

190374

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 Sixteen ("Davis Garden TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Davis Garden area pursuant to Ordinance No. 26799, authorized by the City Council on June 13, 2007, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

**WHEREAS**, on February 27, 2008, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Davis Garden TIF District by Resolution No. 08-0657; Ordinance No. 27090, 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.

**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 Sixteen (Davis Garden 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 Sixteen 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.



# Davis Garden TIF District FY 2017-2018 Annual Report



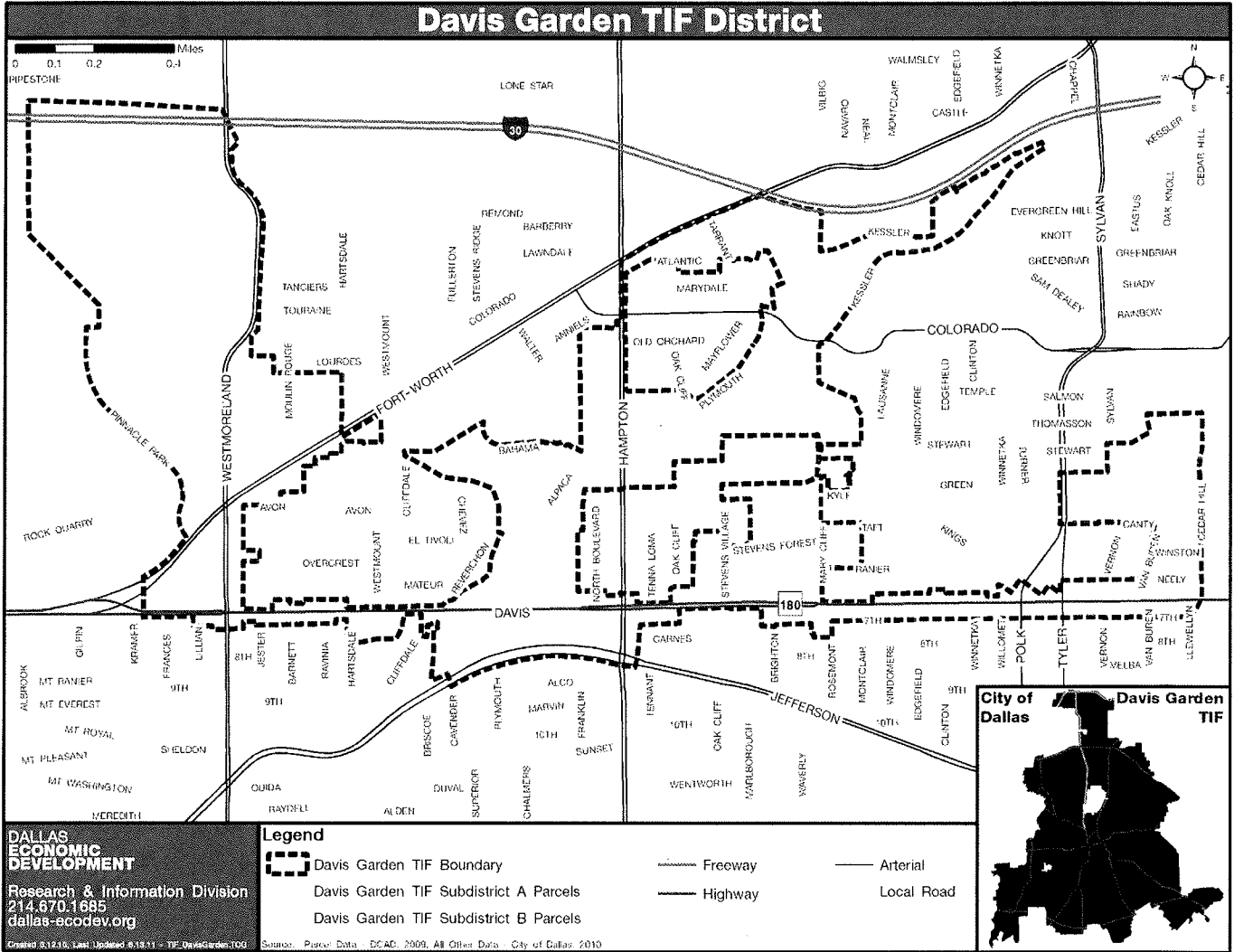
Residence Inn by Marriott Project in The Canyon  
(Source: Dallas Office of Economic Development)



**City of Dallas**  
Office of Economic Development  
1500 Marilla Street, 5CS  
Dallas, Texas 75201  
214-671-9825

**October 1, 2017 to September 30, 2018**

# Reinvestment Zone Number Sixteen Tax Increment Financing District



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## Mission Statement

The mission of the Davis Garden TIF District is to provide a funding source to facilitate public infrastructure improvements to enhance the area's real estate market. The District exemplifies the City of Dallas' efforts to provide a model for redeveloping urban corridors and transitioning deteriorated multi-family properties and large infill tracts of vacant land into a more sustainable mix of for-sale and rental housing. It is anticipated to provide linkages to stable neighborhoods in North Oak Cliff, redevelop aging retail centers, and enhance connectivity through improvements to area trails.

The Dallas City Council established the Davis Garden TIF District by Ordinance Number 26799 on June 13, 2007, as amended. The TIF District took effect on January 1, 2008 and is scheduled to terminate on December 31, 2039 (including collection of the 2039 increment in calendar year 2040 and any related matters to be concluded in 2040). The City of Dallas and Dallas County are the District's participating taxing jurisdictions. The City's annual participation rates are as follows:

- 0% in 2008
- 55% in 2009 and 2010
- 70% in 2011
- 90% in 2012 through 2039

Dallas County's participation rate was 55% in 2008 through 2011. The County's annual participation rate increased to 75% in 2012 through 2039, for a period of 28 years.

## District Accomplishments

The Davis Garden TIF District is located southwest of downtown Dallas in the North Oak Cliff neighborhood. It includes portions of the Davis Street, Fort Worth Avenue, and Hampton Road corridors, as well as land adjacent to Pinnacle Park, commercial property and multi-family developments. The District features numerous opportunities for redevelopment in areas near amenities such as Coombs Creek Trail, Kidd Springs Park, Stevens Park Golf Course, and the Twelve Hills Nature Center.

Single-family neighborhoods were excluded from the District since they are not targeted for development or redevelopment activities. Kidd Springs Park, Stevens Park Golf Course, and the Twelve Hills Nature Center were included to enable improvements and enhance the connectivity between surrounding neighborhoods. The local elementary schools were included for similar reasons.

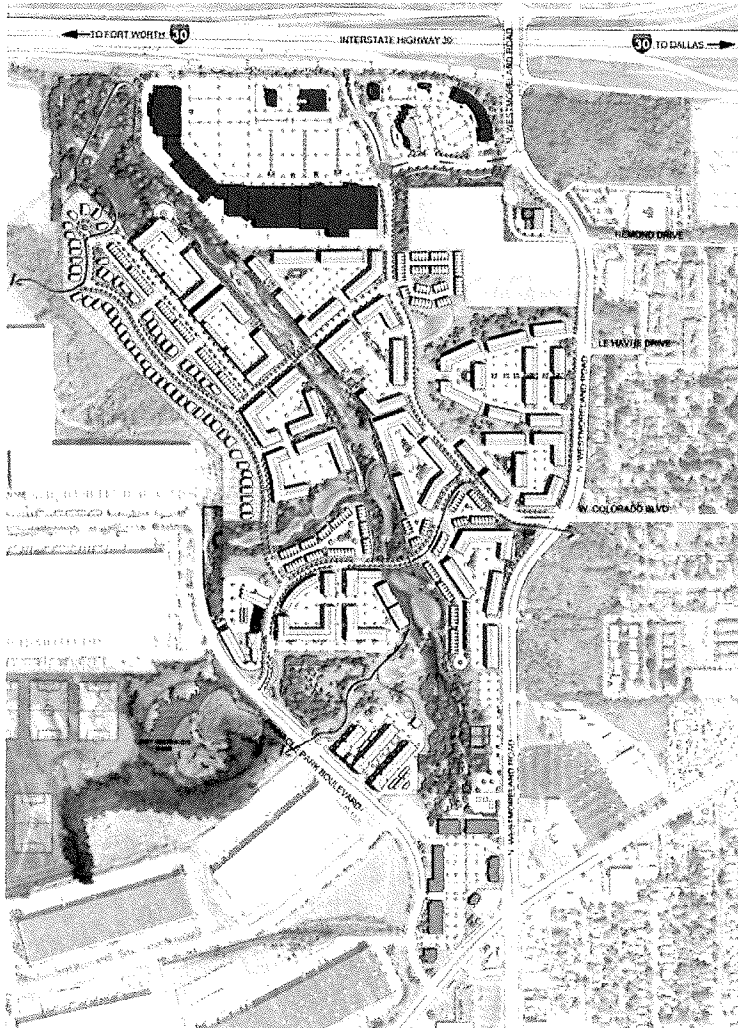
Originally the District's geographic area contained approximately 583 acres (excluding right-of-way). However, the geographic area was amended to include selected adjacent properties. The properties that comprise the boundary amendment have a total land area of approximately 105 acres. Their inclusion increased the District's geographic area to approximately 688 acres.

City Council has approved eleven projects in the District for TIF funding since its creation. This includes SLF III – Davis Garden TIF, L.P.'s (SLF) horizontal development project, which resulted in the demolition of 1,503 outdated apartment units in accordance with the District's goal to replace 2,100 functionally obsolete apartments and 85,000 square feet of commercial space with approximately 2,200 for-sale units, 4,400 rental units and 663,300 square feet of improved, reconfigured or new neighborhood retail space.

To date, 401 new residential units have been built or are planned on these sites. Realization of the goal is anticipated to further improve north Oak Cliff's successful residential market as well as stimulate the expansion of residential and commercial activity throughout the District. Several renovations of automobile garage conversions to restaurant and retail space have also occurred along West Davis Street.

The 196 acres of undeveloped land that comprise the Canyon in Oak Cliff project is another prime location for future development activities. On June 8, 2011, City Council awarded SLF an amount not to exceed \$128,875,756 in total funding (\$69,808,000 in future TIF revenues plus an additional grant up to \$59,067,756 pursuant to the Davis Garden TIF District Grant Program) for the construction of public infrastructure improvements in the area which is located southwest of Interstate Highway 30 and North Westmoreland Road. Prior to City Council's approval of the public subsidies, this vast area was not served by public utilities or streets. In contrast, the construction of the project's public infrastructure improvements is anticipated to help facilitate the build-out plan that includes the following elements:

- 2,762 residential units (planned to be a determined mix of for-sale and rental units);
- 368,296 square feet of retail space (*11,324 square feet of restaurant space have been under construction this past year*);
- 48,200 square feet of flex/retail space; and
- 103 room hotel (completed)



The Canyon in Oak Cliff's  
Conceptual Site Plan  
(Source: SLF)

## Past, Current and Anticipated Projects

### Projects within the Davis Garden TIF District utilizing TIF Funding

Project	Location	Status	Date Completed	Units/Square Feet <sup>1</sup>	Approximate Investment / Assessed Value <sup>2</sup>	TIF Investment <sup>3</sup>
Twelve Hills Nature Center's Urban Prairie Trailhead project (park, open space, and streetscape improvements)	817 Mary Cliff Road	Complete	July 2010	N/A	\$312,648 (approximate investment) \$39,640 (assessed value)	\$118,820
SLF's Horizontal Development project (Environmental remediation and demolition of six obsolete apartment complexes and a \$1 million deposit into the Davis Garden TIF District Increment Fund for future TIF infrastructure improvements that benefit the District in lieu of the developer constructing median improvements, streetscape or other public improvements within the District)	<ol style="list-style-type: none"> <li>1. <b>Chateau Crete Assembly</b> (Now High Grove at West Kessler)</li> <li>2. <b>Acorn Tree Assembly</b></li> <li>3. <b>Cliffwood Assembly</b> (Now Bell Bishop Arts)</li> <li>4. <b>Kings Highway Assembly (1600 Kings Hwy)</b></li> <li>5. <b>Kidd Springs Assembly</b> (Now Bishop Heights)</li> <li>6. <b>Northhills Assembly</b></li> </ol>	<p>The sites' preparation for future development activities is complete.</p> <p>The developer deposited \$1 million into the Davis Garden TIF District Increment for future infrastructure projects within the District.</p>	<p>December 2011</p> <p>See units status in non TIF table on page 11</p>	<ol style="list-style-type: none"> <li>1. Chateau Crete Assembly (54 units)</li> <li>2. Acorn Tree Assembly (57 units planned)</li> <li>3. Cliffwood Assembly Bell Bishop Arts (207 units)</li> <li>4. Kings Highway Assembly (35 units)</li> <li>5. Kidd Springs Assembly (48 units)</li> <li>6. Northhills Assembly (Sold)</li> </ol>	<ol style="list-style-type: none"> <li>1. <b>Chateau Crete Assembly</b> \$18,824,810 (current assessed value)</li> <li>2. <b>Acorn Tree Assembly</b> 2105 West Davis Street \$342,240 (assessed value) 2211 West Davis Street \$1,053,900 (assessed value)</li> <li>3. <b>Cliffwood Assembly</b> 1836 West Davis Street \$25,750,000 (assessed value)</li> <li>4. <b>Kings Highway Assembly</b> 1622 Kings Highway \$11,928,490 (assessed value)</li> <li>5. <b>Kidd Springs Assembly</b> (\$19,978,350 (current assessed value)</li> <li>6. <b>Northhills Assembly</b> 640 North Plymouth Road \$546,880 (assessed value)</li> </ol>	\$4,008,247



**Projects within the Davis Garden TIF District utilizing TIF Funding**

Project	Location	Status	Date Completed	Units/Square Feet <sup>1</sup>	Approximate Investment / Assessed Value <sup>2</sup>	TIF Investment <sup>3</sup>
I-30 Frontage Road Design project (engineering and design for Phase 1 of a new eastbound frontage road)	South side of I-30 between Cockrell Hill Road and Westmoreland Road	Complete	September 2012	N/A	\$436,919 (approximate investment)	\$436,919
Taylor's Farm multi-family housing project (environmental remediation, infrastructure and public right-of-way improvements) <sup>4</sup>	1150 Pinnacle Park Boulevard	Complete	October 2011	160 units (144 units are designated for affordable housing)	\$6,200,000 (assessed value)	\$2,071,197
Hillside West senior housing project (environmental remediation and infrastructure improvements) <sup>4</sup>	3757 Falls Bluff Drive (formerly 4512 West Davis Street)	Complete	August 2013	130 units (each unit is affordable housing)	\$3,622,590 (assessed value)	\$1,600,000
Residence Inn Hotel (part of The Canyon)	1600 N Westmoreland	Complete	Spring 2018	103 room hotel	\$11,180,390 (assessed value)	N/A
The Canyon in Oak Cliff	196 acres of undeveloped property located southwest of Interstate Highway 30 and North Westmoreland Road	The project's Infrastructure Improvements are underway.	Ongoing	2,762 residential units (represents a to be determined mix of for-sale and rental units);  368,296 square feet of retail space (incl 11,324 square feet restaurant space under const); and  48,200 square feet of flex/retail space	\$472,000,000 (approximate planned investment)	\$128,875,756 in total funding (up to \$69,808,000 in future TIF revenues plus a grant up to \$59,067,756 pursuant to the Davis Garden TIF District Grant Program)
Kessler Theater Renovation project (environmental remediation and demolition, historical façade, and infrastructure improvements)	1214 West Davis Street and 1215 West 7th Street	Phase I of the project (environmental remediation and demolition activities and historical façade improvements) are complete.  Phase II of the project (infrastructure improvements)	December 2012 (Phase I)  June 2015 (Phase II)	6,300 square feet of office and retail space; and 5,100 square foot entertainment venue	\$451,170 (assessed valued)  \$1,358,293 (approximate investment)	\$199,643 [\$136,343 due to the sustainable development grant that the project received from the North Central Texas Council of Governments ("NCTCOG")]

**Projects within the Davis Garden TIF District utilizing TIF Funding**

Project	Location	Status	Date Completed	Units/Square Feet <sup>1</sup>	Approximate Investment / Assessed Value <sup>2</sup>	TIF Investment <sup>3</sup>
		are complete				
<b>Total</b>				290 units completed; 2,762 residential units planned; 10,400 square feet theater/retail space complete; 11,324 square feet restaurant space under construction; 356,972 square feet of retail space planned; and 48,200 square feet of flex/retail space planned; and 103 hotel rooms-completed	\$61,864,867 (assessed value);  \$2,107,860 (approximate public investment)  \$472,000,000 (planned investment)	\$12,354,524 (TIF funding committed for projects)  Up to \$128,875,756 In future TIF funding committed for Canyon Project (based on increment generated)

<sup>1</sup> Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.

<sup>2</sup> Based upon A) market value of comparable projects for anticipated projects, B) private investment stated in the development agreement for projects that are approved or under construction, or C) DCAD market value for completed projects as of September 30, 2018 (unless project has not yet been assessed). Values may not be fully captured by the TIF district for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.

<sup>3</sup> TBD indicates that development agreement has not yet been adopted and TIF investment is yet to be determined.

<sup>4</sup> Per the TIF program mixed-income housing requirement, the project is providing at least 20% of units as affordable. Hillside West and Taylor Farms projects also include Low Income Housing Tax Credits (LIHTC) that have additional requirements.

**Projects within the Davis Garden TIF District not utilizing TIF Funding**

Project	Location	Status	Date Completed	Units/Square Feet <sup>1</sup>	Approximate Investment / Assessed Value <sup>2</sup>	TIF Investment <sup>3</sup>
Bolsa Restaurant (converted from the Settles Garage)	614 West Davis	Complete	December 2007	3,879 square feet of office and restaurant space	\$145,630 (assessed value)	\$0
Bolsa Mercado (converted from the Kemp Garage)	632 West Davis	Complete	June 2008	4,000 square feet of office/show room space	\$170,000 (assessed value)	\$0
Bell Bishop Arts Apartments	1836 West Davis (former Cliffwood Assembly)	Complete	December 2012	207 units	\$25,750,000 (assessed value)	\$0
I-30 Frontage Road Construction project	South side of I-30 between Cockrell Hill Road and Westmoreland Road	Complete	March 2013	N/A	\$10,573,794 (Infrastructure/ not taxable)	\$0
Oak Cliff Coffee Roasters (converted from Miguel's Auto Body Shop)	817 West Davis Street	Complete	July 2013	3,920 square feet of retail space	\$208,370 (assessed value)	\$0
Shared workspace - Common Desk	633 West Davis Street	Complete	June 2015	10,400 square feet of retail space	\$395,000 (assessed value)	\$0
Oil and Cotton and Davis Street Espresso (converted from Miguel's Auto Body Shop)	819 West Davis Street	Complete	June 2015	2,600 square feet of retail space	\$222,850 (assessed value)	\$0
bbbop Seoul Kitchen (conversion from an automotive garage)	828 West Davis Street	Complete	April 2016	3,280 square feet of restaurant space	\$498,560 (assessed value)	\$0
West Davis Village (renovation of retail strip)	1314 West Davis Street	Complete	April 2016	14,580 square feet of retail space	\$1,429,000 (assessed value)	\$0
Retail Strip	600/610 N. Tyler	Complete	August 2016	20,048 square feet of restaurant space	\$1,206,990 (assessed value)	\$0

**Projects within the Davis Garden TIF District not utilizing TIF Funding**

Project	Location	Status	Date Completed	Units/Square Feet <sup>1</sup>	Approximate Investment / Assessed Value <sup>2</sup>	TIF Investment <sup>3</sup>
1600 Kings Highway	Kings Highway, Mary Cliff Road, Vaughan Court, Bassett Place, Kyle Avenue	30 homes complete; 5 planned	December 2018	35 detached units	\$11,928,490 (current assessed value)	\$0
Bishop Heights	Cedar Hill Avenue; North Van Buren Avenue; West 5th Street; Crutchfield Lane; Bishop Heights Lane; Harvey Lane	48 homes complete	December 2018	48 detached units	\$19,978,350 (current assessed value)	\$0
High Grove at West Kessler	Stevens Forest Drive; Stevens Bluff Lane; High Garden Place; Wood Ledge Place; Woodland Height Place; Kessler Heights Lane	50 homes complete; 4 planned	December 2020	54 detached units	\$18,824,810 (current assessed value)	\$0
Kessler Reserve	Cedar Hill Avenue; Kessler Reserve Court	13 homes complete; 3 planned	December 2018	16 detached units	\$12,790,980 (current assessed value)	\$0
Acorn Tree Site	Stevens Village Drive	57 homes planned	December 2021	57 detached units	TBD	\$0
<b>Total</b>				<b>348 residential units complete, 69 residential units planned; 62,707 square feet of commercial space complete</b>	<b>\$475,140,442 (current assessed value)</b>  <b>\$10,573,794 (approximate infrastructure, non-taxable investment)</b>	<b>\$0</b>

<sup>1</sup> Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.

<sup>2</sup> Based upon A) market value of comparable projects for anticipated projects, B) private investment stated in the development agreement for projects that are approved or under construction, or C) DCAD market value for completed projects as of September 30, 2018 (unless project has not yet been assessed). Values may not be fully captured by the TIF district for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.

<sup>3</sup> TBD indicates that development agreement has not yet been adopted and TIF investment is yet to be determined.

<b>District Initiatives</b>				
<b>Activity</b>	<b>Scope</b>	<b>Status</b>	<b>Investment</b>	<b>Source</b>
<b>North Oak Cliff Street Car Extension</b>	Benefits provided through the North Oak Cliff Streetcar system to the Davis Garden TIF District real estate. Extension of the startup line from Methodist Regional Medical Center to Davis Street at Zang Boulevard.	Completed August 2016	\$15,000,000 for added segment	Texas Mobility Funds
			\$3,000,000 (for operations/maintenance)	Davis Garden TIF District Grant Program
<b>Tyler-Polk Two-Way Conversion</b>	Convert Tyler and Polk streets to two-way operations from Canty to Pembroke Streets	Planned for completion March 2020	\$3,100,000	2006/2012 City bond program Davis Garden TIF
<b>Rosemont Plaza</b>	Pocket Park at Rosemont and West Davis Streets	Completed September 2015	\$395,659	Davis Garden TIF
<b>Rosemont Safe Routes</b>	Streetscape/roadway improvements adjacent to Rosemont campus	Completed September 2015	\$115,569	Davis Garden TIF
<b>Rosemont Safe Routes to School – design/engineering</b>	Engineering study for additional pedestrian, traffic calming and bicycle improvements	Design underway	\$69,566	Texas Department of Transportation (TXDOT) Transportation Alternatives Program
			\$17,392	Davis Garden TIF
<b>Total Investment</b>			<b>\$21,698,186</b>	

## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF funding assistance are subject to the City’s and County’s established criteria for mixed income housing. In the Davis Garden TIF District, as part of TIF funding, a total of 290 units have been built to date and 274 (94.5%) are currently set-aside as affordable.

An additional 348 units were constructed without TIF financial assistance and 69 units are planned. The ratio of affordable housing to all housing added to the TIF District is forty percent (40%). Deed restrictions are in place to ensure that twenty percent of all units constructed in the Canyon sub-district are affordable under the TIF Mixed Income Housing Guidelines.

## Value and Increment Revenue Summary

The Davis Garden TIF District’s 2018 assessed taxable value was \$295,167,166. This represents an increase of \$157,332,569 (114%) over its adjusted base value of \$137,834,597 and an increase of \$44,987,613 (18%) over its final taxable value for the previous year. With the City and Dallas County’s participation, the increase over the adjusted base value will result in the collection of approximately \$1,391,180 in total incremental revenue for the District.

## Objectives, Programs and Success Indicators



The Bell Bishop Arts Apartments was completed during FY 2013. The multi-family development was built on the Cliffwood Assembly’s former site.  
(Source: City of Dallas)

The Davis Garden Final Project Plan and Reinvestment Zone Financing Plan was approved on February 27, 2008, as amended. The plan’s defined development goals are provided below:

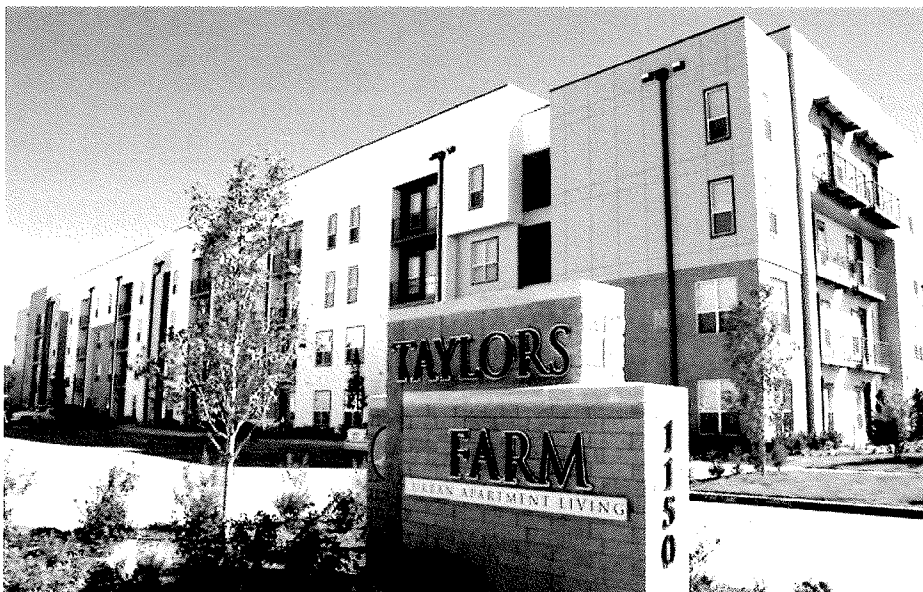
- Utilize TIF funding to encourage needed horizontal improvements and site preparation in the District. This includes environmental remediation and demolition of structurally and functionally obsolete structures to set the stage for future redevelopment activities as described in this plan.

*The environmental remediation and demolition of six obsolete apartment complexes (1,503 units) have been completed since the District's creation. The complexes' former sites were prepared for future redevelopment activities that are now nearly complete.*

- Utilize TIF funding to encourage the needed redevelopment of the large area (The Canyon) located southwest of the intersection of Interstate Highway 30 and North Westmoreland Road.

*The following progress has been made since the District's creation:*

- *SLF III – The Canyon TIF, L.P.'s the Canyon in Oak Cliff project was approved by City Council on June 8, 2011. The project, which consists of the construction of public infrastructure improvements on approximately 196 acres of undeveloped land within the area, is currently in progress.*
- *GFD Opportunity I, LLC's Taylors Farm project (160 multi-family units), which was approved by City Council on November 9, 2009, was completed during FY 2012.*
- *GFD Opportunity II, LLC's Hillside West project (130 senior housing units), which was approved by City Council on April 28, 2010, was completed during FY 2013.*
- *A Residence Inn by Marriott containing 103-rooms was completed in 2018.*
- *Two restaurant spaces (Olive Garden and Buffalo Wild Wings) were under construction this past year.*

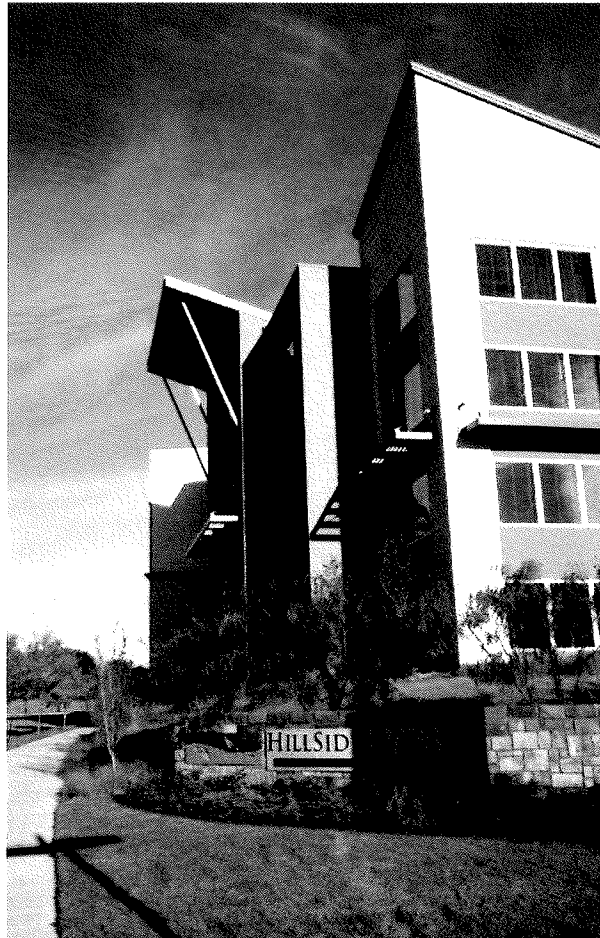


GFD Opportunity I, LLC completed the Taylors Farm project during FY 2012.

(Source: GFD Opportunity I, LLC)

- Create additional taxable value attributed to new private development and appreciation totaling approximately \$1.7 billion over the District's 32-year life.

*Added value for the District as of the 2018 tax year totals \$157,332,569 (9% of the goal). The development timeline in Sub-District A (the Canyon) has been much slower than projected, limiting property value increases and incremental revenue collections for the Davis Garden TIF District. There is still a lengthy period for additional revenue to be collected; the Davis Garden TIF District does not expire until 2039.*



GFD Opportunity II, LLC completed the Hillside West project during FY 2013.

(Source: GFD Opportunity II, LLC)

- Attract new private development in the District by replacing approximately 2,100 residential units with new residential units that will establish a more sustainable mix of for-sale and rental units; add approximately 6,600 residential units to increase population density in the area; and develop approximately 663,300 square feet of retail space and 1,245,000 square feet of other commercial space.



*Preparation of six sites for future redevelopment activities which included the demolition of 1,503 outdated apartment units (71.6 % of the goal) has occurred since the District's creation. Since the District's creation, 638 new residential units have been built throughout the District. An additional 69 units are planned. The mix of units (both complete and planned) includes 210 for-sale units and 497 multi-family units. Of the 638 completed units, 274 (43%) are designated for affordable housing as part of the Taylors Farm and Hillside West projects.*

*Retail and restaurant conversions have been steady in Sub-District B resulting in 73,107 square feet of renovated space (11% of the goal). These projects greatly increased commercial activity in the West Davis Corridor. Limited retail development has occurred in the Canyon (Sub-District A) with 11,324 square feet of restaurant space under construction.*



**The renovated Kessler Theater.**

(Source: Dallas Office of Economic Development)

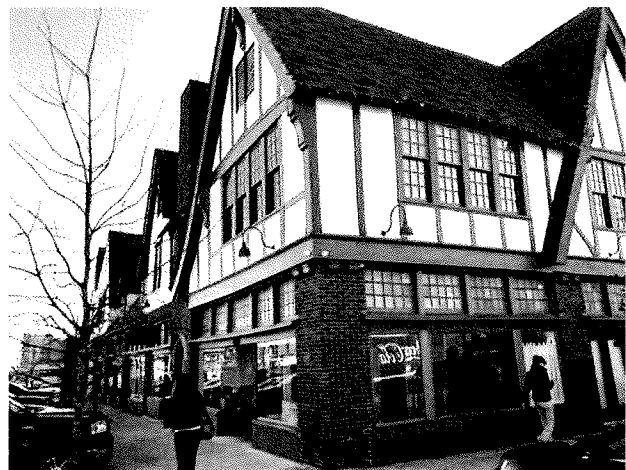


**BBBop Seoul Restaurant was converted from an automotive garage.**

(Source: Dallas Office of Economic Development)

**The shops of West Davis**

**Village.** (Source: Dallas Office of Economic Development)



- Diversify housing options within the District by increasing homeownership opportunities while maintaining an affordable housing component of no less than 20% of all new units built throughout the Davis Garden TIF District.
- Encourage the redevelopment of properties along the West Davis Street, Fort Worth Avenue, North Westmoreland Road and Hampton Road corridors for new residential and commercial uses that feature enhanced urban design standards which are complementary to the historic and conservation districts in the immediate area.

*The following progress has been made since the District's creation:*

- *Site preparation has been completed for the redevelopment of six sites throughout the District. This includes three sites located along West Davis Street. The redevelopment of one site (the Cliffwood Assembly) is complete while two others (the Acorn Tree and Northhills Assembly) are prime for future development.*
- *The City of Dallas Design Studio has completed a study of the West Davis Street Corridor. The findings are being used to develop a plan for public improvements along West Davis Street.*
- Sustain the stability of local schools while redevelopment activities occur within the area's neighborhoods by encouraging strong communication between the Dallas Independent School District and area developers.

*Staff is working closely with neighborhood schools to coordinate redevelopment activities with the schools' needs. This includes meeting with the principal of the Rosemont Elementary and Primary Schools as part of the planning process for the Rosemont Safe Routes to School Project.*

- Diversify commercial and retail uses in the District by restoring historic commercial buildings and finding redevelopment options for commercial structures that are architecturally less significant.

*The Kessler Theater and the buildings occupied by Bolsa, the Common Desk, Oak Cliff Coffee Roasters, and Oil and Cotton/Davis Street Espresso are properties with historic significance that have been renovated or converted for commercial use since the District's creation:*

- *The Settles Garage has been converted into the Bolsa Restaurant and approximately 1,850 square feet of office space.*

- *The Kemp Garage has been converted into approximately 4,000 square feet of commercial space that was occupied by Bolsa Mercado.*
- *The retail building at 633 West Davis Street has converted into approximately 10,400 square feet of shared workspace that is occupied by the Common Desk.*
- *The renovated Kessler Theater contains office and retail space for independent businesses, an instructional arts center for children and a performance venue.*
- *The automotive garages that comprised Miguel's Auto Body Shop has been converted into two properties. The first of which is occupied by the Oak Cliff Coffee Roasters. It contains a coffee roaster and 1,300 square foot café. The second building is occupied by Oil and Cotton and Davis Street Espresso.*



Oil and Cotton and Davis Street Espresso (image below, inside) were converted from Miguel's Auto Body Shop. (Source: Dallas Office of Economic Development)



- Provide opportunities for needed basic retail such as grocery stores, national tenants and diversify retail shopping.

*Property in the West Davis Street corridor is successfully diversifying. It was hoped that the land in the Canyon sub-district was suited for additional grocery space and larger retail operations due to its visibility and accessibility. Limited retail space and an Olive Garden has been developed in the Canyon sub-district to date.*

- Improve recreational opportunities and connections to City trails and open space within the District while providing better connections to County trails and other recreational amenities in the area.

*The following progress has been made since the District's creation:*

- The Twelve Hills Nature Center, Inc.'s Urban Prairie Trailhead project, which was approved by City Council on October 14, 2009, was completed during FY 2010.*
- Work has been completed on the Coombs Creek Trail along Kessler Parkway from Sylvan Avenue to Colorado Boulevard, Colorado Boulevard from Kessler Parkway to Plymouth Road and Plymouth Road from Colorado Boulevard to Hampton Road. The project was funded by the General Obligation Bond Funds.*
- Approximately \$8 million in upgrades for Stevens Park Golf Course were completed during FY 2012. The upgrades were funded by*

Twelve Hills Nature Center's  
Urban Prairie Trailhead project  
(Source: City of Dallas)



*several funding sources including the 2003 and 2006 Bond Fund programs.*

*A new pavilion at Kidd Springs Park was completed in 2015 funded by the 2006 Bond Fund program. In addition, a new aquatics center at Kidd Springs Park is under construction and is slated to open summer 2019. Proceeds from the Elgin B. Robertson land sale provided funding for several regional family aquatic centers throughout the City.*

- Shared bicycle lanes are included in the new section of Colorado Boulevard, located in the Canyon sub-district between IH-30 and Westmoreland Road.*

- Improve transportation including but not limited to hike and bike trails, bus, trolley, streetcar, and freeway access, street improvements and construction of new public streets and thoroughfares.

*The following progress has been made since the District's creation:*

- *City Council approved a project pertaining to the design for Phase 1 of a new eastbound frontage road for I-30 located between Cockrell Hill Road and Westmoreland Road during FY 2011. The design and construction of the frontage road were completed during fiscal years 2012 and 2013, respectively.*
- *SLF III – The Canyon TIF, L.P.'s North Oak Cliff Streetcar Extension project was approved by City Council during FY 2011. The project's approval will provide funding to extend the North Oak Cliff Streetcar system to Davis Garden TIF District.*
- *Tyler-Polk Two-Way street conversion – Returns traffic operations on Tyler and Polk Streets between Canty and Pembroke Streets to two-way operations. This project is scheduled for completion in 2019.*
- *During FY 2012 the Davis Garden TIF Board made the following recommendations concerning the best utilization for SLF's \$1 million deposit into the Davis Garden TIF Increment Fund for future TIF infrastructure improvements that benefit the District in lieu of the developer constructing median improvements, streetscape or other public improvements (note: funding includes interest earnings):*
  - *Matching Funds for the Kessler Theater project's infrastructure improvements component – approximately \$60,000 in TIF funding leveraged an additional \$179,200 in matching funds from TxDOT (NCTCOG Grant). The funds are being used to construct streetscape improvements outside the theater along West Davis and Clinton Streets.*

*The project was completed FY 2015.*

- *Rosemont Plaza Project – comprised the closure of the diagonal portion of 7th Street between Mary Cliff Road/West Davis Street and Montclair Avenue to create a pedestrian plaza that combined the abandoned right-of-way with two small triangular medians to create a larger pedestrian plaza. Estimated Project Budget – \$395,659*

*The project was completed FY 2015.*

- Rosemont Safe Routes to School Project – improved bicycle safety in the vicinity of schools through improved routing, signage and pedestrian amenities. The project consists of sidewalk improvements on the north side of Stevens Forest Drive, a 10' bike trail that connects the sidewalk on Mary Cliff Road to the internal drive for the Rosemont Chris Semos Campus (through DISD property) and sidewalk improvements along Mary Cliff Road. Estimated Project Budget – \$115,569

The project was completed FY 2015.

- Davis Corridor Urban Design Study – the study was conducted by the City of Dallas Design Studio. The study's findings were used to develop a concept for reconfiguring West Davis Street between Montclair Avenue and Zang Boulevard. Estimated Project Budget – \$35,880

The project was completed FY 2014.

- Tyler/Polk Two-Way Conversion – TIF funds were contributed to this project to cover shortfalls in bond financing – \$408,470
  - In FY 2018 the Rosemont Safe Routes to School design/engineering study funded by TXDOT and local match funds from the TIF District is underway to set the stage for additional pedestrian, traffic calming and bicycle improvements.
- Generate approximately \$103.7 million (2008 NPV dollars) in real property tax increment for the TIF Fund over 32 years of collections.

*The District's assessed property value has increased 114% over its adjusted base value. Increased values have generated approximately \$981,334 in NPV collections (0.9% of the goal).*

## Year-End Summary of Meetings

The Davis Garden TIF District Board of Directors met once during the fiscal year from October 1, 2017 to September 30, 2018. The Board approved and forwarded one item to City Council.

Based on amended composition the Davis Garden TIF Board can consist of up to seven members, including six City of Dallas appointees and one from Dallas County. The board met once during the fiscal year. Here is attendance for the board members:

- Jonathan R. Braddick – City appointee (attended meeting)
- Adam Balzadua – City appointee (attended meeting)
- Dan Hunt – City appointee (attended meeting)
- Andrew Howard – City appointee (attended meeting)
- Rick Loessberg – Dallas County representative (attended meeting)
- Luis Basalo – City appointee (did not attend meeting)

The Dallas City Council approved two items related to the District during the fiscal year. Items are summarized below:

- On February 28, 2018, City Council approved Resolution 18-0361 accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen, (Davis Garden TIF District), submitted by the Davis Garden 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 - Financing: No cost consideration to the City.
- On April 25, 2018, City Council approved Resolution 18-0624 authorizing an Interlocal Agreement with North Central Texas Council of Governments related to the transfer of ownership of Transportation Investments Generating Economic Recovery funded Modern Streetcar Project assets and streetcar project-related funds; (2) the receipt and deposit of funds from SLF III - The Canyon TIF, L.P. in an amount not to exceed \$3,000,000 in the Streetcar Developer Fund; (3) the establishment of appropriations in an amount not to exceed \$535,000 in the Streetcar Developer Fund; and (4) payment to Dallas Area Rapid Transit for operation and maintenance costs for the Dallas Streetcar System for Fiscal Year 2018 - Total not to exceed \$1,510,000 - Financing: General Funds (\$975,000) and Streetcar Developer Funds (\$535,000)

## Pending TIF Items

The Davis Garden TIF District's pending items include the following:

- Approval of the FY 2017-2018 Annual Report



## Budget and Spending Status

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

<b>Davis Garden TIF District Projected Increment Revenues to Retire TIF Fund Obligations</b>			
Category	TIF Budget (Total Dollars)	Allocated	Balance
Infrastructure Improvements	\$94,494,014	\$8,082,206	\$90,411,808
Environmental Remediation/Demolition	\$12,749,240	\$3,313,246	\$9,435,994
Affordable Housing	\$35,343,370	\$4,671,197	\$30,672,173
Historic Façade Restoration	\$5,772,316	+\$86,535	\$5,685,781
District Wide Improvements - Parks, Open space, Trails, Trolley/Streetcar	\$12,924,033	\$3,088,145	\$9,835,888
The Canyon in Oak Cliff Improvements*	\$136,491,388	\$128,875,756	\$0
Administration and Implementation**	\$5,566,956	\$738,586	\$4,828,370
Total Project Costs	\$303,341,317	\$148,855,671	\$154,485,646

*All values are estimated expenditures based on Annual TIF Project Costs and Debt Service schedules. These values depend on timing of projects and will fluctuate. An interest rate of 5% is used throughout the TIF term.*

*\*Amount will be reduced if other sources of improvement funds are identified and allocated to The Canyon.*

*\*\*TIF administration costs shown are expensed through FY 2017-2018.*

<b>Davis Garden TIF District Project Plan Budget (NPV Values)</b>	
Category	TIF Budget (NPV)
Infrastructure Improvements	\$33,219,568
Environmental Remediation/Demolition	\$4,300,000
Affordable Housing	\$11,920,435
Historic Façade Restoration	\$1,946,858
District Wide Improvements - Parks, Open space, Trails, Trolley/Streetcar	\$4,358,953
The Canyon in Oak Cliff Improvements *	\$46,035,132
Administration and Implementation	\$1,877,595
Total Project Costs	\$103,658,541
<i>All values discounted to 2008 dollars at 5% annually. Actual expenditure values will depend on the timing of project costs.</i>	
<i>* Amount will be reduced if other sources of improvement funds are identified and allocated to The Canyon in Oak Cliff.</i>	

<b>Davis Garden TIF District M/WBE Participation</b>			
Project	Contractor	Total Contract Award Amount	Percentage Minority Participation
SLF Horizontal Public Improvements (Goal – 25%)	Varies	\$2,080,979	48.43%
Kessler Theater Public Improvements – (Goal – 25%)	Varies	\$88,141	44.77%
Kessler Theater – Private – (Goal – 10%)	Varies	\$1,002,073	12.57%
<b>Total - Public</b>		<b>\$2,169,120</b>	<b>48.28%</b>
<b>Total - Private</b>		<b>\$1,002,073</b>	<b>12.57%</b>
<b>Total – All</b>		<b>\$3,171,193</b>	<b>37.0%</b>

## **FY 2018-2019 Work Program**

The FY 2019 work program for the Davis Garden TIF District includes:

- Encourage development projects within the District in accordance with its final Project Plan and Reinvestment Zone Financing Plan
- Work with staff in the Department of Public Works and Department of Transportation concerning the conversion of North Polk and North Tyler Streets into two-way operations and Rosemont Safe Routes related pedestrian/bike improvement projects.

## Appendix A – Financials

City of Dallas, Texas  
 Davis Garden Tax Increment Financing District Fund  
 Reinvestment Zone Number Sixteen  
 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:**

	\$0 Interest Income
	\$941,100 Ad Valorem Taxes (Collected in FY'2017-18 based on 2017 Final Tax Roll)
	<b>\$941,100 Total Revenue</b>

**2. Amount and purpose of expenditures from the fund:**

	\$20,967 Administrative Expense
	\$1,350 Non-Capital outlay (*)
	\$3,076 Capital outlay (**)
	\$0 Additional Subsidy in Form of Grant (in lieu of interest expense)
	<b>\$25,393 Total Expenditures</b>

\* Non-Capital Outlay expenditures includes \$135.10 advertising fees and \$1,214.83 relates to PNV Design Studio cost reimbursement to General Fund.

\*\* Capital Outlay expenditures includes design services for Rosemont Safe Routes Project. The Davis Garden TIF funding in the amount of \$17,391.40 was approved by CR 18-0527 dated April 11, 2018 for Rosemont Safe Routes Project.

**3. The zone began reimbursing the General Fund for TIF administration costs in fiscal year 2009-10.**

**4. a. Amount of Principal and Interest due-on outstanding bonded indebtedness:**

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

**b. The Zone entered into an agreement with SLF III – The Davis Garden TIF, L.P. to dedicate an amount not to exceed \$4,008,247 for horizontal development work throughout the TIF District. The project was completed in fiscal year 2012. Reimbursement of its TIF-eligible project costs are as follows as of September 30, 2018**

Developer	Project Name	Principal TIF Award	Payment To Date	Net Balance Due
SLF III-Davis Garden TIF, L.P.	Horizontal Development	\$4,008,247	\$961,576	\$3,046,671
Total		<b>\$4,008,247</b>	<b>\$961,576</b>	<b>\$3,046,671</b>

Payment to date to SLF III-Davis Garden TIF LP includes fiscal year 2016 payment of \$166,336 and fiscal year 2017 payment of \$795,240 principal amount. Fiscal Year 2017 accrued payment of \$795,240 was paid in fiscal year 2018.

c. The Zone entered into an agreement with Twelve Hills Nature Center, Inc. to dedicate an amount not to exceed \$118,820 for the Twelve Hills Nature Center's Urban Prairie Trailhead project. The project was completed in fiscal year 2010. Reimbursement its TIF-eligible project costs will begin upon the availability of TIF funds from future increment collections.

d. The Zone entered into an agreement with GFD Opportunity I, LLC to dedicate an amount not to exceed \$2,071,197 for the Taylors Farm project. The project was completed in fiscal year 2012. Reimbursement of its TIF-eligible project costs will begin upon the availability of TIF funds from future increment collections.

e. The Zone entered into an agreement with SLF III – The Canyon TIF, L.P. to dedicate an amount not to exceed \$436,919 for the I-30 Frontage Road Design project. The project was completed in fiscal year 2012. Reimbursement of its TIF-eligible project costs will begin upon the availability of TIF funds from future increment collections.

f. The Zone entered into an agreement with Kessler Theater, LLC to dedicate an amount not to exceed \$136,343 for the Kessler Theater project. The project has been completed and reimbursement of its TIF-eligible project costs will begin upon the availability of TIF funds.

g. The Zone entered into a development agreement with GFD Opportunity II, LLC to dedicate an amount not to exceed \$1,600,000 for the Hillside West project. The project was completed in fiscal year 2013. Reimbursement of its TIF-eligible project costs will begin upon the availability of TIF funds from future increment collections.

h. The Zone entered into an agreement with SLF III – The Canyon TIF, L.P. to dedicate an amount not to exceed \$128,875,756 for The Canyon In Oak Cliff project. The project is underway. Reimbursement of its TIF-eligible project costs will begin after applicable conditions for payment have been met, subject to the availability of TIF funds.

i. The Zone entered into an agreement with SLF III – The Canyon TIF, L.P. to dedicate an amount not to exceed \$3,000,000 for the North Oak Cliff Streetcar Extension project. The project is complete and reimbursement of the project's TIF-eligible project costs will begin subject to the availability of TIF funds.

j. The Zone previously received authorization to enter into a development agreement with Davis Street Market, LP to dedicate an amount not to exceed \$4,000,000 for the Davis Street Market project; however, the project did not move forward and a cancellation letter was issued in 2015.

5. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2018*	Base Year 1996 Value	Est. Captured Value 2018**
City of Dallas	\$295,167,166	\$137,834,597	\$157,332,569
Dallas County	\$297,607,985	\$137,795,687	\$159,812,298

\* 2018 taxable value shown for taxing participating jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.

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

6. 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***	Amount of Estimated 2018 Increment***
City of Dallas	0.69903	\$1,099,802
Dallas County	0.18233	\$291,378
<b>Total for all Jurisdictions</b>	<b>\$0.88136</b>	<b>\$1,391,180</b>

\*\*\* Participation rate for Dallas County is 0% for tax year 2008, 55% for tax years 2009 to 2011 and 75% thereafter. City of Dallas participates at variable rates as follows:

Tax Year	Rate
2008	0%
2009 - 2010	55%
2011	70%
2012 - 2029	90%

B. The total amount of estimated tax increment to be billed for the 2018 tax year is \$1,391,180. For the 2017 tax year, increment in the amount of \$941,100 was received.

**City of Dallas, Texas**  
**Davis Garden 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
<b>Assets:</b>					
Pooled cash and cash equivalents	\$1,629,624	\$1,586,737	\$1,132,645	\$964,430	\$1,012,178
Interest receivable	\$0	\$0	\$0	\$0	\$0
<b>Total assets</b>	<b>\$1,629,624</b>	<b>\$1,586,737</b>	<b>\$1,132,645</b>	<b>\$964,430</b>	<b>\$1,012,178</b>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts and contracts payable	\$1,924	\$795,240	\$166,336	\$34,458	\$0
Advances from developers	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$0	\$79,505	\$79,505	\$261,505	\$261,505
Accrued liability	\$0	\$0	\$0	\$19,771	\$0
<b>Total liabilities</b>	<b>\$1,924</b>	<b>\$874,745</b>	<b>\$245,840</b>	<b>\$315,733</b>	<b>\$261,505</b>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$1,627,700	\$711,993	\$886,805	\$648,697	\$750,674
<b>Total Liabilities and Fund Equity</b>	<b>\$1,629,624</b>	<b>\$1,586,737</b>	<b>\$1,132,645</b>	<b>\$964,430</b>	<b>\$1,012,178</b>
	\$0	\$0	\$0	\$0	\$0

**City of Dallas, Texas**  
**Davis Garden 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
<b>Revenues:</b>						
Tax increment-Governmental	\$2,394,333	\$785,108	\$561,836	\$404,087	\$318,328	\$145,090
Tax increment-Intergovernmental	\$515,262	\$155,992	\$113,202	\$72,941	\$66,217	\$33,802
Developer participation/Other income	\$1,000,162	\$0	\$0	\$0	\$0	\$161
Interest income	\$0	\$0	\$0	\$0	\$0	\$0
Net increase (decrease) in fair value of investments	(\$0)	\$0	\$0	\$0	\$0	\$0
<b>Total revenues</b>	<b>\$3,909,757</b>	<b>\$941,100</b>	<b>\$675,037</b>	<b>\$477,028</b>	<b>\$384,545</b>	<b>\$179,053</b>
<b>Expenditures:</b>						
Administrative expenses	\$738,586	\$20,967	\$54,610	\$38,642	\$53,511	\$65,972
Non-Capital Outlay	\$997,665	\$1,350	\$795,240	\$168,944	\$1,855	\$276
Capital outlay	\$545,805	\$3,076	\$0	\$31,334	\$431,155	\$27,973
Interest and fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total expenditures</b>	<b>\$2,282,057</b>	<b>\$25,393</b>	<b>\$849,850</b>	<b>\$238,920</b>	<b>\$486,522</b>	<b>\$94,221</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$1,627,700</b>	<b>\$915,707</b>	<b>(\$174,812)</b>	<b>\$238,108</b>	<b>(\$101,977)</b>	<b>\$84,831</b>
<b>Fund balance (Deficit) at beginning of year as previously reported</b>	<b>\$0</b>	<b>\$711,993</b>	<b>\$886,805</b>	<b>\$648,697</b>	<b>\$750,674</b>	<b>\$665,842</b>
<b>Fund balance (Deficit) at beginning of year, as restated</b>	<b>\$0</b>	<b>\$711,993</b>	<b>\$886,805</b>	<b>\$648,697</b>	<b>\$750,674</b>	<b>\$665,842</b>
<b>Fund balance (deficit) at end of year</b>	<b>\$1,627,700</b>	<b>\$1,627,700</b>	<b>\$711,993</b>	<b>\$886,805</b>	<b>\$648,697</b>	<b>\$750,674</b>

**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.**

## Notes to Financials

City of Dallas, Texas  
Davis Garden Tax Increment Financing District  
Notes to Financial Statements for the Year Ended September 30, 2018

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 permits expenditures not to exceed \$5,566,956 (in current \$) over the life of the TIF to reimburse the City for administrative costs. The Zone began reimbursing the general fund in fiscal year 2009-10. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

## Appendix B – Financial Obligations/Estimated Payoff

Davis Garden TIF District  
Allocation of Shared Increment

FY	Inc			Priority #2 - Affordable Housing				Priority #3 - \$4M				Priority #4			
	Proj	Admin	Inc - Admin	AH Set Aside (20%)	Individual Increment			Initial \$4M Funding commitment	Avall Canyon	Avall Non Canyon	DW Set Aside (5%)	Reimbursement		Individual Increment	
					Taylor Farms	Hillside West	Total Ind. Increment					Twelve Hills Nature Center	The Streetcar Project	Kessler Theater	IH-30 Frontage Rd.
2016	\$688,103	\$110,000	\$578,103	\$41,584	\$18,388	\$23,195	\$41,584	\$166,336			\$0	\$0	\$0	\$0	\$0
2017	\$998,409	\$110,000	\$888,409	\$199,662	\$87,860	\$111,822	\$199,662	\$688,727			\$0	\$0	\$0	\$0	\$0
2018	\$1,391,181	\$110,000	\$1,281,181	\$278,236	\$122,424	\$155,812	\$278,236	\$1,002,945			\$0	\$0	\$0	\$0	\$0
2019	\$2,149,149	\$110,000	\$2,039,149	\$429,830	\$189,125	\$240,705	\$429,830	\$1,609,320			\$0	\$0	\$0	\$0	\$0
2020	\$3,636,054	\$110,000	\$3,526,054	\$727,211	\$319,973	\$407,238	\$727,211	\$532,673	\$567,446	\$1,394,150	\$176,303	\$118,820	\$225,714	\$136,343	\$0
2021	\$6,352,235	\$110,000	\$6,242,235	\$1,270,447	\$558,997	\$661,227	\$1,220,224	\$0	\$596,817	\$3,465,187	\$312,112	\$0	\$523,663	\$0	\$436,343
2022	\$10,271,794	\$110,000	\$10,161,794	\$2,054,359	\$1,499,764	\$0	\$1,499,764	\$0	\$1,552,858	\$7,109,172	\$508,090	\$0	\$1,478,853	\$0	\$0
2023	\$14,515,059	\$110,000	\$14,405,059	\$2,903,012	\$0	\$0	\$0	\$0	\$4,741,771	\$9,663,288	\$720,253	\$0	\$300,000	\$0	\$0
2024	\$16,185,197	\$110,000	\$16,075,197	\$0	\$0	\$0	\$0	\$0	\$7,737,598	\$8,337,598	\$803,760	\$0	\$300,000	\$0	\$0
2025	\$17,345,524	\$110,000	\$17,235,524	\$0	\$0	\$0	\$0	\$0	\$8,445,992	\$8,789,532	\$861,776	\$0	\$171,770	\$0	\$0
2026	\$17,629,284	\$110,000	\$17,519,284	\$0	\$0	\$0	\$0	\$0	\$8,759,642	\$8,759,642	\$875,964	\$0	\$0	\$0	\$0
2027	\$17,917,845	\$110,000	\$17,807,845	\$0	\$0	\$0	\$0	\$0	\$8,903,923	\$8,903,923	\$890,392	\$0	\$0	\$0	\$0
2028	\$18,211,294	\$110,000	\$18,101,294	\$0	\$0	\$0	\$0	\$0	\$9,050,647	\$9,050,647	\$905,065	\$0	\$0	\$0	\$0
2029	\$18,509,719	\$110,000	\$18,399,719	\$0	\$0	\$0	\$0	\$0	\$9,199,860	\$9,199,860	\$919,986	\$0	\$0	\$0	\$0
2030	\$14,921,344	\$110,000	\$14,811,344	\$0	\$0	\$0	\$0	\$0	\$7,405,672	\$7,405,672	\$740,567	\$0	\$0	\$0	\$0
2031	\$15,166,146	\$110,000	\$15,056,146	\$0	\$0	\$0	\$0	\$0	\$7,528,073	\$7,528,073	\$752,807	\$0	\$0	\$0	\$0
2032	\$15,415,115	\$110,000	\$15,305,115	\$0	\$0	\$0	\$0	\$0	\$7,652,558	\$7,652,558	\$765,256	\$0	\$0	\$0	\$0
2033	\$15,668,328	\$110,000	\$15,558,328	\$0	\$0	\$0	\$0	\$0	\$7,779,164	\$7,779,164	\$777,916	\$0	\$0	\$0	\$0
2034	\$0			\$0	\$0	\$0	\$0	\$0			\$0	\$0	\$0	\$0	\$0
<b>Total</b>				\$7,904,360	\$2,796,531	\$1,600,000	\$4,396,530	\$4,000,000			\$10,010,247	\$118,820	\$3,000,000	\$136,343	\$436,343

Increment Projections assume significant property value growth in the Canyon Sub-District. If development is slower than expected the increment projections will remain around 2021 levels. Payment made in year following FY of initial billing - 2020 to be paid June 2021.

Future Davis Garden TIF District Funds are allocated to several projects. The chart above shows an estimated payback schedule based on a fairly optimistic property value growth estimate for the district. Projects potentially eligible for funding include:

- **Priority 2 – Affordable Housing** (after Administration and Set-aside). Projects include Taylors Farm and Hillside West
- **Priority 3 – Initial Projects.** Funding is available for initial projects - apartment demolition and public infrastructure; I-30 Frontage Road design and the Kessler Theater.
- **Priority 4 – Other projects.** Funding is available for other projects only after Priority 3 fully funded. Increment revenue generated is mandated to be spent in the Sub-District where it is created. The Canyon Project is not shown but will be eligible to claim all additional TIF funds generated in Sub-District A (the Canyon) to reimburse the cost of public infrastructure and potentially interest.



## **Appendix C – District-wide Set Aside Funds**

The City will administer payments in accordance with the TIF Board's Increment Allocation Policy as amended on May 11, 2011. If the appraised value of the Property remains constant or decreases in value, the TIF Subsidy may go unpaid due to lack of available tax increment. If the appraised value for the Property increases in value, then tax increment received and deposited into the Tax Increment Fund will be available for payment of the TIF Subsidy after the performance and observance of all of the prerequisites and conditions for payment outlined for each TIF Project.

TIF funding for District-Wide Obligations is prioritized. Projects that qualify include the INCAP Master Development (assigned to SLF III – Davis Garden TIF, L.P.), I-30 Frontage Road Design, and the Kessler Theater. These projects are intended to be reimbursed from tax increment accruing to the entire TIF District prior to the payment of any other TIF Project Subsidies.

Subject to fulfillment of all its terms, the Twelve Hills Nature Center agreement and an agreement in support of the North Oak Cliff Streetcar approved pursuant to Resolution Nos. 11-1751 and 11-1752 are intended to be reimbursed from tax increment accruing to the entire TIF District and reserved to the District Wide Set-Aside under the Increment Allocation Policy. Shared increment from Sub-districts A and B of the Davis Garden TIF District may also be used to make payments pursuant to the agreement in support of the North Oak Cliff Streetcar.

The Taylors Farm and Hillside West Projects are intended to be paid from funds reserved for the Affordable Housing Set-Aside and after repayment of the TIF District-Wide Obligations, such projects shall be paid annually from increment generated from their projects and from shared increment from Sub-district A and Sub-district B.