

August 28, 2019

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

WHEREAS, on June 24, 1992, City Council authorized the creation of the Dallas Downtown Improvement District ("District"), as a public improvement district in accordance with the Act and found that the District promoted the interests of the City and conferred a special benefit to the property in the District, designated Downtown Dallas Inc., as the manager of the District, authorized a contract for management services; and approved the District Service Plan, and annual updates by Resolution No. 92-2445; and

WHEREAS, on June 12, 1996, City Council authorized the renewal of the Dallas Downtown Improvement District by Resolution No. 96-2039; and

WHEREAS, on August 9, 2006, City Council authorized the renewal of the Dallas Downtown Improvement District by Resolution No. 06-2049; and

WHEREAS, on June 12, 2013, City Council authorized the renewal of the Dallas Downtown Improvement District and approval of the Service Plan and management contract by Resolution No. 13-1015; and

WHEREAS, on September 12, 2018, City Council authorized an amended and restated management contract with Downtown Dallas, Inc. pursuant to Resolution No. 18-1305; and

WHEREAS, on September 12, 2018, City Council authorized an ordinance approving and adopting the final 2019 Service Plan, 2018 Assessment Plan and the 2018 Assessment Roll by Resolution No. 18-1304; Ordinance No. 30978; and

WHEREAS, the Downtown Dallas, Inc. provided City staff with the proposed District 2020 Service Plan and 2019 Assessment Plan as shown in **Exhibits B and C**; and

WHEREAS, the City Council must review the proposed 2020 Service Plan and 2019 Assessment Plan and hold a public hearing to provide a reasonable opportunity for any owner of property located within the District to speak for or against the 2019 assessment against real property and real property improvements exclusive of right-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

Now, Therefore,

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

August 28, 2019

SECTION 1. That pursuant to the requirements of the Act, the City Council, after reviewing the proposed 2020 Service Plan and the proposed 2019 Assessment Plan for the Dallas Downtown Improvement District, will consider approval of the final 2020 Service Plan and 2019 Assessment Plan, subject to the public hearing on September 11, 2019.

The City Council makes the following findings concerning the Service Plan for the Public Improvement District:

- (a) **Advisability of the Services Proposed for the District.** The District promotes the interests of the City and confers a special benefit to the property within its boundaries and it is advisable to continue the District and to provide the services and improvements described in this resolution.
- (b) **Nature of the Services and Improvements.** The purpose of the District is to supplement and enhance services provided within the District, but not to replace or supplant existing City services provided within the District. The general nature of the proposed services and improvements to be provided in the District include Downtown Safety Patrol program, safety awareness and education programs, Clean Team program, operation of the mass transportation facilities, landscaping, banner program, installation and maintenance of trash containers, promotion of downtown, installation of lighting, implementation of signage and wayfinding system, development of new public and green space, and related expenses incurred in establishing, administering and operating the District as authorized by the Act.
- (c) **Estimated Cost of the Services and Improvements.** During the next five-year period, the estimated annual cost of the improvements and services provided by the District is expected to begin at approximately \$8,687,700.00 in 2020 and reach \$10,137,678.00 in 2024. The total estimated assessments to be collected during the next five-year period is approximately \$46,980,311.00. The District shall incur no bonded indebtedness.
- (d) **Boundaries.** The boundaries of the District are located wholly within the city of Dallas, Texas. The boundaries of the District are as shown in **Exhibit A**.
- (e) **Method of Assessment.** The assessment shall apportion the costs each year among the property owners on the basis of special benefits accruing to the property. The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District ("DCAD"). The assessment amount for 2019 is proposed to be \$8,601,197.00. This amount is approximately equal to \$0.129 per \$100.00 of appraised value as determined by DCAD.

August 28, 2019**SECTION 1.** (continued)

Once levied, this assessment rate shall not increase during the 2020 Service Plan year. The annual assessment rate shall not exceed \$0.129 per \$100.00 valuation. Future annual assessment rates, however, may be increased up to a maximum of \$0.15 per \$100.00 valuation subject to appropriations set forth in the petition that created the District. Any future increase in the assessment rate would also be subject to a public hearing and the city council passing on all objections. The real property of jurisdictions and entities that have obtained an exemption from the City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

- (f) **Apportionment of costs between the District and the Municipality as a Whole.** The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property. The City of Dallas has contractually agreed to pay assessments against exempt City property in the District. City rights-of-way and City parks are not subject to assessment.

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

SECTION 3. That a public hearing shall be held no earlier than 6:00 p.m. on September 11, 2019, in the City Council Chamber, Dallas City Hall, 6th Floor, 1500 Marilla Street, Dallas, Texas 75201 at which time any interested person may appear and speak for or against the setting of an assessment against real property and real property improvements, exclusive of rights-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

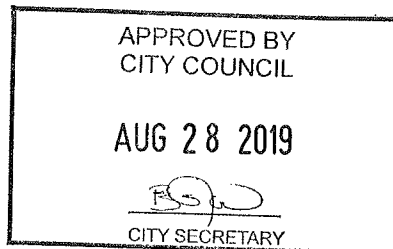
SECTION 4. That notice of such public hearing shall be published in the official newspaper of the City of Dallas and mailed to the property owners in the District before the 10th day before the public hearing.

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SECTION 5. That after the public hearing, the City Council may consider approval of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits accruing to property in the District because of the services and improvements in the District, approving and adopting the 2019 Assessment Roll on file with the City Secretary; approving the Service Plan for 2020; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2020; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date.

SECTION 6. 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

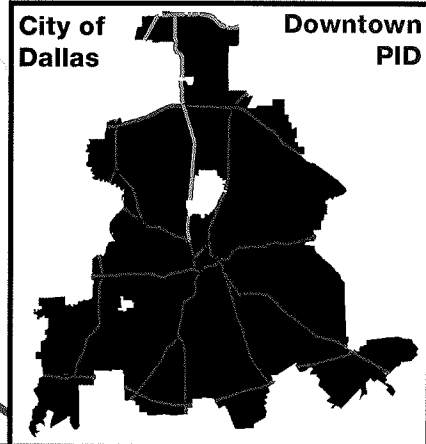
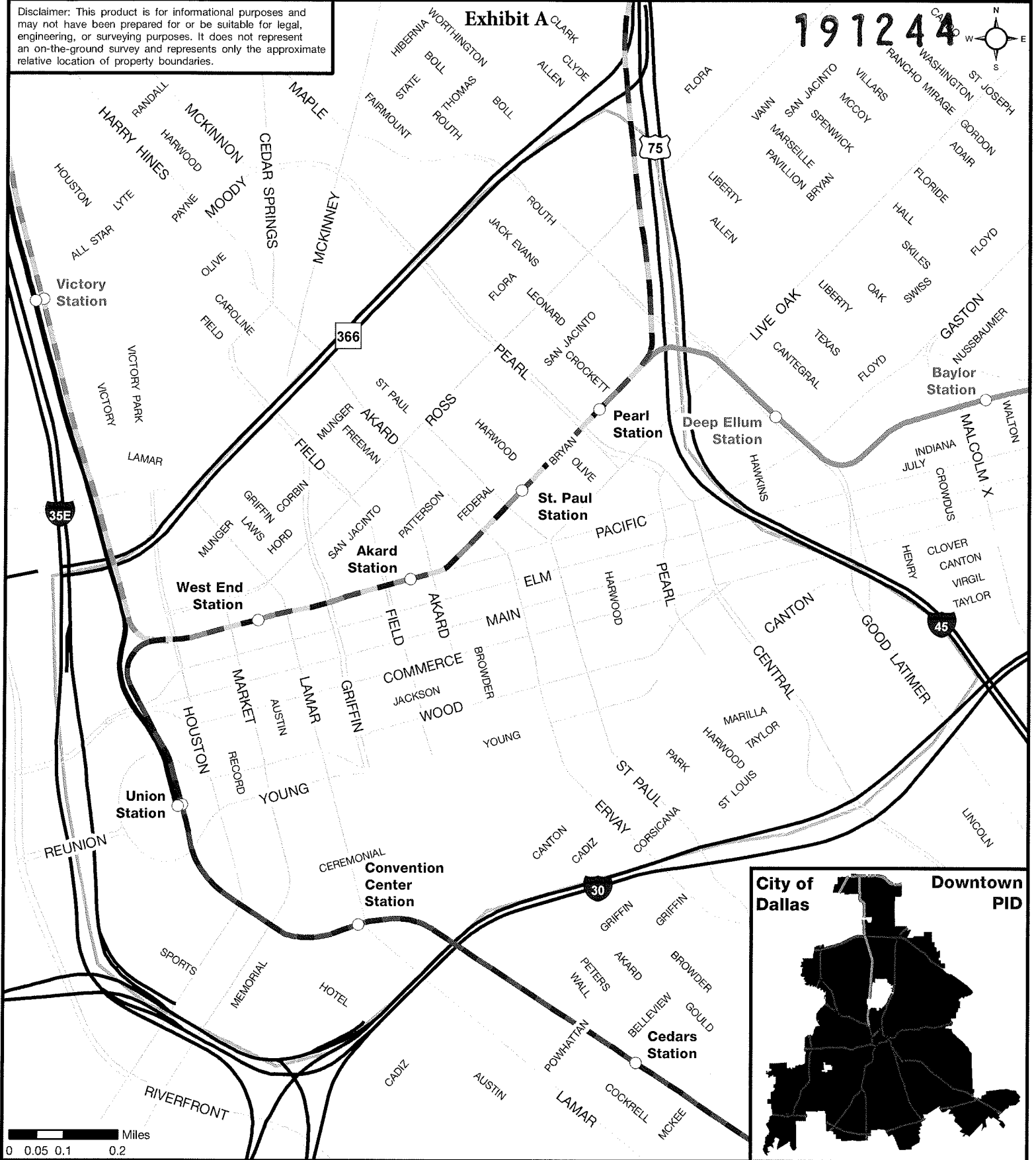
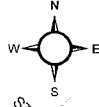


Downtown Improvement District (DID)

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Exhibit A

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0 0.05 0.1 0.2 Miles

DALLAS ECONOMIC DEVELOPMENT
 Research & Information Division
 214.670.1685
 dallas-ecodev.org

Legend

Downtown Improvement District	DART Green Line	Arterial
Rail Station	DART Orange Line	Local Road
DART Red Line	Trinity Railway Express	Flood Plain
DART Blue Line	Freeway or Tollway	

Exhibit B

Dallas Downtown Improvement District (DID)
Service Plan 2020

	<i>2020 Budget</i>	<i>2021 Budget</i>	<i>2022 Budget</i>	<i>2023 Budget</i>	<i>2024 Budget</i>
REVENUES & RESERVES					
Fund balance from previous year	\$11,387	\$6,883	\$11,681	\$13,569	\$21,426
Net assessment revenue*	\$8,601,197	\$8,945,244	\$9,303,054	\$9,675,176	\$10,062,183
Exempt jurisdictions	\$81,500	\$81,500	\$81,500	\$81,500	\$81,500
Interest on cash balances	\$500	\$500	\$500	\$500	\$500
Other income & contributions	\$0	\$0	\$0	\$0	\$0
TOTAL INCOME & RESERVES	\$8,694,584	\$9,034,128	\$9,396,735	\$9,770,746	\$10,165,609
EXPENDITURES					
Organization & Administration	\$936,938	\$974,416	\$1,003,648	\$1,033,758	\$1,064,771
Capital Improvements ¹	\$352,940	\$363,528	\$374,434	\$385,667	\$397,237
Transportation and Improvements ²	\$481,965	\$520,522	\$562,164	\$607,137	\$649,636
Communications & Events ³	\$1,261,639	\$1,299,488	\$1,338,472	\$1,378,626	\$1,419,985
Services and Improvements ⁴	\$2,032,376	\$2,133,995	\$2,262,035	\$2,386,447	\$2,529,634
Safety ⁵	\$3,621,842	\$3,730,497	\$3,842,412	\$3,957,685	\$4,076,415
TOTAL EXPENDITURES	\$8,687,700	\$9,022,447	\$9,383,166	\$9,749,320	\$10,137,678
FUND BALANCE/RESERVES	\$6,883	\$11,681	\$13,569	\$21,426	\$27,931
* 2019 Assessment less admin fees and contingency for delinquent and/or protested accounts, as well as exempt accounts removed by the County.					
¹ Public Improvements, landscape and parks.					
² Downtown circulator, operation and maintenance of mass transportation facilities.					
³ Special supplemental service for promotion and improvement of the DID, including, entertainment and events, and retail recruitment.					
⁴ Community programs, Clean Team, environmental enhancements and sanitation.					
⁵ Downtown Safety Patrol, Homeless outreach, education & coordination.					

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Exhibit C

DOWNTOWN
DALLAS INC
901 Main Street
Suite 7100
DALLAS, TX 75202
P 214 741 1270
F 214 741 1988

Downtown Dallas, Inc. Improvement District 2019 Assessment Plan

The costs of the services and improvements by the District will be paid primarily by special assessment against properties in the District. Annual assessments are based on the total value of real property and real property improvements as determined by the Dallas Central Appraisal District ("DCAD").

The District service area is shown on a map attached hereto. The assessment to be levied for properties in the District service area is \$.1290 per \$100 of appraised value. Dependent upon future District property values and the changing needs of the District, the assessment rate stated above is not anticipated to change in the next five years. Actual assessment rates and levies will be set by the Dallas City Council subject to a maximum of \$0.15 per \$100 of value and according to procedures stipulated by Chapter 372 of the Texas Local Government Code.

As provided by Chapter 372 of The Code, the City of Dallas is responsible for payments of assessments against exempt municipal property in the District. Properties not liable for assessment include City rights-of-way and properties not owned by the City of Dallas but have obtained an exemption from the City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code). Payment of assessments by other exempt jurisdictions shall be established by contract.