

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 13, 2012, City Council authorized the creation of the Tourism Public 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 on hotel properties within the City, designated the Dallas Tourism Public Improvement District Management Corporation as the manager of the District, authorized a contract for management services; and approved the District Service Plan, and annual updates by Resolution No. 12-1581; and

WHEREAS, on August 10, 2016, City Council authorized the renewal of the Tourism Public Improvement District and approval of the Service Plan and management contract by Resolution No. 16-1250; and

WHEREAS, on September 12, 2018, City Council authorized an ordinance approving and adopting the final 2018-19 Service Plan, 2018 Assessment Plan and the 2018 Assessment Roll by Resolution No. 18-1322; Ordinance No. 30987; and

WHEREAS, the Dallas Tourism Public Improvement District Management Corporation provided City staff with the proposed District 2019-20 Service Plan and 2019 Assessment Plan as shown in **Exhibits B and C**; and

WHEREAS, the City Council must review the proposed 2019-20 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 special assessment on Dallas hotels with 100 or more rooms, to provide funding for the District for the purpose of increasing hotel activities within the City.

Now, Therefore,

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

SECTION 1. That pursuant to the requirements of the Act, the City Council, after reviewing the proposed 2019-20 Service Plan and the proposed 2019 Assessment Plan for the Tourism Public Improvement District, will consider approval of the final 2019-20 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:

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

- (a) **Advisability of the Services Proposed for the District.** The District promotes the interests of the City and confers a special benefit on hotel properties within the City's 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 proposed services and improvements to be provided in the District include marketing, business recruitment, and promotional activities authorized by the Act for improvement and promotion of the district, including the provision of incentives by the Dallas Convention and Visitors Bureau to organizations to encourage them to bring their large and city wide meetings to Dallas and to fund additional marketing by the Dallas Convention and Visitors Bureau to increase hotel stays within the City.
- (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 \$19,133,893.00 in FY 2019-20 and reach \$23,257,367.00 in FY 2023-24. The total estimated assessments to be collected during the next five-year period is approximately \$105,726,838.00. The District shall incur no bonded indebtedness. In the event the District requires additional funds; the District shall re-petition the hotel owners for such an increase. At no time shall the total amount levied exceed the total amount shown in the approved petition budget for the services and improvements to be provided for the year in which the hotel is assessed except as provided in the petition and subject to the collective total for the five-year period. The Service Plan budget and assessment amount are subject to annual review by the Tourism Public Improvement District Board, and are subject to an annual public hearing and approval by the City Council.
- (d) **Boundaries.** The boundaries of the District are located wholly within the city of Dallas, Texas. The boundaries of the District may also include non-contiguous hotel properties with 100 or more rooms within the city of Dallas as shown on the attached list marked **Exhibit A-1** unless City Council votes to expand these boundaries on September 11, 2019 to include the additional hotels listed on **Exhibit A-2**.
- (e) **Method of Assessment.** The District assessment will be levied on hotels with 100 or more rooms ("qualifying hotels") located within the District. The proposed cost of the services and improvements to be provided shall be assessed in a manner that results in imposing equal shares of the cost of the services qualifying

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

on hotels that are similarly benefitted. Under the Act, the apportionment of the cost of the services against property in the District territory must be made on the basis of special benefits accruing to the property because of the services and improvements provided. The total cost of the services and improvements to be provided shall be apportioned at a rate of two percent of room-nights sold at qualifying hotels located within the District territory until the budget for services and improvements for the year is reached. Accordingly, those qualifying hotels that sell more rooms will pay a greater portion of the assessment since those properties benefit more from the promotion and marketing services provided by the District. Rooms that are not subject to the City's hotel occupancy tax shall not be included for the District assessment. The total assessment must be reviewed and approved annually by the Dallas City Council. The future cost of services and improvements that are budgeted in the 2019-20 Service Plan may be increased in amounts indicated in subsequent Service Plans, beyond the amount shown subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided, and subject to the limitations on the assessment per occupied room and the aggregate amount approved in the petition. The total assessment amount for the year may be less than the amount budgeted for the year, but it shall not be more than the amount budgeted for the year as shown in the adopted Service Plan.

- (f) **Apportionment of costs between the District and the Municipality as a Whole.** The District shall continue to pay the cost of the supplemental services described in the Service Plan by assessment against the hotels with 100 or more rooms within the District, including City-owned qualifying hotels located within the District territory, such as the Omni Hotel.

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 on Dallas hotels with a 100 or more rooms, to provide funding for the District for the purpose of increasing hotel activities within the City of Dallas.

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 2019-20; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2019-20; 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.



Exhibit A-1
FY 2019-20 Assessment Roll for the Tourism Public Improvement District (TPID)

Hotel Name (Per Original Petition)	Current Name	Street No.	Street Address	City	ST	ZIP	Notes	Owner's Name	Owner's Address	Assessment (2% Approximate)	% Allocation	FY 2019-20 Service Plan	
AC Hotels by Marriott Dallas Downtown	AC Hotels by Marriott Dallas Downtown	1712	Commerce Street	Dallas	TX	75201		Mehul Patel- Newcrest Image	700 State Hwy 121, suite 175	Lewisville TX 75067	\$65,521	0.40%	\$ 76,242
Adolphus Hotel	Adolphus Hotel	1321	Commerce Street	Dallas	TX	75202		Rockbridge Capital- John Rosen	4100 Regent Street	Suite G Columbus OH 43219	\$254,180	1.55%	\$ 295,768
Aloft Dallas Downtown	Aloft Dallas Downtown	1033	Young Street	Dallas	TX	75202		Larry Hamilton Santa Fe IV Hotel LP/Hamilton Properties Corp.	1033 Young Street	Dallas TX 75202	\$9,025	0.05%	\$ 10,501
Anchor Motel	Anchor Motel	10230	Harry Hines Boulevard	Dallas	TX	75220		Texas Motel Corporation	10230 Harry Hines Blvd	Dallas TX 75220	\$10,548	0.06%	\$ 12,274
Best Western Plus Dallas Hotel & Conference Center	Best Western Plus Dallas Hotel & Conference Center	8051	Lyndon B Johnson Freeway	Dallas	TX	75251	New Owners	Nonly Phimar LLC	8051 LBJ Freeway	Dallas TX 75251	\$35,406	0.22%	\$ 41,199
Budget Suites of America Empire Central/Dallas	Budget Suites of America - #408	8150	North Stemmons Freeway	Dallas	TX	75247		Bigelow Management Inc. - Robert Bigelow	4545 Fuller Drive	Suite 405 Irving TX 75038	\$20,637	0.13%	\$ 24,014
Budget Suites of America Loop 12/Dallas	Budget Suites of America - #282	10222	North Walton Walker Boulevard	Dallas	TX	75220		Bigelow Management Inc. - Robert Bigelow	4545 Fuller Drive	Suite 405 Irving TX 75038	\$15,276	0.09%	\$ 17,775
Budget Suites of America North Dallas	Budget Suites of America - #348	9519	Forest Lane	Dallas	TX	75243		Bigelow Management Inc. - Robert Bigelow	4545 Fuller Drive	Suite 405 Irving TX 75038	\$16,322	0.10%	\$ 18,993
Candlewood Suites Dallas Galleria	Candlewood Suites - Galleria	13939	Noel Road	Dallas	TX	75240		Hospitality Properties Trust-Dianna Watts	255 Washington Street	Ste 300 Newton MA 2458	\$31,695	0.19%	\$ 36,880
Candlewood Suites Dallas Market Center	Candlewood Suites - Market Center	7930	North Stemmons Freeway	Dallas	TX	75247		Turin Enterprises LLC	7930 North Stemmons Fwy	Dallas TX 75247	\$57,557	0.35%	\$ 66,974
Candlewood Suites Dallas Park Central	Candlewood Suites - Park Central	12525	Greenville Avenue	Dallas	TX	75243		Candlewood Dallas TX %Intercontinental Hotels	11580 Great Oaks Way	Suite 100 Alpharetta GA 30022	\$26,444	0.16%	\$ 30,770
Country Inn & Suites by Carlton Dallas Love Field	Country Inn & Suites by Carlton Dallas Love Field	2383	Stemmons Trail	Dallas	TX	75220		Amit Patel - AMBE Hotels FW LLC	2383 Stemmons Trail	Dallas TX 75220	\$41,849	0.25%	\$ 48,697
Courtyard Dallas Central Expressway	Courtyard Dallas Central Expressway	10325	North Central Expressway	Dallas	TX	75231		Hospitality Properties Trust-Dianna Watts	255 Washington Street	Ste 300 Newton MA 2458	\$101,796	0.62%	\$ 118,452
Courtyard Dallas Medical/Market Center	Courtyard Dallas Medical/Market Center	2150	Market Center Boulevard	Dallas	TX	75207		American Realty Capital	PO Box 4900 Dept 114	Scottsdale AZ 85261	\$120,228	0.73%	\$ 139,899
Courtyard Dallas Northwest	Courtyard Dallas Northwest	2930	Forest Lane	Dallas	TX	75234		Still 88 Hotels Sundip Kumar	3331 University Park Lane	Irving TX 75062	\$53,764	0.33%	\$ 62,561
Crossland Economy Studios - Dallas - North Addison - Tollway	HomeTowne Studios by Red Roof Inn	17425	Dallas Parkway	Dallas	TX	75220	Renamed TBD	TBD		\$12,750	0.08%	\$ 14,837	
Crowne Plaza Dallas Downtown	Crowne Plaza Dallas Downtown	1015	Elm Street	Dallas	TX	75202		TOG Hotel Downtown	1015 Elm Street	Dallas TX 75202	\$113,935	0.69%	\$ 132,577
Crowne Plaza Dallas Market Center	Crowne Plaza Dallas Market Center	7050	North Stemmons Freeway	Dallas	TX	75247		Sid Siddiqi	2712 Southwest Freeway	Houston TX 77098	\$156,370	0.95%	\$ 181,955
The Statler Dallas Cuero Collection by Hilton Dallas Marriott City Center	Curio Collection Statler Hotel & Residences Dallas Marriott City Center	1914	Commerce Street	Dallas	TX	75201		Aimbridge Hospitality	2500 Dallas Parkway	Unit 600 Plano TX 75093	\$87,908	0.53%	\$ 102,291
Dallas Marriott Suites Medical/Market Center	Dallas Marriott Suites Medical/Market Center	650	North Pearl Street	Dallas	TX	75201		Xenia Hotels & Resorts - Barry Bloom	200 S Orange Ave	Suite 1200 Orlando FL 32801	\$199,008	1.21%	\$ 231,569
DoubleTree by Hilton Hotel Dallas Campbell Centre	DoubleTree by Hilton Hotel Dallas Campbell Centre	2493	North Stemmons Freeway	Dallas	TX	75207		Ashford Market Center LP - John O'Sullivan	14185 Dallas Parkway	Suite 1100 Dallas TX 75254	\$202,630	1.23%	\$ 235,784
DoubleTree by Hilton Hotel Dallas Love Field	DoubleTree by Hilton Hotel Dallas Love Field	8250	North Central Expressway	Dallas	TX	75206		Black Forest Ventures	24 Waterway	Ste 225 The Woodlands TX 77380	\$202,948	1.23%	\$ 236,153
DoubleTree by Hilton Hotel Dallas Market Center	DoubleTree by Hilton Hotel Dallas Market Center	3300	West Mockingbird Lane	Dallas	TX	75235		Mockingbird Partners	2722 Fairmont St.	Dallas TX 75201	\$137,580	0.84%	\$ 160,090
Dream Dallas	Dream Dallas	2015	Market Center Boulevard	Dallas	TX	75207		Dream Hotel Group	215 N. Boylan Ave	Raleigh NC 27603	\$169,476	1.03%	\$ 197,205
Element Dallas Downtown East	Element Dallas East	3207	McKinney Avenue	Dallas	TX	75204		Atlantic Hotels Group	200 West 5th Street	Suite 45 New York NY 10019	\$69,889	0.43%	\$ 81,324
Embassy Suites by Hilton Dallas Love Field	Embassy Suites by Hilton Dallas Love Field	4005	Gaston Avenue	Dallas	TX	75246		Ronnie Breaux	2220 Marsh Lane	Suite 109 Carrollton TX 75006	\$82,448	0.50%	\$ 95,937
Embassy Suites by Hilton Dallas Market Center	Embassy Suites by Hilton Dallas Market Center	3880	West Northwest Highway	Dallas	TX	75220		2727 Stemmons FWY LP %Schulte Hospitality Group Inc.	3880 West Northwest Highway	Dallas TX 75220	\$149,906	0.91%	\$ 174,433
Embassy Suites by Hilton Dallas Near the Galleria	Embassy Suites by Hilton Dallas Near the Galleria	2727	North Stemmons Freeway	Dallas	TX	75207		Ashford Hospitality Trust	2120 High Wickham Pl.	Suite 200 Louisville KY 40245	\$181,267	1.10%	\$ 210,925
Embassy Suites by Hilton Dallas Park Central	Embassy Suites by Hilton Dallas Park Central	14021	Noel Road	Dallas	TX	75240		RBHV Dallas LLC	14180 Dallas Pkwy	Suite 900 Dallas TX 75254	\$115,328	0.70%	\$ 134,198
Executive Inn	EXECUTIVE INN	13131	North Central Expressway	Dallas	TX	75243		Garland Hospitality Group LLC	5 Concourse Pkwy NE	Ste2828 Atlanta GA 30328	\$163,572	0.99%	\$ 190,335
Express Studios	STUDIO 6	12670	East Northwest Highway	Dallas	TX	75228	Renamed	Naresh Prajapati	12670 E. Northwest Hwy	Dallas TX 75228	\$13,280	0.08%	\$ 15,453
Extended Stay America - Dallas - Coit Rd.	Extended Stay America - Dallas - Coit Rd.	10326	Finnell Street	Dallas	TX	75201		BRE HV Properties LP%Fances Parker	10326 Finnell Street	Dallas TX 75220	\$6,613	0.04%	\$ 7,696
Extended Stay America - Dallas - Frankford Road	Extended Stay America - Dallas - Frankford Road	12121	Coit Road	Dallas	TX	75251		BRE ESA TX PPTIES LP % Property Tax 6016	PO Box 49550	Charlotte NC 28277	\$16,396	0.10%	\$ 19,078
Extended Stay America - Dallas - Greenville Ave.	Extended Stay America - Dallas - Greenville Ave.	18470	North Dallas Parkway	Dallas	TX	75287		BRE ESA TX PPTIES LP% Prop. Tax 6016	PO Box 49550	Charlotte NC 28277	\$16,188	0.10%	\$ 18,837
Extended Stay America - Dallas - Vantage Point Dr.	Extended Stay America - Dallas - Vantage Point Dr.	12270	Greenville Avenue	Dallas	TX	75243		BRE/ESA P Portfolio TXNC % Frances Parker	PO Box 49550	Charlotte NC 28277	\$16,052	0.10%	\$ 18,678
Fairfield Inn & Suites Dallas Medical Market Center	Fairfield Inn & Suites Dallas Medical Market Center	9019	Vantage Point Drive	Dallas	TX	75243		Crestline Hotels & Resorts	3950 University Drive	Suite 301 Fairfax VA 22030	\$65,036	0.40%	\$ 75,677
Fairmont Dallas	Fairmont Dallas	2110	Market Center Boulevard	Dallas	TX	75207		Xenia Hotels & Resorts, Inc. - Barry Bloom	200 S. Orange Ave.	Suite 1200 Orlando FL 32801	\$502,351	3.06%	\$ 584,544
Hampton Inn & Suites Dallas	Hampton Inn & Suites North	1717	North Akard Street	Dallas	TX	75201		Mehul Patel	1700 Commerce Street	Dallas TX 75201	\$67,705	0.41%	\$ 78,783
Hampton Inn & Suites Dallas North I-35 at Walnut Hill (Name is The Walnut Hotel)	Best Western Plus Dallas I-35 at Walnut Hill	10370	North Central Expressway	Dallas	TX	75231	Renamed	Diwali Voomposite Dallas I-35 N	4103 Belt Line Rd.	Addison TX 75001	\$53,997	0.33%	\$ 62,832
Hampton Inn & Suites Downtown	Hampton Inn & Suites Downtown	11069	Composite Drive	Dallas	TX	75001		Mehul Patel- Newcrest Image	700 State Hwy 121, suite 175	Lewisville TX 75067	\$96,098	0.58%	\$ 111,821
Hawthorn Suites by Wyndham Park Central	Hawthorn Suites by Wyndham Park Central	1700	Commerce Street	Dallas	TX	75201		HPT c/o The RMR Group	255 Washington St.	Suite 300 Newton MA 2458	\$36,776	0.22%	\$ 42,793
Hilton Anatole	Hilton Anatole	7880	Alpha Road	Dallas	TX	75240		Anatole Partners III, LLC	3819 Maple Avenue	Dallas TX 75219	\$1,278,246	7.77%	\$ 1,487,387
Hilton Dallas Lincoln Centre	Hilton Dallas Lincoln Centre	2201	North Stemmons Freeway	Dallas	TX	75207		ARES Management	200 Crescent Cr.	Suite 1425 Dallas TX 75201	\$325,928	1.98%	\$ 379,256
Hilton Dallas/Park Cities	Hilton Dallas/Park Cities	5410	Lyndon B Johnson Freeway	Dallas	TX	75240		Apple Nine Services Dallas	814 E Main Street	Richmond VA 23219	\$222,428	1.35%	\$ 258,820
Hilton Garden Inn Dallas/Market Center	Hilton Garden Inn Dallas/Market Center	5910	Luther Lane	Dallas	TX	75225		2325 Stemmons TRS, Inc. c/o Pillar Hotels & Resorts	6031 Connection Dr	Ste 500 Irving TX 75039	\$154,463	0.94%	\$ 179,736
Hilton Garden Inn Downtown	Hilton Garden Inn Downtown	2325	North Stemmons Freeway	Dallas	TX	75207		1600 Pacific Landlord LLC	812 Gravier Street	Suite 200 New Orleans LA 70112	\$93,368	0.57%	\$ 108,644
Holiday Inn Dallas Market Center	Holiday Inn Dallas Market Center	1600	Pacific Avenue	Dallas	TX	75201		Market Center DFW Hotel, LLC	545 E. John Carpenter Fwy	Suite 1300 Dallas TX 75220	\$113,288	0.69%	\$ 131,824
Holiday Inn Express & Suites Dallas NW HWY	Holiday Inn Express & Suites Dallas NW HWY	4500	Harry Hines Boulevard	Dallas	TX	75219		Bijal Hospitality	2287 W. Northwest Hwy	Dallas TX 75220	\$54,601	0.33%	\$ 63,535

Note: The Tourism Public Improvement District Assessment Roll was provided by Visit Dallas.

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Exhibit A-1
FY 2019-20 Assessment Roll for the Tourism Public Improvement District (TPID)

Hotel Name (Per Original Petition)	Current Name	Street No.	Street Address	City	ST	ZIP	Notes	Owner's Name	Owner's Address	Assessment (2% Approximate)	% Allocation	FY 2019-20 Service Plan
Holiday Inn Express & Suites Dallas Stemmons Fwy (Now Comfort Suites from April 2018)	Comfort Suites	2287	West Northwest Highway				Renamed	Bijal Hospitality	2287 W. Northwest Hwy Dallas TX 75220	\$63,205	0.38%	\$ 73,546
Holiday Inn Express & Suites North Dallas at Preston	Holiday Inn Express & Suites North Dallas at Preston	6055	Lyndon B Johnson Freeway	Dallas	TX	75240		Carol McCutchin Properties LTD	2220 Marsh Lane Ste 109 Carrollton TX 75006	\$58,015	0.35%	\$ 67,507
Homewood Suites by Hilton Dallas Downtown	Homewood Suites by Hilton Dallas Downtown	1025	Elm Street	Dallas	TX	75202		Apple Ten Hospitality Ownership Inc Mike Hardin	814 E Main St. Richmond VA 23219	\$162,827	0.99%	\$ 189,468
Homewood Suites by Hilton Dallas Market Center	Homewood Suites Dallas Market Center	2747	North Stemmons Freeway	Dallas	TX	75207		Island Hospitality Management	222 Lakeview Ave. Suite 260 Dallas TX 75201	\$86,061	0.52%	\$ 100,143
Hotel Indigo Dallas Downtown	Hotel Indigo	1933	Main Street	Dallas	TX	75201		Paul Sandhu	1933 Main Street Dallas TX 75201	\$110,882	0.67%	\$ 129,024
Hotel ZaZa Dallas	Hotel ZaZa Dallas	2332	Leonard Street	Dallas	TX	75201		Givens Records Development LP	2332 Leonard St Dallas TX 75201	\$226,962	1.38%	\$ 264,097
Hyatt House Dallas/Lincoln Park	Hyatt House - Lincoln Park	8221	North Central Expressway	Dallas	TX	75225		RLJ Lodging Trust	3 Bethesda Metro Center Suite 1000 Bethesda MD 20814	\$104,824	0.64%	\$ 121,975
Hyatt House Dallas/Uptown	Hyatt House - Uptown	2914	Harry Hines Boulevard	Dallas	TX	75201		RLJ Lodging Trust	3 Bethesda Metro Center Suite 1000 Bethesda MD 20814	\$99,589	0.61%	\$ 115,883
Hyatt Place Dallas North by the Galleria	Hyatt Place Dallas North by the Galleria	5229	Spring Valley Road	Dallas	TX	75254		Christian Chapel CME%Select Hotel Group	PO Box 2196 Chicago IL 60690	\$75,427	0.46%	\$ 87,768
Hyatt Place Dallas/Park Central	Hyatt Place Dallas/Park Central	12411	North Central Expressway	Dallas	TX	75243		Interstate Hotels	4501 N. Fairfax Drive Suite 500 Arlington VA 22203	\$62,741	0.38%	\$ 73,006
Hyatt Regency Dallas	Hyatt Regency Dallas	300	Reunion Boulevard	Dallas	TX	75207		Hunt Realty-Woodbine Development Corp.	1900 N. Akard Dallas TX 75201	\$171,415	5.58%	\$ 1,067,519
InTown Suites Dallas North, Plano Extended Stay	InTown Suites Dallas North, Plano Extended Stay	19059	Preston Road	Dallas	TX	75252		Intown Suites North Dallas LLC	980 Hammond Dr. Suite 1400 Atlanta GA 30328	\$66,067	0.40%	\$ 76,877
InTown Suites Dallas Northeast Extended Stay	InTown Suites Dallas Northeast Extended Stay	9355	Forest Lane	Dallas	TX	75243		SLAM Properties LLC	2727 Paces Ferry Road SE Ste 1200 Atlanta GA 30339	\$8,721	0.05%	\$ 10,147
InTown Suites Dallas/Market Center Extended Stay	InTown Suites Dallas/Market Center Extended Stay	8201	Brookriver Drive	Dallas	TX	75247		Intown Suites, Inc. Brookriver	980 Hammond Dr. Ste 1400 Atlanta GA 30328	\$9,470	0.06%	\$ 11,020
InTown Suites Garland Extended Stay	InTown Suites Garland Extended Stay	10477	Metric Drive	Dallas	TX	75243		Sun Suites Dallas Spe LLP	10477 Metric Dr. Dallas TX 75243	\$10,445	0.06%	\$ 12,154
Knights Inn Market Center	Knights Inn Market Center	1550	Empire Central	Dallas	TX	75235		Chetna Patel	8718 DRAYTON DRIVE Irving TX 75063	\$52,488	0.32%	\$ 61,076
La Quinta Inn & Suites Dallas Downtown	La Quinta Inn & Suites Dallas Downtown	302	South Houston Street	Dallas	TX	75202		BMR Dallas Downtown Investments LLC	302 South Houston Street Dallas TX 75202	\$28,688	0.17%	\$ 33,381
La Quinta Inn & Suites Dallas I35 Walnut Hill Lane	La Quinta Inn & Suites Dallas I35	2421	Walnut Hill Lane	Dallas	TX	75229		Hemant Patel BDR Hospitality	2421 Walnut Hill Lane Dallas TX 75229	\$47,732	0.29%	\$ 55,542
La Quinta Inn & Suites Dallas Love Field	La Quinta Inn & Suites Dallas Love Field	8300	John W Carpenter Freeway	Dallas	TX	75247		Aaron & Alvin LLS	2730 N. Stemmons Fwy Ste 310 Dallas TX 75207	\$55,693	0.34%	\$ 64,805
La Quinta Inn & Suites Dallas North Central	La Quinta Inn & Suites Dallas North Central	10001	North Central Expressway	Dallas	TX	75231		Mark Chloupek	909 Hidden Ridge Irving TX 75038	\$59,734	0.36%	\$ 69,508
La Quinta Inn & Suites Dallas Uptown	La Quinta Inn & Suites Dallas Uptown	4440	North Central Expressway	Dallas	TX	75206		La Quinta Management LLC-BRE LQ TX PPTIES LO	909 Hidden Ridge Ste 600 Irving TX 75038	\$47,992	0.29%	\$ 55,844
Lampighter Motel	Lampighter Motel	9001	East R L Thornton Freeway	Dallas	TX	75228		Lampighter Motel Ltd.	9033 ERL Thornton Fwy Dallas TX 75228	\$7,962	0.05%	\$ 9,264
Le Meridien Dallas by the Galleria	Le Meridien Dallas by the Galleria	13402	Noel Road	Dallas	TX	75240		NB Holdings, Dallas	13402 Noel Road Ste 1700 Dallas TX 75240	\$176,852	1.08%	\$ 205,787
Le Meridien Dallas, The Stoneleigh	Le Meridien Dallas, The Stoneleigh	2927	Maple Avenue	Dallas	TX	75201		Carey Watermark Investors	50 Rocketteller Plaza New York NY 10020	\$208,123	1.27%	\$ 242,175
Lorenzo Hotel	Lorenzo Hotel	1011	South Akard Street	Dallas	TX	75202		Scooter Yates	1033 Young Street Dallas TX 75202	\$129,404	0.79%	\$ 150,577
Love Field Hotel and Suites	Love Field Hotel and Suites	1241	West Mockingbird Lane	Dallas	TX	75206		Chandler Hotel Company	7502 E. Pinnacle Peak Road Ste B116 Scottsdale AZ 85255	\$256,192	1.56%	\$ 298,110
Magnolia Hotel Dallas Downtown	Magnolia Hotel Dallas Downtown	1401	Commerce Street	Dallas	TX	75201		Holtze Magnolia Hotel	818 17th Street Denver CO 80202	\$236,852	1.44%	\$ 275,605
Magnolia Hotel Dallas Park Cities	Magnolia Hotel Dallas Park Cities	6070	North Central Expressway	Dallas	TX	75206		TriGate Capital, LLC	750 N Saint Paul Ste 900 Dallas TX 75201	\$160,636	0.98%	\$ 186,919
MCM Elegante Hotel & Suites	MCM Elegante Hotel & Suites	2330	West Northwest Highway	Dallas	TX	75220		ICA Properties	700 N. Grant Suite 600 Odessa TX 79761	\$76,311	0.46%	\$ 88,471
Motel 6 Dallas - Fair Park #4616	Motel 6 Dallas - Fair Park #4616	8510	East R L Thornton Freeway	Dallas	TX	75228		Krupalaxmi LP	8510 East R. L. Thornton Fwy Dallas TX 75228	\$28,896	0.18%	\$ 33,624
Motel 6 Dallas - Galleria #4657	Motel 6 Dallas - Galleria #4657	2660	Forest Lane	Dallas	TX	75234		Aum Sriram LLC	12301 N. Central Expressway Dallas TX 75234	\$30,632	0.19%	\$ 35,644
Motel 6 Dallas - Market Center	Motel 6 Dallas - Market Center	1625	Regal Row	Dallas	TX	75247		Krishna Blaram & Raman Patel	1625 Regal Row Dallas TX 75247	\$32,448	0.20%	\$ 37,756
Omni Dallas Hotel	Omni Dallas Hotel	555	South Lamar Street	Dallas	TX	75202		Omni Corporate	555 South Lamar Street Dallas TX 75202	\$394,366	2.40%	\$ 458,891
Ramada by Wyndham Dallas Love Field	Ramada Dallas Love Field	1575	Regal Row	Dallas	TX	75247		Danny Patel, Divine Hotels LLC	1575 Regal Row Dallas TX 75247	\$109,748	0.67%	\$ 127,705
Ramada Dallas North	Gateway Hotel	8102	Lyndon B Johnson Freeway	Dallas	TX	75243	Renamed	Jee Sung Investment Inc	3905 Nantucket Dr. Plano TX 75023	\$28,658	0.17%	\$ 33,347
Red Roof Inn - Dallas Richardson	Red Roof Inn - Dallas Richardson	13685	North Central Expressway	Dallas	TX	75243		MPH Group LLC	13685 N. Central Expressway Dallas TX 75243	\$19,890	0.12%	\$ 23,144
Regency Hotel (Being remodeled under Siegel Suites Dallas)	Seigel Suites	11350	Lyndon B Johnson Freeway				Remodel	TBD	TBD	\$32,988	0.20%	\$ 38,386
Renaissance Dallas Hotel	Renaissance Dallas Hotel	2222	North Stemmons Freeway	Dallas	TX	75207		Deep Ellum Real Estate LLC	9737 Washingtonian Blvd 404 Gaithersburg MD 20878	\$385,410	2.34%	\$ 448,469
Residence Inn Dallas Central Expressway	Residence Inn Dallas Central Expressway	10333	North Central Expressway	Dallas	TX	75231		Hospitality Properties Trust-Dianna Watts	255 Washington Street Ste 300 Newton MA 2458	\$34,731	0.21%	\$ 40,414
Residence Inn by Marriott Dallas Downtown	Residence Inn Dallas Downtown	1712	Commerce Street	Dallas	TX	75201		Mehul Patel	1712 Commerce Street Dallas TX 75201	\$66,087	0.40%	\$ 76,877
Residence Inn by Marriott Dallas Market Center	Residence Inn Dallas Market Center	6950	North Stemmons Freeway	Dallas	TX	75247		Hospitality Properties Trust-Dianna Watts	255 Washington Street Ste 300 Newton MA 2458	\$66,610	0.41%	\$ 77,509
Residence Inn by Marriott Dallas Park Central	Residence Inn Dallas Park Central	7642	Lyndon B Johnson Freeway	Dallas	TX	75251		Stonebridge Irving Venture %Diip Pranar	8530 Esters Blvd Irving TX 75063	\$61,715	0.38%	\$ 71,813
Hotel Crescent Court	Hotel Crescent Court	400	Crescent Court					GPIF Crescent Court Hotel LLC	777 Main Street Suite 2260 Fort Worth TX 76102	\$304,869	1.85%	\$ 354,751
Rosewood Mansion on Turtle Creek	Rosewood Mansion on Turtle Creek	2821	Turtle Creek Boulevard	Dallas	TX	75219		CTF	1300 19th St NW Ste 401 Washington DC 20036	\$228,515	1.39%	\$ 265,904
Sheraton Dallas Hotel	Sheraton Dallas Hotel	400	North Olive Street	Dallas	TX	75201		Chartres Lodging Group, LLC-Dustin Kline	50 California Street Suite 3300 San Francisco CA 94111	\$982,929	5.98%	\$ 1,143,752
Sheraton Suites Market Center Dallas	Sheraton Suites Market Center Dallas	2101	North Stemmons Freeway	Dallas	TX	75207		iStar Dallas GL LP	180 Glastonbury Blvd Ste 201 Glastonbury CT 6033	\$168,119	1.02%	\$ 195,627
Springhill Suites by Marriott Dallas Downtown/West End	Springhill Suites Dallas Downtown/West End	1907	North Lamar Street	Dallas	TX	75202		BRE Select Hotels TX LP %Blackstone Real Estate Partners VII LP	345 Park Ave. New York NY 10154	\$117,761	0.72%	\$ 137,029
Stay Express Inn Dallas Fair Park Downtown	Stay Express Inn Dallas Fair Park Downtown	8303	East R L Thornton Freeway	Dallas	TX	75228		PCT Hospitality Inc Hiren Patel	8303 E RL Thornton Fwy Dallas TX 75228	\$20,277	0.12%	\$ 23,595
Staybridge Suites Dallas Addison	Staybridge Suites Dallas Addison	16060	Dallas Parkway	Dallas	TX	75248		Parkway Lodging LLC	4235 W. Airport Fwy Irving TX 75062	\$38,422	0.24%	\$ 45,872
Sterling Hotel Dallas	Sterling Hotel Dallas	1055	Regal Row	Dallas	TX	75247		The Mian Development Corp	1055 Regal Row Dallas TX 75247	\$111,137	0.68%	\$ 129,321

Note: The Tourism Public Improvement District Assessment Roll was provided by Visit Dallas.

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Exhibit A-1
FY 2019-20 Assessment Roll for the Tourism Public Improvement District (TPID)

Hotel Name (Per Original Petition)	Current Name	Street No.	Street Address	City	ST	ZIP	Notes	Owner's Name	Owner's Address	Assesment (2% Approximate)	% Allocation	FY 2019-20 Service Plan
Studio 6 Dallas Garland/Northeast #5003	Studio 6 Dallas Garland/Northeast #5003	9801	Adieta Court	Dallas	TX	75243		Kevin Hajari	9801 Adieta Ct Dallas TX 75243	\$15,089	0.09%	\$ 17,558
Studio 6 Dallas Northwest #6035	Studio 6 Dallas Northwest #6035	2395	Stemmons Trail	Dallas	TX	75220		G6 Hospitality LLC	PO Box 117508 Carrollton TX 75011	\$17,577	0.11%	\$ 20,452
Studio 6 Dallas Richardson/North #5010	Studio 6 Dallas Richardson/North #5010	12301	North Central Expressway	Dallas	TX	75243		Jalaram Hotel LLC	12301 N. Central Expressway Dallas TX 75243	\$22,861	0.14%	\$ 26,601
Super 7 Inn	Super 7 Inn Dallas Southeast	9626	C F Hawn Freeway	Dallas	TX	75217		Southeast Dallas Hospitality Ltd Ramesh Patel	9626 C F Hawn Fwy Dallas TX 75217	\$8,860	0.05%	\$ 10,310
Super 7 Inn Dallas	Super 7 Inn Dallas Northwest	10335	Gardner Road	Dallas	TX	75220		Northwest Hotel Inc.	10335 Gardner Rd Dallas TX 75220	\$14,534	0.09%	\$ 16,912
Super 7 Inn Dallas Southwest	Super 7 Inn Dallas Southwest	4220	Independence Drive	Dallas	TX	75237		Mayur Patel	4220 Independence Dr Dallas TX 75237	\$21,598	0.13%	\$ 25,132
Hotel Alexis	OYO Townhouse	7815-B	Lyndon B Johnson Freeway				Renamed	TBD	TBD	\$79,171	0.48%	\$ 92,125
The Highland Dallas Curio Collection by Hilton	Highland (The) Dallas	5300	East Mockingbird Lane	Dallas	TX	75206		Thayer Lodging, Brookfield Hotel Properties	1997 Annapolis Exchange #550 Annapolis MD 21401	\$207,926	1.26%	\$ 241,946
The Joule	Joule (The)	1530	Main Street	Dallas	TX	75201		Dunhill 1530 Main LP	2711 N. Haskell Ave Ste 2800 Dallas TX 75204	\$22,019	0.13%	\$ 25,621
The Ritz-Carlton, Dallas	Ritz-Carlton (The) Dallas	2121	McKinney Avenue	Dallas	TX	75201		Crescent Real Estate Equities Theresa Cabilao	777 Main Street Suite 2260 Fort Worth TX 76102	\$441,762	2.69%	\$ 514,041
The Westin Dallas Park Central	Westin (The) Dallas Park Central	12720	Merit Drive	Dallas	TX	75251		AWH Dallas PC Corporate, LLC Kieran Doll	1040 AVE OF THE AMERICAS 9TH FL 9B New York NY 10018	\$277,491	1.69%	\$ 322,893
The Westin Galleria Dallas	Westin (The) Galleria Dallas	13340	Dallas Parkway	Dallas	TX	75240		UBS Realty Investors	2515 Mckinney Dallas TX 75201	\$461,198	2.80%	\$ 536,657
TownePlace Suites by Marriott Dallas Downtown	TownePlace Suites Dallas Downtown	500	South Ervay Street	Dallas	TX	75201		Alterra International	211 North Ervay Street Dallas TX 75201	\$1,010,963	6.15%	\$ 1,176,374
Townhouse Suites	Townhouse Suites	4150	Independence Drive	Dallas	TX	75237		Uppal Gurjit	4150 Independence Drive Dallas TX 75237	\$12,040	0.07%	\$ 14,010
Unnamed Hotel @ The Lexi	Unnamed Hotel @ The Lexi	2815	North Harwood Street	Dallas	TX	75201		HPO Inc.	2501 N. Harwood Street Suite 1400 Dallas TX 75201	\$60,061	0.37%	\$ 69,888
W Dallas - Victory	W Dallas - Victory	2440	Victory Park Lane	Dallas	TX	75219		Vpust Hotel LP-Estein & Associates USA, Ltd.	4705 S Apopka Vineland Road Suite 201 Orlando FL 32819	\$389,335	2.25%	\$ 429,764
Warwick Melrose Hotel Dallas	Warwick Melrose Hotel Dallas	3015	Oak Lawn Avenue	Dallas	TX	75219		Warwick Melrose Dallas Warwick Amusement Corp.	1776 Grant St. Fl 14 Denver CO 80203	\$184,816	1.12%	\$ 215,055
Westin Dallas	Westin Dallas	1201	Main Street	Dallas	TX	75202		One Main Place Hotel LLC	1205 St. Charles Ave. Suite D New Orleans LA 70130	\$176,361	1.07%	\$ 205,217
Wyndham Dallas Suites Park Central	Wyndham Dallas Suites Park Central	7800	Alpha Road	Dallas	TX	75240		Hospitality Properties Trust % The RMR Group-Kristin Sage-Black	Two Newton Place 255 Washington St Suite 300 Newton MA 2458	\$113,533	0.69%	\$ 132,109
Total										\$16,443,472	100.00%	\$ 19,133,893
Removed												
La Quinta Inn & Suites Dallas Richardson		13175	North Central Expressway	Dallas	TX	75243	Removed	Burleson Inn Inc	13165 N. Central Expy Dallas TX 75243	\$67,705	0.41%	\$ 78,783
Super 8 Dallas Love Field Market Center		9229	John W Carpenter Freeway	Dallas	TX	75247	Removed	Mehalab Management Inc.	9229 E. John W Carpenter Fwy Dallas TX 75247	\$17,399	0.11%	\$ 20,246

Note: The Tourism Public Improvement District Assessment Roll was provided by Visit Dallas.

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Exhibit A-2
Tourism PID Boundary Expansion
Hotels over 100 Rooms to Add to District Boundaries

Hotel Name	Street No.	Street Address	Owner's Name	Street Address	Owner's Address	City	State	Zip
Aloft/Element - Love Field	2333	W. Mockingbird	M&M Hotel Venture, LLC	2220 Marsh Lane	Suite 109	Carrollton	TX	75006
AC Dallas - Galleria	5460	James Temple	PHG DG Hotels, LLC	2532 Dupoint Dr.		Irvine	CA	92612
Residence Inn Dallas by the Galleria	5460	James Temple	Pending additional research					
Courtyard by Marriott - New Ownership - Dec-2018	310	S. Houston St	Chatham Dallas DT Leaseco LLC	222 Lakeview Avenue	Suite 200	West Palm Beach	FL	33401
Residence Inn - Canyon	3425	Canyon Bluff Blvd	Canyons Hotel Venture LLC	1601 Bryan Street	Suite M 210	Dallas	TX	75201
Stay Alfred - Staller	1919	Jackson	Stay Alfred	PO. Box 2722		Spokane	WA	99220
Cambria Hotel	1907	Elm St.	FH DAL, LLC	4145 Powell Road	Suite H	Powell	OH	43065
Home 2 Suites - Baylor	3301	Gaston Ave.	Pending additional research					
Home 2 Suites - North Park	8180	Midtown Blvd.	Freedom Hospitality LLC	2121 E William J Bryan Pkwy # 2864	Bryan	Bryan	TX	77801
Fairfield Inn Dallas Downtown	555	Evergreen St.	Butler Brothers Hospitality Group LL	1211 North Ervay	15th Floor	Dallas	TX	75201
Canopy by Hilton Dallas Uptown	2950	Cityplace West Blvd	City Place Hotel Realty, LP	5851 Legacy Circle	Suite 400	Plano	TX	75024
Grand Inn	220	W. Camp Wisdom Rd.	SUBH Enterprises, Inc.	220 W. Camp Wisdom Rd.		Dallas	TX	75232
Springhill Suites Dallas	10111	N Central Expy	Avail Hotels LLC	1111 W. Mockingbird Ln	Suite 930	Dallas	TX	75247
Motel 6	13185	N Central Expy	Mehul Patel	435 O'Connor ridge Blvd.		Irving	TX	75038
Oakwood Dallas Uptown	2901	Cityplace West Blvd	Bryson Noble LLC	2222 Corinth Ave.		Los Angeles	CA	90064

EXHIBIT B

Tourism Public Improvement District (PID) Service Plan						
Fiscal Year		2019-20	2020-21	2021-22	2022-23	2023-24
Assessment Revenue		\$ 19,133,893	\$ 20,090,588	\$ 21,095,117	\$ 22,149,873	\$ 23,257,367
Categories	%					
Incentives & Sales Efforts	42.5%	\$ 8,131,905	\$ 8,538,500	\$ 8,965,425	\$ 9,413,696	\$ 9,884,381
Marketing (Promotion/Advertising)	35.0%	\$ 6,696,863	\$ 7,031,706	\$ 7,383,291	\$ 7,752,456	\$ 8,140,078
Site Visits & Familiarization Tours	10.0%	\$ 1,913,389	\$ 2,009,059	\$ 2,109,512	\$ 2,214,987	\$ 2,325,737
Event Funding Application Pool	7.5%	\$ 1,435,042	\$ 1,506,794	\$ 1,582,134	\$ 1,661,240	\$ 1,744,302
Operations/Research/Administration	5.0%	\$ 956,695	\$ 1,004,529	\$ 1,054,756	\$ 1,107,494	\$ 1,162,868
Total Expenses	100.0%	\$ 19,133,893	\$ 20,090,588	\$ 21,095,117	\$ 22,149,873	\$ 23,257,367

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

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EXHIBIT C**2019 ASSESSMENT PLAN
Tourism Public Improvement District**

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