

ORDINANCE NO. 31325

AN ORDINANCE APPROVING AND ADOPTING THE FINAL 2019-20 SERVICE PLAN, THE FINAL 2019 ASSESSMENT PLAN, AND THE 2019 ASSESSMENT ROLL (TO BE KEPT ON FILE WITH THE CITY SECRETARY); ESTABLISHING CLASSIFICATIONS FOR THE APPORTIONMENT OF COSTS AND THE METHODS OF ASSESSING SPECIAL ASSESSMENTS FOR THE SERVICES AND IMPROVEMENTS TO PROPERTY IN THE TOURISM PUBLIC IMPROVEMENT DISTRICT (DISTRICT); CLOSING THE PUBLIC HEARING AND LEVYING A SPECIAL ASSESSMENT ON PROPERTY IN THE DISTRICT FOR SERVICES AND IMPROVEMENTS TO BE PROVIDED IN THE DISTRICT DURING 2019-20; PROVIDING FOR REIMBURSEMENT OF CITY ADMINISTRATIVE COSTS FOR OPERATIONAL OVERSIGHT OF THE DISTRICT; FIXING CHARGES AND LIENS AGAINST THE PROPERTY IN THE DISTRICT AND AGAINST THE OWNERS THEREOF; PROVIDING FOR THE COLLECTION OF THE 2019 ASSESSMENT; AUTHORIZING THE RECEIPT AND DEPOSIT OF ASSESSMENTS; AUTHORIZING THE DISBURSEMENT OF ASSESSMENTS TO DALLAS TOURISM PUBLIC IMPROVEMENT DISTRICT MANAGEMENT CORPORATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Public Improvement District Assessment Act, Chapter 372 of the Texas Local Government Code (the 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 as shown on the attached **Exhibit A - Map of the District**; and

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

WHEREAS, City Council must review the proposed 2019-20 Service Plan and hold a public hearing to receive comments and pass on any objections to the 2019 Assessment Plan raised by any owner of property located within the District and at the conclusion of the hearing to levy the assessment for the purpose of providing supplemental services and improvements; and

WHEREAS, on August 28, 2019, the City Council authorized a public hearing to be held on September 11, 2019, to receive comments concerning the expansion of the Tourism Public Improvement District in accordance with new legislation approved this year allowing the city to include property in a hotel public improvement district if such property could have been included in the District without violating the petition thresholds when the District was created, for the purpose of providing supplemental public services to be funded by assessments on Dallas hotels with 100 or more rooms; and

WHEREAS, on August 28, 2019, the City Council authorized a public hearing to be held on September 11, 2019, to receive comments on the Tourism Public Improvement District final 2019-20 Service Plan and 2019 assessment rate; and

~~**WHEREAS**, on September 11, 2019, City Council will hold a public hearing to receive comments concerning the expansion of the District in accordance with new legislation approved this year, and at the close of the hearing, City Council may authorize inclusion of an estimated 11 additional Dallas hotel, as listed in Exhibit A-2 of this resolution, in the District not described in the resolution or petition re-establishing the District in 2016; and~~

~~**WHEREAS**, if the District expansion is approved on September 11, 2019, this Ordinance shall apply to the list of hotels in both **Exhibit A-1** and **Exhibit A-2**; 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, City Council desires to authorize and adopt the Assessment Roll that was filed with the City Secretary and subject to public inspection in the City's official records prior to the public hearing; and

WHEREAS, City Council finds that the supplemental services and improvements described in the Service Plan and Assessment Plan are feasible and advisable and will serve the needs and desires of the hotel property owners and that the apportionment of the cost among the hotel properties with 100 or more rooms for the services and improvements based on a 2% rate on hotel room nights sold are reasonable and adequate.

Now, Therefore,

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

SECTION 1. That City Council shall adopt an ordinance approving and adopting the final 2019-20 Service Plan, the final 2019 Assessment Plan and the 2019 Assessment Roll (to be kept on file with the City Secretary); establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; closing the public hearing and levying a special assessment on property in the District for services and improvements to be provided during FY 2019-20; providing for reimbursement of city administrative costs for operational oversight of the District; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2019 assessment; authorizing the receipt and deposit of assessments; authorizing the disbursement of assessments to Dallas Tourism Public Improvement District Management Corporation; and providing for an effective date.

SECTION 2. That the recitals and findings listed above are true and correct and that the action of the City Council closing the public hearing in these proceedings is hereby ratified and confirmed.

SECTION 3. That the assessment will be levied on hotels with 100 or more rooms ("qualifying hotels") located within the District territory attached hereto as **Exhibit A-1** as well as **Exhibit A-2**, if City Council authorizes the expansion of the District following the public hearing to be held on September 11, 2019. The proposed cost of the services and improvement to be provided shall be assessed in a manner that results in imposing equal shares of the cost of the services on qualifying hotels that are similarly benefitted. 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. Accordingly, those qualifying hotels that sell more rooms shall pay a greater portion of the assessment since those properties benefit more from the promotion and marketing services provided by the district. 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 located within the TPID territory until the collect total budget for services and improvements for the renewal term period is collected. Rooms that are not subject to the City's hotel occupancy tax shall not be included for the TPID assessment. There are no exempt jurisdictions or entities that meet the definition of "qualifying hotels." City-owned hotels such as the Omni are subject to this assessment.

SECTION 4. That the City Council hereby authorizes and adopts the final FY 2019-20 Service Plan, the final 2019 Assessment Plan and the 2019 Assessment Roll (to be kept on file with the City Secretary) apportioning the total cost of the services and improvements to be assessed against property in the District for fiscal year ending September 30⁴, 2020, of approximately \$19,133,893.00. The Assessment Roll apportions the assessment against each parcel of land in the District and is subject to public inspection in the City's official records.

SECTION 5. That notice of City Council's intention to consider the proposed assessments at a public hearing on September 11, 2019 at 6:00 p.m. in the City Council Chamber, 6th Floor, 1500 Marilla Street, Dallas, Texas 75201 was published in the official newspaper of the City of Dallas, Texas 75201 before the 10th day before the date of the hearing. The notice stated: (1) the date, time and place of the hearing; (2) the general nature of the services and improvements; (3) the cost of the services and improvements; (4) the boundaries of the District; and (5) that written or oral objections will be considered at the hearing.

SECTION 6. That Dallas City staff mailed to the owners of property liable for assessment notice of the hearing as the ownership appears on the City tax roll. The notice contained the information required by the Act. The notice was mailed before the 10th day before the date of the hearing to the last known address of the property owner on the City tax roll. The failure of the property owner to receive notice does not invalidate the proceeding.

SECTION 7. That City Council finds that the assessments should be made and levied against the respective parcels of property within the District and against the owners thereof, and are substantially in proportion to the special benefits accrued to the respective parcels of property by means of the services and improvements in the District for which such assessments are levied, and further finds that in each case the property assessed is specially benefited by means of the said services and improvements in the District, and further finds that the apportionment of costs of the services and improvements is in accordance with the law in force in this City and the State, and that the proceedings of the City heretofore held with reference to the formation of the District and the imposition of assessments for said services and improvements are in all respects valid and regular.

SECTION 8. That there shall be and is hereby levied and assessed against the parcels of property within the District, and against the real and true owners thereof (whether such owners be correctly named or not), the sums of money as listed in the Assessment Roll on file with the City Secretary and subject to public inspection, and the several amounts assessed against the same, and the owners thereof.

SECTION 9. That the several sums above mentioned and assessed against the said parcels of property and the owners thereof, and interest thereon at the rate of eight percent per annum, provided, however, that such interest rate shall not exceed the maximum amount allowed by law, together with reasonable fees and the costs of collection, if incurred, are hereby declared to be and are made a first and prior lien against the property assessed, superior to all other liens and claims except liens and claims for state, county, school district and municipality ad valorem taxes and are a personal liability of and charge against the owners of the property regardless of whether the owners are named. The lien is effective from the date of this ordinance until the assessment is paid and may be enforced by the governing body in the same manner that an ad valorem tax lien against real property may be enforced by the governing body.

SECTION 10. That the assessments levied herein shall be due and payable in full on or before January 31, 2020. That if default be made in the payment of any of the said sums hereby assessed against said property owners and their property, collection thereof, including, costs and fees, shall be enforced by the governing body in the same manner that an ad valorem tax lien against real property may be enforced by the governing body. The owner of the assessed property may pay at any time the entire assessment, with interest that has accrued on the assessment, on any lot or parcel.

SECTION 11. That all assessments levied are a personal liability and charge against the real and true owners of the premises described, notwithstanding such owners may not be named, or may be incorrectly named.

SECTION 12. That the Chief Financial Officer is hereby authorized to receive and deposit assessment funds from the District in Tourism Public Improvement District Fund, Fund 9P11, Department ECO, Unit 1866, Revenue Code 8576.

SECTION 13. That as part of the assessment levied herein, and as a part of the service plan, the District shall reimburse the City administrative costs for the day to day operations and oversight conducted by City staff for the District, which amount shall be reimbursed by the District to City through the deduction from assessment revenues received.

SECTION 14. That the Chief Financial Officer be authorized to reimburse General Fund, Fund 0001, Department ECO, Unit Various, Object Code 5011 for administrative costs incurred for the day-to-day administrative and operational oversight of the District, in amounts to be determined based upon costs incurred and related rates in effect, from Fund 9P11, Department ECO, Unit 1866, Object Code 3090.

SECTION 15. That the Chief Financial Officer be authorized to reimburse General Fund, Fund 0001, Department BMS, Unit 1272, Object Code 5011 for administrative costs incurred for day-to-day accounting responsibilities associated with oversight of the District, in amounts to be determined based upon costs incurred and related rates in effect, from Fund 9P11, Department ECO, Unit 1866, Object Code 3090.

SECTION 16. That the Chief Financial Officer is hereby authorized to disburse funds from Fund 9P11, Department ECO, Unit 1866, Object 3034 to Dallas Convention and Visitor Bureau, Vendor 519741 for assessments due to the District as assessed, net of administrative fees and any required reconciliation adjustments, related to this activity.

SECTION 17. That the assessments herein levied are made and levied under and by virtue of the terms, powers and provisions of the Public Improvement District Assessment Act, Chapter 372 of the Texas Local Government Code, as amended.

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SECTION 18. That this ordinance 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 ordained.

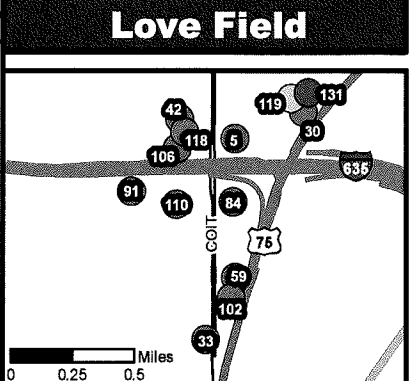
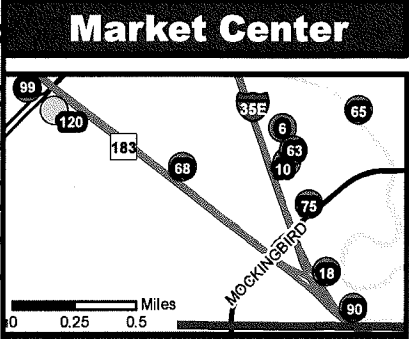
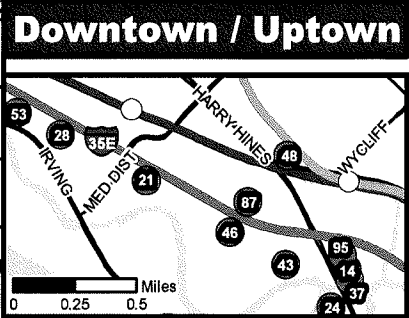
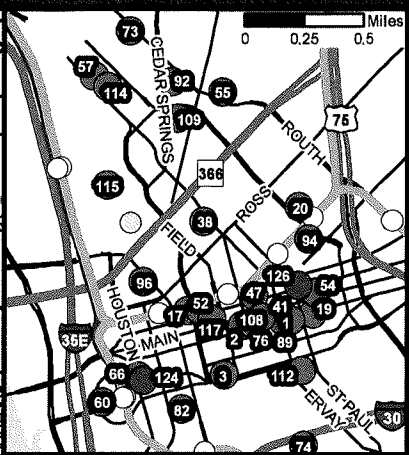
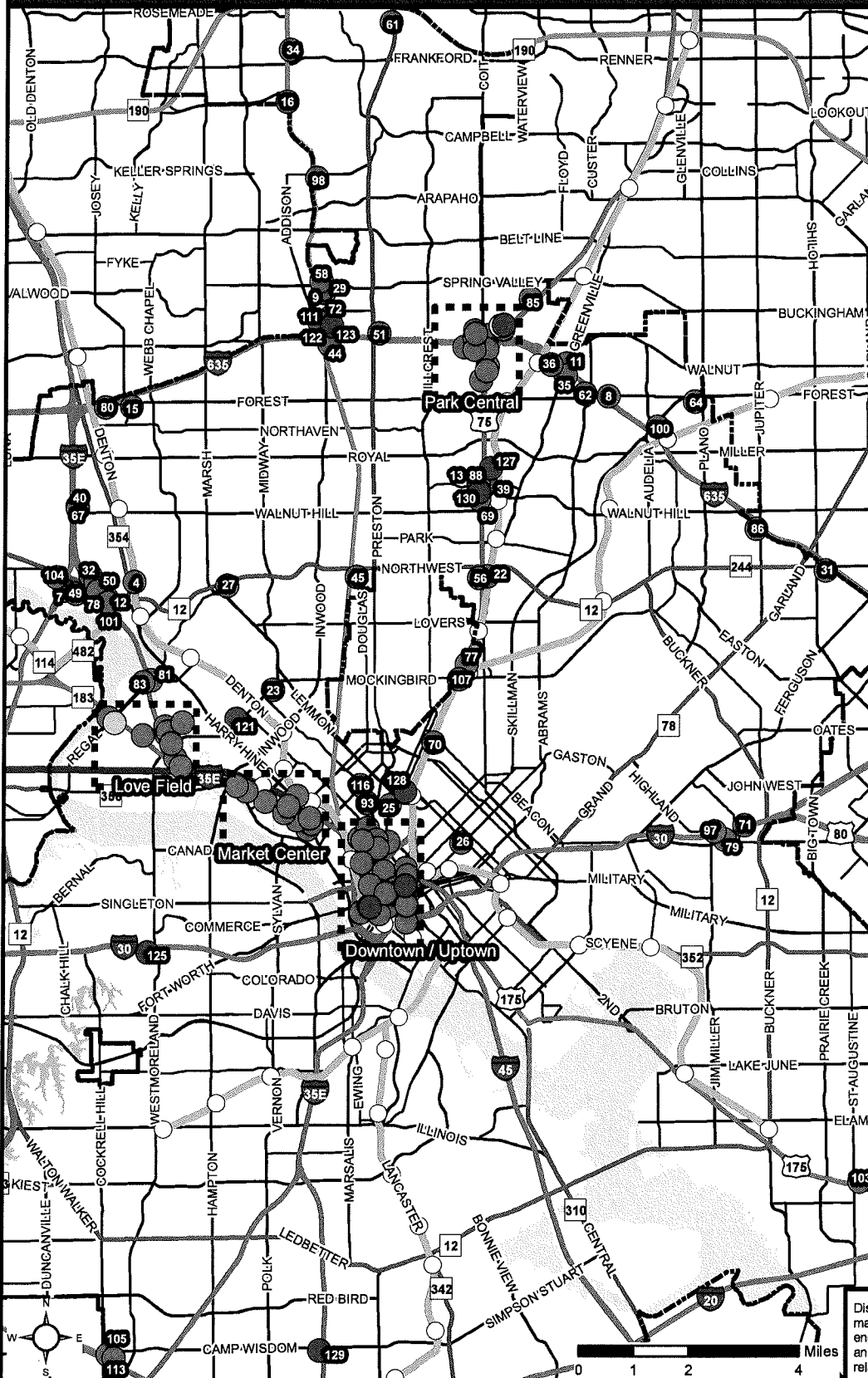
APPROVED AS TO FORM

CHRISTOPHER J. CASO, Interim City Attorney

BY: 
Assistant City Attorney

Passed SEP 11 2019

Tourism PID Hotels



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.

DALLAS ECONOMIC DEVELOPMENT
 Research & Information Division
 (214) 670-1685
 www.dallasecdev.org
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Legend

● 2016 Tourism PID Hotel	○ Rail Station	— Freeway	■ Escarpment
● New Tourism PID Hotel	○ Future Station	— Tollway	■ Flood Plain
○ Removed Tourism PID Hotel	— DART Light Rail	— Highway	■ Lake
	— Commuter Rail	— Arterial	— City of Dallas
	••••• Future DART Light Rail		

Source: Hotel List - Dallas CVB, 2016 and 2019; All Other Data - City of Dallas, 2019

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

Map #	Hotel Name (Per Original Petition)	Current Name	Street No.	Street Address	City	ST	ZIP	Notes	Owner's Name	Owner's Address	Assessment (\$)	% Allocation	FY 2019-20 Service Plan
1	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	\$65,521	0.40%	\$ 76,242
2	Adolphus Hotel	Adolphus Hotel	1321	Commerce Street	Dallas	TX	75202		Rockridge Capital- John Rosen	4100 Regent Street Suite G	\$254,180	1.55%	\$ 295,768
3	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	\$9,025	0.05%	\$ 10,501
4	Anchor Motel	Anchor Motel	10230	Harry Hines Boulevard	Dallas	TX	75220		Texas Motel Corporation	10230 Harry Hines Blvd	\$10,548	0.06%	\$ 12,274
5	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	\$35,406	0.22%	\$ 41,199
6	Budget Suites of America Empire Central/Dallas	Budget Suites of America - #408	8150	North Stemmons Freeway	Dallas	TX	75247		Bigelow Management- Robert Bigelow	4545 Fuller Drive Suite 405	\$20,637	0.13%	\$ 24,014
7	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	\$15,276	0.09%	\$ 17,775
8	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	\$16,322	0.10%	\$ 18,993
9	Candlewood Suites Dallas Galleria	Candlewood Suites - Galleria	13939	Noel Road	Dallas	TX	75240		Hospitality Properties Trust-Dianna Watts	255 Washington Street Ste 300	\$31,695	0.19%	\$ 36,880
10	Candlewood Suites Dallas Market Center	Candlewood Suites - Market Center	7930	North Stemmons Freeway	Dallas	TX	75247		Turin Enterprises LLC	7930 North Stemmons Fwy	\$57,557	0.35%	\$ 66,974
11	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	\$26,444	0.16%	\$ 30,770
12	Courtyard Inn & Suites by Carlton Dallas Love Field	Courtyard Inn & Suites by Carlton Dallas Love Field	2383	Stemmons Trail	Dallas	TX	75220		Amit Patel - AMBE Hotels FW LLC	2383 Stemmons Trail	\$41,849	0.25%	\$ 48,697
13	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	\$101,786	0.62%	\$ 118,452
14	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	\$120,228	0.73%	\$ 139,899
15	Courtyard Dallas Northwest	Courtyard Dallas Northwest	2930	Forest Lane	Dallas	TX	75234		Still 88 Hotels Sundip Kumar	3331 University Park Lane	\$53,764	0.33%	\$ 62,561
16	Crossland Economy Studios - Dallas - North Addison - Tollway	HomeTowne Studios by Red Roof Inn	17425	Dallas Parkway				Renamed	TBD	TBD	\$12,750	0.08%	\$ 14,837
17	Crowne Plaza Dallas Downtown	Crowne Plaza Dallas Downtown	1015	Elm Street	Dallas	TX	75202		TOG Hotel Downtown	1015 Elm Street	\$113,935	0.69%	\$ 132,577
18	Crowne Plaza Dallas Market Center	Crowne Plaza Dallas Market Center	7050	North Stemmons Freeway	Dallas	TX	75247		Sid Siddiqi	2712 Southwest Freeway	\$156,370	0.95%	\$ 181,855
19	The Statler Dallas Curo Collection by Hilton	Curio Collection Statler Hotel & Residences	1914	Commerce Street	Dallas	TX	75201		Aimbridge Hospitality	2500 Dallas Parkway Unit 600	\$87,908	0.53%	\$ 102,291
20	Dallas Marriott City Center	Dallas Marriott City Center	650	North Pearl Street	Dallas	TX	75201		Xenia Hotels & Resorts - Barry Bloom	200 S Orange Ave Suite 1200	\$199,008	1.21%	\$ 231,569
21	Dallas Marriott Suites Medical/Market Center	Dallas Marriott Suites Medical/Market Center	2493	North Stemmons Freeway	Dallas	TX	75207		Ashford Market Center LP - John O'Sullivan	14185 Dallas Parkway Suite 1100	\$202,630	1.23%	\$ 235,784
22	DoubleTree by Hilton Hotel Dallas Campbell Centre	DoubleTree by Hilton Hotel Dallas Campbell Centre	8250	North Central Expressway	Dallas	TX	75206		Black Forest Ventures	24 Waterway Ste 225	\$202,948	1.23%	\$ 236,153
23	DoubleTree by Hilton Hotel Dallas Love Field	DoubleTree by Hilton Hotel Dallas Love Field	3300	West Mockingbird Lane	Dallas	TX	75235		Mockingbird Partners	2722 Fairmont St.	\$137,580	0.84%	\$ 160,090
24	DoubleTree by Hilton Hotel Dallas Market Center	DoubleTree by Hilton Hotel Dallas Market Center	2015	Market Center Boulevard	Dallas	TX	75207		Alliance Hospitality Hotel Management	215 N. Boylan Ave	\$169,476	1.03%	\$ 197,205
25	Dream Dallas	Dream Dallas	3207	McKinney Avenue	Dallas	TX	75204		Dream Hotel Group	200 West 5th Street Suite 45	\$69,889	0.43%	\$ 81,324
26	Element Dallas Downtown East	Element Dallas East	4005	Gaston Avenue	Dallas	TX	75246		Atlantic Hotels Group	2220 Marsh Lane Suite 109	\$82,448	0.50%	\$ 95,937
27	Embassy Suites by Hilton Dallas Love Field	Embassy Suites by Hilton Dallas Love Field	3680	West Northwest Highway	Dallas	TX	75220		Ronnie Breaux	3880 West Northwest Highway	\$149,906	0.91%	\$ 174,433
28	Embassy Suites by Hilton Dallas Market Center	Embassy Suites by Hilton Dallas Market Center	2727	North Stemmons Freeway	Dallas	TX	75207		2727 Stemmons FWY LP %Schulte Hospitality Group Inc.	2120 High Wickham Pl. Suite 200	\$181,267	1.10%	\$ 210,925
29	Embassy Suites by Hilton Dallas Near the Galleria	Embassy Suites by Hilton Dallas Near the Galleria	14021	Noel Road	Dallas	TX	75240		Ashford Hospitality Trust	14180 Dallas Pkwy	\$115,328	0.70%	\$ 134,198
30	Embassy Suites by Hilton Dallas Park Central	Embassy Suites by Hilton Dallas Park Central	13131	North Central Expressway	Dallas	TX	75243		RBHV Dallas LLC	5 Concourse Pkwy NE Ste2828	\$163,572	0.99%	\$ 190,335
31	Executive Inn	Executive Inn	12670	East Northwest Highway	Dallas	TX	75228		Garland Hospitality Group LLC	12670 E. Northwest Hwy	\$13,280	0.08%	\$ 15,453
32	Express Studios	STUDIO 6	10326	Finnell Street				Renamed	Naresh Prajapati	10326 Finnell Street	\$6,613	0.04%	\$ 7,696
33	Extended Stay America - Dallas - Coit Rd.	Extended Stay America - Dallas - Coit Rd.	12121	Coit Road	Dallas	TX	75251		BRE HV Properties LP%Fances Parker	PO Box 49550	\$16,396	0.10%	\$ 19,078
34	Extended Stay America - Dallas - Frankford Road	Extended Stay America - Dallas - Frankford Road	18470	North Dallas Parkway	Dallas	TX	75287		BRE ESA TX PPTIES LP % Property Tax 6016	PO Box 49550	\$16,188	0.10%	\$ 18,837
35	Extended Stay America - Dallas - Greenville Ave.	Extended Stay America - Dallas - Greenville Ave.	12270	Greenville Avenue	Dallas	TX	75243		BRE ESA TX PPTIES LP% Prop. Tax 6016	PO Box 49550	\$16,052	0.10%	\$ 18,678
36	Extended Stay America - Dallas - Vantage Point Dr.	Extended Stay America - Dallas - Vantage Point Dr.	9019	Vantage Point Drive	Dallas	TX	75243		BRE/ESA P Portfolio TXNC % Frances Parker	PO Box 49550	\$15,980	0.10%	\$ 18,594
37	Fairfield Inn & Suites Dallas Medical Market Center	Fairfield Inn & Suites Dallas Medical Market Center	2110	Market Center Boulevard	Dallas	TX	75207		Crestline Hotels & Resorts	3950 University Drive Suite 301	\$65,036	0.40%	\$ 75,677
38	Fairmont Dallas	Fairmont Dallas	1717	North Akard Street	Dallas	TX	75201		Xenia Hotels & Resorts, Inc. - Barry Bloom	200 S. Orange Ave. Suite 1200	\$502,351	3.06%	\$ 584,544
39	Hampton Inn & Suites Dallas	Hampton Inn & Suites North	10370	North Central Expressway	Dallas	TX	75231		Mehul Patel	1700 Commerce Street	\$67,705	0.41%	\$ 78,783
40	Hampton Inn & Suites Dallas North I-35 at Walnut Hill (Name is The Walnut Hotel)	Best Western Plus Dallas I-35 at Walnut Hill	11069	Composite Drive				Renamed	Diwali Vcomposite Dallas I-35 N	4103 Belt Line Rd.	\$53,997	0.33%	\$ 62,832
41	Hampton Inn & Suites Downtown	Hampton Inn & Suites Downtown	1700	Commerce Street	Dallas	TX	75201		Mehul Patel- Newcrest Image	700 State Hwy 121, suite 175	\$96,098	0.58%	\$ 111,821
42	Hawthorn Suites by Wyndham Park Central	Hawthorn Suites by Wyndham Park Central	7880	Alpha Road	Dallas	TX	75240		HPT c/o The RMR Group	255 Washington St.	\$36,776	0.22%	\$ 42,793
43	Hilton Anatole	Hilton Anatole	2201	North Stemmons Freeway	Dallas	TX	75207		Anatole Partners III, LLC	3819 Maple Avenue	\$1,278,246	7.77%	\$ 1,487,387
44	Hilton Dallas Lincoln Centre	Hilton Dallas Lincoln Centre	5410	Lyndon B Johnson Freeway	Dallas	TX	75240		ARES Management	200 Crescent Cr. Suite 1425	\$325,928	1.98%	\$ 385,256
45	Hilton Dallas/Park Cities	Hilton Dallas/Park Cities	5954	Luther Lane	Dallas	TX	75225		Apple Nine Services Dallas	814 E Main Street	\$222,428	1.35%	\$ 258,820
46	Hilton Garden Inn Dallas/Market Center	Hilton Garden Inn Dallas/Market Center	2325	North Stemmons Freeway	Dallas	TX	75207		2325 Stemmons TRS, Inc. c/o Pillar Hotels & Resorts	6031 Connection Dr Ste 500	\$154,463	0.94%	\$ 179,736
47	Hilton Garden Inn Downtown	Hilton Garden Inn Downtown	1600	Pacific Avenue	Dallas	TX	75201		1600 Pacific Landlord LLC	812 Gravier Street Suite 200	\$93,368	0.57%	\$ 108,644

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)

Map #	Hotel Name (Per Original Petition)	Current Name	Street No.	Street Address	City	ST	ZIP	Notes	Owner's Name	Owner's Address	Assessment (% Approximate)	% Allocation	FY 2019-20 Service Plan
48	Holiday Inn Dallas Market Center	Holiday Inn Dallas Market Center	4500	Harry Hines Boulevard	Dallas	TX	75219		Market Center DFW Hotel, LLC	545 E. John Carpenter Fwy	\$113,288	0.68%	\$ 131,824
49	Holiday Inn Express & Suites Dallas NW HWY	Holiday Inn Express & Suites Dallas NW HWY	2217	Connector Drive	Dallas	TX	75220		Bijal Hospitality	2287 W. Northwest Hwy	\$54,601	0.33%	\$ 63,535
50	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	\$63,205	0.38%	\$ 73,546
51	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	\$58,015	0.35%	\$ 67,507
52	Homewood Suites by Hilton Dallas Downtown	Homewood Suites by Hilton Dallas Downtown	1025	Elm Street	Dallas	TX	75202		Apple Ten Hospitality Ownership Inc	814 E Main St	\$162,827	0.99%	\$ 189,468
53	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.	\$86,061	0.52%	\$ 100,143
54	Hotel Indigo Dallas Downtown	Hotel Indigo	1933	Main Street	Dallas	TX	75201		Paul Sandhu	1933 Main Street	\$110,882	0.67%	\$ 129,024
55	Hotel ZaZa Dallas	Hotel ZaZa Dallas	2332	Leonard Street	Dallas	TX	75201		Givens Records Development LP	2332 Leonard St	\$226,962	1.38%	\$ 264,097
56	Hyatt House Dallas/Lincoln Park	Hyatt House - Lincoln Park	8221	North Central Expressway	Dallas	TX	75225		RLJ Lodging Trust	3 Bethesda Metro Center	\$104,824	0.64%	\$ 121,975
57	Hyatt House Dallas/Uptown	Hyatt House - Uptown	2914	Harry Hines Boulevard	Dallas	TX	75201		RLJ Lodging Trust	3 Bethesda Metro Center	\$99,589	0.61%	\$ 115,883
58	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 2198	\$75,427	0.46%	\$ 87,768
59	Hyatt Place Dallas/Park Central	Hyatt Place Dallas/Park Central	12411	North Central Expressway	Dallas	TX	75243		Interstate Hotels	4501 N. Fairfax Drive	\$62,741	0.38%	\$ 73,006
60	Hyatt Regency Dallas	Hyatt Regency Dallas	300	Reunion Boulevard	Dallas	TX	75207		Hunt Realty-Woodbine Development Corp.	1900 N. Akard	\$917,415	5.58%	\$ 1,067,519
61	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.	\$66,067	0.40%	\$ 76,877
62	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	\$8,721	0.05%	\$ 10,147
63	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.	\$9,470	0.06%	\$ 11,020
64	InTown Suites Garland Extended Stay	InTown Suites Garland Extended Stay	10717	Metric Drive	Dallas	TX	75243		Sun Suites Dallas Spe LLP	10477 Metric Dr.	\$10,445	0.06%	\$ 12,154
65	Knights Inn Market Center	Knights Inn Market Center	1550	Empire Central	Dallas	TX	75235		Chetna Patel	8718 DRAYTON DRIVE	\$52,488	0.32%	\$ 61,076
66	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	\$28,688	0.17%	\$ 33,381
67	La Quinta Inn & Suites Dallas 135 Walnut Hill Lane	La Quinta Inn & Suites Dallas 135	2421	Walnut Hill Lane	Dallas	TX	75229		Hemant Patel BDR Hospitality	2421 Walnut Hill Lane	\$47,732	0.29%	\$ 55,542
68	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	\$55,693	0.34%	\$ 64,805
69	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	\$59,734	0.36%	\$ 69,508
70	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	\$47,992	0.29%	\$ 55,844
71	Lampighter Motel	Lampighter Motel	9001	East R L Thornton Freeway	Dallas	TX	75228		Lampighter Motel Ltd.	9033 ERL Thornton Fwy	\$7,962	0.05%	\$ 9,264
72	Le Meridien Dallas by the Galleria	Le Meridien Dallas by the Galleria	13402	Noel Road	Dallas	TX	75240		NB Holdings, Dallas	13402 Noel Road	\$176,852	1.08%	\$ 205,787
73	Le Meridien Dallas, The Stoneleigh	Le Meridien Dallas, The Stoneleigh	2927	Maple Avenue	Dallas	TX	75201		Carey Watermark Investors	50 Rockefeller Plaza	\$208,123	1.27%	\$ 242,175
74	Lorenzo Hotel	Lorenzo Hotel	1011	South Akard Street	Dallas	TX	75202		Scotter Yates	1033 Young Street	\$129,404	0.79%	\$ 150,577
75	Love Field Hotel and Suites	Love Field Hotel and Suites	1241	West Mockingbird Lane	Dallas	TX	75247		Chandler Hotel Company	818 E. Pinnacle Peak Road	\$256,192	1.56%	\$ 298,110
76	Magnolia Hotel Dallas Downtown	Magnolia Hotel Dallas Downtown	1401	Commerce Street	Dallas	TX	75201		Hotze Magnolia Hotel	818 17th Street	\$236,852	1.44%	\$ 275,603
77	Magnolia Hotel Dallas Park Cities	Magnolia Hotel Dallas Park Cities	6070	North Central Expressway	Dallas	TX	75206		Trigate Capital, LLC	750 N Saint Paul St Ste 900	\$160,636	0.98%	\$ 186,919
78	MCM Elegante Hotel & Suites	MCM Elegante Hotel & Suites	2330	West Northwest Highway	Dallas	TX	75220		ICA Properties	700 N. Grant	\$76,031	0.46%	\$ 88,470
79	Motel 6 Dallas - Fair Park #4616	Motel 6 Dallas - Fair Park #4616	8510	East R L Thornton Freeway	Dallas	TX	75228		Krupalamoi LP	8510 East R.L. Thornton Frwy	\$28,896	0.18%	\$ 33,624
80	Motel 6 Dallas - Galleria #4657	Motel 6 Dallas - Galleria #4657	2660	Forest Lane	Dallas	TX	75234		Aum Sriram LLC	12301 N. Central Expressway	\$30,632	0.19%	\$ 35,644
81	Motel 6 Dallas - Market Center	Motel 6 Dallas - Market Center	1625	Regal Row	Dallas	TX	75247		Krishna Blaram & Raman Patel	1625 Regal Row	\$32,448	0.20%	\$ 37,756
82	Omni Dallas Hotel	Omni Dallas Hotel	555	South Lamar Street	Dallas	TX	75202		Omni Corporate	555 South Lamar Street	\$394,366	2.40%	\$ 458,891
83	Ramada by Wyndham Dallas Love Field	Ramada Dallas Love Field	1575	Regal Row	Dallas	TX	75247		Danny Patel, Divine Hotels LLC	1575 Regal Row	\$109,748	0.67%	\$ 127,705
84	Ramada Dallas North	Gateway Hotel	8102	Lyndon B Johnson Freeway				Renamed	Jee Sung Investment Inc	3905 Nantucket Dr.	\$28,658	0.17%	\$ 33,347
85	Red Roof Inn - Dallas Richardson	Red Roof Inn - Dallas Richardson	13685	North Central Expressway	Dallas	TX	75243		MPH Group LLC	13685 N. Central Expressway	\$19,890	0.12%	\$ 23,144
86	Regency Hotel (Being remodeled under Siegel Suites Dallas)	Saigel Suites	11350	Lyndon B Johnson Freeway				Remodel	TBD		\$32,988	0.20%	\$ 38,386
87	Renaissance Dallas Hotel	Renaissance Dallas Hotel	2222	North Stemmons Freeway	Dallas	TX	75207		Deep Ellum Real Estate LLC	9737 Washingtonian Blvd	\$385,410	2.34%	\$ 448,469
88	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	\$34,731	0.21%	\$ 40,414
89	Residence Inn by Marriott Dallas Downtown	Residence Inn Dallas Downtown	1712	Commerce Street	Dallas	TX	75201		Mehul Patel	1712 Commerce Street	\$66,067	0.40%	\$ 76,877
90	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	\$66,610	0.41%	\$ 77,509
91	Residence Inn by Marriott Dallas Park Central	Residence Inn Dallas Park Central	7642	Lyndon B Johnson Freeway	Dallas	TX	75251		Stonebridge Irving Venture %Dilip Pranar	8530 Esters Blvd	\$61,715	0.38%	\$ 71,813
92	Hotel Crescent Court	Hotel Crescent Court	400	Crescent Court					GFH Crescent Court Hotel LLC	777 Main Street	\$304,868	1.85%	\$ 351,751
93	Rosewood Mansion on Turtle Creek	Rosewood Mansion on Turtle Creek	2821	Turtle Creek Boulevard	Dallas	TX	75219		CTF	1300 19th St NW	\$228,515	1.39%	\$ 265,904
94	Sheraton Dallas Hotel	Sheraton Dallas Hotel	400	North Olive Street	Dallas	TX	75201		Chartres Lodging Group, LLC-Dustin Kline	50 California Street	\$982,929	5.98%	\$ 1,133,752
95	Sheraton Suites Market Center Dallas	Sheraton Suites Market Center Dallas	2101	North Stemmons Freeway	Dallas	TX	75207		IStar Dallas GL LP	180 Glastonbury Blvd	\$168,119	1.02%	\$ 195,627
96	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.	\$117,761	0.72%	\$ 137,028
97	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	\$20,277	0.12%	\$ 24,595

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)**

Map #	Hotel Name (Per Original Petition)	Current Name	Street No.	Street Address	City	ST	ZIP	Notes	Owner's Name	Owner's Address	Assessment (\$)	% Allocation	FY 2019-20 Service Plan
98	Staybridge Suites Dallas Addison	Staybridge Suites Dallas Addison	16060	Dallas Parkway	Dallas	TX	75248		Parkway Lodging LLC	4235 W. Airport Fwy Irving TX 75062	\$39,422	0.24%	\$ 45,872
99	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
100	Studio 6 Dallas Garland/Northeast #5003	Studio 6 Dallas Garland/Northeast #5003	9801	Adleta Court	Dallas	TX	75243		Kevin Hajari	9801 Adleta Ct Dallas TX 75243	\$15,089	0.09%	\$ 17,558
101	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
102	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
103	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
104	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
105	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
106	Hotel Alexis	OYO Townhouse	7815-B	Lyndon B Johnson Freeway				Renamed	TBD	TBD	\$79,171	0.48%	\$ 92,125
107	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
108	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
109	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
110	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 New York NY 10018	\$277,491	1.69%	\$ 322,893
111	The Westin Galleria Dallas	Westin (The) Galleria Dallas	13340	Dallas Parkway	Dallas	TX	75240		UBS Realty Investors	2515 McKinney Suite 800 Dallas TX 75201	\$461,198	2.80%	\$ 536,657
112	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
113	Townhouse Suites	Townhouse Suites	4150	Independence Drive	Dallas	TX	75237		Uppal Gurjit	4150 Independence Drive Dallas TX 75237	\$12,040	0.07%	\$ 14,010
114	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
115	W Dallas - Victory	W Dallas - Victory	2440	Victory Park Lane	Dallas	TX	75219		Vpuest Hotel LP-Estein & Associates USA, Ltd.	4705 S Apopka Vineland Road Suite 201 Orlando FL 32819	\$369,335	2.25%	\$ 429,764
116	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
117	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
118	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												
119	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
120	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 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.



PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL SEP 11 2019

ORDINANCE NUMBER 31325

DATE PUBLISHED SEP 14 2019

ATTESTED BY: