

February 27, 2019

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Four, ("Cedars TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Cedars area pursuant to Ordinance No. 21492, authorized by the City Council on December 9, 1992, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on April 9, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Cedars TIF District by Resolution No. 97-0484; Ordinance No. 23092, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on January 14, 2019, the Cedars TIF District Board of Directors passed a motion accepting the FY 2017-2018 Annual Report for Tax Increment Financing Reinvestment Zone Number Four and recommended approval of same by the City Council.

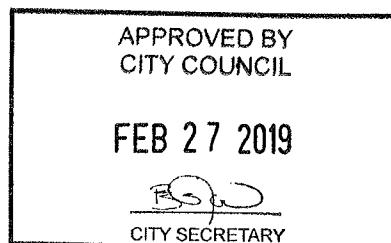
Now, Therefore,

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

SECTION 1. That the FY 2017-2018 Annual Report for Tax Increment Financing Reinvestment Zone Number Four, (Cedars TIF District), City of Dallas, Texas, as of September 30, 2018, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

SECTION 2. That the City Manager is hereby authorized to submit the FY 2017-2018 Annual Report for Tax Increment Financing Reinvestment Zone Number Four to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



**Cedars TIF District
FY 2017-2018
Annual Report**



Four Corners Brewery Co.
(Source: City of Dallas- Economic Development Office)



City of Dallas

Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 670-1690

http://www.dallas-ecodev.org/area_redevelopment.html/

October 1, 2017 to September 30, 2018

Cedars Tax Increment Financing District



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Mission Statement

The mission of the Cedars TIF District is to attract new residential and commercial development, facilitate growth and increase its tax base, capitalizing on the District's proximity to Downtown Dallas and major transportation arteries.

The Dallas City Council established the Cedars TIF District and the Board of Directors by Ordinance No. 21492, on December 9, 1992, as amended. The TIF District took effect on January 1, 1993 and is scheduled to terminate on December 31, 2022 (including collection of the 2022 increment in calendar year 2023 and any related matters to be concluded in 2023).

The District's participating taxing jurisdictions are the City of Dallas, Dallas County, Dallas County Hospital District (DCHD) and Dallas Independent School District (DISD). The annual participation rates for the taxing jurisdictions are as follows:

- The City's annual participation rate was 100% in 1993 through 2012. Its participation rate decreased to 90% in 2013 and thereafter.
- Dallas County's participation rate was 65% in 1993 through 2012. The County's annual participation rate increased to 75% in 2013 and thereafter.
- Dallas County Hospital District's (DCHD) participation rate was 65% in 1993 through 2012.
- Dallas Independent School District's (DISD) participation rate was 50% in 1993 through 2012.

District Projects

Projects Within the TIF District Utilizing TIF Funding ¹							
Project	Location	Calendar Year Complete	Status	Units/SF ²	Approx. Value ³	TIF Investment	
Metroplex Greenhaven Landscaping Service	1919 S Harwood St	2002	Complete	11,368 sf commercial	\$447,610	\$12,089	
McKee Row Homes I	1500-1510 McKee St	2005	Complete	6 row homes	\$939,490	\$143,350	
McKee Row II	1512-1516 McKee St	2006	Complete	3 row homes	\$764,240	\$10,045	
Seegar Row Homes	1525-1603 Seegar St	2006	Complete	7 row homes	\$1,288,020	\$25,000	
Buzz Condos	1111 S Akard St	2007	Complete	49 condos	\$10,489,180	\$459,061	
Millers Ferry Row	1803-1823 S Ervay St 1602 Beaumont St 1817 Millers Ferry Row	2007	Complete	13 row homes	\$2,595,000	\$185,490	
The Beat at South Side Station	1001 Belleview St	2009	Complete	75 condos	\$22,674,450	\$798,257	
The Belleview (aka 1400 Belleview)	1400 Belleview St	2015	Complete	164 apts 5,000 sf retail/flex space	\$5,100,000	\$1,657,916	
Belleview Browder District-wide Improvements	Belleview St from Browder St to S Akard St; Gould St from Belleview St to Sullivan Dr; Browder St from Belleview St to Sullivan Dr; Sullivan Dr from Browder St to S Ervay St	2015	Complete	N/A	-	\$441,225	
Lorenzo Hotel	1011 S. Akard St	2017	Complete	237 hotel rooms 1,800 sf retail	\$10,879,050	\$2,285,071	
				Subtotal	317 res. units 237 hotel rooms 6,800 sf retail 11,368 sf comm/flex space	\$55,177,040	\$6,017,504
Projects Within the TIF District Not Utilizing TIF Funding ¹							
Project	Location	Calendar Year Complete	Status	Units/SF ²	Approx. Value ³	TIF Investment	
1519 Beaumont St	1519 Beaumont St	1995 and 2010	Complete	6 apts	\$1,381,880	\$0	
Cedars Corner	1108 S Akard St	1998	Complete	20 apts	\$824,680	\$0	

Dallas Police Assoc. Headquarters	1412 N Griffin St	2003	Complete	11,150 sf office	\$966,560	\$0	
Resource One Credit Union expansion ⁴	1200 Belleview Street	2003	Complete	13,430 sf office	\$676,010	\$0	
Dallas Police Headquarters ⁴	1400 S Lamar St	2003	Complete	358,758 sf office	\$18,141,850	\$0	
Monicas Mex Tex Cantina (formerly Cedars Social)	1326 S Lamar St	2005	Complete	3,000 sf restaurant	\$64,750	\$0	
Urban Lofts – Akard	1203-1223, 1204-1218 Urban Lofts Dr	2008	Complete	15 townhomes	\$4,654,050	\$0	
Off the Bone BBQ	1734 S Lamar St	2008	Complete	829 sf restaurant	\$306,730	\$0	
Edison's	1724 Cockrell Ave	2008	Complete	15,000 sf comm	\$748,740	\$0	
Buzzworks	2001 Gould St	2016	Complete	2,100 sf flex space	\$408,770	\$0	
Browder Park Place	1815 Browder Street	2017	Complete	6 townhomes	\$1,184,990	\$0	
Four Corners Brewery	1311 S Ervay St	2017	Complete	47,358 sf retail/rest.	\$3,200,000	\$0	
Digit 1919	1919 S Akard St	2017	Complete	102 apts	\$10,860,040	\$0	
Sandwich Hag	1902 S. Lamar St.	2017	Complete	630 sf restaurant	\$104,200	\$0	
Gould Green	1708-1712 Gould St	2017	Complete	2 res units	\$545,580	\$0	
Wall Street Lofts	1204-1235 Hyde Crt 1203-1213 Silver Mill Crt	2018	Complete	14 townhomes	\$5,140,160	\$0	
7-Eleven	913 Powhattan	2018	Complete	3,500 sf retail	\$488,000	\$0	
Southside Place David Weekly Homes	1310-1380 Fitts Pl 1304-1374 Romano Pl 1310-1395 Branchwood Pl 1308-1393 Arch Pl	2019	Under Construction	41 detached homes	\$12,032,070	\$0	
Lamar Loft Conversion (former Lamar School)	1403 Corinth Street	TBD	Under Construction	30 apts	\$3,200,000	\$0	
As-Built	1112 Peters St.	TBD	Under Construction	62 condos	\$7,000,000	\$0	
Galleries on Hickory	1509-1527 Hickory St 1814-1820 Browder St	TBD	Under Construction	24 res. units (for sale)	\$8,900,000	\$0	
Texas InTown Homes	1700 Cockrell St	2023	Planned	82 townhomes	\$20,000,000	\$0	
				Subtotal	404 res. units 55,317 sf retail/rest. 400,438 sf comm/office/flex space	\$100,829,060	\$0

Projects Within the TIF District Utilizing Tax Abatements ¹						
Project	Location	Calendar Year Complete	Status	Units/SF ²	Approx. Value ³	Est. Tax Abatement
South Side Flats	1210 S Lamar St	2016	Complete	290 apts 6,560 sf retail	\$47,195,000	\$1,938,897
Subtotal				290 res. units 6,560 sf retail	\$47,195,000	\$1,938,897
				Total	\$203,201,100	\$7,956,401
				1,011 res. units 237 hotel rooms 68,677 sf retail/rest. 411,806 comm/office/flex space		

¹All information updated as of September 30, 2018.
²Based upon information from developer, news articles and/or project announcements for projects under construction, announced or planned. For completed projects, information is actual unit mix and square footage.
³Based upon 1) DCAD market value for completed projects (unless project has not yet been assessed and 2) estimated DCAD value for projects under construction, planned or announced.
⁴Tax exempt property, DCAD market value shown.

TIF District Initiatives				
Activity	Scope	Status	Investment	Source
Cedars Traffic Study	Whole District	Complete	\$88,149	Cedars TIF funds
South Side Pedestrian Improvement Project (funded through a Sustainable Development Grant from NCTCOG using federal Congestion Mitigation and Air Quality funds (CMAQ))	South Lamar Street and Belleview Street	Complete	\$4,532,170	Federal grant
			\$500,000	1995 Bond funds (local match)
			\$66,521	Cedars TIF funds (approved in FY 2007)
			\$566,521	Matthews Southwest
			\$230,000	1998 Bond funds
			\$207,830	Cedars TIF funds / District-wide Improvements Set-aside (approved in FY 2012)
			\$207,830	Matthew Southwest (additional match)
Total:			\$6,399,021	

Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. In 1992 when the Cedars TIF District was originally created, the City's TIF Policy did not require Mixed-Income Housing as part of residential development. In 2005 the TIF Policy was amended to require a percentage of units in TIF supported residential projects to be set aside as affordable. When the term of the District was extended in 2011, mixed-income housing became a requirement. Twenty percent (20%) of all housing units in projects using direct, site-specific TIF funding assistance, after 2011, are subject to the City's and County's established criteria for mixed income housing. In the Cedars TIF District, a total of 317 units were constructed with the support of TIF funding and, of these units, 164 (52%) are currently set-aside as affordable.

Mixed Income Housing Summary for Cedars TIF District	
Residential Units Created <i>(supported by TIF funds)</i>	317
Affordable Units Created by TIF Projects	164
Residential Units Created, Under Construction or Planned <i>(not supported by TIF funds)</i>	694
Total new units	1011

Value and Increment Revenue Summary

The Cedars TIF District's 1992 assessed taxable value was \$35,300,760. The District's 2018 taxable value is \$191,419,758, as determined by the Dallas Central Appraisal District. This represents an increase of \$156,118,998 (442.3%) over the 1992 base year value.

The District's value increased by \$58,761,927 (44.3%) from the previous year's value (\$132,657,831). This increase in District value will result in the collection of approximately \$1,389,133 (City - \$1,091,319; County - \$297,814) in incremental revenue for the District.

Objectives, Programs and Success Indicators

The Cedars Final Project Plan and Reinvestment Zone Financing Plan was approved on April 9, 1997. The Plan has been amended three times, most recently on June 22, 2011. Its defined development goals are summarized below:

- Improve the infrastructure within and adjacent to the District to promote new investment.

Projects that have contributed to the fulfillment of this goal are as follows:

- *On September 25, 2013, City Council approved up to \$441,225 in TIF Funding for the Belleview Browder District-wide Improvements project. The project, which was completed during that fiscal year, included the construction of several needed public improvements (franchise utility relocation, street lighting, street improvements, streetscape improvements and water-wastewater/drainage improvements) that were not included in the 1400 Belleview project's original scope of work. These improvements replaced sub-standard public infrastructure and provided much of the needed infrastructure to allow the redevelopment of approximately 6.05 acres of property that is adjacent to the project.*
- *On June 27, 2012, City Council approved up to \$207,830 in additional TIF funding to match up to \$207,830 in additional funding from Matthew Southwest for cost overruns related to the Southside Pedestrian Improvement project. City Council had previously approved \$66,521 in TIF funding for the project on May 23, 2007. This leveraged approximately \$5,098,691 in private and federal funds for sidewalk and streetscape improvements on South Lamar Street and along Belleview Street from the Convention Center to the Cedars DART station. The project was completed during FY 2013.*
- *On June 22, 2011, City Council approved up to \$1,657,916 in TIF funding for the 1400 Belleview project which included infrastructure improvements along Belleview Street from Browder Street to Akard Street, Gould Street from Belleview Street to Sullivan Street, and Browder Street from Belleview Street to Sullivan Street. The project was completed in 2015.*
- *On April 11, 2007, City Council approved up to \$192,000 in TIF funding for the Millers Ferry Row Town Homes project which included streetscape improvements along South Ervay Street. The project was completed during 2007.*
- *On August 9, 2006, City Council approved up to \$1,500,000 in TIF funding for The Beat at South Side Station project which included street and streetscape improvements on Belleview Street, Lamar Street, and Powhattan Street. The project was completed during 2009.*

- *On September 14, 2005, City Council approved up to \$564,462 in TIF funding for the Buzz Condominiums project which included street and streetscape improvements on South Akard Street and West Griffin Street. The project was completed during 2007.*

- Add 700 residential units

To date 772 residential units have been added to the District, exceeding the goal. An additional 239 residential units are either under construction or planned for the District.

- Add 400 hotel/motel rooms

To date, 237 hotel rooms have been added to the District (59% of the goal).

- Add 55,000 square feet of retail space

To date, approximately 68,677 square feet of retail/restaurant space has been added to the Cedars TIF District, exceeding the goal.

Recent projects that contributed to the fulfillment of this goal are listed below:

- *In August 2017, Sandwich Hag opened at 1902 Lamar Street, a Vietnamese kitchen specializing in BÁNH MÌ sandwiches, adding approximately 630 square feet of restaurant space within in the District.*
- *In September 2017, Four Corners Brewery relocated to the Cedars area, adding approximately 47,358 square feet of entertainment and restaurant space within the District.*
- *7Eleven on South Lamar Street is under construction, adding approximately 3,500 square feet of retail within the District.*

- Add 300,000 square feet of service center/flex office space

To date, approximately 411,806 square feet of service center/flex office space has been added to the District, far exceeding the goal.

Significant projects that contributed to the fulfillment of this goal are listed below:

- *Dallas Police Association Headquarters added 11,150 square feet of office space.*
- *Resource One Credit Union's expansion added 13,430 square feet of office space.*
- *Dallas Police Headquarters added 358,758 square feet of office space.*

Year-End Summary of Meetings and Council Items

The Cedars TIF District Board of Directors met once during the 2018 fiscal year, January 9, 2018.

The Board of Directors consists of nine (9) members, including six (6) City of Dallas appointees, one (1) Dallas County appointed, one (1) Dallas Independent School District (DISD) appointee and one (1) Dallas County Hospital District (DCHD) appointee. The TIF Board consisted of the following members during the fiscal year:

Michael J. Barrett, Chair and City appointee (attended 1 of 1 meeting)
Jill B. Louis, City appointee (attended 1 of 1 meeting)
Kendra Ramick, City appointee (attended 1 of 1 meeting)
Philip T. Robinson, City appointee (attended 1 of 1 meeting)
Veronica Simmons, City appointee (attended 1 of 1 meeting)
Mark R. Stephens, City appointee (attended 1 of 1 meeting)
Orlando Alameda, DISD appointee (attended 0 of 1 meeting)
Rick Loessberg, Dallas County appointee (attended 1 of 1 meeting)
Joe Mayer, DCHD appointee (attended 1 of 1 meeting)

The Dallas City Council approved one (1) item during the fiscal year related to the District:

On February 28, 2018, City Council approved Resolution No. 18-0349 accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Four, (Cedars TIF District), submitted by the Cedars TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

Budget and Spending Status

The Cedars TIF District's Project Plan and Reinvestment Zone Financing Plan established a budget for the public improvement expenditures that are necessary to support private investment. The District's budget and spending to date are provided on the following charts:

Cedars TIF District Projected Increment Revenues to Retire TIF Fund Obligations*			
Category	TIF Budget (Total Dollars)	Allocated	Balance
Infrastructure Improvements - Street Construction/Streetscape/Water/Wastewater/Drainage Improvements/East-West Corridor Construction/Public Open Spaces/ Economic Development Grants	\$8,467,298	\$6,380,004	\$2,087,294
Environmental Remediation	\$2,973,424	\$0	\$2,973,424
Education/Educational Facility Improvements/Public Improvements Adjacent to Educational Facilities	\$3,460,137	\$0	\$3,460,137
Administration and Implementation**	\$1,070,433	\$967,752	\$102,681
Total Project Costs	\$15,971,292	\$7,347,756	\$8,623,536

**Budget shown in current dollars as of September 20, 2018. TIF Project Plan shows the budget in 1992 NPV.
**Administration and Implementation costs for FY 2018 are included in the above allocation.*

Cedars TIF District Project Plan Budget	
Category	TIF Budget (NPV)
Infrastructure Improvements – Street Construction/Streetscape/Water/Wastewater/Drainage Improvements/East-West Corridor Construction/Public Open Spaces/Economic Development Grants	\$4,356,097
Environmental Remediation	\$1,000,000
Education/Educational Facility Improvements/Public Improvements Adjacent to Educational Facilities	\$1,500,000
Administration and Implementation	\$360,000
Total Project Costs	\$7,216,097

All values discounted to 1992 dollars at 5.00% annually. Actual expenditures will depend on the timing of project costs.

Project	Contractor	Total Contract Award Amount	Percentage Minority Participation
The Beat	Varies	\$14,269,586	17.21%
1400 Belleview – Public (Goal – 25%)	Varies	\$1,657,916	69.55%
1400 Belleview – Private (Goal – 10%)	Varies	\$17,000,000	10.40%
Total		\$32,927,502	16.33%

FY 2019 Work Program

The FY 2019 Work Program for the Cedars TIF District includes:

- Adoption of FY 2017-2018 Annual Report
- Complete audit of TIF projects completed within the District and make TIF payments to eligible projects in June of 2019
- City Council consideration of proposed TIF district projects:
 - Dallas Heritage Village
 - Ambassador Hotel
- Assess public infrastructure needs throughout the District and develop a plan for completing as many improvement projects that can be supported by funds in the District Wide Improvements Set-Aside

Appendix A: Financials

City of Dallas, Texas
Cedars Tax Increment Financing District Fund
Balance Sheet as of September 30, 2018 (Unaudited)
With Comparative Totals for September 30, 2017, 2016, 2015, and 2014 (Audited)

	2018	2017	2016	2015	2014
Assets:					
Pooled cash and cash equivalents	\$3,083,073	\$2,383,947	\$2,344,223	\$1,767,116	\$1,407,849
Interest receivable	\$7,139	\$5,882	\$3,185	\$2,848	\$1,507
Total assets	\$3,090,212	\$2,389,829	\$2,347,408	\$1,769,964	\$1,409,356
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$0	\$12,770	\$12,770	\$12,770	\$12,770
Accrued liability	\$0	\$0	\$0	\$0	\$9,059
Total liabilities	\$0	\$12,770	\$12,770	\$12,770	\$21,829
Fund Balance (Deficit):					
Fund Balance - Restricted	\$3,090,211	\$2,377,058	\$2,334,637	\$1,757,194	\$1,387,527
Total Liabilities and Fund Equity	\$3,090,211	\$2,389,829	\$2,347,407	\$1,769,964	\$1,409,356
	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)

City of Dallas, Texas
Cedars Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
Balance Sheet as of September 30, 2018 (Unaudited)
With Comparative Totals for September 30, 2017, 2016, 2015, and 2014 (Audited)

	ITD	2018	2017	2016	2015	2014
Revenues:						
Tax increment-Governmental	\$5,250,562	\$701,950	\$528,406	\$482,036	\$352,698	\$325,263
Tax increment-Intergovernmental	\$3,122,289	\$161,506	\$166,819	\$104,125	\$78,506	\$116,633
Interest income	\$258,590	\$34,624	\$25,467	\$16,143	\$9,501	\$6,290
Grant from City	\$125,000	\$0	\$0	\$0	\$0	\$0
Net increase (decrease) in fair value of investments	(\$16,101)	(\$8,473)	(\$7,362)	(\$408)	\$3,860	(\$1,993)
Total revenues	\$8,740,341	\$889,606	\$713,330	\$601,897	\$444,566	\$446,193
Expenditures:						
Administrative expenses	\$967,752	\$26,314	\$57,683	\$24,454	\$50,171	\$44,715
Non-Capital Outlay	\$972,675	\$150,139	\$613,226	\$0	\$0	\$0
Capital outlay	\$3,706,503	\$0	\$0	\$0	\$24,728	\$754,319
Interest and fiscal charges	\$3,472	\$0	\$0	\$0	\$0	\$0
Total expenditures	\$5,650,402	\$176,453	\$670,909	\$24,454	\$74,899	\$799,034
Excess (Deficiency) of Revenues over Expenditures	\$3,089,939	\$713,153	\$42,421	\$577,444	\$369,666	(\$352,841)
Fund balance (Deficit) at beginning of year as previously reported						
	\$0	\$2,377,058	\$2,334,637	\$1,757,194	\$1,387,527	\$1,740,369
Prior period restatement						
	\$272	\$0	\$0	\$0	\$0	\$0
Fund balance (Deficit) at beginning of year, as restated	\$272	\$2,377,058	\$2,334,637	\$1,757,194	\$1,387,527	\$1,740,369
Fund balance (deficit) at end of year	\$3,090,211	\$3,090,211	\$2,377,058	\$2,334,637	\$1,757,194	\$1,387,527

Note: Fiscal year 2017-18 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

City of Dallas, Texas
 Cedars Tax Increment Financing District
 Reinvestment Zone Number Five
 As of September 30, 2018

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

	\$26,151	Interest Income
	\$863,455	Ad Valorem Taxes (Collected in FY'2017-18 based on 2017 Final Tax Roll)
<u> </u>	<u>\$889,606</u>	<u>Total Revenue</u>

2. Amount and purpose of expenditures from the fund:

	\$26,314	Administrative Expense
	\$150,139	Non-Capital outlay
	\$0	Capital outlay *
	\$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
<u> </u>	<u>\$176,453</u>	<u>Total Expenditures</u>

Non-Capital Outlay expenditures includes:

City Department PNV (Planning & Urban Design) FY'18 administrative costs \$1,061.50 and partial reimbursement of grant to TOEF Plaza Hotel \$149,077.75.

3. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:

Cedars TIF District has incurred no bonded indebtedness as of September 30, 2018.

b. The Zone entered into an agreement with 1400 Belleview GP, LLC to dedicate an amount not to exceed \$441,225 for the Belleview Browder District-wide Improvements project. Reimbursement of its TIF-eligible project costs began in fiscal year 2014 and was fully reimbursed during fiscal year 2015 from available TIF funds.

c. The Zone entered into an agreement with TOEF Hotel LLC to dedicate an amount not to exceed \$2,285,071 for the Plaza Hotel project. Reimbursement of up to \$1,000,000 for the project's public infrastructure improvements will be made pursuant to an approved monthly draw schedule and/or submission of invoices for completed work, subject to the availability of TIF funds. After the project's completion, the reimbursement of \$1,285,071 for TIF-eligible project costs will be made in five annual payments of \$257,014, subject to the availability of TIF funds. The Project payments as of September 30, 2018 are as follows:

Project - TOEF Plaza Hotel	Principal	Accrued Add'l Subsidy (1)	Less Payments	Total Outstanding
Infrastructure, streetscaping, landscaping	\$1,285,071	\$0	\$0	\$1,285,071
Grant	\$1,000,000	\$0	\$762,304	\$237,696
<u>Total</u>	<u>\$2,285,071</u>	<u>\$0</u>	<u>\$762,304</u>	<u>\$1,522,767</u>

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

e. The Zone entered into a development agreement with Dig It! Development, LLC to dedicate an amount not to exceed \$490,700 for the Galleries on Hickory project. Reimbursement of the project's TIF-eligible project costs will begin after its completion, subject to the availability of TIF funds.

4. Tax increment base and current captured appraised value retained by the Zone:

Taxing Jurisdiction	Taxable Value 2018	Base Year 1992 Value	Est. Captured Value 2018**
City of Dallas	\$191,419,758	\$35,300,760	\$156,118,998
Dallas County	\$198,643,109	\$35,300,760	\$163,342,349

** Based on Certified Tax Values. Final values will be determined on February 01, 2019

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per \$100	Estimated 2018 Increment
City of Dallas	0.69903	\$1,091,319
Dallas County	0.18233	\$297,814
<u>Total for all Jurisdictions</u>	<u>\$0.88136</u>	<u>\$1,389,133</u>

B. The total amount of estimated tax increment to be billed for the 2018 tax year is \$1,389,133. For the 2017 tax year, the zone collected \$863,455 in increment.

Notes to Financials

City of Dallas, Texas
Cedars Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2018
(Unaudited)

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The TIF's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financial Plan provides for staffing and other administrative expenses by the City of Dallas not to exceed \$1,187,237 (in current \$) over the life of the TIF. The City began billing the Zone for administrative costs in FY 1999. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. The Zone has no advances outstanding as of September 30, 2018.
6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

Appendix B – Financial Obligations/Estimated Payoff

The Lorenzo Hotel project is the only outstanding developer obligation for the District. The obligation will be reimbursed with available TIF funds upon completion of the City's post-construction audit and in accordance with the projects development agreement.

Cedars TIF Obligations			
Developer	Project Name	TIF Award	Pay-Off Date
TEOF Hotel LP	Lorenzo Hotel	\$2,285,071	2022

Appendix C – District-wide Set Aside Funds

The TIF Increment Allocation Policy adopted by the TIF Board for the Cedars TIF District currently provides for 10% of annual district increment, after administrative expenses, to be set aside for District-Wide Improvements. To date, approximately \$930,231 has been collected and is available for expenditure.

Specific improvement projects are to be determined and the amount of this set aside will be reviewed annually based on updated financial projections and District needs. The TIF Board shall also have the discretion to release all or part of district wide set aside funds towards reimbursement of one or more TIF eligible projects.

The original intent was to use these cash reserves to leverage other funding (grants, bonds, private) to meet TIF objectives. Potential uses of the funds based on stakeholder and TIF Board over the last several years include:

- Completion of Belleview Extension
- Heritage Village educational and streetscape improvements
- Park and open space improvements
- Streetscape – sidewalk, pedestrian lighting, landscape/irrigation