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 August 10, 2016, City Council authorized the creation of the South Dallas/Fair Park Public Improvement District (the "District"), for a period of seven-years and designated the Alliance for Greater Works (AWG) as the management entity for the District by Resolution No. 16-1249; and

WHEREAS, AGW assigned the management contract to Hip Hop Government, Inc., a Texas corporation ("HHG"); and

WHEREAS, on September 22, 2017, the Office of Economic Development sent HHG a default letter citing an insurance deficiency, and on November 6, 2017, a termination letter was sent to HHG stating that the Management Contract was terminated effective as of October 25, 2017. The Office of Economic Development worked with Office of Procurement Services to solicit a new manager for the District; and

WHEREAS, on December 12, 2018, City Council authorized a management contract with South Side Quarter Development Corporation, to manage District for a term of five years by Resolution No. 18-1804; and

WHEREAS, on September 11, 2019, City Council authorized an ordinance approving and adopting the District's final 2020 Service Plan, the 2019 Assessment Plan, and the 2019 Assessment Roll by Resolution No. 19-1441 and Ordinance No. 31323; and

WHEREAS, on September 9, 2020, City Council authorized an ordinance approving and adopting the District's final 2021 Service Plan, the 2020 Assessment Plan, and the 2020 Assessment Roll by Resolution No. 20-1366 and Ordinance No. 31642; and

WHEREAS, on August 25, 2021 City Council authorized an ordinance approving and adopting the District's final 2022 Service Plan, 2021 Assessment Plan, and the 2021 Assessment Roll by Resolution No. 21-1423 and Ordinance No. 31980; and

WHEREAS, the South Side Quarter Development Corporation provided City staff with the proposed District 2023 Service Plan and 2022 Assessment Plan as shown in **Exhibits B and C**; and

WHEREAS, City Council must review the proposed 2023 Service Plan and 2022 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 proposed 2022 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 2023 Service Plan and the proposed 2022 Assessment Plan for the South Dallas/Fair Park Public Improvement District (the District), will consider approval of the final 2023 Service Plan and 2022 Assessment Plan, subject to the public hearing on August 24, 2022.

The City Council makes the following findings concerning the Service Plan for the 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 enhanced security and public safety, capital improvements, improvement of common areas, landscaping, trash/litter removal, graffiti control, marketing and promotional activities, distinctive lighting and signage, business development and recruitment to promote the area, 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 range from a low of $181,000.00 in 2023 to a high of $253,500.00 in 2027. The total estimated net assessments to be collected during the next five-year period is approximately $1,080,000.00. The District shall incur no bonded indebtedness.

(d) **Boundaries.** The boundaries of the District are located wholly within the City of Dallas, Dallas County, Texas. The boundaries of the District are attached to the resolution 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. The net assessment amount for the 2023 Service Plan year is proposed to be $175,000.00. This amount is approximately equal to $0.1500 per $100.00 valuation. Once levied, this assessment rate shall not increase during the 2023 Service Plan year.

SECTION 1, (continued)

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 approval by the City Council.

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 Texas Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

(f) **Apportionment of costs between the District and the Municipality as a Whole.** The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property. City rights-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to assessment. The City of Dallas is not responsible for payment of assessment against exempt City property in the District.

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 virtual and in-person public hearing shall be held no earlier than 1:00 p.m. on August 24, 2022, in the City Council Chambers, 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.

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 2022 Assessment Roll on file with the City Secretary; approving the Service Plan for 2023; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2023; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; providing for the filing of the Service Plan; and providing an effective date.

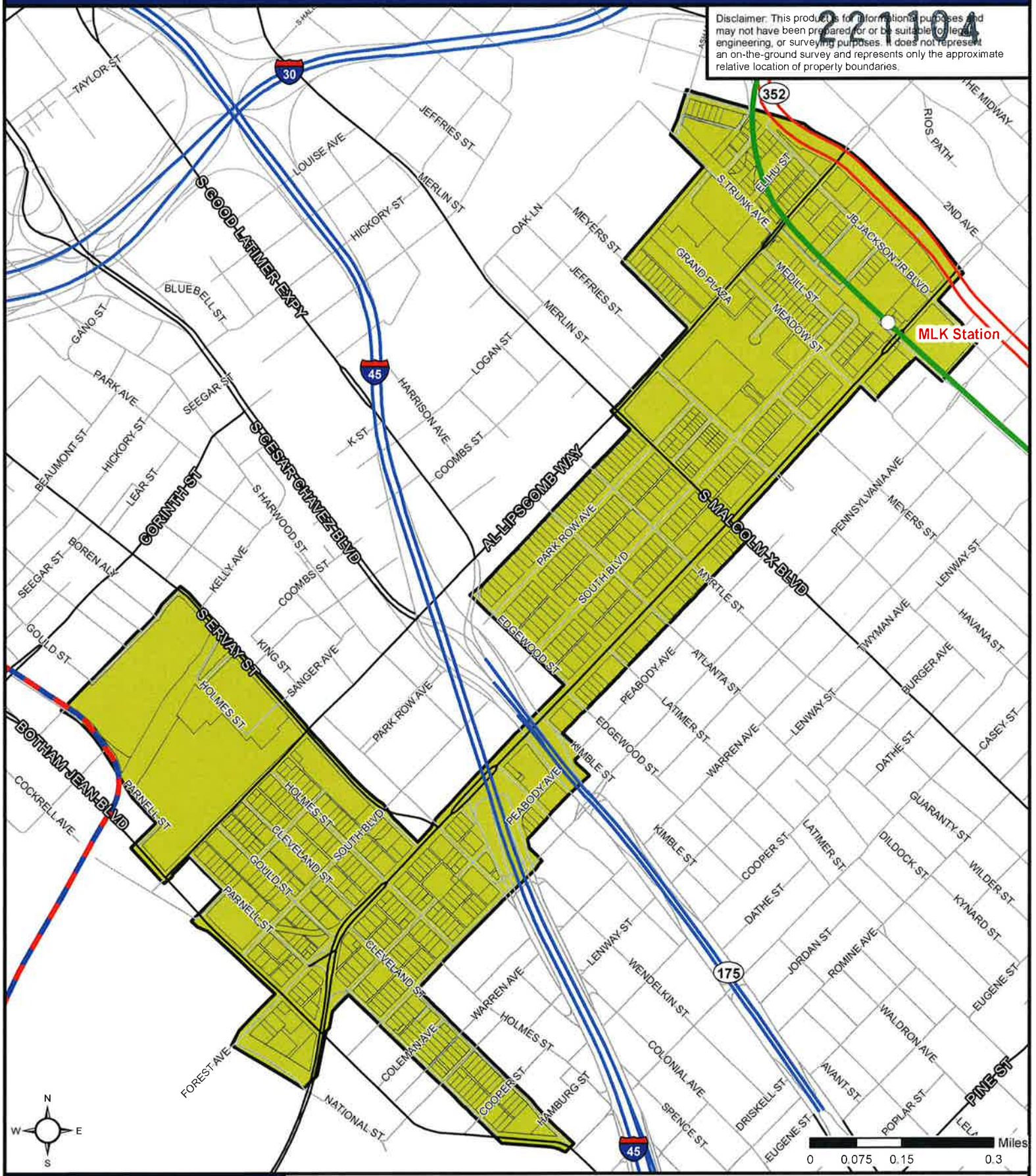
SECTION 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED BY
CITY COUNCIL

AUG 10 2022

CITY SECRETARY

South Dallas-Fair Park PID Boundaries - Exhibit A



DALLAS ECONOMIC DEVELOPMENT
Research & Information Division
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www.dallasecodev.org

Created 7.1.21, Last Updated 7.1.21 - SouthDallasFairParkPID.RK

Legend

- South Dallas-Fair Park - 2021
- Tax Parcels - 2021

- Freeway
- Tollway
- Highway
- Arterial
- Local Streets

- Rail Station
- DART Red Line
- DART Blue Line
- DART Green Line
- DART Orange Line
- Commuter Rail

Data Source: City of Dallas, 2021; DCAD, 2021.

Exhibit B

South Dallas Fair Park Public Improvement District
Service Plan 2023-2027

	%**	2023	2024***	2025***	2026***	2027***
NET TOTAL ASSESSMENTS*		**$175,000**	**$200,000**	**$220,000**	**$235,000**	**$250,000**
Surplus Carried Forward		**$7,385**	**$1,385**	**$3,385**	**$7,885**	**$15,385**
Estimated Annual Income to District		**$182,385**	**$201,385**	**$223,385**	**$242,885**	**$265,385**
Public Improvements						
Distinctive lighting/signs						
Water, wastewater, drainage						
Fountains				$5,000	$5,000	
Special Supplemental Services						
Public safety (1)	47%	$85,000	$115,000	$125,000	$130,000	$150,000
Improvements (2)	28%	$50,000	$50,500	$55,000	$60,000	$65,000
Promotion (3)	9%	$16,500	$17,000	$17,500	$18,000	$18,500
Administration (4)	3%	$5,000	$5,500	$7,000	$7,500	$8,000
Audit (6)	3%	$6,250	$6,500	$7,000	$7,500	$7,500
Insurance (7)	2%	$3,250	$3,500	$4,000	$4,500	$4,500
Renewal	8%	$15,000				
Estimated Annual Expenses to District		**$181,000**	**$198,000**	**$215,500**	**$227,500**	**$253,500**
Contingency/Carryover (5)		$1,385	$3,385	$7,885	$15,385	$11,885

*Net assessment reflects the deduction of City and County admin fees from the gross assessment collected.

** The % for each service category is calculated by dividing each category $ amount by total expenditures.

*** PID term ends in December, 2023. Years beyond 2024 is an estimate pending successful renewal.

(1) Public Safety: Courtesy Patrol, Patrol vehicles, safety related services

(2) Improvements: Landscaping, lighting, sidewalks, streets, parks, fountains, roadways, improvement related expenses

(3) Promotion: Outreach, business development, marketing,

(4) Administration: Office supplies, mailings, admin duties, mangers fee

(5) Contingency/Carryover: Contingency carryover for future projects

(6) Insurance: Insurance policy

(7) Audit: Annual Audit fee

EXHIBIT C

2022 ASSESSMENT PLAN
South Dallas/Fair Park Public Improvement District

The costs of the services and improvements by the South Dallas/Fair Park Public Improvement District (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.

The District's proposed assessment rate for 2022 is $0.15 per $100 of appraised value. Once levied, this assessment rate shall not increase during the 2023 Service Plan year.

The City of Dallas is not responsible for payment of assessments against exempt City property in the District because City right-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted. Payment of assessments by other tax-exempt jurisdictions and entities must be established by contract.