA RAMIRO & LATOYA	1122 JACKSON ST	1997 - 2022	\$4,727

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00C6893000000303	FREEMAN ISAAC	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000304	MILLIGAN MOLLIE	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000305	TRI MARY	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000306	SEGOVIA MARIA	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000307	ADAMS CHRISTIAN R	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000308	ARCHBOLD EDWIN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000309	MAXWELL YVONNE & THOMAS	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000310	BUTTINE THOMAS C	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000311	URRUTIA AUDRICK L	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000312	PARKER PENNY LYNN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000313	WOELKE FAMILY LIMITED PARTNERSHIP	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000314	CHAMBERS JARED P &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000315	DUGAS EARL J	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000316	GUERRA JOSE ARNOLDO	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000317	HACKETT RANDY	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000318	LU HUIRU &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000319	BJELICA ADAM	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000320	CONSEMIU REYMUNDO JR	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000321	FARROW PATRICIA	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000322	WALKER JONATHAN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000401	NWANKWO ADIAH	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000402	REDUS VANESSA	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000403	JAMES KAREN K	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000404	REAVIS BEN & KRISTI	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000405	CRAIG EDWARD LIVING TRUST	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000406	WREN OIL & GAS LLC	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000407	STAFFORD STEPHANIE E	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000408	CALDWELL BRYANN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000409	OWNER WITHHELD	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000410	PARMELE MICHAEL	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000411	DILL MICHAEL K	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000412	WREN JUSTIN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000413	SHEPARD GREGORY	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000414	PEAK JASON L	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000415	SMITH BRENDA KAY	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000416	WYATT ALAN K	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000417	SHIGEMATSU KEN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000418	SQUIRES MICHAEL K	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000419	FROH DANIEL LYNN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000420	WARTON JAMES	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000421	SWEET OCEAN T	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000422	THOMASON ADAM CLARK	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000501	MCCOWN CRISTEN & WIESLAWA	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000502	MARASCO LAWRENCE P III	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000503	BETHEL SUSAN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000504	ABBATI JOSEPH L	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000505	GIBBS JAMES M LIFE ESTATE	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000506	DUDEK JAKUB	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000507	STEWART COREY F	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000508	BERNSTEIN CAMI	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000509	NICHOLSON STEVEN W	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000510	ELLIOTT NATALIE	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000511	BASINGER GREGORY LEROY	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000512	LANGER BRUCE & JEAN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000513	REED THOMAS J &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000514	RIDEN LAVONNE	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000515	ACEVEDO MAGDALENA	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000516	BAEZ SUZETTE	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000517	WHEELIS JONATHAN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000518	CARTER JASON &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000519	WALPOLE JOHN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000520	BEIHOFF DAVID	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000521	ETTER CHRISTOPHER W	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000522	TUCKER JOB ALEXANDER	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000601	KNAUS ROBERT	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000602	NAVARRO JOHN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000603	BOWERS JOEL B	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000604	STEPHENS TAMMY L	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000605	PATTON FERRE W	1122 JACKSON ST	1997 - 2022	\$4,727

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00C6893000000606	NEWHAM ANDREA RODRIGUEZ	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000607	QUINT BERNARD T	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000608	GONZALEZ JINNI	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000609	LUNSFORD WALKER	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000610	BRAMMER JANE E	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000611	DURKIN BRETT T & SHIRLEY	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000612	WILSON DAMON	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000613	HALL JACQUELINE R &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000614	BOYCE MOLLIE	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000615	CHOWDHURY RYAN R	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000616	MORRIS DOUGLAS A & VIRSIE N	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000617	MCGUFFEY THOMAS J	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000618	2008 CONDO PROPERTIES LLC	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000619	ALLELO JOHN G	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000620	KNIGHT SHAWN P	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000621	WATTERS MELODY & EDWARD	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000622	CLARKSON ROBERT A	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000701	TOONY JEFFREY D & ELIZABETH A	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000702	DILLON CRAIG L	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000703	KEAN MICHELLE	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000704	MURRAY CAROLYN M REVOCABLE	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000705	BONNIN MATTHEW E	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000706	NADIR NIDA	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000707	MUELLER ANDREW	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000708	BATES SAM IV	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000709	PAINE KELSEY	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000710	ADAMS JOHN & JEAN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000711	VANPELT DANIEL	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000712	ONEAL MARK	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000713	SMITH JOAN D	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000714	ROJASRESTREPO OLGA L	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000715	CHOE DAVID	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000716	ADAMS SUSAN E	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000717	STAPLES NATHAN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000718	2008 CONDO PROPERTIES LLC	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000719	HENDERSON MICHAEL BENFORD	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000720	ESCANILLA DINNAH	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000721	BONANNO CAROLINA	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000722	TUCKER JOB ALEXANDER	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000801	MAHONEY LAURIE & JOHN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000802	FARKAS JANOS	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000803	FOREMAN ROSEMARY &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000804	BIEDENHAM JOSEPH A III	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000805	YOUNG ADAM KEITH	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000806	WOJCIECHOWSKI MARZENA &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000807	MURILLO LESLIE N	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000808	ADROVIC ARMIN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000809	JONES CHRISTOPHER &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000810	HILL JAMES C	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000811	LENOX ANDREW	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000812	ONEAL MARK	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000813	ALAVI REZA & MONA	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000814	ALAVI REZA & MONA	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000815	ELAM KYLE P	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000816	ANDERSON PHILLIP H	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000817	EHLE JOEL & TONI	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000818	PATTI MARIE A TRUST	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000819	ATKINS SHARON K	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000820	GOODWIN JEFF ANDERSON &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000821	CAMP JUSTIN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000822	KNIGHT LAURA C	1122 JACKSON ST	1997 - 2022	\$4,727

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00C6893000000901	EFURD ROBERT	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000902	BUSTAMANTE NIRMA D	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000903	LUSTIG CHARLES HUGH &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000904	MAISEL WILLIAM L &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000905	HALL JAMES L & JANET E	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000906	GONZALEZ RAUL	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000907	KIENAST AILEEN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000908	DUBOIS THOMAS	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000910	WANCHO FRANK W	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000911	GROVES RYAN LANE &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000912	SCHROTBERGER LUKE A	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000913	MITCHELL ANN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000914	PATTI MARIE A TRUST	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000915	FRANK NATHAN A	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000916	INIGO RALPH R	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000917	CHERAMIE TREVOR	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000918	2008 CONDO PROPERTIES LLC	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000919	TUCKER JOB ALEXANDER	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000920	BLEVINS JESSE & ALISON	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000921	EVANS HEATHER	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000922	STRONG GERI & JON GRINALDI	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001001	DAVIS ANGELA L	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001002	EVANS BRIAN K	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001003	HUESTON JANIE G	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001004	ORILEY PATRICIA ANN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001005	KELLER JAY EDWARD	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001006	COOK JUSTIN P & LINDSEY A	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001007	HEHMANN BRYAN A	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001008	GLASS JOHN D	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001009	RICE LEWIS S JR	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001010	WHITE COREY	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001011	ROBERTSON EMILY ELIZABETH	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001012	STARK DAREN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001013	ADDAGATLA BABU & VAJRA S	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001014	CLARK JOHN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001015	BESCO JANIS A	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001016	RIGHETTI MARCO &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001017	BROWN BRITNEY NOEL	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001018	PRIKRYL SARAH GRACE	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001019	WATSON ORA LEE SIMPSON &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001020	PESINA EDWARD	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001022	ALLIE STEVEN CHARLES & KIMBERLY TODD	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001101	DUNCAN ELIZABETH	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001102	BARRETO WARREN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001103	CLANCY MELANIE JARRETT &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001104	THURSTON MARSHALYN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001105	COSBY LAWRENCE	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001106	AISLING KATHLEEN A	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001107	GOLARZ SCOTT R	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001108	KIENAST AILEEN D	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001109	FORSTENZER ANDREW P	1122 JACKSON ST	1997 - 2022	\$4,796
00C71970000100100	1601 ELM HOLDINGS LP	1601 ELM ST	1997 - 2022	\$77,463,790
000130000A0010000	PRESERVE LIBERTY LLC	600 S HARWOOD ST	2013-2022	\$413,760
		<b>Adjusted Base Year Value</b>		<b>\$577,655,884</b>

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

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00000100039000100	DORBET INC	302 N HOUSTON ST	2012 - 2027	\$1,199,273
00000100039000200	CORDOVAN VENTURERS &	401 N HOUSTON ST	2012 - 2027	\$3,607,620
00000100039000400	401 NORTH HOUSTON LP	401 N HOUSTON ST	2012 - 2027	\$1,766,820
00000100039000500	FAIRFIELD AT ROSS LLC	302 N HOUSTON ST	2012 - 2027	\$4,400,727
00000100111000000	PACE CAROLINA JOLLIFF	512 JACKSON ST	2012 - 2027	\$599,000
00000100114000000	ADMIRAL REALTY CO	306 S HOUSTON ST	2012 - 2027	\$240,000
00000100117000000	BMR DALLAS DOWNTOWN INVESTMENTS LLC	302 S HOUSTON ST	2012 - 2027	\$3,744,110
00000100132000000	USRP FUNDING 2001 A LP	1815 N MARKET ST	2012 - 2027	\$1,367,000
00000100138000000	BLACKLAND	1709 N MARKET ST	2012 - 2027	\$1,638,860
00000100141000000	MARKET ROSS LTD ET AL	1713 N MARKET ST	2012 - 2027	\$1,043,840
00000100144000000	MARKET ROSS LTD ETAL	1701 N MARKET ST	2012 - 2027	\$2,617,300
00000100147000000	MARKET STREET L P	311 N MARKET ST	2012 - 2027	\$1,608,720
00000100153000000	7223 L P	611 ELM ST	2012 - 2027	\$1,200,000
00000100156000000	PACE CAROLINA JOLLIFF	605 ELM ST	2012 - 2027	\$583,200
00000100156000100	PRESERVE PURSE LLC	605 ELM ST	2012 - 2027	\$17,800
00000100159000000	PRESERVE PURSE LLC	601 ELM ST	2012 - 2027	\$1,387,000
00000100180500000	RICHMAN TRUSTS	304 S RECORD ST	2012 - 2027	\$762,000
00000100184300000	RICHMAN TRUSTS	600 JACKSON ST	2012 - 2027	\$379,000
00000100192000000	MARKET ROSS LTD	701 ROSS AVE	2012 - 2027	\$1,750,000
00000100195000000	VIC AND RALPH LP	705 ROSS AVE	2012 - 2027	\$750,000
00000100201000000	708 ROSS INV PS LP	710 ROSS AVE	2012 - 2027	\$1,253,000
00000100204000000	JSS ROSS LP	704 ROSS AVE	2012 - 2027	\$1,152,000
00000100207000000	RMC MOLINE LP	302 N MARKET ST	2012 - 2027	\$2,000,000
00000100213000000	CARROLL JILL LP	211 N AUSTIN ST	2012 - 2027	\$600,000
00000100216000000	AVERY B F & SONS LTD	208 N MARKET ST	2012 - 2027	\$4,286,140
00000100223000000	SANDCAP 711 ELM PARTNERS LP	711 ELM ST	2012 - 2027	\$1,159,000
00000100231000000	DALLAS MAIN LP	710 MAIN ST	2012 - 2027	\$1,929,700
00000100234000000	701 KATY BUILDING LP	702 MAIN ST	2012 - 2027	\$302,500
00000100237000000	LAWYERS BLDG OF DALLAS	706 MAIN ST	2012 - 2027	\$399,640
00000100240000000	701 KAY BUILDING LP	700 MAIN ST	2012 - 2027	\$110,000
00000100243000000	701 KATY BUILDING LP	701 COMMERCE ST	2012 - 2027	\$1,566,600
00000100249000000	AHC DALLAS PROPERTIES LLC	712 COMMERCE ST	2012 - 2027	\$2,200,000
00000100264000000	AHC DALLAS PROPERTIES LLC	714 JACKSON ST	2012 - 2027	\$2,204,130
00000100273000000	BELO INVESTMENT	701 YOUNG ST	2012 - 2027	\$1,053,950
00000100318000000	GREYHOUND LINES INC	205 S LAMAR ST	2012 - 2027	\$1,850,000
00000100321000000	GREYHOUND LINES INC	804 COMMERCE ST	2012 - 2027	\$648,500
00000100324000000	GREYHOUND BUS LINES INC	801 JACKSON ST	2012 - 2027	\$950,000
00000100330000000	ACTION JACKSON LP	800 JACKSON ST	2012 - 2027	\$1,498,950
00000100333000000	AHC DALLAS PROPERTIES LLC	311 S LAMAR ST	2012 - 2027	\$1,787,500
00000100336000000	BELO INVESTMENT	401 S LAMAR ST	2012 - 2027	\$2,401,100
00000104308000000	ARENA PARTNERS LP	2019 N LAMAR ST	2012 - 2027	\$1,046,760
00000104323000000	MARKET STREET DEV LTD	603 MUNGER AVE	2012 - 2027	\$2,501,790
00000104332000000	WEST END API LTD	1911 N LAMAR ST	2012 - 2027	\$818,650
00000104347000000	ARI LANDMARK CENTER LP	1801 N LAMAR ST	2012 - 2027	\$7,751,590
00000104351000000	ARI LANDMARK CENTER LP	803 ROSS AVE	2012 - 2027	\$120,000
00000104354000000	ARI LANDMARK CENTER LP	1709 N LAMAR ST	2012 - 2027	\$377,100
00000104356000000	ARILANDMARK CENTER LP	1715 N LAMAR ST	2012 - 2027	\$240,000
00000104359000000	ARI LANDMARK CENTER LP	801 ROSS AVE	2012 - 2027	\$642,250
00000104371000000	2020 GARAGE LAND LP	2020 N LAMAR ST	2012 - 2027	\$2,510,820
00000104440000100	DARYL RICHARDSON GOURMET CATERING INC	1909 N GRIFFIN ST	2012 - 2027	\$261,350
00000104443000000	DARYL RICHARDSON GOURMET CATERING INC	1911 N GRIFFIN ST	2012 - 2027	\$575,200
00000104446000000	DARYL RICHARDSON GOURMET CATERING INC	1000 MUNGER AVE	2012 - 2027	\$713,730
000020002701A0000	DALLAS HOLOCAUST MUSEUM CENTER FOR	515 ROSS AVE	2012 - 2027	\$1,868,950
00002400220000000	PACE CAROLINA JOLLIFF	500 WOOD ST	2012 - 2027	\$10,000
000024002205A0000	EQUITY HOTEL GROUP LLC	310 S HOUSTON ST	2012 - 2027	\$910,360
000027006505A0000	LAZ LA III TX 1 LP	607 CORBIN ST	2012 - 2027	\$1,869,950
000034002101A0000	AHC DALLAS PROPERTIES LLC	309 S MARKET ST	2012 - 2027	\$1,799,120
00004800330010000	DALLAS MAIN LP	800 MAIN ST	2012 - 2027	\$5,952,000
00004800330040000	INTERFIRST BANK DALLAS	800 MAIN ST	2012 - 2027	\$125,000
00006300070000000	TRANSCONTINENTAL REALTY INV	300 N HOUSTON ST	2012 - 2027	\$15,000
00006300070000100	CORDOVAN VENTURERS	300 N HOUSTON ST	2012 - 2027	\$214,610
000204000004A0000	703 MCKINNEY LP	2001 N LAMAR ST	2012 - 2027	\$3,200,000
00020500030020000	SOUTHWEST ADVISORY SERVICES LLC	1802 N MARKET ST	2012 - 2027	\$800,000
00020500030030000	SOUTHWEST ADVISORY SERVICES LLC	1800 N MARKET ST	2012 - 2027	\$446,400
00021400130010000	RICHARDSON DARYL GOURMET	1909 N GRIFFIN ST	2012 - 2027	\$2,310,000
		Base Year Value		\$97,095,610

## Appendix C: City Center TIF District Original Budget

## City Center TIF District Original Budget

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

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



## Appendix D: City Center TIF Sub-District Budget

**City Center Sub-District Budget**

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

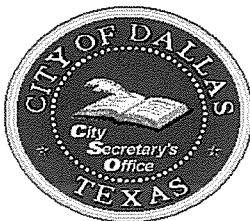
\*Estimated TIF Expenditure reflects anticipated project collections for the sub-district.

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

**Lamar Corridor/West End Sub-District Budget**

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

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



## 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 DEC 12 2018

ORDINANCE NUMBER 31060

DATE PUBLISHED DEC 15 2018

ATTESTED BY: