

# City of Fort Worth, Texas

## City Officials

**Michael J. Moncrief**  
Mayor

**Salvador Espino**  
District 2

**W.B. "Zim"  
Zimmerman**  
District 3

**Danny Scarth**  
District 4

**Frank Moss**  
District 5

**Jungus Jordan**  
District 6

**Carter Burdette**  
District 7

**Kathleen Hicks**  
District 8

**Joel Burns**  
District 9

**Dale A. Fisseler, P.E.**  
City Manager

**Tom Higgins**  
Deputy City Manager

**Charles Daniels**  
Public Safety  
Services

**Karen L. Montgomery**  
Management Services

**Fernando Costa**  
Infrastructure  
Services

**Susan Alanis**  
Community Development  
Services

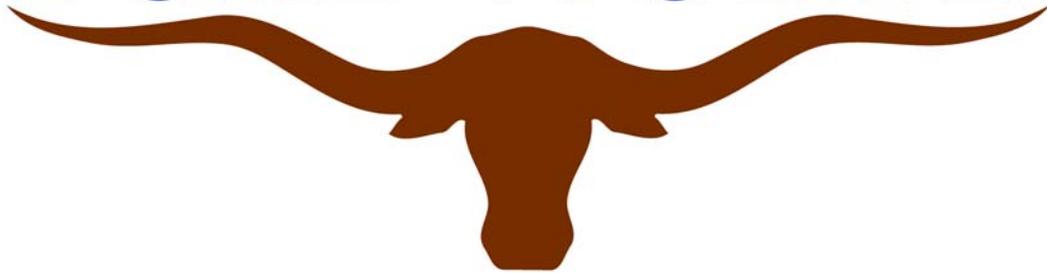
Assistant City Managers

Budget and Research Staff

**Horatio Porter, C.P.A.**  
Budget Officer

**Alan Shuror**, Budget Manager  
**Dakisha R. Boone**, Senior Management Analyst  
**Aaron Cummins**, Management Analyst II  
**Anat Zoarerts**, Management Analyst I  
**Sandra Garcia**, Management Analyst I

**FORT WORTH**



# List of Departments and Directors

## **City Manager's Office**

Dale Fisseler,  
City Manager, 817-392-6266

## **Internal Audit**

Darlene Allen,  
City Auditor, 817-392-6132

## **Police**

Jeff Halstead,  
Police Chief, 817-392-4210

## **City Secretary**

Marty Hendrix,  
City Secretary, 817-392-6161

## **IT Solutions**

Pete Anderson,  
Director, 817-392-8781

## **Public Events**

Kirk Slaughter,  
Director, 817-392-2501

## **Code Compliance**

Brandon Bennett,  
Director, 817-392-6322

## **Law**

David Yett,  
City Attorney, 817-392-7606

## **Transportation/Public Works**

William Verkest,  
Director, 817-392-7801

## **Equipment Services**

Wayne Corum,  
Director, 817-392-5118

## **Library**

Gleniece Robinson,  
Director, 817-871-7706

## **Water & Wastewater**

Frank Crumb,  
Director, 817-392-8246

## **Financial Management Services**

Lena Ellis,  
Director and CFO, 817-392-8517

## **Municipal Airport**

Kent Penney,  
Director, 817-392-5403

## **Fire**

Rudy Jackson,  
Fire Chief, 817-392-6805

## **Municipal Court**

Deidra Emerson,  
Director, 817-392-6711

## **Housing and Economic Dev.**

Jay Chapa,  
Director, 817-392-5804

## **Parks & Community Services**

Richard Zavala,  
Director, 817-392-5711

## **Human Resources**

Karen Marshall,  
Director, 817-392-7783

## **Planning and Development**

Randle Harwood,  
Director, 817-392-6101

**FORT WORTH**



# City of Fort Worth 2010 Awards

## Community Relations:

- The first gold medal award was for the 2009 Parks and Community Services Centennial video submitted as part of its entry in the National Gold Medal Awards for Excellence in Park and Recreation Management.
- Two awards of excellence were earned by Ware and Associates and the City of Fort Worth's Integrated Management program for their newsletter, "Hard Hat Zone." The awards were for excellence in a governmental newsletter and for overall newsletter design.

## Environmental Management:

- Greater DFW Recycling Alliance 2010 Leadership Award winner for Outstanding Recycling Special Event – This award recognizes the organization that has made outstanding achievement in the area of special event recycling and waste reduction. The City of Fort Worth was recognized for its collaboration with the Fort Worth Symphony Orchestra for reducing waste at the annual Concerts in the Garden summer performances.
- Keep America Beautiful Presidents Circle Award – Keep Fort Worth Beautiful received the Keep America Beautiful President's Circle Award. The President's Circle Award recognizes exemplary performance made by certified affiliates of the national nonprofit to reduce litter, minimize waste, and beautify and improve their local communities.
- Keep Texas Beautiful Gold Star Affiliate Award – For Keep Texas Beautiful affiliates to achieve this status they are required to share information on their mission and goals, answer questions about their public education programs, partnerships, and sustainability efforts, participate in the Keep Texas Beautiful or Governor's Community Achievement Awards programs, and provide a letter of support from their community.
- Keep Texas Beautiful Sustained Excellence Award – Keep Fort Worth Beautiful was recognized for being a Gold Star Affiliate for three consecutive years.
- Clean Air Champion Award for 2009 from the North Texas Clean Air Coalition – awarded to the City of Fort Worth on October 20, 2009.

## Equipment Services:

- Named one of the "Top 100 Fleets in North America" for the 6<sup>th</sup> year in a row, the Equipment Services Department ranked 15th out of over 38,000 government fleets in 2010. The program recognizes and rewards peak performing fleet operations in North America. Currently in its sixth year, 100 Best Fleets identifies and encourages ever-increasing levels of performance improvement within the fleet industry. 100 Best Fleets is sponsored by Invers Mobility Solutions, National Joint Powers Alliance, *Government Fleet* Magazine and the 100 Best Fleets in North America program.

Blue Seal of Excellence – Two service centers have been awarded the Blue Seal of Excellence from the National Institute for Automotive Service Excellence (ASE). ASE, an automotive industry professional certification program, awards the Blue Seal of Excellence to businesses that showcase highly qualified repair facilities with a commitment to provide excellent services. Recipients must maintain a staff certification level of at least 75 percent. There are only 2 Blue Seal public or private service centers in Fort Worth and they are both within the Equipment Services Department.

### **Financial Management Services:**

- 2010 Achievement of Excellence in Procurement award from the National Purchasing Institute.

### **Information Technology Solutions:**

- The City of Fort Worth IT Solutions, in conjunction with EMO and Fire departments, received a winning award in the category of “public safety technology” from Public Technology Institute for the Special Needs Assistance Program (SNAP) / CAD Interface. SNAP is a program designed to provide the Fort Worth - Tarrant County Office of Emergency Management with vital information on Tarrant County residents with permanent disabilities.
- The City of Fort Worth IT Solutions received a significant achievement award in the category of “public safety technology” from Public Technology Institute for the Disaster Recovery Planning of GIS databases thru Automation.
- The City of Fort Worth IT Solutions, in conjunction with Environmental Management and Code Compliance departments, received a significant achievement award in the category of “telecommunications and information technology” from Public Technology Institute for the CodeOps - ITSM Solid Waste Interface.

### **Municipal Court:**

- Second place at the North Texas Teen Court Competition. 16 teams from eight Teen Courts in the N. Texas area competed.
- City of Fort Worth proclamation proclaiming June as Teen Court month.

### **Parks and Community Services:**

- Sterling Tree City U.S.A. Award for 10 consecutive years as Tree City U.S.A. Growth Award recipient.
- 31st Year City of Fort Worth awarded Tree City U.S. A. by the National Arbor Day Foundation.
- Texas Amateur Athletic Federation Youth Basketball State Champions (Girls 10 years and under) Girls Youth Basketball Team from Southwest Community Center.
- Leadership Award from Greater DFW Recycling Alliance – for recycling efforts during the Concerts in the Garden.
- 2010 Teacher’s Choice Award for Best Programming Content in the Gardens, Nature Preserves and Parks category - for the Berrien Regional Educational Agency in Berrien Spring, Michigan

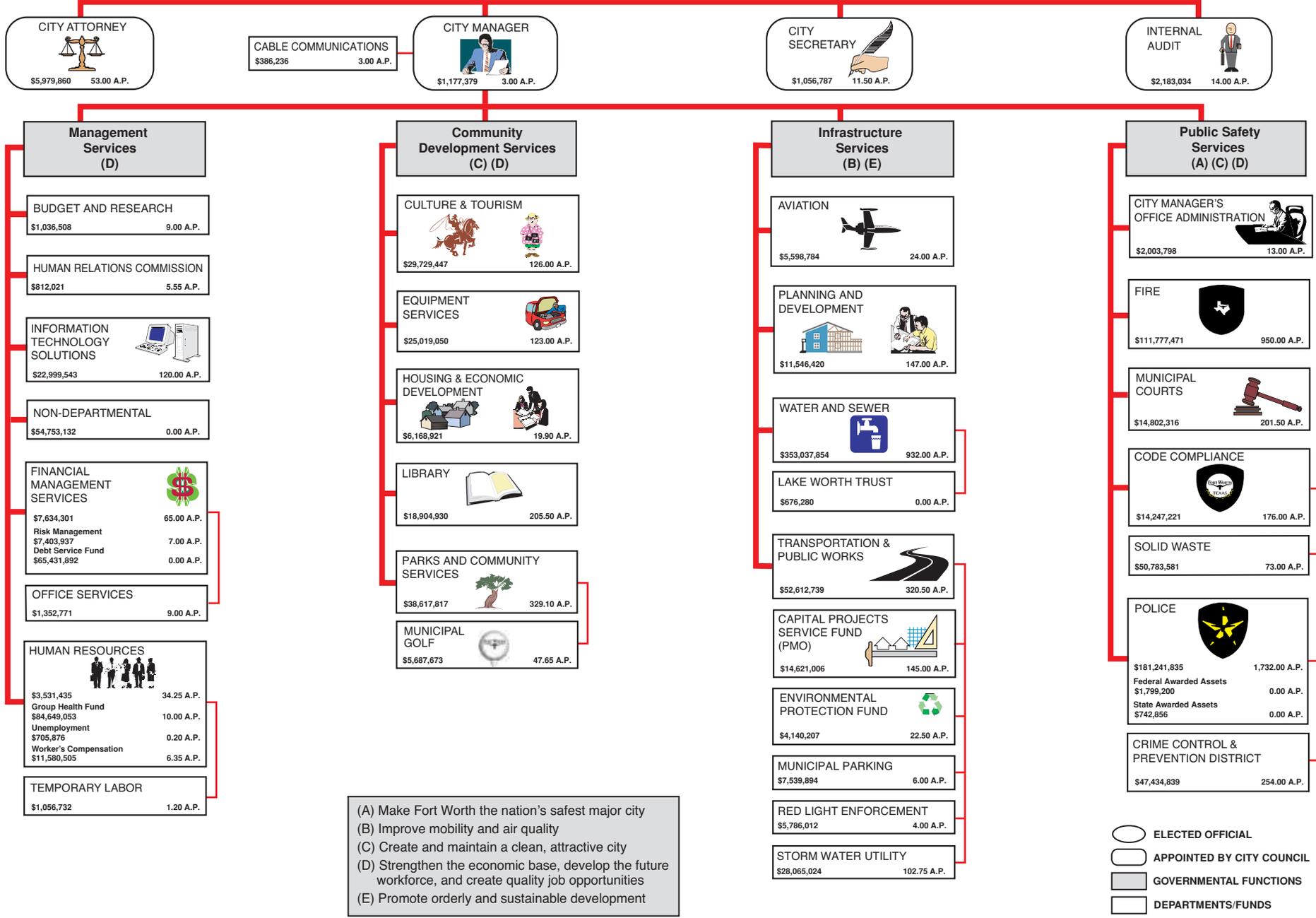
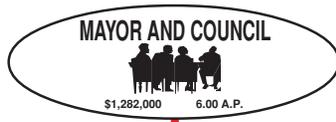
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- (Nature Center has participated for 5 years with the Region 11 Education Services Center – reaching 5,176 students nationwide).
- 2009 Barbara Jordan Media Award by the Texas Governor's Committee with Disabilities to the City of Fort Worth for the best television documentary positively impacting the public's perception of people with disabilities.
- Camp Fire U.S.A. 2009 Community Partner Award for the Fort Worth Botanic Garden (received in 2010) for the Plein Air Paint Out at the Fort Worth Botanic Garden.
- TOMA Innovative Programming Award from the Southwest Park and Recreation Institute (for the video presentation of the City of Fort Worth Parks Centennial Celebration).
- North Texas Corporate Recycling Association Green Awards to the City of Fort Worth in conjunction with the Fort Worth Symphony Orchestra and Abitibi Bowater for recycling efforts at the Concerts in the Garden.

**FORT WORTH**



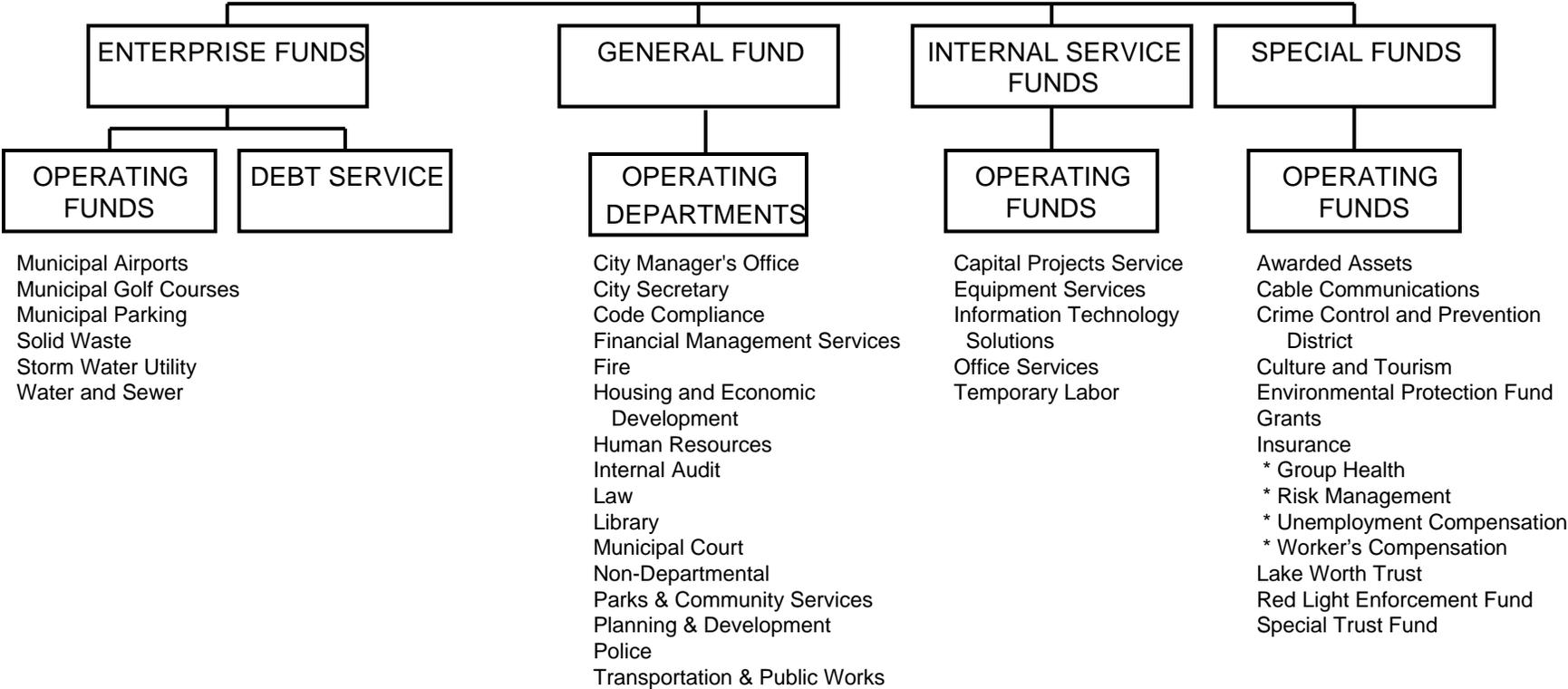
# CITIZENS OF FORT WORTH



**FORT WORTH**



# TOTAL CITY OPERATING FUND STRUCTURE



Municipal Airports  
Municipal Golf Courses  
Municipal Parking  
Solid Waste  
Storm Water Utility  
Water and Sewer

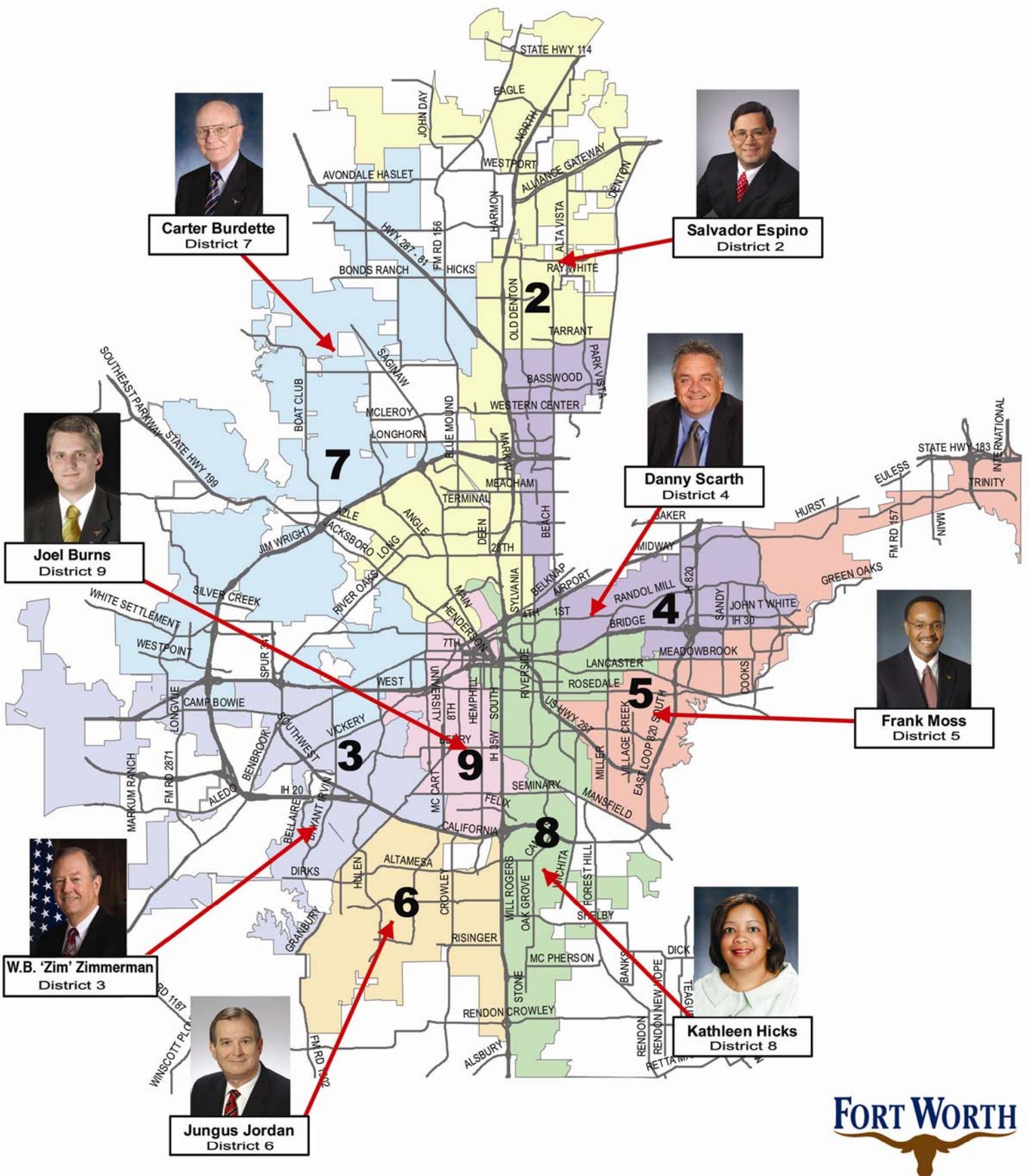
City Manager's Office  
City Secretary  
Code Compliance  
Financial Management Services  
Fire  
Housing and Economic Development  
Human Resources  
Internal Audit  
Law  
Library  
Municipal Court  
Non-Departmental  
Parks & Community Services  
Planning & Development  
Police  
Transportation & Public Works

Capital Projects Service  
Equipment Services  
Information Technology Solutions  
Office Services  
Temporary Labor

Awarded Assets  
Cable Communications  
Crime Control and Prevention District  
Culture and Tourism  
Environmental Protection Fund  
Grants  
Insurance  
\* Group Health  
\* Risk Management  
\* Unemployment Compensation  
\* Worker's Compensation  
Lake Worth Trust  
Red Light Enforcement Fund  
Special Trust Fund

**FORT WORTH**

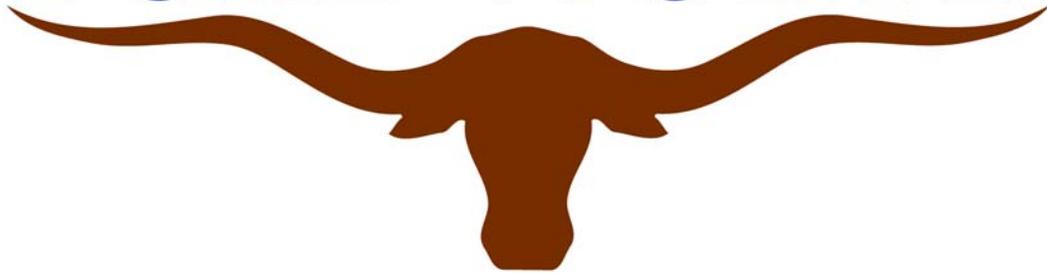




**CITY OF FORT WORTH  
Council Districts  
July 2009**

- |   |                     |   |                     |
|---|---------------------|---|---------------------|
|  | 2 - Salvador Espino |  | 6 - Jungus Jordan   |
|  | 3 - W.B. Zimmerman  |  | 7 - Carter Burdette |
|  | 4 - Danny Scarth    |  | 8 - Kathleen Hicks  |
|  | 5 - Frank Moss      |  | 9 - Joel Burns      |

**FORT WORTH**



**LOCATION AND HISTORY.** Fort Worth, seat of Tarrant County, Texas, is located in Tarrant and Denton Counties in North Central Texas at 97° 55' west longitude and 32° 36' north latitude. Situated on the Trinity River, Fort Worth is approximately 75 miles south of the Oklahoma state line and 270 miles northwest of the Gulf of Mexico.

Fort Worth was established as a frontier army post in 1849 by Major Ripley Arnold and named for General William Jenkins Worth, who distinguished himself in the War with Mexico. The outpost became a stopping place on the famous Old Chisholm Trail and a shipping point for the great herds of Longhorn cattle being driven to northern markets. Progressive City leadership brought the first of nine railroads to Fort Worth in 1876 and with the subsequent West Texas oil boom, guided the City into a metropolitan county of more than a million people. Fort Worth's economy has always been associated with cattle, oil, finance and manufacturing. Since World War II, Fort Worth has also become an aerospace, education, high-tech, transportation, and industry service center.

**GOVERNMENT.** Fort Worth operates under the Council-Manager form of Municipal Government. A Mayor chosen at-large by popular vote and an eight-member, single-district council are elected to two-year terms. In turn, the Mayor and City Council appoint the City Manager who is the Chief Administrative and Executive Officer. The City Council is also responsible for the appointment of the City Attorney, Municipal Judges, City Secretary and the City Auditor.

**AREA AND POPULATION.** According to the most recent U.S. Census Bureau data, Fort Worth has been the fastest growing large city of more than 500,000 in the nation since April 1, 2000. Since the 2000 Census, Fort Worth's population has increased at a faster rate than it did during the 1990s. The population of Fort Worth as of January 1, 2010 is estimated to be 736,200. From 2000 to Jan. 1, 2010, total population has increased by an estimated 201,506 people. This represents an annual growth rate of approximately 3.8 percent. The Dallas-Fort Worth Metropolitan Statistical Area is split into two separate divisions: the Fort Worth-Arlington Metropolitan Division and the Dallas-Plano-Irving Metropolitan Division. The Fort Worth-Arlington Division includes Johnson, Parker, Tarrant, and Wise Counties.

**TRANSPORTATION.** The Dallas/Fort Worth International Airport (the "Airport") is the third busiest airport in the world in terms of operations and ranks seventh in the world based on passengers. The Airport is the principal air carrier facility serving the Dallas/Fort Worth metropolitan area. First opened on January 13, 1974, the Airport is located approximately 17 miles equidistant from the Cities of Dallas and Fort Worth, Texas. There were more than 650,000 operations at the Airport in 2008. Additionally, the Airport provides nonstop service to Europe, the Far East, Canada, Mexico, Central and South America, the Caribbean and the Bahamas. There are multiple flights every day to 173 destinations including domestic and international.

There are also three general aviation airports the City of Fort Worth owns each with all-weather capability. Meacham International Airport is equipped with parallel runways the longest of which is 7,500-foot runway. Fort Worth Spinks Airport, a general aviation airport located along I-35 in the south portion of the City is equipped with a 6,000-foot runway. Alliance Airport is located on I-35 to the north, serves the needs of industrial, business, and general aviation users and is equipped with a 9,600-foot runway. These three airports combined handled over 310,000 operations in 2008.

Three interstate highways (Interstate 20, Interstate 30 and Interstate 35), five federal and four state highways provide all-weather routes within Fort Worth and to and from the rest of the nation. Interstate 820, which encircles the City, allows quick access to all parts of the Fort Worth area. The Texas Highway Commission has completed a master highway construction plan for Tarrant County to provide for transportation needs through the foreseeable future, including relocation of Interstate 30 from a point just east of downtown to several miles west. The relocation project was completed in 2001 and will promote redevelopment of Lancaster Avenue, the south end of the Central Business District, and the Hospital District southwest of downtown.

Fort Worth is served by six major railroad systems, one of which, Burlington Northern/Santa Fe Railroad, has its corporate headquarters in Fort Worth. Rail passenger service is provided through Fort Worth, including AMTRAK service between Houston and Chicago. Fort Worth's position as a major southwest distribution center is supported by the presence of 75 regular route motor carriers with over 750 schedules. Local transit service is provided by The T, operated by the Fort Worth Transportation Authority. Greyhound Trailways Bus Lines furnish Fort Worth with transcontinental passenger service; intrastate bus service is provided by Transportation Enterprises and Texas Bus Lines.

**EDUCATION.** The Fort Worth Independent School District serves the major portion of Fort Worth. The 144 schools in the District operate on the 5-3-4 plan in which the elementary schools (80) teach grades 1-5; middle schools (24), grades 6-8; and senior high schools (13), grades 9-12. The District also has 27 alternative schools. The Fort Worth School District employs more than 5,150 classroom teachers (full-time equivalents) to instruct approximately 80,200 students. Special education programs are provided for the blind, handicapped, mentally retarded, brain-injured, emotionally disturbed and those who require speech and hearing therapy in 10 special schools. Vocational training is provided at the secondary level for the educable mentally retarded. Bilingual programs are also offered at the primary and secondary level. While Fort Worth is served primarily by Fort Worth Independent School District, it is also serviced by 15 other districts. There are 70 private and parochial institutions in the primary and secondary education area with a combined enrollment of more than 11,500 students in Tarrant County.

Tarrant County has eleven college and university campuses with an enrollment of more than 80,000 students in both undergraduate and graduate programs. Included in these colleges and universities are: Southwestern Baptist Theological Seminary; Tarrant County College, Trinity River, South, Northeast, Southeast, and Northwest Campuses; Texas Christian University; Texas Wesleyan University; Texas Wesleyan University Law; the University of Texas at Arlington; and the University of North Texas Health Science Center. There are twenty-nine other colleges and universities within a fifty-mile radius with an enrollment of over 119,000.

**HEALTH SERVICES.** Medical facilities in Tarrant County offer excellent and convenient care. There are approximately 33 hospitals with nearly 5,000 beds and 348 bassinets; one children's hospital with 285 beds; four government hospitals; 65 nursing homes; the Tarrant County Public Health Center; Cancer Clinic; Carter BloodCare and the University of North Texas Health Science Center.

**MILITARY.** Carswell Air Force Base closed as an active air force facility in September of 1993. In October of 1994 the base was reopened and transformed into NAS Fort Worth, Joint Reserve Base, Carswell Field, a navy reserve base. Now that all of the units have been transferred here from NAS Dallas, Glenview NAS, Detroit, and Memphis, there are nearly 11,000 personnel utilizing the facilities. Approximately \$130 million of construction, remodeling and renovation was invested over the transition period. The PX Mart continues to operate the base exchange store and the grocery store for the benefit of active duty military and retired military in the Metroplex. The golf course is now under lease to the Carswell Redevelopment Authority and is operated as a public use facility. The Justice Department has established a Federal Medical Center in the area around the old base hospital. The facility is for female Federal inmates and employs approximately 300 personnel.

**THE ECONOMY.** Manufacturing and distribution remains an important part of the Fort Worth economy. Since 1993, ConAgra, Hagggar Clothing, Nokia, and Zenith/LG have begun operations within the City. In 1997, Federal Express completed the construction of a new package sorting facility at Fort Worth's Alliance Airport, adding over 800 jobs to the local economy. Additionally, J.C. Penney's built a 400,000 square-foot distribution center, which represents a \$140 million capital investment and employs over 500 people. The Canadian native, Mother Parker's Tea and Coffee, opened its first U.S. manufacturing facility in Fort Worth in 2000. These companies join the ranks of Associated Wholesale Grocers, Coca-Cola Enterprises, Coors, Dillard's, Galderma Laboratories, Motorola, Mrs Bairds, Nestle Foods, Patterson Dental Supply Company, and Williamson-Dickie in distribution and manufacturing operations.

Fort Worth experienced a wave of company acquisitions that began in 2009 when Berkshire Hathaway Inc. agreed to buy Fort Worth-based Burlington Northern Santa Fe Corp. for \$34 billion, followed by Exxon Mobil Corp. offering to acquire Fort Worth's XTO Energy Inc. for \$31 billion and Encore Acquisition Co.'s sale to Denbury Resources Inc. However, these mergers will have minimal impact as none of the companies involved planned to close, merge offices or move.

Numerous public and private entities have joined forces to address those issues which challenge Fort Worth's economic future. Corporations such as Bell Helicopter-Textron, Burlington Northern Santa Fe Railway, and Lockheed Martin have provided financial assistance and professional expertise in developing new services aimed at assisting small businesses.

Located strategically between Canada and Mexico, Fort Worth is taking steps to maximize opportunities available through the North American Free Trade Agreement (NAFTA). Fort Worth hosts its "Aeronafta" conference, bringing business people from Canada and Mexico to meet with local business leaders to discuss the benefits of utilizing air transportation in Fort Worth. Other trade missions and informational exchanges are currently forging new partnerships between Fort Worth and NAFTA partners.

Coordinated efforts by Sundance Square and Downtown Fort Worth, Inc. (DFWI) have resulted in new entertainment, housing, and retail facilities throughout Downtown Fort Worth. DFWI is a nonprofit organization dedicated to the promotion and redevelopment of Downtown Fort Worth. The City joined this partnership in 1995 with the creation of the Downtown Tax Increment Financing (TIF) District in order to provide public infrastructure to support the private investment within this development. The Downtown TIF is administered by DFWI.

In 2003, the Lancaster TIF was created at the southern end of Downtown to help revitalize the significant part of the Central Business District. The TIF has already and will continue to provide public infrastructure support to facilitate private investment in the area.

### **CITY DEVELOPMENTS.**

Allens Inc. acquired the iconic Ranch Style Beans plant from ConAgra Foods to grow its canned vegetable business in Texas, the Southwest and West. The company will create 100 jobs and put \$4.7 million into plant improvements by 2011. The 200,000-sf facility at 1734 East El Paso St. formerly was used by ConAgra to pack ranch style beans. Allens' brands include Allens, Crest Top, Freshlike, Popeye, Princella, Royal Prince, Sugary Sam, Sunshine, Trappey's, Wagon Master and Veg-All.

ATC Logistics & Electronics, Inc., which has over 950,000 square feet of warehouse and office space in three facilities in Alliance Gateway, is investing \$5.1 million in new machinery and equipment. The company also plans to create 300 jobs over a five year period.

After years in the making, the Botanical Research Institute of Texas, BRIT, broke ground on its new headquarters at 3220 Botanic Garden Boulevard just off University Drive. The headquarters building, being built on the site of the former Fort Worth Public Health Department, will cost \$47 million and feature 69,000 square feet of office space atop 5.2 acres.

Brand FX, one of the largest producers of advanced composite automotive utility bodies in the world, is relocating and expanding operations near the intersection of Golden Triangle Boulevard and Interstate 35-W. As part of the Brand FX relocation, two small manufacturing facilities will also locate at the new site; a Metal fabricating facility from Oregon and a Fiberglass body fabrication and assembly facility from Iowa.

CCRA Travel Solutions, a travel distribution and technology consortium serving the hospitality and professional travel planner industries, relocated its corporate headquarters from Agoura Hills, Calif., to Fort Worth.

Coaire Corp., a manufacturer and distributor of energy- efficient heaters, air conditioners and tankless hot-water heaters, opened a distribution center in Fort Worth's Northern Crossing Business Park, where it also plans a manufacturing facility, creating as many as 70 jobs. The company moved into 64,000 square feet of industrial space at 3051 Northern Cross Blvd., at Interstate 35W and Northeast Loop 820. During the next year, the company expects to add 60,000 square feet to make solar panels. Manufacturing will start after the company completes a Korean facility that will produce the cells needed for the panels.

Conti Warehouses purchased the 157,000-sf warehouse at 6913 West Camp Bowie Blvd. from California-based Hearthstone Delaware Properties. The building was previously home to Levitz Furniture but has been vacant for nearly ten years.

Four Fort Worth Housing projects won the nod from state officials, clearing the way for private investors to spend almost \$53 million on nearly 400 affordable housing units. The four Fort Worth projects that secured \$4.7 million in federal tax credits include; The Race Street Lofts, Prince Hall Gardens, Sedona

Ranch, and Terrell Homes. The City will leverage that investment by building up to 11 additional homes through the housing finance unit.

Health Care Services, the parent company of Blue Cross Blue Shield of Texas, completed construction on its 220,000-square-foot data center that employs 130 workers at Alliance with a total capital investment of \$175 million.

LG Electronics Mobile Communications Co. has consolidated its cell phone repair business to its facility at AllianceTexas in north Fort Worth. To accommodate the consolidation, LG Electronics expanded its current facility in the development by leasing an additional 66,433 sf from Hillwood in the Commerce Center 4 building. LG Electronics will occupy the entire 165,402-sf building at 2153 Eagle Pkwy. The company also will add 65 employees and as many as 300 seasonal employees.

The Lego brand continues to build in Tarrant County as LEGO Systems Inc. has announced an expansion of its North American Distribution Center at Alliance Global Logistics Hub by nearly 200,000 square feet.

Kee Song, owner of the well-known Men's Collections at 3007 South Fwy., plans to open his new store at 1108 E. Berry St. in 16,000 sf following more than \$800,000 in property renovations. The TIF and other development incentives will pay for about \$240,000 of Song's costs. Song purchased the building in November 2009. Song's new building, which has operated as a gas station and a bingo hall in its lifetime, had been vacant for about ten years and was city-owned.

National Presort Inc. leased a 100,875-square-foot, Class A office and warehouse building in Fort Worth's CentrePort Business Park to serve as its new headquarters and operations hub. National Presort Inc., a mail-sorting company, will relocate its headquarters and sorting operations from 3901 La Reunion Parkway in Dallas. The Fort Worth building will house 150 National Presort employees at 14901 Trinity Blvd.

The Naval Air Station Fort Worth Joint Reserve Base will receive \$7 million in facility infrastructure upgrades on 20 of its base facilities thanks to an energy savings performance contract with Naval Facilities Engineering Command Southeast.

San Antonio-based NRP Group announced plans to build 54 houses for low-income residents in the Terrell Heights neighborhood bordered roughly by I-35W, Rosedale St., Vickery Blvd. and Riverside Dr. The project will be funded by the Fort Worth Housing Finance Corp. and be helped by tax credits from the Texas Department of Housing and Community Affairs. The three- and four-bedroom homes will be rented to households earning no more than 60 percent of the area's median income. After 15 years, the residents will have the option of buying the homes.

The Potter's House of Dallas, a nondenominational church, has purchased 7.7 acres in the Woodhaven Village Shopping Center, on the north side of I-30 for a redevelopment project. The property includes two buildings totaling 83,468 SF at 1200 Woodhaven Blvd. and 5421 Bridge St.

Pratt Industries Inc., America's sixth largest paper and packaging company, with more than 3,500 highly-skilled employees will invest at least \$28,000,000 for a new Corrugated Box Manufacturing Facility in the RiverPark Business Center. The Conyers, Georgia-based company operates three of the most modern, cost-effective 100 percent recycled paper mills in the country along with a series of sheet and box plants located throughout the eastern United States as well as Mexico. The new facility plans to employ a minimum of 140 Full Time employees.

Q-Edge, an electronic assembly and distribution center for Apple computers leased a 365,440 SF building in Alliance. The company plans to create over 500 jobs and have total capital investment of \$10 million.

RadioShack Corporation, which occupies approximately 250,000 square feet downtown, extended their lease with Tarrant County College and will be investing \$60 million in machinery, equipment, and computer software/ development at the company's data center.

Construction began on the nearly 67-acre, 400,000-sf Renaissance Square shopping center at the site of the former Masonic Home and School in southeast Fort Worth along US 287 near Berry St. The project set to open in late 2011, will bring retail services to a historically underserved area. Market studies show that about \$70 million in spending leaves the city's southeast side every year because it lacks shopping options. The shopping center will include a 63,000-sf grocery store, junior anchor tenants and other retailers, and fast-food and casual-dining restaurants.

TD Ameritrade, Inc., one of the top three discount brokerage firms in the United States, is renovating its facility at 4600 Alliance Gateway Freeway and expanding to 4700 Alliance Gateway Freeway. TDA plans to invest \$11.2 million in construction, information technology, machinery and equipment. The company will also create 490 jobs as part of the expansion.

Texas Health Resources Inc. purchased 40 acres in the northern section of the county from Hillwood Development Co. to build a full-service hospital. The hospital, near I-35W and Golden Triangle Blvd., will include an emergency room, outpatient and surgical services, physician offices and acute care inpatient beds to serve north Fort Worth, Saginaw and Keller. Texas Health Resources plans to break ground in the fall and hopes to open the hospital in late 2011.

The University Bookstore is part of a \$1.8 million, two-block Texas Wesleyan-TownSite Development project to help bring jobs, shops and visitors to an area where many homes and businesses now have locked gates and barred windows. Part of the funding comes from a \$490,000 federal grant.

**MISCELLANEOUS.** Water, sewer and solid waste services are furnished by the City of Fort Worth. Texas Utilities ("TXU") provides electricity and natural gas service to Fort Worth. Basic (local) telephone service is provided by SBC, AT&T, and Verizon while long distance service is provided by numerous carriers.

The Fort Worth Public Library system consists of a Central Library, 13 branch libraries and 2 satellite libraries that are located in public housing developments. Additionally, the City has inter-local agreements with 6 of the surrounding suburban communities to share library resources and services.

The Fort Worth Central Library, located in downtown Fort Worth, boasts 175,000 square feet on two levels. The street level is the home of the Hazel Harvey Peace Youth Center, the Amon G. Carter Multi-Media Center, the Intel Computer Lab, and a 6,000-plus square foot exhibit gallery. The lower level features the "Our Place" Teen Center, the Rincon en Español or "Spanish Corner," as well as the adult general services and genealogy/local history units, Interlibrary Loan, and the administrative offices. A third unfinished level allows for future expansion. The Central Library is open 7 days a week providing 52 hours of access to the public.

The branch libraries operate 40 hours each week including every Saturday and one or two evenings of service. The library system circulates more than 4 million library materials annually; provides computers at all facilities with informational databases and the Internet; answers reference questions; supports a website with downloadable audios, videos, e-books, and other online services; offers educational, cultural, and early childhood programming; and serves as a gathering place and destination for the local neighborhoods. Beginning in April, the Meadowbrook Branch Library will partner with Texas Workforce Solutions to provide specialized services that support workforce development. The Northside and Ridglea branches are funded for six months pending an acceptable management agreement with the Fort Worth Public Library Foundation.

More than 400 churches with 45 denominations and synagogues in Fort Worth contribute vitally to the lives of City residents. The City is also world-famous for its many museums. The Fort Worth Convention Center offers exhibit and meeting space of over 185,000 square feet, including approximately 14,000 seat arena.

The Nancy Lee and Perry R. Bass Performance Hall, now recognized as one of the best performance halls in the world, is a state-of-the-art \$70,000,000 performing arts hall funded entirely from private donations.

**CITY OF FORT WORTH BUILDING PERMITS**

Fiscal Year Ended 9/30	Number of Building Permits by Type				
	New Residential	New Commercial	Additions	Remodels	TOTAL PERMITS
2002	6,397	638	1,423	2,314	10,772
2003	7,369	615	1,270	2,459	11,713
2004	10,120	712	1,142	2,972	14,946
2005	9,283	786	753	2,857	13,679
2006	11,148	672	897	3,156	15,873
2007	6,862	866	802	3,430	11,960
2008	5,351	1,076	1,030	4,351	11,808
2009	3,756	597	981	4,346	9,680
2010	3,891	669	819	4,595	9,974

Source: Planning and Development Department, City of Fort Worth, 2010.

**CITY OF FORT WORTH BUILDING PERMITS (CONTINUED)**

Fiscal Year Ended 9/30	Dollar Value of Building Permits				
	New Residential	New Commercial	Additions	Remodels	TOTAL VALUE
2002	\$688,842,842	\$401,451,115	\$124,270,652	\$157,041,151	\$1,371,605,760
2003	\$779,168,894	\$607,352,716	\$99,808,646	\$124,896,111	\$1,611,316,367
2004	\$928,075,900	\$440,642,153	\$85,169,764	\$238,176,443	\$1,692,064,259
2005	\$1,075,285,010	\$493,645,116	\$62,541,119	\$166,658,838	\$1,798,130,083
2006	\$1,437,198,834	\$650,999,578	\$30,557,422	\$155,053,608	\$2,273,829,441
2007	\$968,052,419	\$1,016,567,625	\$54,856,877	\$176,590,429	\$2,216,067,350
2008	\$654,418,116	\$1,115,953,916	\$82,493,604	\$333,482,697	\$2,186,348,332
2009	\$415,957,553	\$530,521,519	\$177,397,373	\$363,419,136	\$1,487,295,581
2010	\$449,663,304	\$740,594,972	\$95,498,713	\$392,421,899	\$1,678,178,888

Source: Planning and Development Department, City of Fort Worth, 2010.

**LABOR FORCE ESTIMATES**

	Average Annual 2008	Average Annual 2007	Average Annual 2006	Average Annual 2005	Average Annual 2004 <sup>(1)</sup>	Average Annual 2003 <sup>(1)</sup>	Average Annual 2002 <sup>(1)</sup>	Average Annual 2001 <sup>(1)</sup>
<b>City of Fort Worth</b>								
Civilian Labor Force	329,318	320,814	311,466	308,087	297,953	292,922	293,626	289,576
Unemployed	25,947	16,534	14,058	15,476	16,102	21,263	24,854	23,484
Percent of Unemployed	7.9%	5.2%	4.5%	5.0%	5.4%	7.3%	8.5%	8.1%
<b>Dallas/Fort Worth/Arlington MSA</b>								
Civilian Labor Force	3,162,378	3,137,419	3,099,054	3,072,426	3,020,251	2,975,490	2,943,018	2,940,743
Unemployed	248,128	156,352	132,946	147,519	157,159	173,623	195,177	190,939
Percent of Unemployed	7.8%	5.0%	4.3 %	4.8%	5.2%	5.8%	6.6%	6.5%
<b>Tarrant County</b>								
Civilian Labor Force	898,086	884,611	873,142	863,479	849,320	835,485	824,196	819,606
Unemployed	69,482	43,295	37,270	41,094	43,609	46,646	52,135	49,660
Percent of Unemployed	7.7%	4.9%	4.3 %	4.8%	5.1%	5.6%	6.3%	6.1%

<sup>(1)</sup> The Texas Workforce Commission's methodology changed in January 2005. Average Annual information has been restated for prior year MSA and County information, but has not been restated for the Cities. As a result prior years for the City may not be accurate.  
 Source: Texas Workforce Commission, 2010.

**CITY OF FORT WORTH EXTRATERRITORIAL JURISDICTION AND ANNEXATION POLICY**

Under the provisions of State law, incorporated cities in Texas have the power to exercise certain controls in unincorporated areas adjacent to their city limits. For a city the size of Fort Worth, these adjacent areas extend a distance of five (5) miles from its city limits. This adjacent, unincorporated area within five miles is known as the extraterritorial jurisdictional area ("ETJ"). Significant highlights are:

1. No new city may be incorporated within Fort Worth's ETJ without Fort Worth's consent.
2. No existing city may expand its limits within the ETJ without Fort Worth's consent.
3. No land may be subdivided within the ETJ without Fort Worth's approval.
4. No Municipal Utility District may be created within the ETJ without Fort Worth's consent.
5. Fort Worth's ETJ expands with the expansion of its city limits so that the area always covers the area five (5) miles beyond the city limits.
6. Cities may apportion their extraterritorial jurisdictional area to establish definite control limits and preserve their respective growth area. Fort Worth has secured its ETJ by consummating boundary line agreements with its neighboring cities. Fort Worth's ETJ covers approximately 300 square miles of potential expansion area.
7. Fort Worth has the power to annex, either voluntarily or involuntarily, any land in its ETJ. It is the policy of the City of Fort Worth to annex those areas which:
  - a. Are ready for development,
  - b. Have a favorable impact on the City's revenue structure, and
  - c. Will strengthen Fort Worth's role as the central city.

**PERSONAL INCOME AND BUYING POWER**

<u>Entity</u>	<u>Total Effective Buying Income</u>	<u>Median Household</u>
Fort Worth	\$11,250,480,868	\$47,634
Tarrant County	\$32,973,003,950	\$53,720

Source: U.S. Census Bureau, 2009.

**HOUSEHOLD INCOME**

	<u>Fort Worth</u>	<u>Tarrant County</u>
Less than \$15,000 to \$34,999	<u>37.3%</u>	<u>31.7%</u>
\$35,000 - \$49,999	<u>14.9%</u>	<u>14.7%</u>
\$50,000 and over	<u>47.8%</u>	<u>53.6%</u>

Source: U.S. Census Bureau, 2009.

**THE MUNICIPAL AIRPORT SYSTEM**

Fort Worth has a long-standing commitment to aviation. From the landing of the first airplane in Fort Worth in 1915 to today, Fort Worth has understood and served the needs of the aviation industry. The City serves as home to Lockheed, American Airlines, Bell Helicopter-Textron, Naval Air Station Joint Reserve Base Fort Worth and hundreds of aviation-related businesses. Dallas/Fort Worth International Airport (owned jointly by the two cities and operated by the Dallas/Fort Worth International Airport Board) stands as a symbol of the excellence to aviation facilities to which the City is committed. The City is dedicated to maintaining all facets of aviation-general, commercial and military -- to the same high standard.

An integral part of this dedication is exhibited by the City of Fort Worth's Airport System which consists of three municipal airfields. These airports and their individual characteristics are as follows:

Fort Worth Meacham International Airport

Operated since 1925

- 7,500-foot runway, 3,677-foot crosswind runway, 4,000-foot parallel runway
- FAA flight control tower, with Instrument Landing System ("ILS")
- 24 hour aviation fuel service
- major/minor maintenance
- hangar rental space for large and small aircraft
- restaurants and hotel
- located in North Fort Worth

Spinks Airport

Opened in summer of 1988

- 6,000-foot runway, 4,000-foot runway
- serving general and corporate aviation
- flight training
- site for hangars available
- located in Interstate 35 South Industrial Corridor

Alliance Airport

Opened in winter of 1989

- 9,600-foot runway, with ILS, 8,200-foot runway
- serving general and industrial/manufacturing cargo aviation
- nine square miles of airport property available for development
- near developing high-tech industrial center
- located in Interstate 35 North Corridor, with rail access

**EMPLOYEE RELATIONS.** Under the laws of the State of Texas, municipal employees cannot strike, be forced to join a union or to pay dues for union membership or collectively bargain for wages, hours or working conditions, but may form associations for the presentation of grievances. State law, however, provides for local referenda on collective bargaining for police and firefighters. Pursuant to prior elections, police officers have the right to meet and confer and firefighters have the right to collectively bargain with the City, each group through their own recognized associations, under the State's laws. Overall, employee relations are considered by the City to be good.

**FORT WORTH**

