

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 12, 2013, City Council authorized the creation of the University Crossing 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 to the property in the District, designated University Crossing Improvement District Corporation (dba UCPIID, 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. 13-1016; and

WHEREAS, on September 12, 2018, City Council authorized an amended and restated management contract with University Crossing Improvement District Corporation (dba UCPIID, Inc.) pursuant to Resolution No. 18-1324; 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. 18-1323; Ordinance No. 30988; and

WHEREAS, the University Crossing Improvement District Corporation (dba UCPIID, 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:

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 University Crossing Public Improvement District, will consider approval of the final 2020 Service Plan and 2019 Assessment Plan, subject to the public hearing on September 11, 2019.

August 28, 2019

SECTION 1. (continued)

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 performed by the District includes police safety patrol's for the area, safety awareness and education programs, landscaping, banner program, installation and maintenance of trash containers, promotion of the University Crossing area, implement signage and wayfinding systems, management of new and existing 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 \$1,678,000.00 in 2020 and reach \$1,004,000.00 in 2024. The total estimated assessments to be collected during the next five-year period is approximately \$5,823,000.00. 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 \$909,000.00. This amount is approximately equal to \$0.10 per \$100.00 of appraised value as determined by DCAD. Once levied, this assessment rate shall not increase during the 2020 Service Plan year. The annual assessment rate shall not exceed \$0.10 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.

August 28, 2019

SECTION 1. (continued)

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. Southern Methodist University (SMU) has agreed to participate in the District by contract with the UCPID through special assessment based on all taxable and tax exempt real property owned by SMU or SMU affiliates within the District. The contract specifies SMU's level of assessment as well as possible offset of SMU assessment for new landscaping overpass improvements to the entryway areas within the Dallas City limits. 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. No assessment, however, will be levied against exempt City property in the District. The City of Dallas is not responsible for payment of assessment 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.

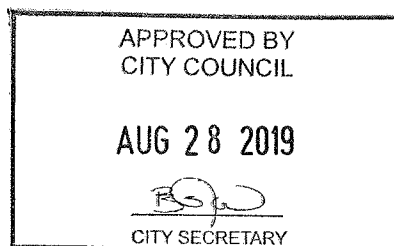
SECTION 3. That a public hearing shall be held no earlier than 6:00 p.m. on September 11, 2019, in the City Council Chamber, Dallas City Hall, 6th Floor, 1500 Marilla Street, Dallas, Texas 75201 at which time any interested person may appear and speak for or against the setting of an assessment against 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.





August 28, 2019

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.



Legend

-  trail_master
-  University Crossing PID Boundary
-  Glencoe_park
-  University Crossing PID Parcels

Parcels shown based on available 2012 geography. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats creating new or reconfigured parcels.

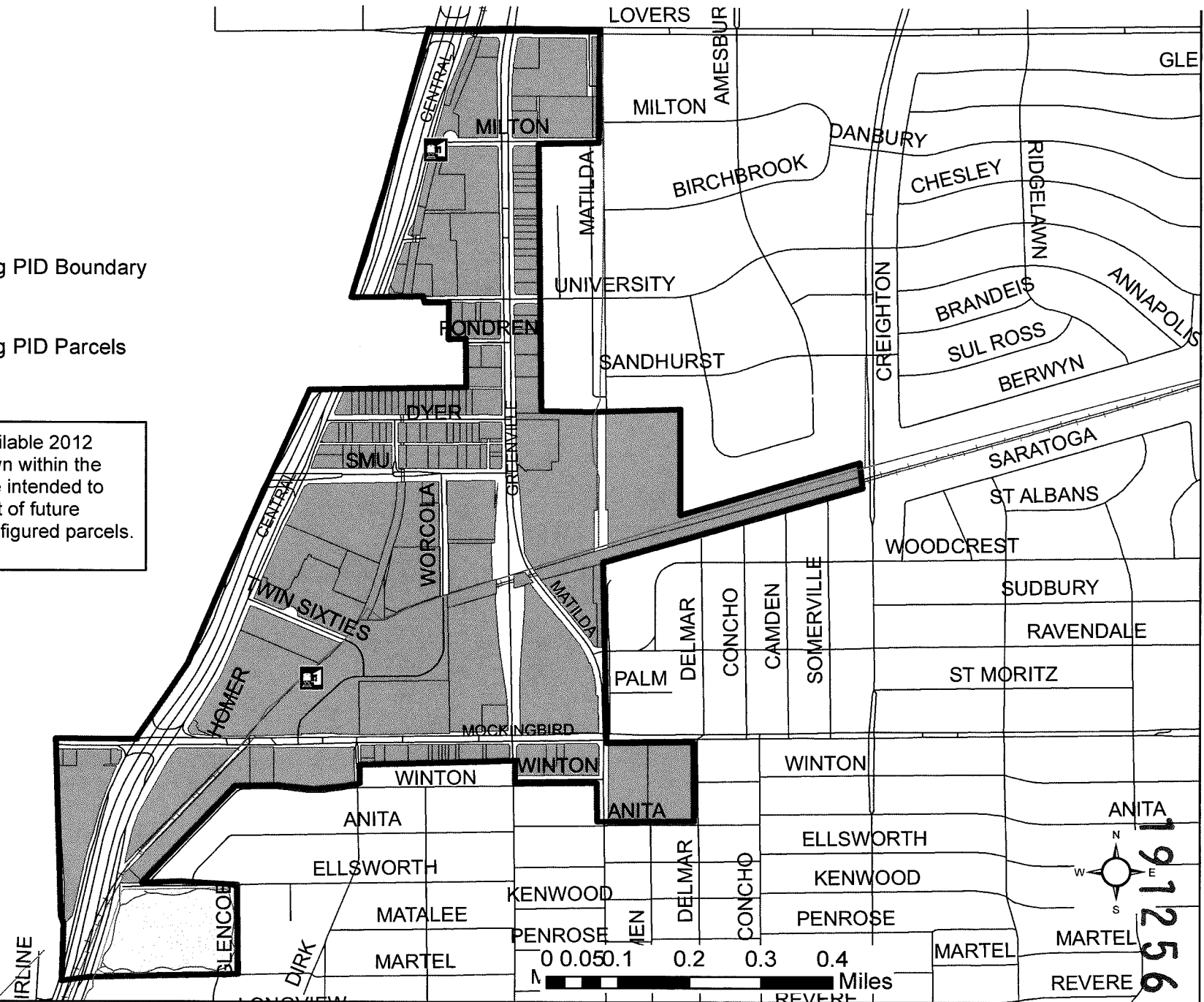


Exhibit A University Crossing Public Improvement District Boundary Map

City of Dallas
Office of Economic Development
www.Dallas-EcoDev.org
Created 4/2013

ANITA
191256

Exhibit B
University Crossing Public Improvement District - Five - Year Budget

		2020 Budget	2021 Budget ⁹	2022 Budget ⁹	2023 Budget ⁹	2024 Budget ⁹
INCOME						
	Fund balance from previous year ⁸	695,000	566,000	338,225	307,243	294,137
	Net assessment revenue	909,000	931,725	955,018	978,894	1,003,366
	Reimbursement from NTCOG	640,000	0	0	0	0
	Exempt jurisdictions	0	0	0	0	0
	Interest on cash balances	3,000	1,500	1,000	1,000	1,000
	Other income & contributions	0	0	0	0	0
	TOTAL INCOME¹	\$2,244,000	\$1,499,225	\$1,294,243	\$1,287,137	1,298,503
EXPENDITURES						
	Renewal/Creation Fee	\$15,000				
	Security ²	494,000	504,000	514,000	524,000	530,000
	Improvements ³	868,000	350,000	160,000	150,000	150,000
	Public Area Maintenance ⁴	84,000	86,000	88,000	90,000	92,000
	Promotion and Communication ⁵	58,000	59,000	60,000	61,000	62,000
	Organization & Administration ⁶	140,000	143,000	146,000	149,000	151,000
	Audit & Insurance ⁷	19,000	19,000	19,000	19,000	19,000
	TOTAL EXPENDITURES	\$1,678,000	\$1,161,000	\$987,000	\$993,000	\$1,004,000
FUND BALANCE/RESERVES		\$566,000	\$338,225	\$307,243	\$294,137	\$294,503

NOTES:

- 1 The income is net of City/County PID and collection fees based on a \$0.10 per \$100 contribution on the total tax value of the area and 0.3% for tax protest refund and \$2.75 reduction per account per county fee. (excludes SMU)
 - 2 Security- Police patrol of the University Crossing area, owner safety coordination, safety enhancements in lighting, etc.
 - 3 Improvements- landscape, parks and pedestrian amenities for the PID.
 - 4 Public area maintenance- Sidewalk, public planters, waste disposal, clean area programs, and landscape improvements throughout the University Crossing area.
 - 5 Promotions & Communications- University Crossing area coordination among owners, program services for area promotion and awareness
 - 6 Organization & Administration- Administrative Expenses of the PID and non-program salary of PID director.
 - 7 Audit & Insurance- Annual audit of the PID finances and liability insurance for the PID.
 - 8 Fund balances carried over from previous years will be used across all major categories to support the Mockingbird Lane Pedestrian Bridge and Trail Expansion that began in 2017 and was completed in 2018. The majority of the carryover funds are primarily from the improvement category and will be spent there, as shown.
- The five year plan goes to year 2024. However, this assumes that the PID is successfully renewed for another term beginning in 2021. If the PID isn't renewed then the PID would cease collections at the end of 2020.

EXHIBIT C**2019 ASSESSMENT PLAN
University Crossing Public Improvement District**

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 University Crossing Public Improvement District (PID) proposed assessment rate for 2019 is \$0.10 per \$100 of appraised value. 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. City right-of-way, railroad right-of-way, parks and cemeteries are not specially benefitted and therefore are not subject to assessment. With the exception of Southern Methodist University (SMU), payment of assessments by other exempt jurisdictions and entities must also be established by contract. SMU has agreed to participate in the University Crossing PID by contract with the University Crossing Improvement District Corporation through special assessment based on all taxable and tax exempt real property owned by SMU or SMU affiliates within the University Crossing PID.