

**Tax Increment Reinvestment Zone Number Four
(Southside TIF)**



Amended and Restated Project and Financing Plan

*Approved August 1999
Updated December 2012*

Amended and Restated Project and Financing Plan

Tax Increment Financing

Tax increment financing (TIF) is an economic development tool used by local and county governments to finance public improvements within a defined geographic area. Chapter 311 of the Texas Tax Code governs tax increment financing.

Local and county governments may make an area eligible for tax increment financing by designating a reinvestment zone. In order for an area to be designated a reinvestment zone, the area must: (1) substantially arrest or impair the sound growth of the entity creating the zone, retard the provision of housing accommodations, or constitute an economic or social liability and be a menace to the public health, safety, morals, or welfare in its present condition; (2) be predominately open, and because of obsolete platting, deterioration of structure or site improvements or other factors, substantially impair or arrest the sound growth of the municipality; or (3) be in a federally assisted new community located in the municipality or adjacent to such property.

A TIF district allows for the tax increment generated from appreciating property values within the area to be dedicated to public improvements within the same area. As the assessed value of property within a TIF district increases over time, an increase in the taxes collected from the additional value is captured and placed into a special fund, which is used to finance public improvements; only taxes collected from the new taxable value within the TIF district are placed into the special fund. All other taxes collected from the base value continue to flow to the local taxing entities within the district.

Senate Bill 576, designed to help make TIF districts a more effective economic development tool, was approved by the Texas Legislature in 2009. This bill authorizes cities to use TIF funds to make infrastructure improvements outside of the district boundaries, **if those improvements directly benefit the district**. The bill also allows historic preservation efforts inside the TIF by authorizing cities to grant historic preservation incentives without requiring historic property owners to be “carved out” of the district.

The amount of increment that is captured in the special fund is dependent upon the participation rate of the local taxing entities. A local taxing entity may choose to participate by dedicating a portion of its tax increment to the special fund. The participation rate of an entity is determined in an inter-local agreement between the entity and the TIF board.

Each TIF district is overseen by a Board of Directors, between five and 15 members, appointed by the local taxing jurisdictions. This Board of Directors may consider potential projects that fall within the TIF district’s Project and Financing Plan. In addition to following the rules set forth in Chapter 311 of the Texas Tax Code, the Board of Directors must also abide by the City’s Tax Increment Financing Policy (Exhibit A), which may be updated from time to time.

Background

The Southside TIF was created on November 25, 1997 by Fort Worth City Council in order to promote the revitalization of Fort Worth’s Near Southside neighborhood and medical district after property values in the Near Southside fell by eight percent between 1994 and 1997. Section one of the Preliminary Project and Financing Plan entitled “What’s Tax Increment Financing and Why Use It for Fort Worth South?” Exhibit B provides a case for redevelopment in the area and shows why the use of TIF was feasible.

The Southside TIF extends over 1,278 acres east of Interstate 35 to Kentucky Avenue and is generally bounded to the north by Interstate 30 and Vickery Boulevard and to the south by Allen Street and West

Arlington Avenue. A map of the Southside TIF can be found in Exhibit B. Metes and bounds can be found immediately following in Exhibit D.

When the Southside TIF was established, it was composed of 1,330 property owners over 2,770 parcels, with a base value of approximately \$231 million, largely coincident with the Fort Worth Southside Development District area. Nearly nine percent of the property within the TIF is residential.

There are a number of tax-exempt properties including Cook Children's Hospital, Harris Methodist Hospital, and the JPS Health Network. In addition, 3.3 percent of properties in the Southside TIF area have been excluded from the TIF due to historical tax exemptions. Over 100 structures have been selected or deemed eligible for the National Register of Historic Places.

The Southside TIF is managed by Fort Worth South, Inc., a 501 (c)(4) nonprofit corporation, and is guided by the principles stated in the Fort Worth Southside Development District Conceptual Plan as adopted by Fort Worth City Council in May 1995 and the Near Southside Development Standards and Guidelines as adopted by Fort Worth City Council in November 2007. The Southside Medical District Strategic Redevelopment Plan was sponsored by the City of Fort Worth, the Fort Worth Transportation Authority, and a number of private businesses located within the Southside area. This two-year planning initiative profiled the history, trends, opportunities, and challenges of the neighborhood and established the strategy for implementing the revitalization plan, including the establishment of the Southside TIF. The Near Southside Development Standards and Guidelines were adopted to implement the land uses and development patterns proposed in the Conceptual Plan and the City's adopted Comprehensive Plan.

The Project and Financing Plan was adopted by Fort Worth City Council on August 31, 1999 and was updated on January 14, 2004. The TIF is set to expire on December 31, 2022.

New public investments within the Southside TIF are funded using available cash increment. The Southside TIF has not used public debt instruments to finance improvements, nor does it expect to in the future.

Existing Uses and Conditions

The Near Southside is one of the oldest neighborhoods in Fort Worth, Texas and has experienced significant changes to its original character.

The natural topography of the area is generally flat, with no major land forms or drainage patterns that would provide significant constraints to development. The physical attributes are influenced almost exclusively by historical development patterns and human-related factors.

Currently, the Southside TIF has a wide variety of land uses:

- Major medical institutions and associated professional support including emergency rooms, full-service hospitals and medical centers, high-rise medical facilities, medical offices, and medical supply establishments.
- Retail is generally limited to restaurants and small shops in one- or two-story buildings, generally located along major arterials. There is a significant absence of grocery stores and department stores.
- Most offices are generally related to the nearby medical institutions and range from small office buildings to larger, mid-rise establishments.

- Recent revitalization along Magnolia Avenue has resulted in the development of some retail and restaurant uses along the corridor.
- Light industrial and warehouse uses are concentrated along the northern and eastern sides of the Southside TIF.
- Single-family residences cluster in four zones: (1) south of Rosedale Street, (2) north of Rosedale Street, (3) east of the BNSF and UP railroad tracks, and (4) east of Interstate 35.
- Multi-family residences are scattered throughout the area and range in size.
- Both public and semi-public community facilities exist in the area, promoting education, entertainment, recreation, safety, and spirituality. Public schools include De Zavala Elementary School, Lilly B. Clayton Elementary School, Trimble Tech High School, Van Zandt-Guinn Elementary School, and the Young Women’s Leadership Academy.
- Dedicated park land and recreational facilities are limited to Fire Station Park, located north of Allen Street and west of Hemphill Street; Fairmount Park, located in the Fairmount Historic District; and Watts Park, located north of Leuda Street and west of St. Louis Avenue.
- Vacant and undeveloped land is dispersed throughout the Southside TIF. Vacant parcels tend to be fewer in areas south and immediately adjacent to the hospitals and greater in the industrial and single-family areas to the north and the east.

Visual Characteristics

The Southside TIF encompasses a great variety in landscape and visual characteristics:

- Boasts a significant view of the downtown Fort Worth skyline.
- “Landmark” buildings are limited to high-rise medical facilities including Cook Children’s Hospital, Harris Methodist Hospital, the JPS Health Network, and Plaza Medical, as well as a number of historic structures.
- Significant landscaped areas are limited to areas within the campuses of medical institutions and on a limited number of tree-lined streets in older residential neighborhoods.
- Most arterial streets consist of conflicting architectural character, building setbacks, land uses, and streetscape treatment, resulting in a lack of quality street environments and urban form.

Transportation

The Southside TIF includes a framework for roadway, parking facilities, and public transportation that offer both challenges and opportunities for the future.

Public transportation is provided by the Fort Worth Transportation Authority buses and MITS vehicles. The Trinity Railway Express (TRE) serves the T&P Terminal from the east to west, moving passengers between Fort Worth and Dallas. Most recently, The T and the City are pursuing the TEX Rail commuter rail project, from southwest Fort Worth to DFW Airport, which would include a proposed “Medical District” station just west of the Baylor All Saints campus. An implementation of a mass transit circulator system in the Near Southside of either a rubber wheel bus or Modern streetcar would serve key population centers and destinations, while promoting economic development and sustainability.

Parking in the northwest quadrant of the area is considered adequate, but future development and growth in the medical field will require additional parking structures. Parking inadequacies currently exist near the JPS Health Network, along Magnolia Avenue, and at various office and restaurant locations within the area.

Development Concepts (New Standards and Guidelines)

In November 2007, the City adopted the Near Southside Standards and Guidelines to provide a consistent mixed-use urban design standard for new development in the area.

The following principles serve as the focus for these standards and guidelines:

- Promote a pedestrian-oriented urban form;
- Maximize connectivity and access;
- Require excellence in the design of the public realm (building on Fort Worth’s history of civic art) and of buildings that front public spaces;
- Promote the preservation and creation of distinctive neighborhoods that provide diverse urban housing options;
- Support existing Near Southside businesses;
- Encourage adaptive reuse and support the preservation of historically significant buildings;
- Encourage creativity, architectural diversity, and exceptional design;
- Promote sustainable development that minimizes negative impacts on natural resources; and
- Encourage the integration of public art into public and private development.

A complete copy of the Near Southside Standards and Guidelines can be found on the web by visiting www.fortworthsouth.org.

Projects

Southside TIF projects can be broken down into nine categories: (1) administration, (2) business development and retail, (3) parking structures, (4) neighborhood parks and plazas, (5) residential, (6) schools, (7) signage, (8) streetscapes, and (9) transportation and infrastructure improvements.

1. Administration – *estimated \$4,700,000 (to date \$2,106,511)*
 - a. Expenses in this category reflect the costs incurred by Fort Worth South, Inc. to manage and administer activities within the Southside TIF.
2. Business Development and Retail – *estimated \$9,000,000 (to date \$1,680,607)*
 - a. As the number of Southside TIF residents increases, the need for retail services will also grow. The development of office buildings, grocery stores, mixed-use projects, restaurants, and shopping centers is a goal shared by the TIF district and potential investors. Many of these projects include public improvements to medical offices or mixed-use developments.

3. Parking Structures – *estimated \$15,000,000 (to date \$4,742,166)*
 - a. In September 2004, the Southside TIF board approved the construction and subsequent lease of the Magnolia Green parking structure. Additional parking structures, whether newly constructed or accessible through a Shared Parking Agreement, may be utilized to encourage denser development and support public access to commercial, residential, and retail developments at future mixed-use or transit-oriented developments.
4. Neighborhood Parks and Plazas – *estimated \$850,000 (to date \$829,949)*
 - a. The Southside TIF has replaced and repaired nearly 50 benches along West Magnolia Avenue, prompted the development of the Newby Park Pavilion, and funded the development of Watts Park, creating a green haven to Near Southside residents and visitors. The Southside TIF does not intend to fund any future park developments.
5. Residential – *estimated \$5,000,000 (to date \$1,248,086)*
 - a. Although more than 30,000 people work in the Medical District, only two percent of Medical District employees reside there. A survey in 2001 confirmed that 17 percent of workers would live in the Near Southside if suitable accommodations were available.
6. Schools – *estimated \$15,000,000 (to date \$9,070,696)*
 - a. The quality of educational facilities and the areas immediately adjacent to these schools demand to be improved. TIF funds can be used to supplement Fort Worth ISD’s capital spending to reach this goal. The Southside TIF makes annual payments to Fort Worth ISD to assist educational facilities within the district.
7. Signage – *estimated \$250,000 (to date \$23,300)*
 - a. \$150,000 has been allocated to employ city-wide arterial directional and informational signage, as suggested in the Linkages Study. Recently, it has also been determined that additional signage is needed to identify public parking options, services, and other destinations throughout the Near Southside community.
8. Streetscapes – *estimated \$35,000,000 (to date \$9,763,059)*
 - a. The availability of benches and bike racks, improved sidewalks, and tree coverage promote the Southside TIF as a pedestrian-friendly community. Some examples of potential streetscape initiatives include:
 - i. South Main between Vickery and Magnolia Avenue;
 - ii. Magnolia Avenue between Hemphill Street and South Main Street;
 - iii. West Vickery Boulevard between Adams Street and South Main Street;
 - iv. Evans Avenue between Rosedale Street and Allen Avenue; and
 - v. Oleander Street between Hemphill Street and Oak Grove Street.
9. Transportation and Infrastructure Improvements – *estimated \$5,000,000 (to date \$0)*
 - a. TIF participation will ensure needed infrastructure projects will not be delayed due to funding obstacles. The redevelopment of the South Main corridor between Vickery Boulevard and Magnolia Avenue is a priority of Fort Worth South, Inc. Additionally, street repair and reconstruction between West Vickery Boulevard and Pennsylvania Avenue, such as:
 - i. College Avenue;
 - ii. West Peter Smith;
 - iii. Lipscomb Street
 - b. A mass transit circulator system of either a rubber wheel bus or Modern streetcar system would serve key population centers and destinations, while promoting economic

development and sustainability. A mass transit circulator system in the Near Southside area would connect the Medical District with downtown Fort Worth, closing the gap between the two business districts created by Interstate 30.

Project Funding Status Worksheets are used to estimate when costs to the TIF will be incurred. An up-to-date Project Funding Status Worksheet can be found in Exhibit E.

Relocation

The project plan anticipates that there will be no relocation of residences or businesses existing in the project development area of the reinvestment zone when development activities commence. If actions by the Southside TIF result in relocation of any persons, the Residential Anti-Displacement and Relocation Assistance Plan for the City of Fort Worth will govern their relocation.

While the need for relocation is not envisioned, it is acknowledged that in the event such relocation becomes necessary in carrying out the public improvements funded by the Southside TIF, such expenses will be the obligation of the TIF. The relocation program is administered by the City's Housing and Economic Development Department. Should such a need arise; persons may appeal their cases through the established appeals process.

Financing

The Near Southside is located immediately south of downtown Fort Worth. It is home to Tarrant County's largest concentration of hospitals and out-patient medical services and serves as the area's second largest employment center. The area has a diverse array of activities, ranging from manufacturing and distribution to residences and schools.

Despite its location at the crossroads of regional freeways and the heart of the dramatic growth of the health care industry, taxable real property values in the area have not yet shown resurgence since 1994 of either the City of Fort Worth or Tarrant County. Between 1994 and 1997, taxable values of the City of Fort Worth and Tarrant County rose 16 and 23 percent, respectively. At the same time, Southside TIF values fell eight percent. As stated previously, the Southside TIF also includes a significant amount of vacant land, which serves as another measure of the depressed market and readiness for redevelopment.

As previously stated, the amount of increment that is captured in the special fund is dependent upon the participation rate of the local taxing entities. A local taxing entity may choose to participate by dedicating a portion of its tax increment to the special fund. The participation rate of an entity is determined in an inter-local agreement between the entity and the TIF board. Currently, all taxing entities (City of Fort Worth, Fort Worth ISD, Tarrant County, Tarrant County College District, Tarrant County Hospital District, and Tarrant Regional Water District) participate in the Southside TIF at 100 percent. 50 percent of Fort Worth ISD's contributions are dedicated to the improvement of educational facilities within the TIF. Participation agreements may be amended as determined by the taxing jurisdiction. It is expected that the participation agreements will be amended as follows: Tarrant County, Tarrant County College District, and Tarrant County Hospital District will participate in the Southside TIF at 50 percent starting in 2013 through the end of 2022. Tarrant Regional Water District will participate in the Southside TIF at 100 percent through the end of 2022. The City of Fort Worth will participate in the Southside TIF at 90 percent starting in 2013 through the end of 2022. The Fort Worth ISD will participate in the Southside TIF at 100 percent with 50 percent of the Fort Worth ISD contributions dedicated to the improvement of educational facilities within the Southside TIF boundary up to a maximum contribution of \$30 million.

It is expected that the Southside TIF will continue to enter into agreements with private developers to secure reimbursements for public infrastructure cost associated with their private development projects. It

is also anticipated that TIF funds will be spent as they are available to fund the goals and projects of this Project and Financing Plan.

During the formation of the Southside TIF, it was not anticipated that cash flow from the TIF would repay municipal bonds sold for the purpose of constructing new public infrastructure. This is still the case today, although other financing mechanisms and partnerships may be explored if existing cash revenue is insufficient to fund a critical project that faces unique time constraints or other pressing circumstances.

Projections

To date, the Southside TIF has performed incredibly well, as can be seen by in the most recent Tarrant Appraisal District (TAD) report in Exhibit F. Since 2000, taxable property value percentage growth has ranged from a negative three percent in 2010 for a TAD adjusted property value to a high of over fourteen percent annually. Due to this success, rather than estimating two percent annual taxable property value growth for future years, these projections take into account three percent annual taxable property value growth.

An up-to-date table reflecting increment projections through the sunset year of 2022 can be found in Exhibit G.

Conclusion

The Near Southside neighborhood is one of Fort Worth's greatest assets. As new investment is attracted and revitalization is encouraged, the area will continue to become an economically viable, mixed-use, central city neighborhood for all to enjoy. By partnering together, the City of Fort Worth and Fort Worth South, Inc. will work to maximize the development potential of the Southside TIF and ensure that the area grows to become a wonderful place to live, work, and play.

Exhibit A – City of Fort Worth Tax Increment Financing Policy

Please see following page



Policy, Guidelines and Procedures for
Tax Increment Reinvestment Zones (TIFs)

December 2009

City of Fort Worth
Housing and Economic Development Department

Section I. General Guidelines:

1. Each TIF application must demonstrate:
 - a. “but for” the creation of a TIF, quality development is not likely to occur in the proposed area without financial assistance from a TIF; and/or
 - b. An area is ripe for development or redevelopment provided that public infrastructure is constructed to support the revitalization of the area; and/or
 - c. use of a TIF is the appropriate incentive tool to recruit or relocate a catalyst project worth of public investment; and
 - d. The area proposed for designation as a TIF will have an increase in real property taxable value within the first two (2) years following designation.
2. The term of any newly created TIF may not exceed 21 years (20 years of tax increment collection), unless otherwise approved by City Council. Only TIFs created to help finance a “Major Infrastructure Project”, as designated by the City Council pursuant to Resolution in accordance with the City’s Relocation Incentives Policy for Businesses Displaced by Major Infrastructure Projects (Resolution No. 3556-11-2007), may have a term greater than 21 years, and the longer term shall only be permitted as necessary to fully finance the “Major Infrastructure Project”;
3. City of Fort Worth participation in any TIF will be limited to ad valorem real property taxes and preference will be given to participation at a rate less than 100 percent of the tax increment;
4. City of Fort Worth Housing and Economic Development Department will receive and evaluate all TIF requests and applications; and
5. City of Fort Worth Housing and Economic Development Department will be responsible for all TIF administration unless otherwise approved by the Fort Worth City Council in the Preliminary Project and Financing Plans.

Section II. Overview, Requirements, and Criteria

1. *Local Authority.* The City of Fort Worth adopted the initial guidelines by Resolution No. 3317-02-2006 on February 28, 2006 and was revised by Resolution No. (TBD) on December 8, 2009. The intent of this Policy is to provide direction to City Staff and interested parties regarding the development and establishment of TIFs within the City of Fort Worth.
2. *Statutory Authority.* Under authority of Chapter 311 of the Texas Tax Code, municipalities are permitted to establish TIFs. The City of Fort Worth will comply

with all requirements of Chapter 311 of the Texas Tax Code.

3. *TIF Goals and Objectives.* It is the City's goal to utilize TIFs as an economic development tool in the development or redevelopment of targeted areas. The City of Fort Worth may use TIFs to finance needed public improvements and enhance infrastructure within those targeted areas. It is the intent of the City to use TIFs for the primary purpose of the encouragement of revitalization within the Central City and other targeted areas identified by City Council by leveraging private investment for certain types of development activities that support the goals outlined in the City of Fort Worth Comprehensive Plan.
4. *M/WBE Goals.* In satisfaction of the requirements set forth in Section 311.0101 of the Texas Tax Code, before initiating work on any phase of the public improvements, the following goals and commitments must be met:
 - a. Any project costs for improvements that will ultimately be owned by the public and contemplated under a TIF Project and Financing Plan will require goals set by the Minority/Women Business Enterprise office for utilization of Fort Worth certified minority-owned and women-owned business enterprises (M/WBEs) in accordance with the same process followed for City Public Works contracts.
 - b. Any project costs for improvements that will ultimately be owned by a private entity and contemplated under a TIF Project and Financing Plan will require a commitment for utilization of Fort Worth certified M/WBEs of at least 25 percent of the total construction costs of a given project. The commitment must be outlined in the Economic Development Agreement or the TIF Development Agreement specifying the terms under which construction of the public improvements receiving assistance from a TIF are delineated. Any commitment below 25 percent will require a developer to meet with the City of Fort Worth M/WBE Advisory Committee prior to action by the applicable TIF Board of Directors to seek their input and assistance. The M/WBE Advisory Committee will provide the applicable TIF Board of Directors with a recommendation related to the utilization of Fort Worth certified M/WBEs. This recommendation, if different from the commitment made by the developer, will be non-binding, but should be taken under advisement by the applicable TIF Board of Directors.
5. *Determining Eligibility.* City Staff will undertake an economic analysis and risk assessment of each proposed TIF before arriving at a recommendation to the City Council as to whether the TIF should be created. The analysis, assessment, and recommendation of all requested TIFs will be based on the applicant's ability to address the following questions:

- a. What is the public purpose of the proposed TIF? Will the area develop without being designated as a TIF? What are the required public improvements?
 - b. What is the financial need for public investments and/or subsidy? Will use of the TIF recruit or relocate a catalyst project?
 - c. How will the City's general fund be impacted as a result of TIF designation?
 - d. What is the potential success of the TIF?
 - e. What is the appropriate level of participation by the City and other taxing entities?
 - f. What are the risks associated with creation of the TIF?
 - g. What alternative economic development tools are available in lieu of the TIF? How does the proposed Project and Financing Plan meet the needs of the proposed projects?
 - h. How will the TIF impact targeted public project improvements that are not proposed as TIF projects?
6. *TIF Tax Increment.* Once a TIF has been established in accordance with Chapter 311 and these guidelines, incremental real property taxes resulting from new construction, public improvements, and redevelopment efforts, will accrue to the various taxing entities. Participating entities may deposit all, a predetermined portion, or none of the incremental taxes in a designated TIF fund for the purpose of financing the planning, design, construction or acquisition of public improvements to the TIF. The City of Fort Worth may elect to contribute less than 100 percent of incremental real property taxes to the TIF. In no event will the City contribute any incremental sales taxes to the TIF.
7. *Use of TIF Proceeds.* TIF funds may be used only to pay for those public works and public improvements authorized by Chapter 311 of the Texas Tax Code. TIF proceeds cannot be used to support exclusively private purposes.
8. *Demonstration of Community Revitalization Impact.* It is the intention of the City of Fort Worth to use TIFs for the purpose of supporting community revitalization and redevelopment projects in targeted areas. As part of the application, a requestor must describe:
- a. How the planned investment will contribute to revitalization activities in the zone in question and/or the surrounding area of the community; and
 - b. How the input of nearby neighborhood residents and businesses has been solicited in the planning process.
9. *Participation by Other Taxing Entities.* Under Section 311.01 of the Texas Tax Code, other local taxing entities retain the right to determine the amount of tax increment that each will retain, or each may decide to retain all of the tax increment. The City of Fort Worth will enter into written agreements with all participating taxing entities to specify:

- a. The conditions for payment of the tax increment into a TIF;
- b. The portion of tax increment to be contributed by each entity to the TIF; and
- c. The term of the agreement.

10. *Term of a Reinvestment Zone.* As prescribed under Section 311.017 of the Texas Tax Code, reinvestment zones shall terminate on the earlier of:

- a. The termination date designated in the ordinance or order, as applicable, creating the zone or an earlier, subject to Subsection (c) hereof or later termination date designated by an ordinance or order adopted subsequent to the ordinance or order creating the zone; or
- b. The date on which all project costs, tax increment bonds and interest on those bonds, and other obligations have been paid in full.
- c. Only TIFs created to help finance a "Major Infrastructure Project", as designated by the City Council pursuant to the City's Relocation Incentives Policy and Guidelines for Qualifying Businesses Affected by Public Infrastructure Projects (Resolution No. 3556-11-2007) may be considered for a term extension if such extension is required to fully finance the Major Infrastructure Project.

11. *Criteria for TIF District Creation Requests.* In addition to the items outlined above, before reviewing an application for the creation of a TIF, the City will require that the requestors provide the following as part of their application:

- a. A summary that includes a general description of the proposed TIF, including proposed boundaries, an overview of the proposed projects, and proposed levels of participation by each taxing entity. This summary should not be more than one page in length.
- b. A legal description (metes and bounds) and a map of the real property proposed for TIF designation;
- c. An economic impact study as prescribed in Section 311.003 of the Texas Tax Code;
- d. A minimum of four (4) years of tax value information from the appropriate tax appraisal district for all properties in the proposed TIF;
- e. A proposed Project Plan as described in Sections 311.003 and 311.011 of the Texas Tax Code, with detailed descriptions of the projects and their costs, including detailed pro formas, if available; and
- f. A proposed Financing Plan as described in Sections 311.003 and 311.011 of the Texas Tax Code, with complete tax increment projections for the entire term of the TIF.

All information must be provided in both paper and electronic form. A minimum of five (5) copies must be provided.

12. *Criteria for TIF Project Requests.* In order for City Staff to recommend funding of a particular project by the TIF once the TIF has been established, the party desiring TIF financing must provide the following:

- a. Information satisfactorily demonstrating the financial wherewithal to meet project costs and complete the project (i.e. financial statement, complete sources and uses budget, or Letter of Credit from an appropriate financial institution);
- b. A complete and detailed market feasibility study;
- c. A complete and detailed cost benefit analysis; the direct and indirect benefits of a development proposal shall be determined and quantified by City Staff (e.g. employment benefits, tax base benefits, housing benefits, and transportation benefits);
- d. Demonstrated clear financial gap (e.g. the profitability and feasibility of the project both with and without public assistance, including a detailed delineation of the developer equity contribution into the project and the overall proposed financial structure of the project);
- e. Proposed security, collateralization, or credit enhancement; and
- f. Demonstrated commitment to the quality of development, the project area, and project completion.

Section III. Application Process and Fees

Depending on the exact nature and complexity of the proposed TIF, the estimated timeframe to complete the process for designation is at least six (6) months. Therefore, applications for the creation of a TIF must be submitted to the City by June 30 in order for the TIF to be established in the same calendar year. Applications submitted to the City after June 30 will not be considered for designation until the following calendar year. In addition, requestors must submit at least five (5) copies of the application.

All applications for creation of a proposed TIF and applicable fee(s) should be delivered to:

City of Fort Worth
Housing and Economic Development Department
TIF Administrator
1000 Throckmorton
Fort Worth, Texas 76102
817.392.6103

1. *Application Form.* Requestors desiring to designate a TIF must fully complete an “Application for Designation of Tax Increment Reinvestment Zone”, provide all information by this Policy and submit the required application fee, as set forth in Subsection III below.

2. *Pre-Application Review Process.* A requestor may request a meeting with appropriate City Staff prior to submitting an application in order to address TIF requirements and development processes. The meeting can be scheduled through the Housing and Economic Development Department.
3. *Application Fee.* A non-refundable application fee of \$1,500 must accompany all applications. The application fee should be in the form of a check or a money order and made payable to “The City of Fort Worth”. The application fee is to support administrative costs of initial review for completeness, internal processes, and presentations.
4. *Preliminary Review.* City Staff will review the application within ten 10 working days to ensure compliance with these guidelines. If City Staff determines that an application does not meet the criteria hereunder, the requestor will be so notified, the application fee will not be refunded, and no further action on the application will occur. The requestor will have 14 working days to supply any information that is lacking without having to resubmit a new application.
5. *Application Review.* If City Staff determines that an application meets these Guidelines, a full financial and programmatic review of the proposed project will occur. This review may be conducted by City Staff, an outside agency, or consultant, and includes at a minimum an analysis of said items under Section I, paragraphs V, VII, VIII, XI, and XII in the application or may result in a City Staff recommendation that TIF designation is not appropriate.
6. *Open Records Act.* Upon submission of an application, all project information provided to or developed by the City could become “public information”, and therefore may be subject to provisions of the Texas Open Records Act.

Section IV. Statutory Criteria for TIF Designation

In accordance with Section 311.005 of the Texas Tax Code, to be designated as a TIF, an area must:

1. Substantially arrest or impair the sound growth of the municipality creating the zone, retard the provision of housing accommodations, or constitute an economic or social liability and be a menace to public health, safety, morals, or welfare in its present condition and use because of the presence of:
 - a. A substantial number of substandard, slum, deteriorated, or deteriorating structures;
 - b. The predominance of defective or inadequate sidewalk and street layout;
 - c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
 - d. Unsanitary or unsafe conditions;
 - e. The deterioration of site or other improvements;

- f. Tax of special assessment delinquency exceeding the fair value of the land;
 - g. Defective or unusual conditions of title;
 - h. Conditions that endanger life or property by fire or other causes; or
 - i. Structures, other than single-family residential structures, less than 10 percent of the square footage of which has been used for commercial, industrial or residential purposes during the preceding 12 years; or
2. Be predominantly open and, because of obsolete platting, deterioration of structures or site improvements or other factors, substantially impair or attest the sound growth of the municipality; or
 3. Be in a federally assisted new community located in the municipality or in an area immediately adjacent to a “federally assisted new community”; or
 - a. Federally assisted new community is defined as an area that has received or will receive assistance in the form of loan guarantees under Title X of the National Housing Act, if a portion of the federally assisted area has received grants under Section 107 (a) (l) of the Housing and Community Development Act of 1974).
 4. Be an area described in a petition requesting that the area be designated as a reinvestment zone, if the petition is submitted to the governing body of the municipality of the owners of property constituting at least 50 percent of the appraised value of the property in the area according to the most recent certified appraisal roll.
 - a. Only City Council is able to make a defensible finding that the area described in the petition is unproductive, underdeveloped, or blighted, as required by Article VIII, Section I – g (b) of the Texas Constitution.

Section V. Statutory Criteria for TIF Designation

1. *Size Limitations.* The City of Fort Worth is not permitted under Section 311.006 of the Texas Tax Code to create a TIF or change the boundaries of an existing TIF if the total appraised value of taxable real property in the proposed TIF and in existing TIF exceeds:
 - a. 15 percent of the total appraised value of taxable real property in the City of Fort Worth and industrial districts created by the City of Fort Worth; or
 - b. 15 percent of the total appraised value of taxable real property of a county in which the TIF is located; or
 - c. 15 percent of the total appraised value of taxable real property of a school district in which the TIF is located.

2. *Use Limitations.* The City of Fort Worth is not permitted under Section 311.006 of the Texas Tax Code to create a TIF or change the boundaries of an existing TIF if more than 10 percent of the property in the proposed or modified zone (excluding publicly-owned property) is used for residential purposes. A property is considered to be used for residential purposes if it contains less than five (5) living units. This particular restriction does not apply to TIFs established pursuant to a petition received in accordance with Section 311.005 (a) (5) of the Texas Tax Code.

Any questions regarding this Policy should be directed to the City of Fort Worth Housing and Economic Development Department, 1000 Throckmorton, Fort Worth, Texas 76102, or by phone, 817.392.6103.

Exhibit B – “Why Fort Worth South?”

Please see following page.

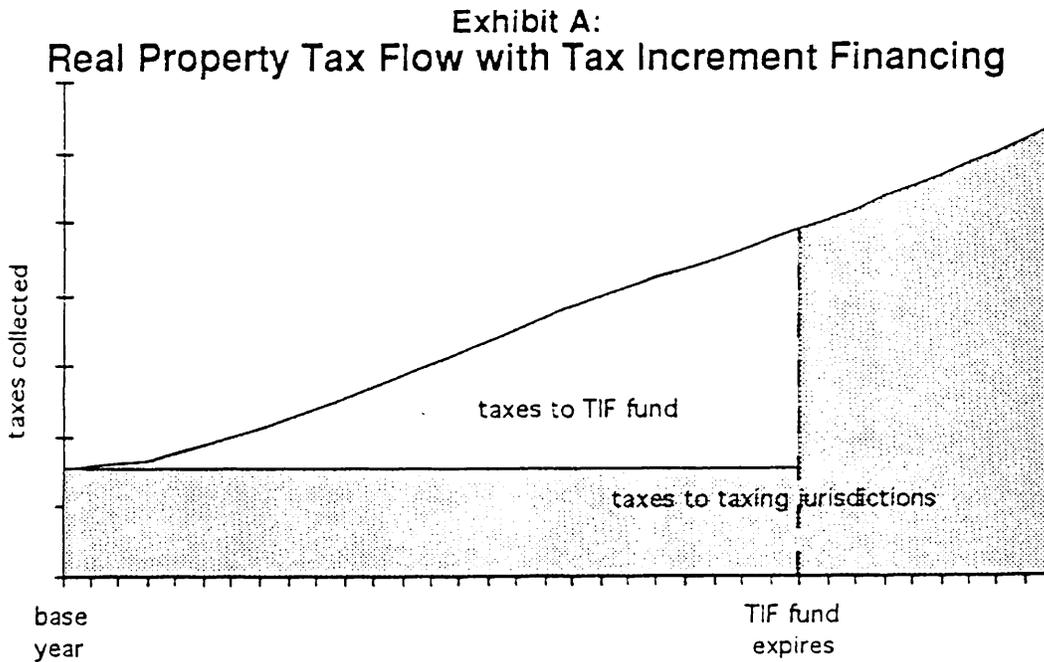
Section 1: What's Tax Increment Financing and Why Use It for Fort Worth South?

Tax Increment Financing Defined

Tax increment financing (TIF) is a tool local governments of Texas use to finance public improvements within a defined area. The improvements strengthen existing communities and attract new investments. The statutes governing tax increment financing are in Chapter 311 of the Texas Tax Code.

A municipality makes an area eligible for tax increment financing by designating a "reinvestment zone." Reinvestment zones are also called "tax increment zones," "tax increment districts," "TIF zones" or "TIF districts." Costs of selected public improvements within the reinvestment zone may be paid by future or current tax revenues flowing from improved and appreciated real properties in the zone. The additional tax dollars generated by growth of real property value in the zone are called the "tax increment." These dollars flow to a "tax increment fund" ("TIF fund") for a specified term of years. Money flowing to the TIF fund each year is disbursed according to a plan and agreements approved by a TIF board that includes representatives of all participating local governmental units.

Exhibit A is a simple illustration of how tax revenues from real properties within a reinvestment zone flow to taxing jurisdictions and a TIF fund.



Assumptions: (1) Taxable real property value of zone rises as shown.
(2) Tax rates remain constant. Rate changes would impact cash flow to taxing jurisdiction and the TIF fund.

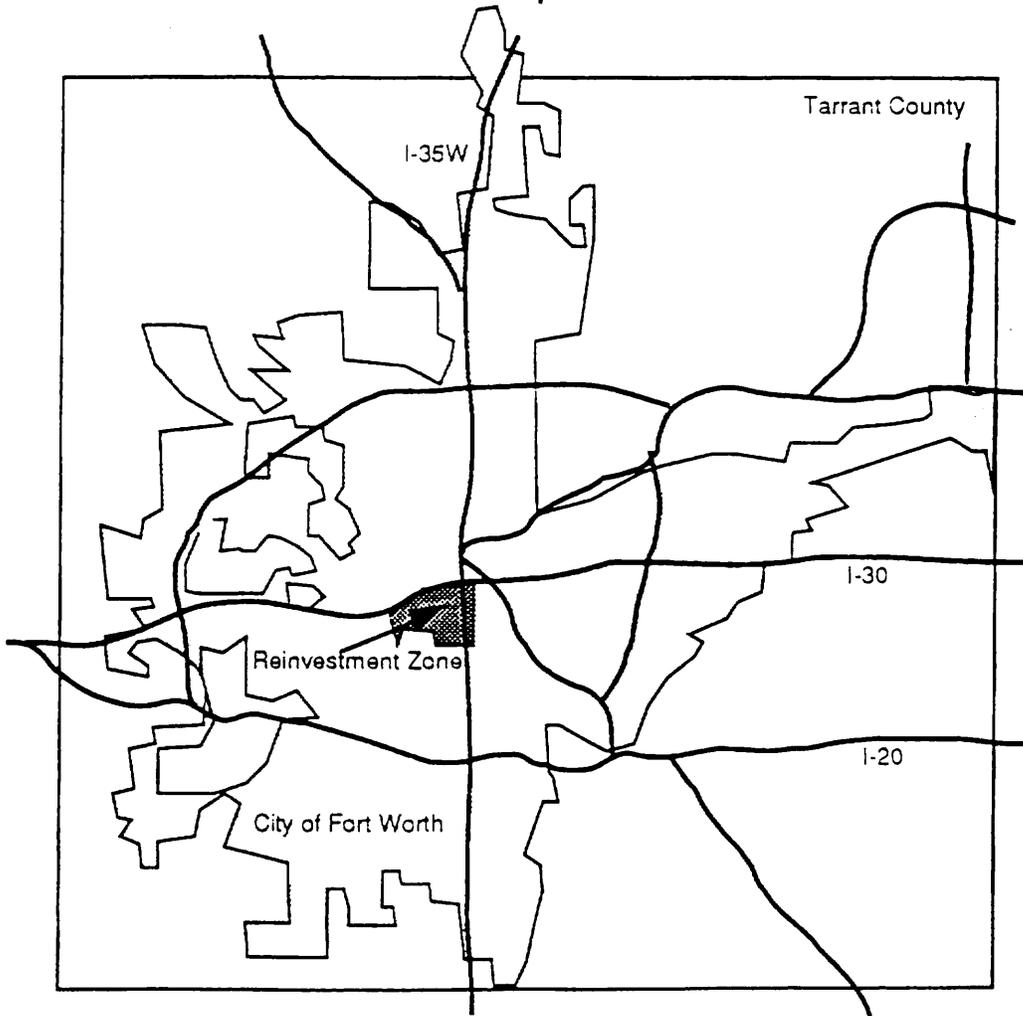
Only cities may create reinvestment zones for tax increment financing. Once created, school districts, counties, hospital districts and college districts are allowed to participate in the tax increment financing agreement. Each taxing unit may choose to dedicate to the TIF fund all, a portion or none of the additional tax revenue attributable to increased real property value in the zone.

Inclusion of a property in a reinvestment zone does not change the tax rates for the property. Tax rates in a reinvestment zone are the same as tax rates outside the reinvestment zone, within the same set of taxing jurisdictions.

The Case for TIF in Fort Worth South

Fort Worth South is located immediately south of Downtown Fort Worth. Its general location relative to the City of Fort Worth and Tarrant County is illustrated in Exhibit B.

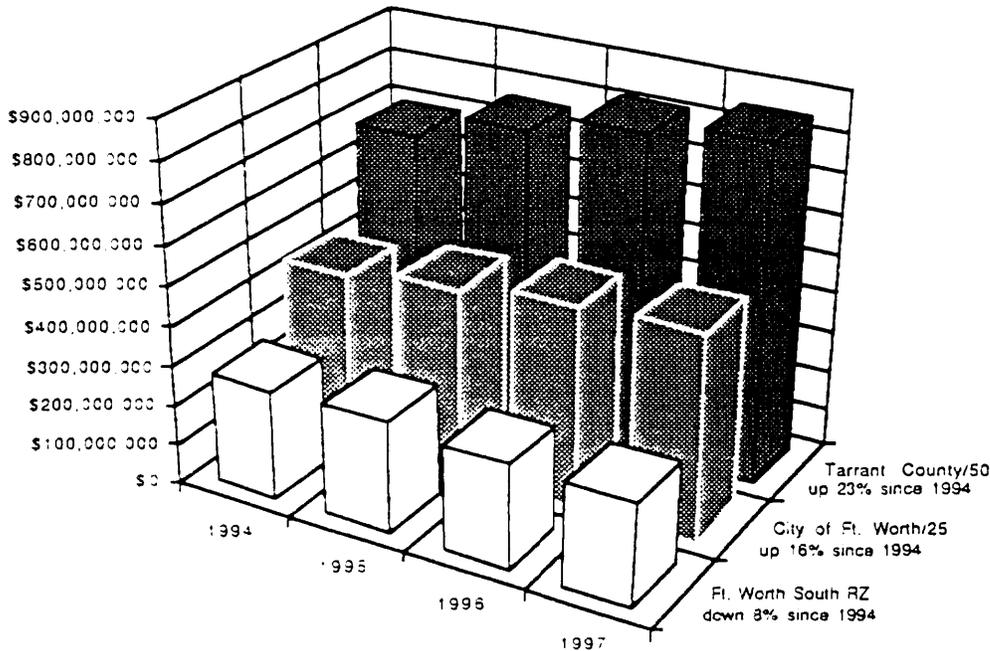
**Exhibit B:
General Location of the Proposed Reinvestment Zone**



The Fort Worth South neighborhoods developed early in Fort Worth's history. Today Fort Worth South is home to Tarrant County's largest concentration of hospitals and out-patient medical services. Manufacturing and distribution, residences, retail services and schools give the area a diversity of activities.

Despite location at the crossroads of regional freeways and dramatic growth of the health care industry, taxable real property values in Fort Worth South have not yet shown the resurgence since 1994 of either Tarrant County or the City of Fort Worth. Exhibit C illustrates the divergence of taxable property values since 1994. From 1994 to 1997, Tarrant County taxable real property values rose 23%. City of Fort Worth values rose 16%. Fort Worth South values fell 8%.

**Exhibit C:
Taxable Real Property Value Change
in Reinvestment Zone, City and County**



Fort Worth South stakeholders appreciate the low real estate prices and appraisals in the general area. They see the prospects of economic growth in this sleeping market as developers and consumers become aware of economic opportunities and a community drive powering Fort Worth South.

Another measure of the depressed market and readiness for redevelopment in this significant part of the City and region is the high percentage of land now vacant. Tax accounts comprising 22% of the privately owned land area in the proposed Fort Worth South reinvestment zone are vacant land, with no structures of material value.

The Fort Worth South community has been implementing an owner-driven program to lift itself by the bootstraps. With an organizational structure similar to

Downtown Fort Worth, Inc., Fort Worth Southside Development District, Inc. has done business as "Fort Worth South" since 1996. Fort Worth South is a 501(c)(4) nonprofit operating corporation. It is associated with a 501(c)(3) nonprofit foundation, Historic Southside, Inc., founded in 1985, to support redevelopment. A three-party effort sponsored by the City of Fort Worth, the Fort Worth Transportation Authority and the Southside Medical District produced a strategic plan for the community in May 1995, titled Strategic Plan. Goals for Fort Worth South have included creation of a Tax Increment Financing (TIF) program for financing of public improvements pursuant to Texas statutes.

Owners of property in the Southside community believe the area will realize more of its strong potential for economic development when tax increment financing can be used to attract private redevelopment. With tax increment financing, a developer may construct approved public improvements and anticipate reimbursement from the future tax flows generated by the associated development.

Exhibit C – Southside TIF Map

Please see following page.

Exhibit D – Metes and Bounds

Please see following page.

Boundary Description
Tax Increment Reinvestment Zone Number Four, City of Fort Worth, Texas

Being a tract of land in the City of Fort Worth, Tarrant County, Texas, which tract is more particularly described as follows:

Beginning at the southwest corner of Lot 25, Block 20, Fairmount Addition, being in the easterly line of an alley and in the northerly line of West Arlington Avenue;

Thence westerly along the northerly line of said West Arlington Street to the easterly line of the Fort Worth & Western Railroad main track right-of-way;

Thence with said Railroad to its intersection with the south line of Park Place;

Thence with the south line of Park Place to its intersection with the extension of the west line of Berkley Street;

Thence crossing Park Place and with the west line of Berkley Street northerly to the south line of Edwin Avenue;

Thence easterly crossing Berkley Street and along the north line of Block 7 of Forest Park Place, commonly known as the Lily B. Clayton School Property, crossing the afore mentioned Fort Worth & Western Railroad to the east line of said Railroad;

Thence northerly along the east line of said railroad to its intersection with the north line of All Saints Episcopal Hospital Block 2;

Thence easterly with the north line of said Block 2 to its intersection with the western line of Fort Worth & Western Railroad right-of-way;

Thence northerly along the west line of said railroad to the southerly line of Mistletoe Boulevard;

Thence westerly along the south line of said Mistletoe Boulevard to the easterly line of the Fort Worth & Western Railroad right-of-way.

Thence northerly along the east line of said Railroad to the southerly line of West Rosedale Street;

Thence westerly along the south line of said West Rosedale Street to the easterly line of Forest Park Boulevard;

Thence northerly along the east line of said Forest Park Boulevard to the southerly line of line of the Union Pacific Railroad;

Thence northeasterly along the southerly line of said Union Pacific Railroad to the north line

of West Vickery Boulevard;

Thence easterly along the north line of said West Vickery Boulevard to the southerly right-of-way line of new Interstate Highway 30;

Thence easterly along the southerly right-of-way line of said new U.S. Highway 30, crossing Interstate Highway 35W to the east line of Kentucky Street;

Thence southerly along the east line of said Kentucky Street to its intersection with the south line of Terrell Street;

Thence westerly with the southerly line of said Terrell Street to the northeast corner of Lot 1, Block 2 McNulty and Nesbit Subdivision;

Thence southerly along the easterly line of said Lot 1 and Lot 30 of said McNulty and Nesbit Addition to the northerly line of Humbolt Street;

Thence easterly along the northerly line of said Humbolt Street to a point on the northerly extension of the last line of lots 32 and 32A, Block 2 of said McNulty and Nesbit Addition;

Thence southerly crossing said Humbolt Street and along the east line of said lots 32 and 32A and continuing on said line to the southeast corner of Lot 4, Graves and McDaniel Subdivision and being in the north line of Maddox Avenue, (this line to run generally along the east line of the first tier of lots on the east side of Evans Avenue from Humbolt to Maddox);

Thence westerly along the northerly line of said Maddox to a point on the northerly extension of Lot 553, Block 22, Hyde Park Addition;

Thence southerly crossing said Maddox Street along the easterly line of lots 553 and 580 of said Hyde Park Addition to the southerly line of said East Allen Avenue;

Thence westerly along the southerly line of said East Allen Avenue to a point on the southerly extension of the westerly line of South Main Street;

The northerly crossing said East Allen Street and along the westerly line of said South Main Street to the southerly line of Feliks Gwozdz Place;

Thence westerly along the southerly line of said Feliks Gwozdz Place to a point on the southerly extension of the east line of Lot 2, Block D, of the Hendricks Subdivision of Fields-Welsh Addition;

Thence northerly crossing said Feliks Gwozdz Place and along the east line of said Lot 2 to the northerly line of Ingram Street;

Thence easterly along the north line of said Ingram Street to the westerly line of Travis

Street;

Thence northerly along the west line of said Travis Street to the southerly line of West Morphy Street;

Thence westerly along the south line of said West Morphy Street to the northwest corner of Lot 8, Block D, of said Hendricks Subdivision;

Thence southerly along the west line of said Lot 8 to the north line of an alley which divides said Block D, Hendricks Subdivision;

Thence westerly along the north line of said alley to the east line of Lipscomb Street;

Thence southerly along the east line of said Lipscomb Street to a point on an easterly extension of the south line of Lot 12, Block C of Armstrong Subdivision of Fields-Welsh Addition;

Thence westerly along said line and along the south line of Lot 12 and Lot 4 of Block C, said Armstrong Subdivision to the easterly line of Alston Street;

Thence southerly along the east line of said Alston Street to the southerly line of Maddox Street;

Thence westerly along the southerly line of Maddox Street to the westerly line of College Street;

Thence northerly along the west line of said College Street to the northerly line of West Morphy Street;

Thence easterly along the north line of said West Morphy Street to the westerly line of said Lipscomb Street;

Thence northerly along the westerly line of said Lipscomb Street to the northeast corner of Lot 3B, Block A, of Martin & Moodie Subdivision of Fields-Welsh Addition;

Thence westerly to the northwest corner of said Lot 3B;

Thence southerly to the southwest corner of Lot 3B;

Thence westerly along the southerly line of Lot 3A of said Block A, extending to the westerly line of said Alston Street;

Thence northerly along the westerly line of said Alston Street to the northeast corner of Lot 4, Block 1, Brooks and Bailey Subdivision;

Thence westerly along the northerly line of said Lot 4 extending to the west line of an alley;

Thence southerly along the west line of said alley to the northerly line of an intersecting alley;

Thence westerly along the northerly line of said alley to the westerly line of said College Street;

Thence northerly along the westerly line of said College Street to the northeast corner of Lot 3, Block 2, of said Brooks and Bailey Subdivision;

Thence westerly along the northerly line of said Lot 3, Block 2 extending to the westerly line of an alley;

Thence southerly along said westerly line to the northerly line of an intersecting alley;

Thence westerly along said northerly line to the westerly line of Washington Street;

Thence northerly along said westerly line to the northeast corner of Lot 1E of D.S. Ross Subdivision;

Thence westerly along the northerly line of said Lot 1E extending to the westerly line of an alley;

Thence southerly along said westerly line to the southeast corner of Lot 1A, said D.S. Ross Subdivision;

Thence westerly along the southerly line of said Lot 1A extending to the westerly line of Adams Street;

Thence northerly along said westerly line to the northeast corner of Lot 8D, said D.S. Ross Addition;

Thence westerly to the northwest corner of said Lot 8D;

Thence southerly along the westerly line of said Lot 8D to the northeast corner of Lot 8C, said D.S. Ross Addition;

Thence westerly along the northerly line of said Lot 8C extending to the westerly line of Henderson Street;

Thence southerly along said westerly line to the southeast corner of Lot 4R, Block A, King's Subdivision of Fields-Welsh Addition;

Thence westerly along the southerly line of Lots 4R and 13R, Block A extending to the westerly line of Fifth Avenue;

Thence northerly along said westerly line to the northeast corner of Lot 4, Block B of said King's Subdivision;

Thence westerly along the northerly line of said Lot 4 and Lot 13 extending to the westerly line of Lake Street;

Thence southerly along said westerly line to the northeast corner of Lot 5, Block 1, Johnson Subdivision of Fields-Welsh Addition;

Thence westerly along the northerly line of said Lot 5 to the northeast corner of Lot 28 said Block 1;

Thence southerly to the southeast corner of said Lot 28;

Thence westerly along the southerly line of said lot 28 extending to the westerly line of Sixth Avenue;

Thence northerly along said westerly line to the northeast corner of Lot 5, Block 2, of said Johnson Subdivision;

Thence westerly along the north line of said Lot 5 to the southeast corner of Lot 29, said Block 2;

Thence northerly to the northeast corner of Lot 30, said Block 2;

Thence westerly along the northerly line of said Lot 30 extending to the westerly line of Fairmount Street;

Thence northerly along the west line of said Fairmount Street to the southerly line of Magnolia Street;

Thence westerly along said southerly line to the westerly line of an alley which divides Block C of McNulty and Nye Subdivision;

Thence southerly along the westerly line of said alley to the southeast corner of Lot 4, Block C of said McNulty and Nye Subdivision;

Thence westerly along the southerly line of said Lot 4 extending to the westerly line of Seventh Avenue;

Thence southerly along said westerly line to the southeast corner of Lot 27, Block B of said McNulty and Nye Subdivision;

Thence westerly along the southerly line of said Lot 27 extending to the westerly line of an alley;

Thence northerly along said westerly line to the southerly line of said Magnolia Street;

Thence westerly along said southerly line to the easterly line of Hurley Street;

Thence southerly along said easterly line to the southerly line of said West Morphy Street;

Thence westerly along said southerly line to the northeast corner of Lot F7, Block F, of said McNulty and Nye Subdivision;

Thence southerly along the easterly line of said Lot F7 and F3 and F2 and F4 and extending to the southerly line of Myrtle Street;

Thence easterly to the easterly line of an alley which divides Block 9 of Loyd's Addition and Block 1 of Stewart's Addition and Block 1 of Fairmount Addition:

Thence southerly along the easterly line of said alley to the southerly line of said West Allen Avenue;

Thence easterly along said southerly line to the northeast corner of Lot 32, Block 10, Fairmount Addition;

Thence southerly with the westerly line of Hurley Avenue to the southeast corner of Lot 23, said Block 10;

Thence westerly along the southerly line of said Lot 23 to the easterly line of an alley;

Thence southerly along the easterly line of said alley to the southwest corner of Lot 25, Block 20, Fairmount Addition and THE POINT OF BEGINNING.

SAVE & EXCEPT THE FOLLOWING TRACTS OF LAND:

Lot 3B, Block N, Rosedale Addition (Newkirk Wallerich Building - Ray Boothe);

Lots 5, 6, 7, and 7 feet of Lot 4 Block I, Rosedale Addition (Fresnel Technologies - Linda Claytor);

Lots 1, 2, 3, 4A, 5B, 6A, & 6B, Block 34, Tucker's Addition (Fire Station #5 - Bob Higginbotham);

Lots 1, 2, 3, 5, 6, 7, & 8, Block Land 700, Smith, Jones & Daggett Addition (Recreation Building - Mark Hulme);

Lots A1B and A2, Block 2, Field's-Welch Addition (Parker Commons - Fred Brodsky);

Lots 7R and 8R, Block 3, McLellan Subdivision of Field's-Welch Addition (Mehl Building - David Motheral);

Lot 1, Block 3, Edward's Heirs Addition (600 Eighth Avenue - Art Brender);

Lots 4B and 5C, Block 17, Jennings South Addition, (201 South Lipscomb - Brent Hull);

Lot 1, Block 7, Evans South Addition, (924 Evans Avenue - Glen Hilton Smith);

Lots 1A, 1B, 1C, 1D, 2, and 3, Block 3, Martin and Moodie Subdivision of Field's-Welch

Addition (Modern Drug - Ray Boothe);

and those tracts of land being more particularly described as follows:

Beginning at the intersection of the northerly line of Terrell Street with the easterly line of Seventh Street;

Thence northerly along the easterly line of said Seventy Street to the northwest corner of Lot 1, Block 2, Grandview Addition;

Thence easterly along the northerly line of Lots 1 through 8, said Block 2 and extending to the easterly line of West Sixth Avenue;

Thence northerly along the easterly line of said Sixth Avenue to the southerly line of Pennsylvania Avenue;

Thence easterly along the southerly line of said Pennsylvania Avenue to the westerly line of said Henderson Street;

Thence along the westerly line of said Henderson Street to the northerly line of said Terrell Street;

Thence westerly along the northerly line of said Terrell Drive to THE POINT OF BEGINNING (Cook's Children's and Harris Methodist Hospitals) ; and

Beginning at the intersection of the northerly line of Petersmith Street with the easterly line of Jennings Avenue;

Thence northerly along the easterly line of said Jennings Avenue to the southerly line of Broadway Street;

Thence easterly along the southerly line of said Broadway Street to the westerly line of Galveston Street;

Thence southerly along the western line of Galveston to the northerly line of Petersmith Street;

Thence westerly along the northerly line of said Petersmith Street to THE POINT OF BEGINNING (Broadway Baptist Church and Temple Beth El).

December 15, 1997

Exhibit E – Project Funding Status Worksheet

Please see following page.

Exhibit F – Tarrant Appraisal District (TAD) report

Please see following page.

TARRANT APPRAISAL DISTRICT
TIF ACCOUNT SUMMARY LISTING
CFW - TIF #4 (SOUTHSDE)

1997 BASE YEAR APPRAISED VALUE	2012 APPRAISED VALUE	1997 BASE YEAR TAXABLE VALUE	2012 TAXABLE VALUE	APPRAISED VALUE INCREMENT	TAXABLE VALUE INCREMENT	APPRAISED VALUE UNDER PROTEST	NET TAXABLE LESS PROTESTED VALUE	NEW CONSTRUCT.	NET TAXABLE LESS NEW CONST.
CITY OF FORT WORTH 235,875,120	498,206,994	229,759,626	488,966,832	262,331,874	259,207,206	5,920,155	483,046,677	16,417,739	472,549,093
TARRANT COUNTY HOSPITAL 235,875,120	498,206,994	230,881,594	492,282,468	262,331,874	261,400,874	5,920,155	486,362,313	16,417,739	475,864,729
TARRANT COUNTY COLLEGE 235,875,120	498,206,994	233,823,663	492,317,468	262,331,874	258,493,805	5,920,155	486,397,313	16,417,739	475,899,729
REGIONAL WATER DISTRICT 235,875,120	498,206,994	233,781,663	492,282,468	262,331,874	258,500,805	5,920,155	486,362,313	16,417,739	475,864,729
TARRANT COUNTY 235,875,120	498,206,994	230,881,594	492,282,468	262,331,874	261,400,874	5,920,155	486,362,313	16,417,739	475,864,729
FORT WORTH ISD 235,875,120	498,206,994	233,238,948	491,466,794	262,331,874	258,227,846	5,920,155	485,546,639	16,417,739	475,049,055

TOTALS FOR APPRAISED VALUE UNDER PROTEST AND NEW CONSTRUCTION DO NOT INCLUDE VALUES FROM ABSOLUTE EXEMPT ACCOUNTS.

Exhibit G – Increment Projections

Please see following page.

Fort Worth Southside Tax Increment Finance District #4

Fort Worth Southside Development District

Actual 1997 through 2011

Projection 2012 through 2022

TIF Year	Tax Year	% Change in Value	Actual & Projected Taxable Value	Estimated Increase From Base	Estimated FWISD Tax Increment	Estimated County Tax Increment	Estimated City Tax Increment	Estimated Hosp. District Tax Increment	Estimated TC College Tax Increment	Estimated Water District Tax Increment	Estimated Total Tax Increment
Base	1997	N/A	\$ 231,000,000								
1	1998	-2.16%	\$ 226,000,000	\$ (5,000,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	1999	-1.46%	\$ 222,700,000	\$ (8,300,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	2000	5.75%	\$ 235,500,000	\$ 4,500,000	\$ 48,500	\$ 16,115	\$ 50,338	\$ 13,727	\$ 3,154	\$ 593	\$ 132,427
4	2001	7.69%	\$ 253,600,000	\$ 22,600,000	\$ 344,519	\$ 65,576	\$ 205,135	\$ 55,860	\$ 22,308	\$ 4,193	\$ 697,591
5	2002	4.10%	\$ 264,000,000	\$ 33,000,000	\$ 524,824	\$ 92,541	\$ 289,911	\$ 78,923	\$ 43,296	\$ 6,212	\$ 1,035,708
6	2003	6.02%	\$ 279,900,000	\$ 48,900,000	\$ 773,808	\$ 135,171	\$ 426,795	\$ 116,767	\$ 65,091	\$ 9,341	\$ 1,526,972
7	2004	3.97%	\$ 291,000,000	\$ 60,000,000	\$ 961,562	\$ 163,096	\$ 517,593	\$ 140,890	\$ 79,384	\$ 11,390	\$ 1,873,916
8	2005	6.87%	\$ 311,000,000	\$ 79,000,000	\$ 1,284,916	\$ 219,282	\$ 694,437	\$ 189,425	\$ 108,127	\$ 15,514	\$ 2,511,701
9	2006	8.61%	\$ 337,789,704	\$ 106,789,704	\$ 1,597,593	\$ 293,804	\$ 929,059	\$ 254,735	\$ 146,798	\$ 21,063	\$ 3,243,051
10	2007	9.77%	\$ 370,793,893	\$ 139,793,893	\$ 1,635,591	\$ 373,702	\$ 1,195,763	\$ 323,076	\$ 191,395	\$ 27,465	\$ 3,746,992
11	2008	14.71%	\$ 425,332,093	\$ 194,332,093	\$ 2,419,048	\$ 516,012	\$ 1,651,469	\$ 445,446	\$ 265,645	\$ 38,512	\$ 5,336,132
12	2009	6.41%	\$ 452,614,904	\$ 221,614,904	\$ 2,901,835	\$ 587,333	\$ 1,883,590	\$ 507,013	\$ 302,279	\$ 43,915	\$ 6,225,965
13	2010	-3.23%	\$ 437,984,450	\$ 206,984,450	\$ 2,705,483	\$ 548,444	\$ 1,758,848	\$ 473,442	\$ 281,947	\$ 40,969	\$ 5,809,133
14	2011	3.81%	\$ 454,662,027	\$ 223,662,027	\$ 2,943,711	\$ 596,403	\$ 1,914,831	\$ 514,843	\$ 332,218	\$ 44,602	\$ 6,346,609
Cash Increment Earned & Collected to Date					\$ 18,141,391	\$ 3,607,480	\$ 11,517,768	\$ 3,114,146	\$ 1,841,644	\$ 263,769	\$ 38,486,197
15	2012	3.29%	\$ 469,620,338	\$ 238,620,338	\$ 3,123,123	\$ 631,999	\$ 2,029,305	\$ 545,571	\$ 352,294	\$ 47,299	\$ 6,729,591
16	2013	3.00%	\$ 483,708,948	\$ 252,708,948	\$ 3,340,812	\$ 333,576	\$ 1,944,595	\$ 287,958	\$ 188,230	\$ 50,542	\$ 6,145,714
17	2014	3.00%	\$ 498,220,217	\$ 267,220,217	\$ 3,532,651	\$ 352,731	\$ 2,056,260	\$ 304,493	\$ 199,039	\$ 53,444	\$ 6,498,618
18	2015	3.00%	\$ 513,166,823	\$ 282,166,823	\$ 1,862,022	\$ 372,460	\$ 2,171,274	\$ 321,525	\$ 210,172	\$ 56,433	\$ 4,993,886
19	2016	3.00%	\$ 528,561,828	\$ 297,561,828	\$ -	\$ 392,782	\$ 2,289,738	\$ 339,067	\$ 221,639	\$ 59,512	\$ 3,302,738
20	2017	3.00%	\$ 544,418,683	\$ 313,418,683	\$ -	\$ 413,713	\$ 2,411,757	\$ 357,136	\$ 233,450	\$ 62,684	\$ 3,478,739
21	2018	3.00%	\$ 560,751,243	\$ 329,751,243	\$ -	\$ 435,272	\$ 2,537,436	\$ 375,747	\$ 245,615	\$ 65,950	\$ 3,660,020
22	2019	3.00%	\$ 577,573,780	\$ 346,573,780	\$ -	\$ 457,477	\$ 2,666,885	\$ 394,916	\$ 258,145	\$ 69,315	\$ 3,846,738
23	2020	3.00%	\$ 594,900,994	\$ 363,900,994	\$ -	\$ 480,349	\$ 2,800,218	\$ 414,660	\$ 271,052	\$ 72,780	\$ 4,039,059
24	2021	3.00%	\$ 612,748,024	\$ 381,748,024	\$ -	\$ 503,907	\$ 2,937,551	\$ 434,996	\$ 284,345	\$ 76,350	\$ 4,237,149
25	2022	3.00%	\$ 631,130,464	\$ 400,130,464	\$ -	\$ 528,172	\$ 3,079,004	\$ 455,943	\$ 298,037	\$ 80,026	\$ 4,441,182
Projected Termination of TIF #4					\$ 30,000,000	\$ 8,509,917	\$ 38,441,791	\$ 7,346,157	\$ 4,603,662	\$ 958,104	\$ 89,859,631
					Note 2	Note 3	Note 4	Note 3	Note 3	Note 5	Note 1

Notes:

1. TIF #4 is to remain active for 25 years through 2022.
2. 50% of FWISD's increment contribution(\$15 mil) is to be returned to the ISD for their use on school campuses within the TIF District.
3. TIF #4 increment participation rate is 50% starting in 2013 through 2022.
4. TIF #4 increment participation rate is 90% starting in 2013 through 2022.
5. TIF #4 increment participation rate is 100% through 2022.