



ANNUAL PROJECTS REPORT & UPDATE

2013



CITY OF FORT WORTH
HOUSING AND ECONOMIC DEVELOPMENT

LETTER FROM THE DIRECTOR



“HED is committed to promoting a strong economy and enhancing the quality of life by providing sustainable housing and economic development programs throughout Fort Worth.”

A handwritten signature in black ink that reads "Jesus Chapa". The signature is fluid and cursive, with the first name "Jesus" and last name "Chapa" clearly legible.

Jesus “Jay” Chapa
Housing and Economic Development Director

It’s my pleasure to present the fourth Annual Projects Report of the Housing & Economic Development Department of the City of Fort Worth. In this report you will find that the department participates in a wide variety of projects that bring new wealth and investment to our community.

The Housing and Economic Development Department plays an integral role in the development of the City and we strive to implement efficient and effective programs that further the quality of life for our citizens. This report is designed to provide an overview of the various projects in which the city has participated. These projects range from corporate relocations that have contributed thousands of new jobs to Fort Worth, to infill quality affordable accessible housing and commercial retail developments that help invigorate and revitalize neighborhoods. The success of these projects is a testament to the strong partnerships the City has fostered with the private sector and our economic development partners at the various Chambers of Commerce, other local economic development organizations, and state and federal agencies. Internally, within the City, I want to highlight the great working relationship we enjoy with other City departments that allow us to be successful in facilitating new investment and development. To all of our partners, we say thank you.

The projects outlined in the report are the most visible that directly impact our community, but the department is responsible for a wide range of other programs and initiatives that have also been outlined to provide a full view of what we do.

It is our hope that you find this report useful and informative.

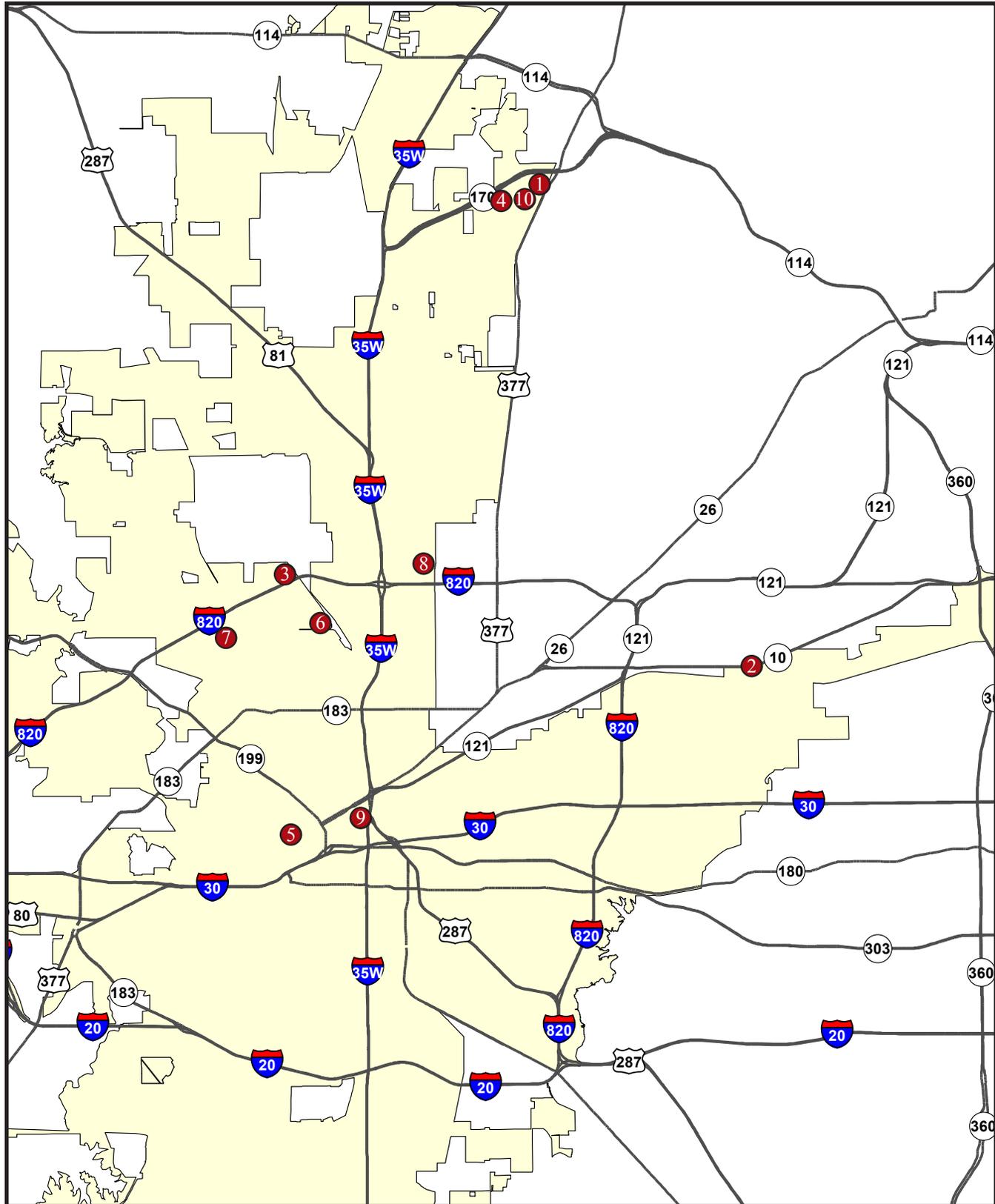


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2012-2013 New Projects

FY2012-2013 NEW HOUSING & ECONOMIC DEVELOPMENT DEPARTMENT PROJECTS



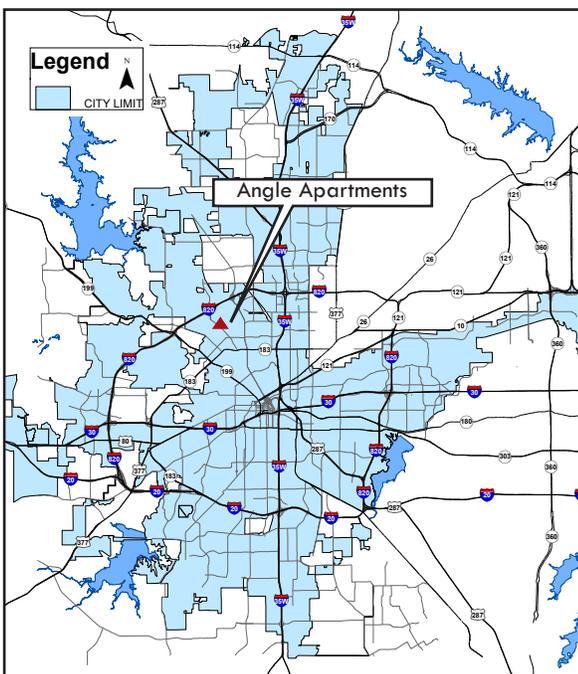
- | | | |
|-------------------------------------|----------------------------|------------------------|
| ① ATC Logistics & Electronics, Inc. | ⑤ Greystar GP II, Inc. | ⑨ UNPJ Holding Co. LTD |
| ② Bell Helicopter Textron, Inc. | ⑥ Lasko Products, Inc. | ⑩ Walmart Stores, Inc. |
| ③ Buck's Wheel & Equipment, Co. | ⑦ NRP Angle Apartments | |
| ④ Carolina Beverage Group, LLC | ⑧ Our Nation's Best Sports | |

NRP ANGLE APARTMENTS

Intersection of Angle and Old Decatur Road | Fort Worth, Texas 76106



NRP Group, LLC will develop a multifamily complex consisting of approximately 302 one, two, three, and four-bedroom units. All of the units will be available for rent to households earning 60 percent or less of Area Median Income (AMI) as determined by the United States Department of Housing and Urban Development (HUD). Unit amenities will include energy efficient appliances and central heat/air conditioning. The complex will include amenities such as controlled site access, water conservation/green building components, community center, business center, fitness room, pool, outdoor recreation area, and laundry rooms.



Project Terms and Commitments	
Approved: 08/06/2013	Council District: 2 - Sal Espino
Investment	
Amount Funded by City/Federal*	\$1,000,000
Amount Funded by Private/Other**	\$37,000,000
Total Investment	\$38,000,000
Ratio (Private/Public)	37:1
Funding Details	
* HOME, Housing Tax Credits, and Multifamily Bonds	



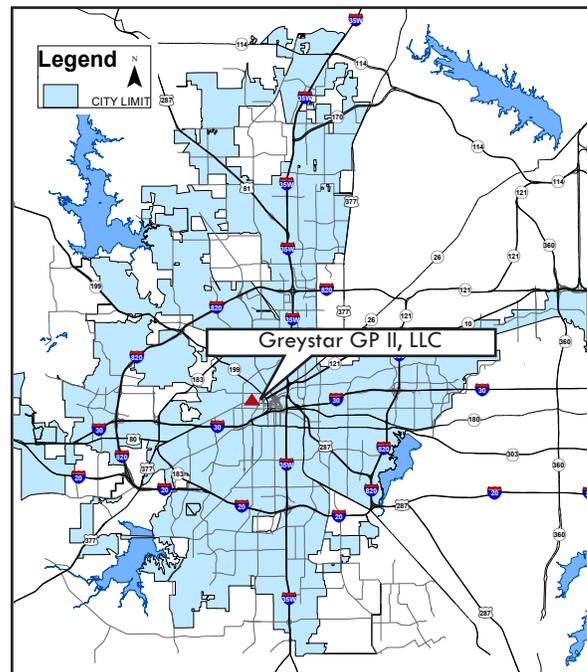
GREYSTAR GP II, LLC

TAX ABATEMENT | Carroll and Merrimac Street | Fort Worth, Texas 76107



The Developer is under contract to purchase approximately five acres of property located west of Carroll Street, north of Merrimac Street, east of Foch Street, and south of Azalea Avenue and will construct a multi-family development consisting of apartments and townhomes with at least 374 units and a parking garage with at least 498 spaces.

Project Terms and Commitments	
Approved: 07/16/2013	Council District: 9 - Joel Burns
Maximum Agreement: 70% Real Property (10-yr term) Ratio (Private/Public) - 19:1	
Employment	
Total Full Time Employees	8
Fort Worth Residents	20% or 10
Central City Residents	10% or 1
Supply & Service Contracts	
Total Amount	NA
Amount to Fort Worth Businesses	30% or \$70,050
Amount to M/WBE Businesses	25% or \$58,375
Personal Property	
Value of Personal Property	NA
Project Construction	
Structures & Site Development	\$35,000,000
Amount to Fort Worth Businesses	30% or \$10,500,000
Amount to M/WBE Businesses	25% or \$8,750,000

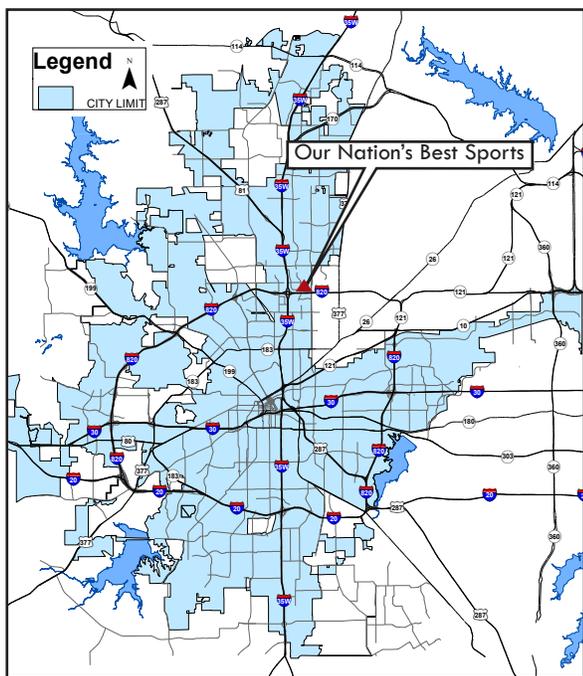


OUR NATION'S BEST SPORTS

CHAPTER 380 | Beach Street and Fossil Creek Blvd | Fort Worth, Texas 76137



Our Nation's Best Sports outgrew its facility and is constructing a new corporate headquarters to be located in the Fossil Creek Business Park near the intersection of Fossil Creek Boulevard and North Beach Street. The company is a purchasing cooperative composed of over 300 independent sporting goods merchandise retailers in the United States and Canada. Currently, it hosts two semi-annual shows in Fort Worth that generate approximately \$9.2 million in economic benefit to the City. The company will be required to host those two shows in Fort Worth for the duration of the incentive agreement.



Project Terms and Commitments	
Approved: 05/21/2013	Council District: 4 - Danny Scarth
Maximum Agreement: 50% Real and Business Personal Property (10-yr term) Ratio (Private/Public) - 28:1	
Employment	
Total Full Time Employees	35
Fort Worth Residents	45% or 16
Central City Residents	10% or 4
Supply & Service Contracts	
Total Amount	NA
Amount to Fort Worth Businesses	30% or \$51,000
Amount to M/WBE Businesses	25% or \$42,500
Personal Property	
Value of Personal Property	\$300,000
Project Construction	
Structures & Site Development	\$3,250,000
Amount to Fort Worth Businesses	30% or \$975,000
Amount to M/WBE Businesses	25% or \$812,500

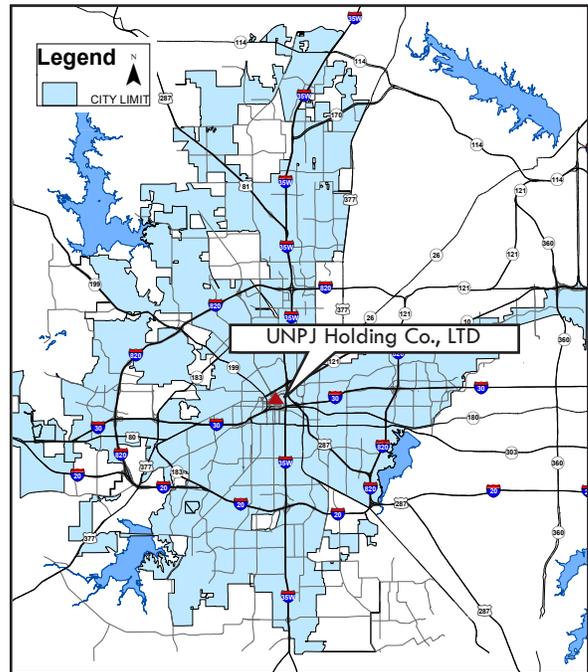
UNPJ HOLDING COMPANY, LTD

UDAG INCOME | 715 E. 9th Street | Fort Worth, Texas 76102



UNPJ Holding Company, Ltd is proposing expanding and modernizing its 180,000 square-foot warehouse/manufacturing center to serve as a processing center to cut fresh fruit.

Project Terms and Commitments	
Approved: 05/21/2013	Council District: 9 - Joel Burns
Maximum Agreement: \$25,000 UDAG Forgivable Loan Ratio (Private/Public) - 12:1	
Employment	
Total Full Time Employees	75
Fort Worth Residents	90%
Central City Residents	30%
Supply & Service Contracts	
Total Amount	NA
Amount to Fort Worth Businesses	NA
Amount to M/WBE Businesses	NA
Personal Property	
Value of Personal Property	\$50,000
Project Construction	
Structures & Site Development	\$250,000
Amount to Fort Worth Businesses	50% or \$125,000
Amount to M/WBE Businesses	25% or \$62,500

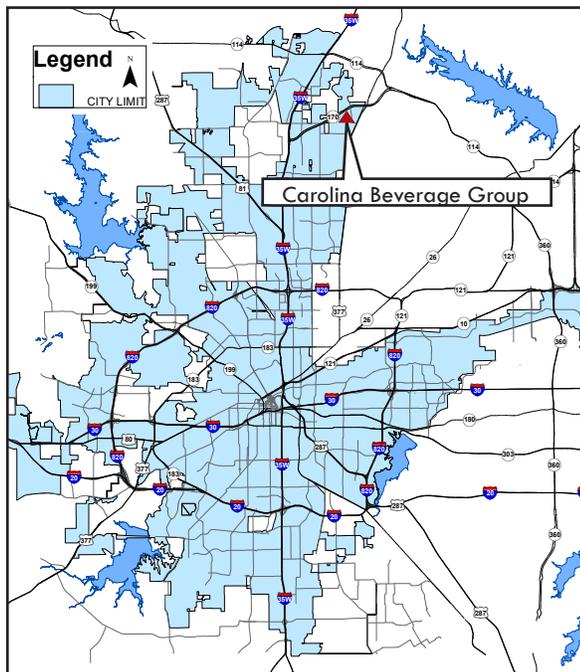


CAROLINA BEVERAGE GROUP, LLC

TAX ABATEMENT | 13300 Park Vista Blvd | Fort Worth, Texas 76177



Carolina Beverage Group, LLC has leased the existing 399,000 square-foot facility at 13300 Park Vista Blvd for their manufacturing and distribution operations in North Texas. The project is estimated to have at least \$41,000,000 expended in new real and taxable personal property by December 31, 2018.



Project Terms and Commitments

Approved: 05/07/2013	Council District: 7 - Dennis Shingleton
Maximum Agreement: 70% Real and Business Personal Property (10-yr term) Ratio (Private/Public) - 16:1	
Employment	
Total Full Time Employees	225
Fort Worth Residents	35%
Central City Residents	5%
Supply & Service Contracts	
Total Amount	NA
Amount to Fort Worth Businesses	30% or \$360,000
Amount to M/WBE Businesses	25% or \$300,000
Personal Property	
Value of Personal Property	\$36,000,000
Project Construction	
Structures & Site Development	\$5,000,000
Amount to Fort Worth Businesses	40% or \$1,480,000
Amount to M/WBE Businesses	25% or \$925,000

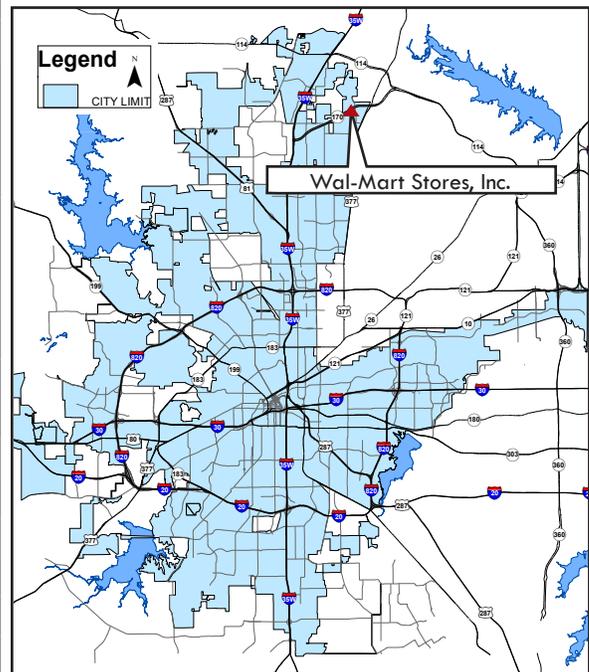
WAL-MART STORES INC

CHAPTER 380 | 5300 Westport Parkway | Fort Worth, Texas 76177



Wal-Mart is estimated to surpass \$9 billion in online sales in 2013, offering over two million items. Developing the E-Commerce Fulfillment Center will allow Wal-Mart to fill its online orders as the increase in demand continues. Wal-Mart will be going into an existing facility but there is potential growth opportunity for additional square footage to be added to the facility to accommodate the growth of the fulfillment center in the future.

Project Terms and Commitments	
Approved: 04/23/2013	Council District: 7 - Dennis Shingleton
Maximum Agreement: 75% Real and Business Personal Property (10-yr term) Ratio (Private/Public) - 20:1	
Employment	
Total Full Time Employees	250 by 12/31/2014; 300 by 12/31/2015; 350 by 12/31/2016; 400 by 12/31/2017
Fort Worth Residents	40%
Central City Residents	5%
Supply & Service Contracts	
Total Amount	NA
Amount to Fort Worth Businesses	55% or \$210,000
Amount to M/WBE Businesses	25% or \$96,000
Personal Property	
Value of Personal Property	\$30,000,000
Project Construction	
Structures & Site Development	NA
Amount to Fort Worth Businesses	NA
Amount to M/WBE Businesses	NA

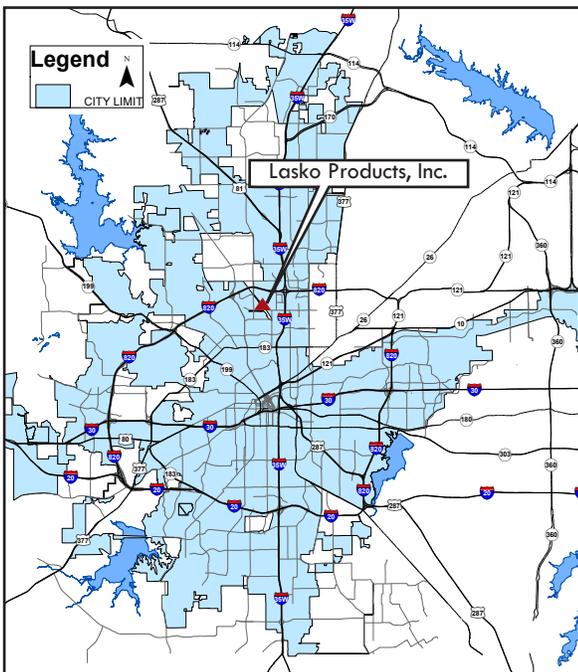


LASKO PRODUCTS, INC

FTZ PILOT | 1700 Meacham Blvd, 4925 Pylon, 4600 Blue Mound Rd | Fort Worth, Texas 76106



Lasko Products, Inc. has been in operation in Fort Worth since 1978 and the principal product produced are pedestal and oscillating fans. The company operates three manufacturing plants in the United States; Fort Worth, TX; Franklin, TN; and West Chester, PA. The company also activated their facilities through the Foreign-Trade Zone Program in order to realize supply chain savings for imported parts used in the assembly of fans.



Project Terms and Commitments

Approved: 02/19/2013	Council District: 2 - Sal Espino
Maximum Agreement: FTZ PILOT for activation of sites under the Foreign Trade Zone Program	
Employment	
Total Full Time Employees	330
Fort Worth Residents	NA
Central City Residents	NA
Supply & Service Contracts	
Total Amount	NA
Amount to Fort Worth Businesses	NA
Amount to M/WBE Businesses	NA
Personal Property	
Value of Personal Property	NA
Project Construction	
Structures & Site Development	\$5,000,000
Amount to Fort Worth Businesses	NA
Amount to M/WBE Businesses	NA

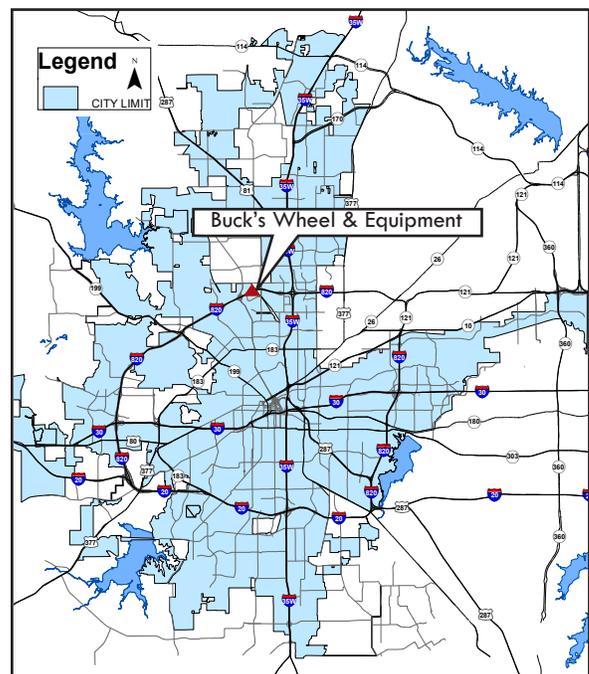
BUCK'S WHEEL & EQUIPMENT, CO.

RELOCATION TAX ABATEMENT | 5101 & 5102 North Main | Fort Worth, Texas 76179



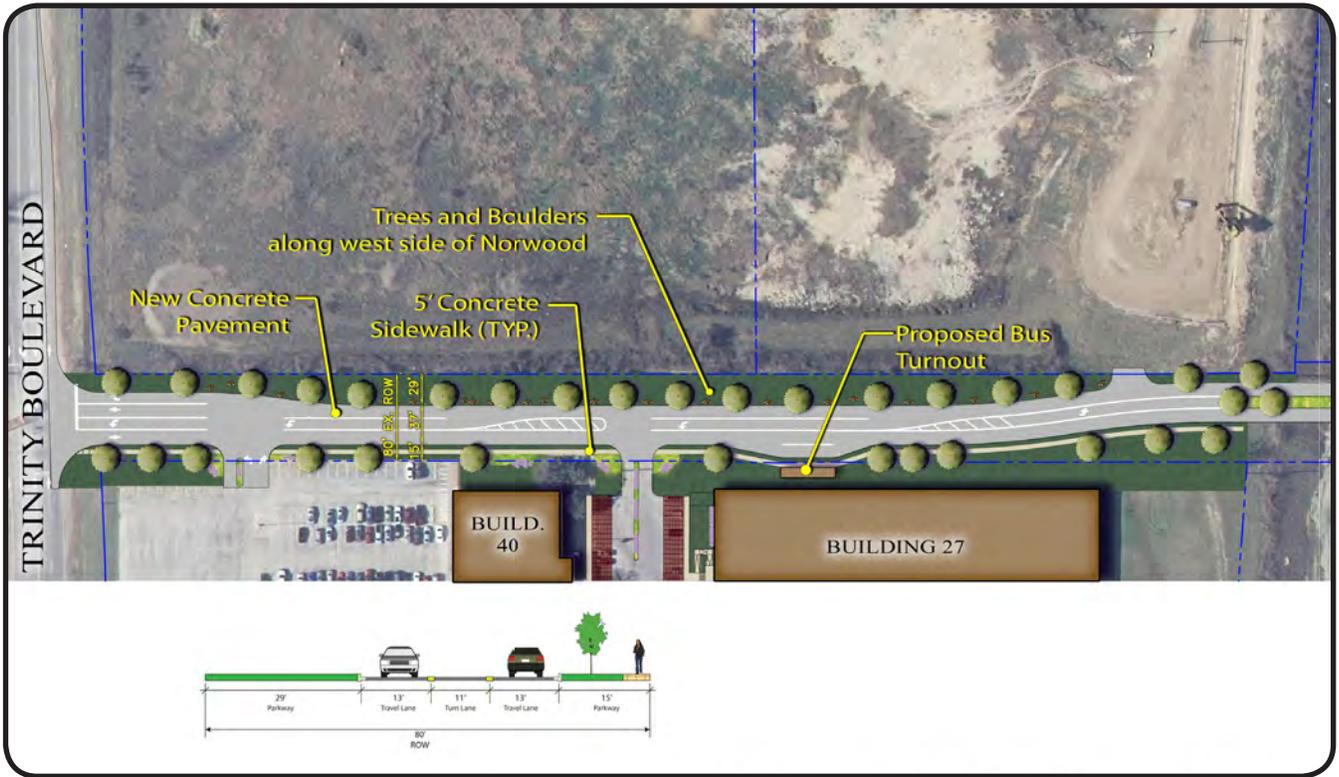
Buck's Wheel & Equipment Company is located at 220 South Commercial Street and is being displaced due to the Trinity River Uptown Project. As a result of the displacement, the company is relocating to property located at 5101 and 5201 North Main Street. Under the City's Relocation Incentives Policy a business that is displaced due to a major infrastructure project and which relocates to one of the three target areas outlined in the Policy is eligible to receive certain incentives including a tax abatement. The company will be constructing a new 23,000 to 28,000 square-foot facility.

Project Terms and Commitments	
Approved: 01/29/2013	Council District: 2 - Sal Espino
Maximum Agreement: 25% Real and Business Personal Property (3-yr term) Ratio (Private/Public) - 16:1	
Employment	
Total Full Time Employees	14
Fort Worth Residents	NA
Central City Residents	NA
Supply & Service Contracts	
Total Amount	NA
Amount to Fort Worth Businesses	NA
Amount to M/WBE Businesses	NA
Personal Property	
Value of Personal Property	NA
Project Construction	
Structures & Site Development	\$1,500,000
Amount to Fort Worth Businesses	NA
Amount to M/WBE Businesses	NA

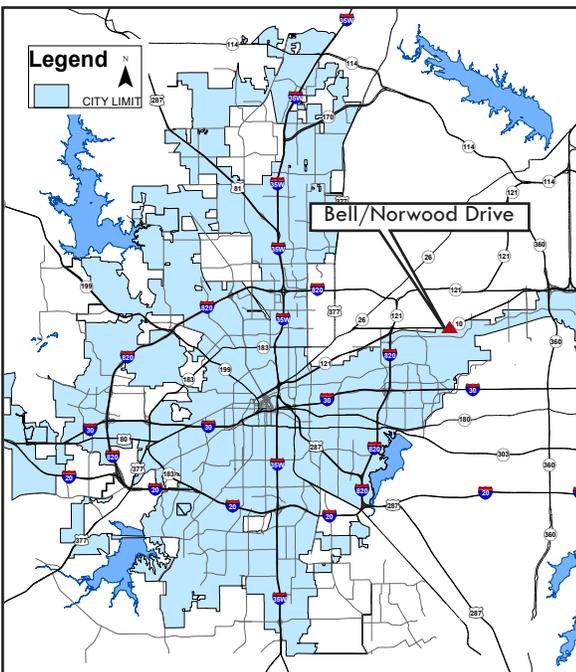


BELL HELICOPTER TEXTRON, INC.

ECFA | 600 E. Hurst Blvd | Fort Worth, Texas 76053



The consolidation and expansion of Bell Helicopter's Fort Worth operations requires Bell to reconstruct Norwood Drive between Trinity Boulevard and State Highway 10 by October 31, 2014. Norwood Drive will be reconstructed to a three lane undivided minor arterial (M3U) for approximately 1,400 linear feet from Trinity Boulevard to approximately 200 feet north of the Trinity Railroad Express at-grade crossing. Norwood Drive will be improved with an asphalt overlay from approximately 200 feet north of the Trinity Railroad Express at-grade crossing to State Highway 10 as well as widened to allow for a left turn lane at State Highway 10. In addition, Trinity Boulevard will be widened to add a left turn lane onto Norwood Drive.



Project Terms and Commitments

Approved: 12/18/2012	Council District: 5 - Gyna Bivens
Maximum Agreement: \$1,770,000 ECFA and Transportation Impact Fee Funds	
Employment	
Total Full Time Employees	NA
Fort Worth Residents	NA
Central City Residents	NA
Supply & Service Contracts	
Total Amount	NA
Amount to Fort Worth Businesses	NA
Amount to M/WBE Businesses	AN
Personal Property	
Value of Personal Property	AN
Project Construction	
Structures & Site Development	\$2,687,500
Amount to Fort Worth Businesses	NA
Amount to M/WBE Businesses	25%

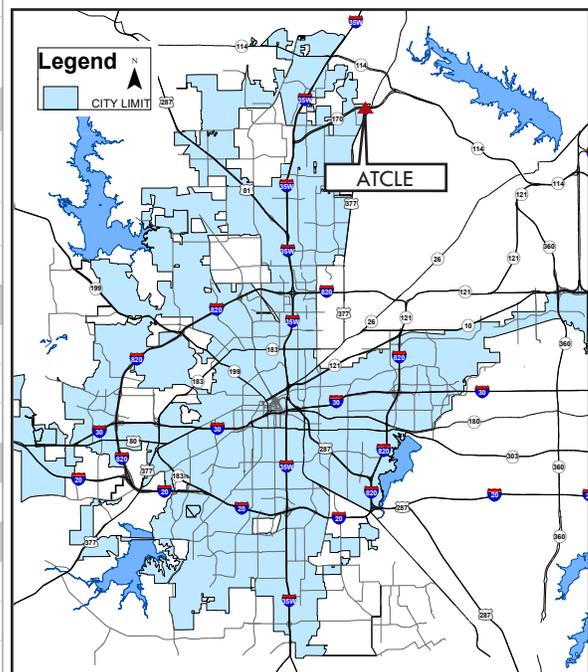
ATC LOGISTICS & ELECTRONICS, INC.

TAX ABATEMENT | 13500 Independence Parkway | Fort Worth, Texas 76177



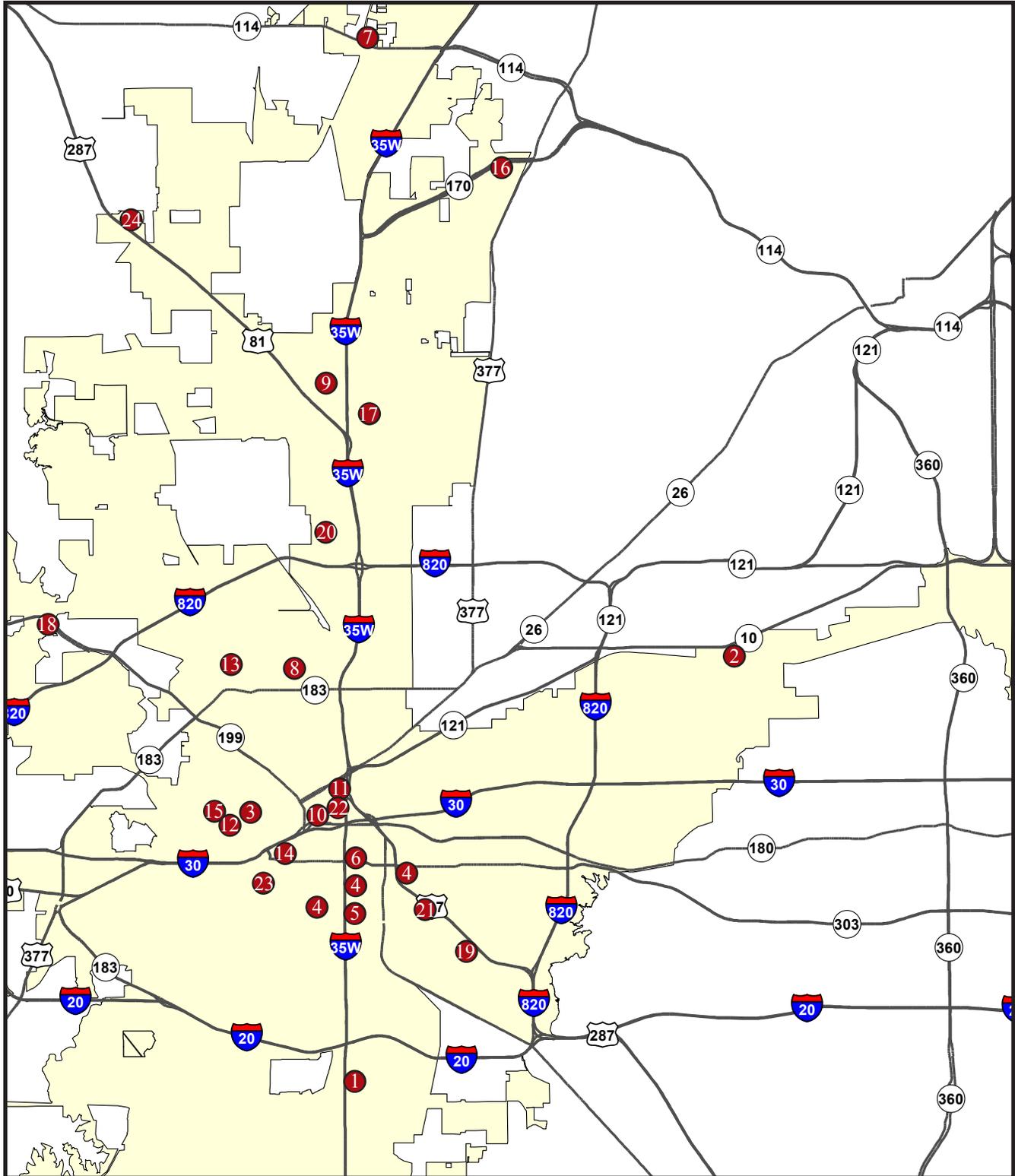
ATC Logistics and Electronics, Inc. (Company), is North America’s second largest third-party logistics provider. Locally, the Company occupies approximately 1,000,000 square feet of industrial space at Alliance Business Park. The Company is completing a modernization and expansion of its existing facilities located at 5201 Alliance Gateway Freeway, 13500 Independence Parkway and 13550 Independence Parkway. These facilities would be leased by the Company for an additional eight years, with an option to renew the lease.

Project Terms and Commitments	
Approved: 10/09/2012	Council District: 7 - Dennis Shingleton
Maximum Agreement: 70% Business Personal Property (8-yr term could be 10-yr if the lease is renewed) Ratio (Private/Public) - 23:1	
Employment	
Total Full Time Employees	1,840 by 12/31/2013: 2,079 by 12/31/2016
Fort Worth Residents	35%
Central City Residents	30%
Supply & Service Contracts	
Total Amount	NA
Amount to Fort Worth Businesses	\$500,000
Amount to M/WBE Businesses	\$400,000
Personal Property	
Value of Personal Property	\$17,500,000
Project Construction	
Structures & Site Development	\$1,000,000
Amount to Fort Worth Businesses	35% or \$350,000
Amount to M/WBE Businesses	25% or \$250,000



Active Projects

ACTIVE HOUSING & ECONOMIC DEVELOPMENT DEPARTMENT PROJECTS



- | | | |
|--------------------------------------|------------------------------|--|
| 1 Alcon Laboratories Holdings, Corp. | 9 Harmon Villas | 17 North Riverside Drive |
| 2 Bell Helicopter Textron, Inc. | 10 Hunter Plaza | 18 Patterson Equity Partners, LLC/Casino Beach |
| 3 Carlyle/Cypress West 7th LP. | 11 Knights of Pythias | 19 Renaissance Square |
| 4 CHDO Developments | 12 Lancaster Properties, LLC | 20 Reserve at Western Center |
| 5 Cowtown Market | 13 Lee Avenue Townhomes | 21 Southeast Community Health Center |
| 6 Evans and Rosedale | 14 Midtown Urban Village | 22 Sundance Square Management, LP |
| 7 GE Transportation | 15 Museum Place Development | 23 Trademark River Plaza/West Bend |
| 8 Hardy Street Project | 16 NGC Renewables, LLC | 24 Wal-Mart Stores Texas, LLC |

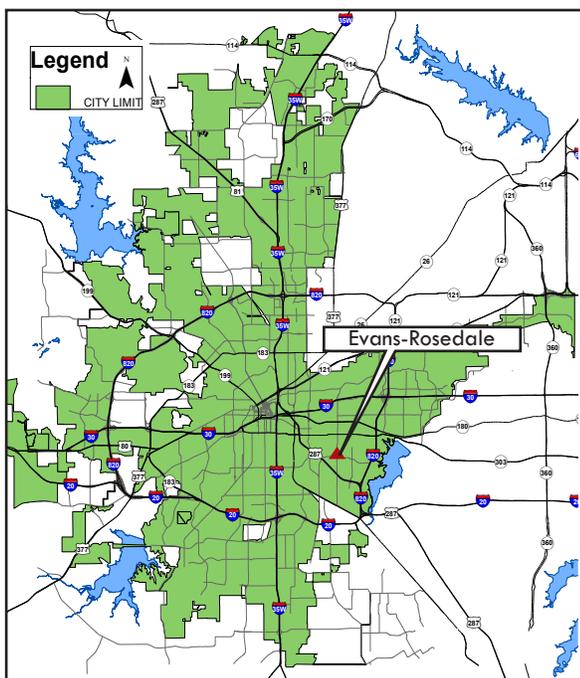
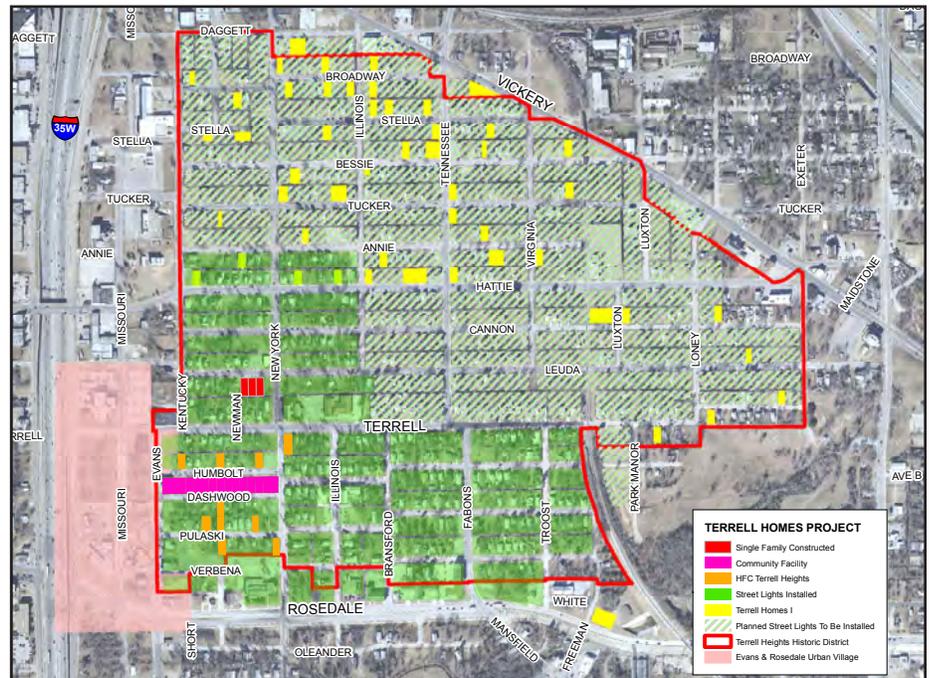
EVANS AND ROSEDALE

Evans and Rosedale Street | Fort Worth, Texas 76104

COUNCIL APPROVED
2000 - Present
COUNCIL DISTRICT
8 - Kelly Allen Gray
AMOUNT FUNDED BY CITY/FEDERAL *
\$29,000,000
AMOUNT FUNDED BY PRIVATE/OTHER **
\$15,075,905
TOTAL INVESTMENT
\$44,075,905
RATIO (PRIVATE/PUBLIC)
1:2
FUNDING DETAILS
*Projects funded by City, TIF, Federal funds and General Obligation Bonds, EDI and Section 108 Funds

Centrally located near downtown Fort Worth, the Terrell Heights Neighborhood offers prime redevelopment opportunities for businesses and a variety of affordable lifestyle opportunities for residents. Growth has been spurred by affordable land values and a family and business-friendly setting.

Through the collaboration of both City and private investments, the City seeks to promote quality projects that will continue to spur additional economic and housing development in Terrell Heights.



Terrell Homes



HFC Terrell Heights



EVANS AND ROSEDALE

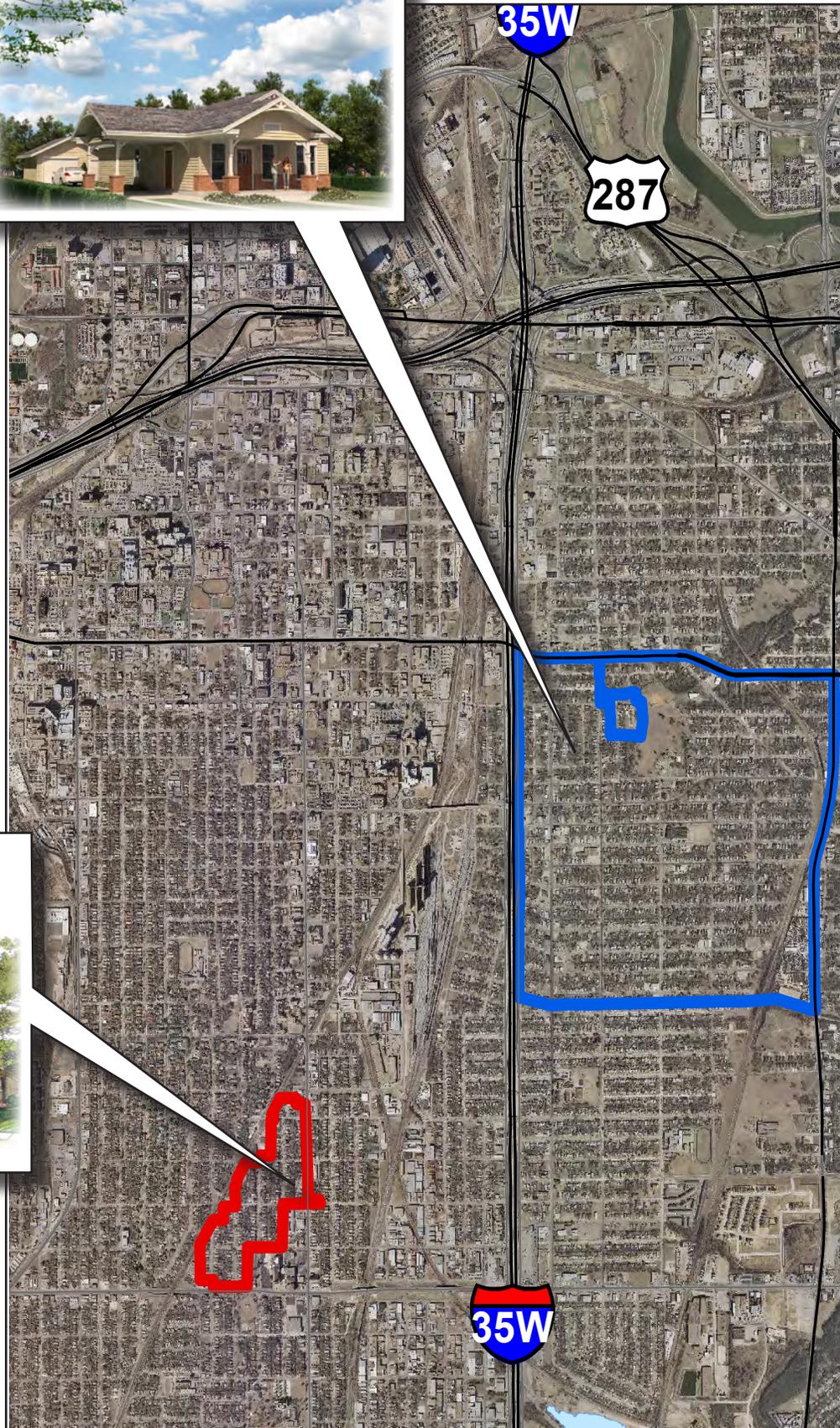
The Evans and Rosedale area includes private and public investment. The area has the Shamblee Library (2008), the Hazel Harvey Peace Center for Neighborhoods (2009), as well as a plaza that can be used by the neighborhood for community events. These public improvements are complimented by a Jack in the Box (2011) and a new 7-Eleven (2012). In addition to the commercial and public improvements, the area also includes a community facility (2015), the constructed 54 single family rental units (2012) and 11 single family units (2014). Lastly, the city is installing period lighting in the neighborhood (2013).



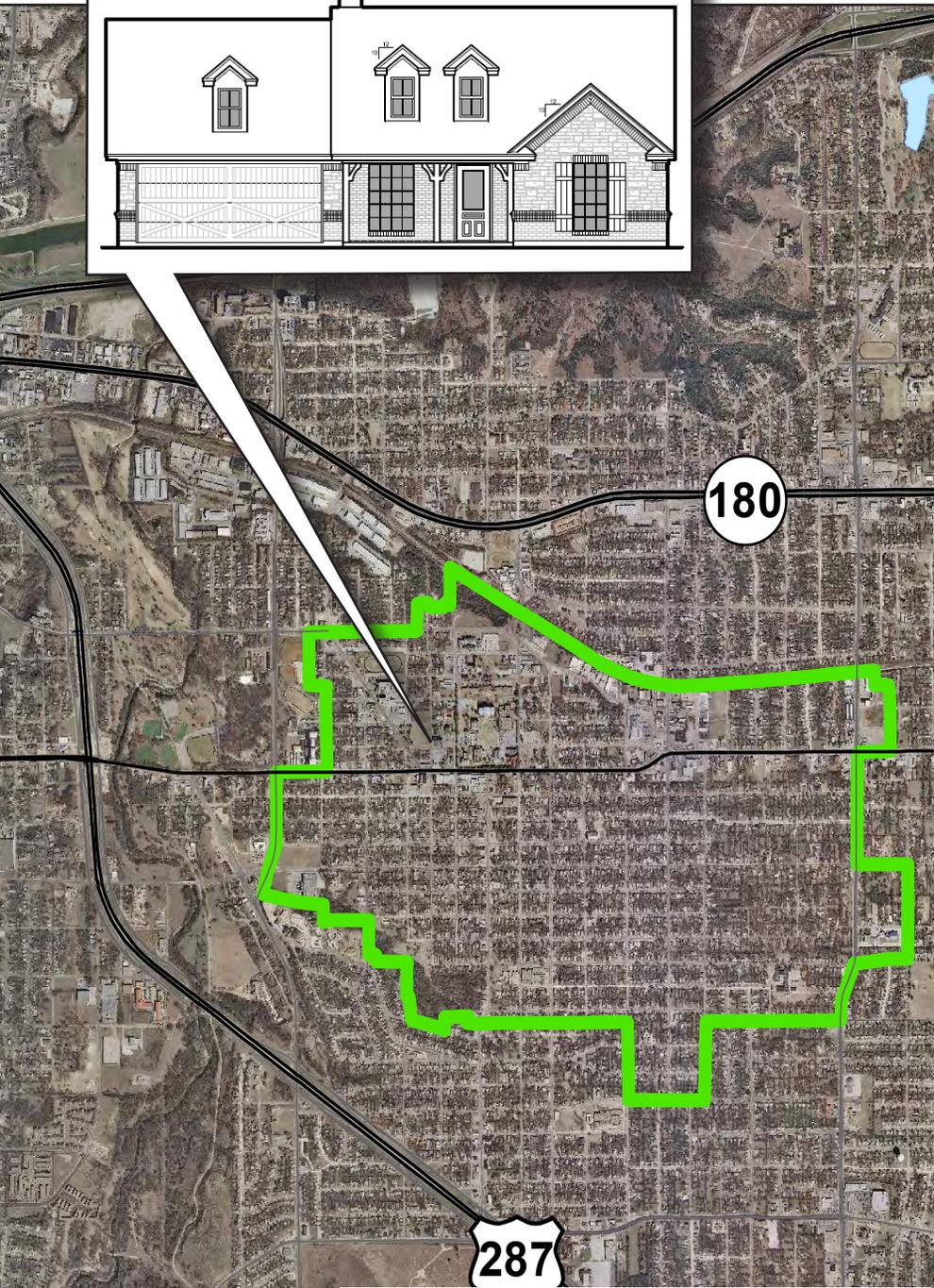
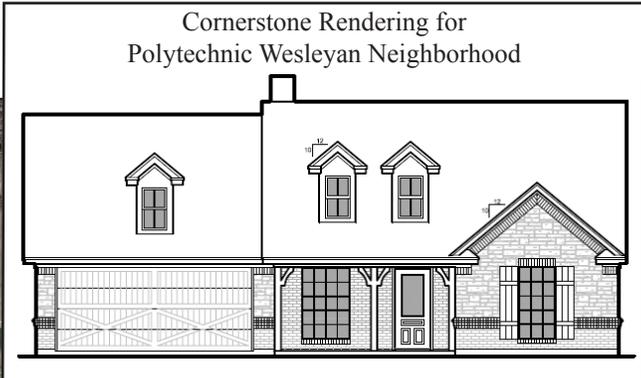
COMMUNITY HOUSING DEVELOPMENT ORGANIZATION

Scattered Sites Throughout the City of Fort Worth

COUNCIL APPROVED
2009 - Present
COUNCIL DISTRICT
5 - Gyna Bivens, 8 - Kelly Allen Gray, 9 - Joel Burns
AMOUNT FUNDED BY CITY/FEDERAL *
\$2,942,817
AMOUNT FUNDED BY PRIVATE/OTHER **
\$0
TOTAL INVESTMENT
\$2,942,817
RATIO (PRIVATE/PUBLIC)
0:1
FUNDING DETAILS
*HOME Fund



COMMUNITY HOUSING DEVELOPMENT ORGANIZATION



Legend

- South Hemphill Neighborhood
- Hillside Morningside Neighborhood
- Polytechnic Wesleyan Neighborhood

The City of Fort Worth is committed to the continued success of its certified Community Housing Development Organizations (CHDOs) by fostering strong partnerships. The City partners with CHDOs for the provision of quality, affordable, and accessible single family houses. The City and CHDOs develop strong relationships with the neighborhoods in which the houses are built and are committed to ensuring the houses compliment the existing fabric and context of the neighborhood. Currently, the City and its CHDOs are concentrating efforts in three established neighborhoods with single family infill developments.

All of the single family homes will be affordable to individuals or households earning at or below 80% of area median income.

Tarrant County Housing Partnership (TCHP) proposes to develop a total of 21 houses. The City is partnering with TCHP to construct 4 houses in the South Hemphill Heights neighborhood and 17 houses in the Hillside\Morningside neighborhood. TCHP proposes three floor plans that will be at minimum 1,200 square feet.

Cornerstone Housing Development Corporation (CANHDC) proposes to develop 3 houses in the Polytechnic Wesleyan neighborhood. The houses will have three bedrooms, two baths, with an attached garage and range between 1,400 and 1,475 SF.

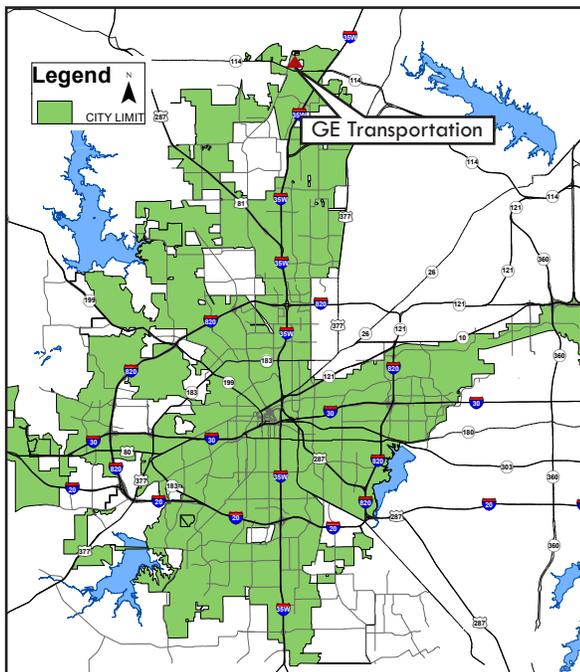
GE TRANSPORTATION

CHAPTER 380 | 16201 & 16301 Three Wide Drive | Fort Worth, Texas 76177

COUNCIL APPROVAL
02/19/13
2012 INCENTIVE TERM
No Benefit to Company until 2015 when the Project is Complete
MAXIMUM AGREEMENT
55% Real and Business Personal Property
TERM
10-Year
MIN. CAPITAL INVESTMENT
\$155,000,000
RATIO (PRIVATE/PUBLIC)
21:1
COUNCIL DISTRICT
7 - Dennis Shingleton

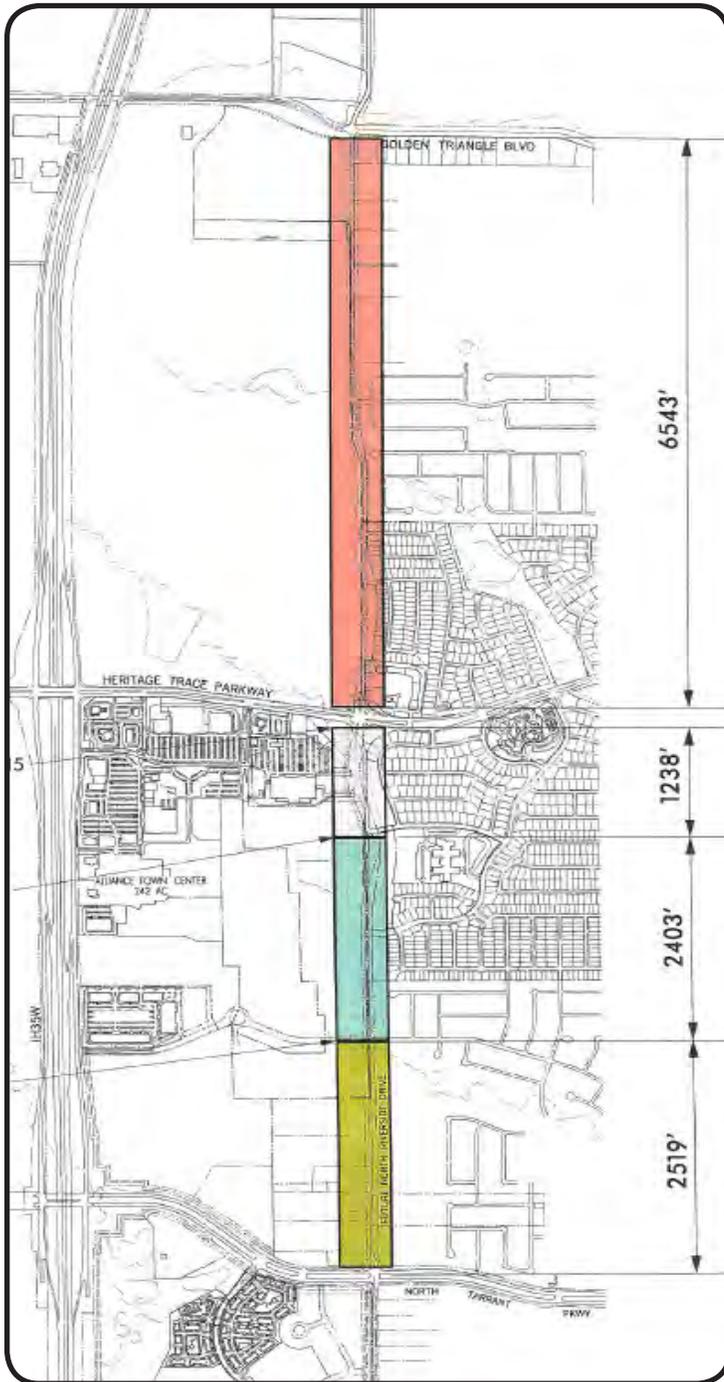


GE Transportation constructed a locomotive manufacturing facility and it began production in 2012. GE is also constructing a mining equipment manufacturing facility and is soon to be completed. Since the project was announced GE has hired 300 employees.



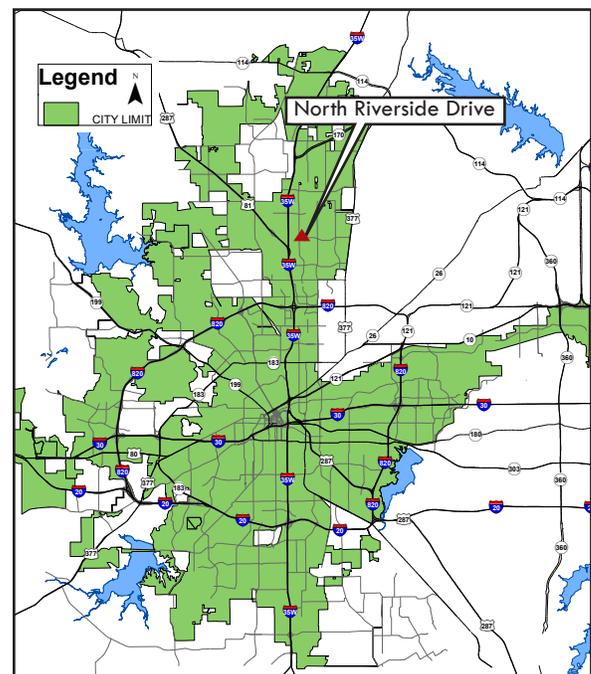
NORTH RIVERSIDE DRIVE

TIF | North Riverside Drive from Golden Triangle Blvd to North Tarrant Pkwy | Fort Worth, Texas



COUNCIL APPROVED
07/24/2012
COUNCIL DISTRICT
4 - Danny Scarth
AMOUNT FUNDED BY CITY/FEDERAL *
\$10,400,000
AMOUNT FUNDED BY PRIVATE/OTHER **
\$0
TOTAL INVESTMENT
\$10,400,000
FUNDING DETAILS
* \$10.4M through an interfund loan agreement between the City of Fort Worth Aviation Department and Transportation and Public Works Department, reimbursed by TIF 7 (North Tarrant Parkway) funds to fund improvements to North Riverside Drive between Golden Triangle Boulevard and North Tarrant Parkway

Due to increased development along North Riverside Drive/Old Denton Road and North Tarrant Parkway, traffic congestion has increased and safety has become a concern. To help alleviate this problem, the Tax Increment Reinvestment Zone Number Seven (TIF 7) Board of Directors approved funding for improvements to North Riverside Drive/Old Denton Road. As design progressed, it became clear that the road improvement project would come in under budget and the project was expanded to include improvements to the roadway between Golden Triangle Boulevard to North Tarrant Parkway.



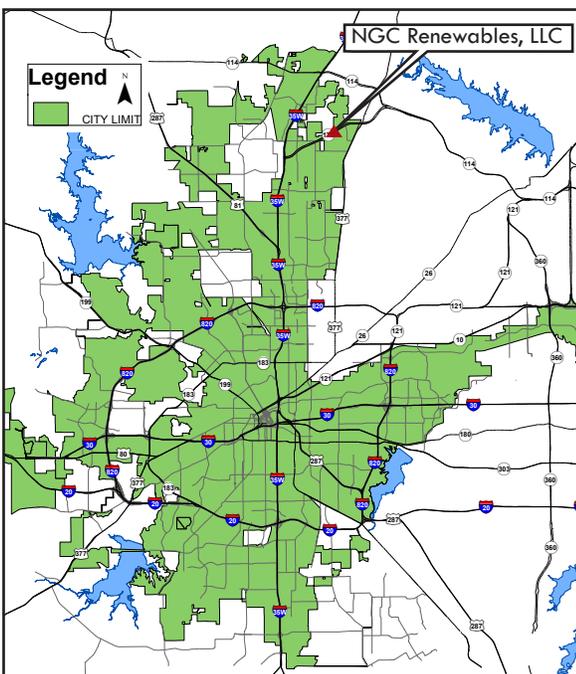
NGC RENEWABLES, LLC

TAX ABATEMENT | 5500 Alliance Gateway Fwy | Fort Worth, Texas 76177

COUNCIL APPROVAL
07/10/2012
2012 INCENTIVE TERM
No Benefit to Company until 2015 when the Project is Complete
MAXIMUM AGREEMENT
80% Real and Business Personal Property
TERM
10-Year
MIN. CAPITAL INVESTMENT
\$96,000,000
RATIO (PRIVATE/PUBLIC)
20:1
COUNCIL DISTRICT
7 - Dennis Shingleton

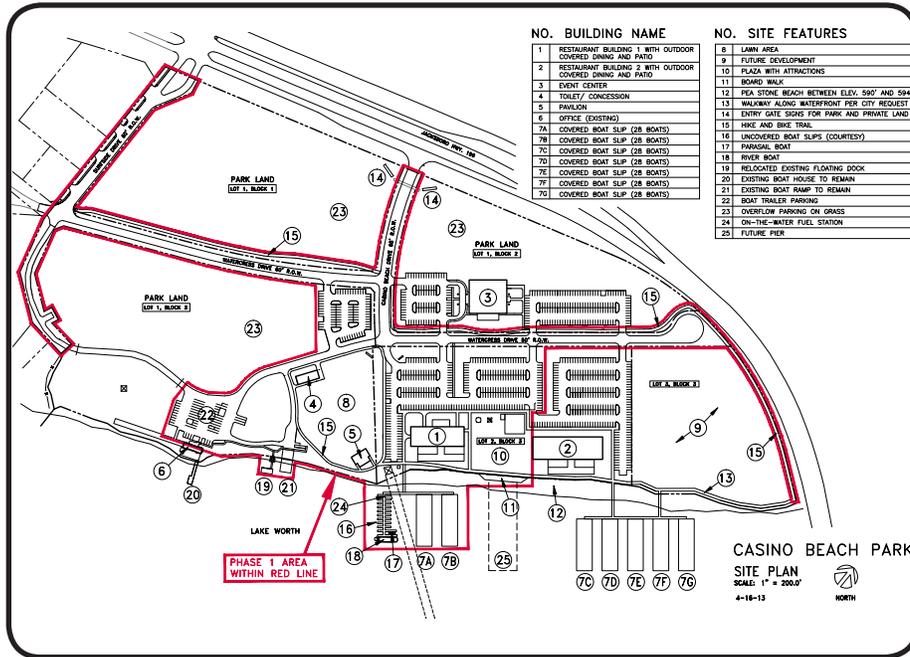


NGC is constructing a 120,000 square foot manufacturing facility that will also serve as their North American headquarters.



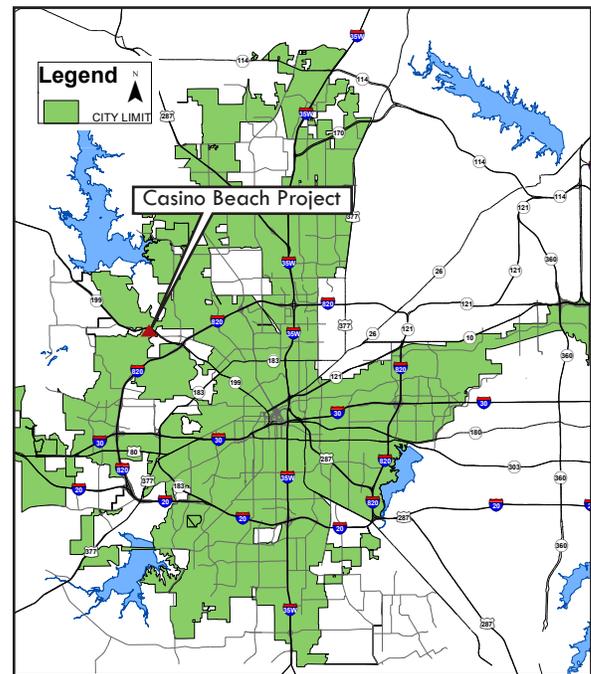
PATTERSON EQUITY PARTNERS / CASINO BEACH

CHAPTER 380 | Jacksboro Hwy & Watercress Dr. | Fort Worth, Texas 76135



COUNCIL APPROVAL
06/12/2012
2012 INCENTIVE TERM
No Benefit to Company until 2015 when the Project is Complete
MAXIMUM AGREEMENT
\$10,000,000 for Public Improvements
TERM
20-Year
MIN. CAPITAL INVESTMENT
\$13,900,000
RATIO (PRIVATE/PUBLIC)
1.4:1
COUNCIL DISTRICT
7 - Dennis Shingleton

Patterson Equity Partners, LLC is constructing retail space, movie theater, entertainment facilities to enhance the lake area and accessibility and use on Jacksboro Highway and Watercress Drive.



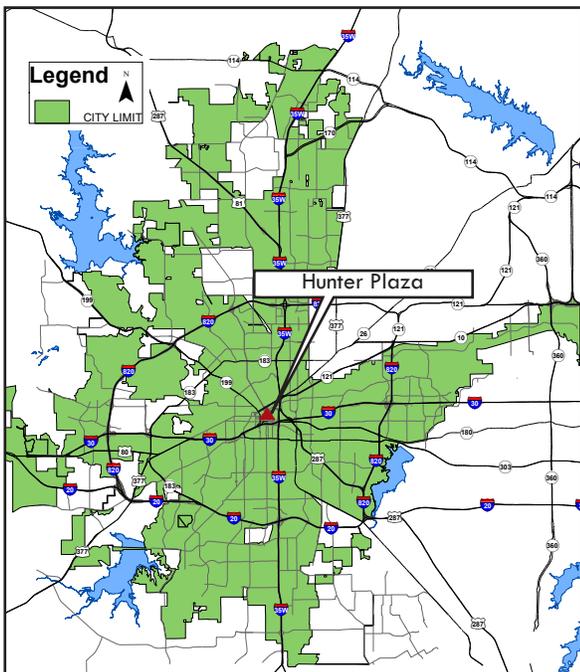
HUNTER PLAZA

605 W. 1st Street | Fort Worth, Texas 76102

COUNCIL APPROVED
06/12/2012
COUNCIL DISTRICT
9 - Joel Burns
AMOUNT FUNDED BY CITY/FEDERAL *
\$1,800,000
AMOUNT FUNDED BY PRIVATE/OTHER **
\$25,200,000
TOTAL INVESTMENT
\$27,000,000
RATIO (PRIVATE/PUBLIC)
14:1
FUNDING DETAILS
* HOME, Low Income Housing Tax Credits, Private



FW Hunter Plaza, LP (“Developer”) will use HOME Funds for a portion of the costs to rehabilitate the Hunter Plaza Apartments located in downtown Fort Worth into a mixed-use, mixed-income multifamily rental development to be known as the Hunter Plaza Carlton Residential Apartments. The project consists of the rehabilitation of an empty 11-story 225 unit multifamily building into a mixed use rental complex with a total of 164 residential units comprised of 115 affordable units and 49 market rate units. The complex will have approximately 9,600 square feet of commercial/retail space on the first floor and 114 one-bedroom and 50 two-bedroom units on the second through the eleventh floors. In addition, the project will include the new construction of a 4-level garage with up to 186 parking spaces. The complex will include amenities such as a theatre, community room, library, business center and fitness center.



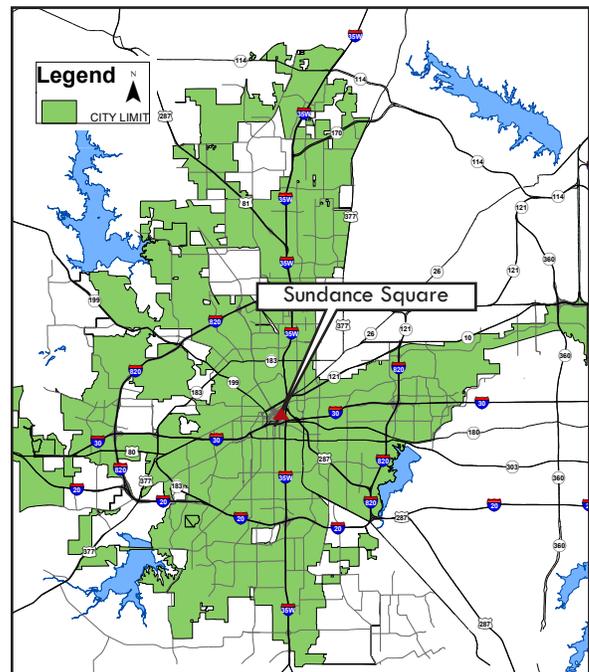
SUNDANCE SQUARE MANAGEMENT, LP

CHAPTER 380/TIF | Throckmorton and Commerce Street | Fort Worth, Texas 76102



COUNCIL APPROVAL
05/01/2012
2012 INCENTIVE TERM
No Benefit to Company until 2016 when the Project is Complete
MAXIMUM AGREEMENT
85% Sales Tax \$13.5 M Cap
TERM
15-Year
MIN. CAPITAL INVESTMENT
\$110,000,000
RATIO (PRIVATE/PUBLIC)
8:1
COUNCIL DISTRICT
9 - Joel Burns

The project consist of the construction of three new mixed use buildings, the reconditioning of two historic buildings and the construction of a central plaza in the Sundance Square area of downtown Fort Worth.



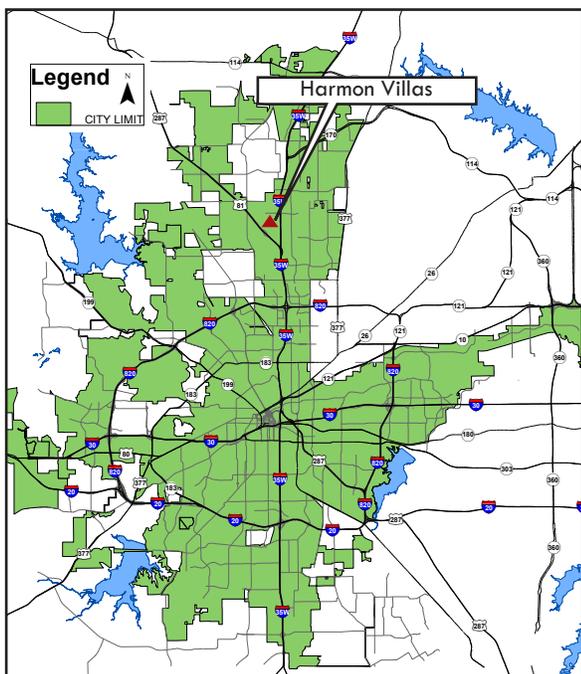
HARMON VILLAS

9592 Harmon Road | Fort Worth, Texas 76177

COUNCIL APPROVED	03/20/2012
COUNCIL DISTRICT	7 - Dennis Shingleton
AMOUNT FUNDED BY CITY/FEDERAL *	\$300,000
AMOUNT FUNDED BY PRIVATE/OTHER **	\$19,501,920
TOTAL INVESTMENT	\$19,801,920
RATIO (PRIVATE/PUBLIC)	65:1
FUNDING DETAILS	
*HOME and Low Income Housing Tax Credits	



Harmon Villas is a proposed 150 unit multifamily complex by Sphinx Development Corporation. The complex will consist of one, two, three bedroom units. All of the units will be available for rent to households earning 60 percent or less of Area Median Income (AMI) a determined by HUD. The complex will include amenities such as controlled access gates, furnished clubhouse, fitness room, activity room, water features and a gazebo. Future residents will have access to shopping, dining, and entertainment located at Alliance Town Center.



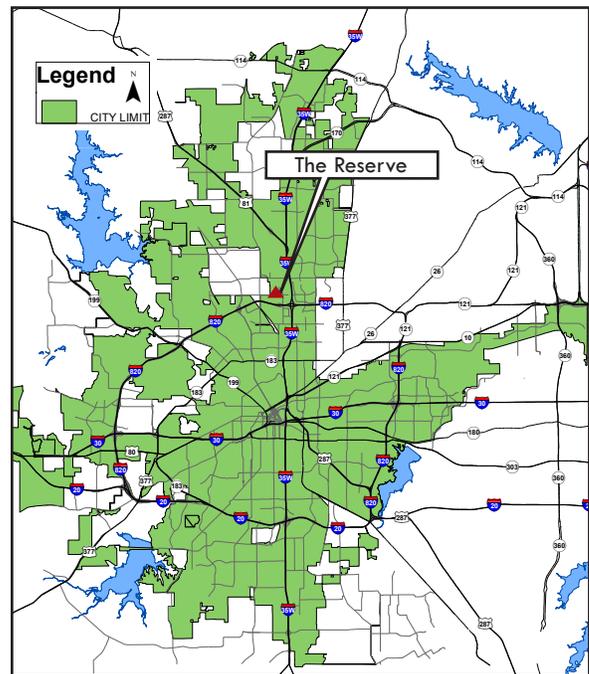
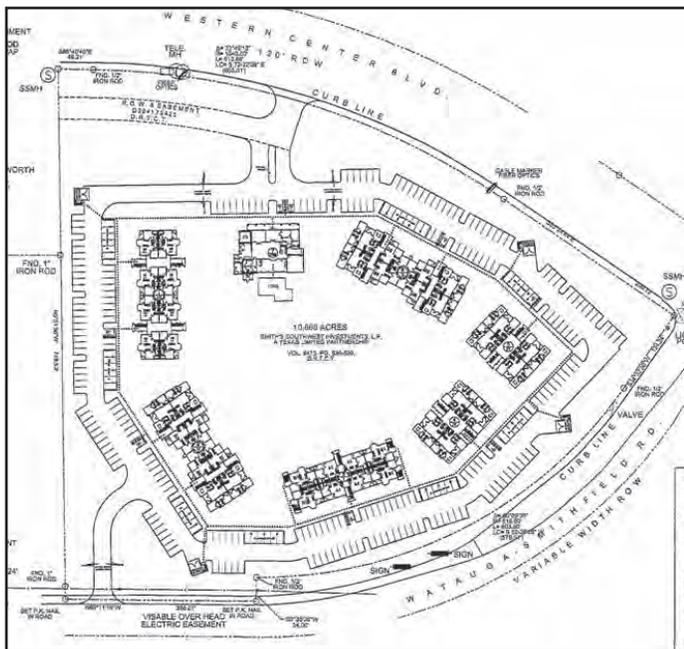
RESERVE AT WESTERN CENTER

Intersection of Western Center Blvd & Blue Mound Rd | Fort Worth, Texas 76131



COUNCIL APPROVED
03/20/2012
COUNCIL DISTRICT
2 - Sal Espino
AMOUNT FUNDED BY CITY/FEDERAL *
\$240,000
AMOUNT FUNDED BY PRIVATE/OTHER **
\$23,132,000
TOTAL INVESTMENT
\$23,372,000
RATIO (PRIVATE/PUBLIC)
96:1
FUNDING DETAILS
* HOME and Low Income Housing Tax Credits

The Reserve at Western Center is a proposed multifamily unit complex at the intersection of Western Center Blvd and Blue Mound Road by Miller Valentine Group. The development will consist of one, two, and three bedroom units for a total of 120. All of the units will be available for rent to households earning 60 percent or less of Area Median Income (AMI) as determined by HUD. Unit amenities will include nine foot ceilings, ceiling fans and berber carpet. The complex will include amenities such as a pool, fitness center, computer learning center, community room and barbeque grills. The development is within minutes from shopping, dining, and entertainment located at Fossil Creek.



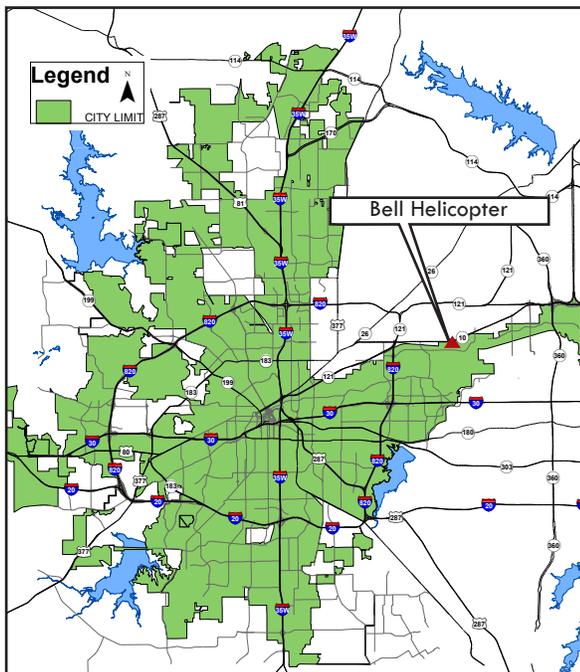
BELL HELICOPTER TEXTRON, INC.

TAX ABATEMENT/CHAPTER 380 | 600 E. Hurst Blvd | Fort Worth, Texas 76053

COUNCIL APPROVAL
12/13/2011
2012 INCENTIVE TERM
Yr-1 of Tax Abatement
MAXIMUM AGREEMENT
80% Real and Business Personal Property
TERM
1-Year TA, 19-Year EDPA
MIN. CAPITAL INVESTMENT
\$235,000,000
RATIO (PRIVATE/PUBLIC)
16:1
COUNCIL DISTRICT
5 - Gyna Bivens



Bell Helicopter is expanding and consolidating the main headquarter operations and associated facilities including the central distribution center in the vicinity of Highway 10 and Trinity Blvd.



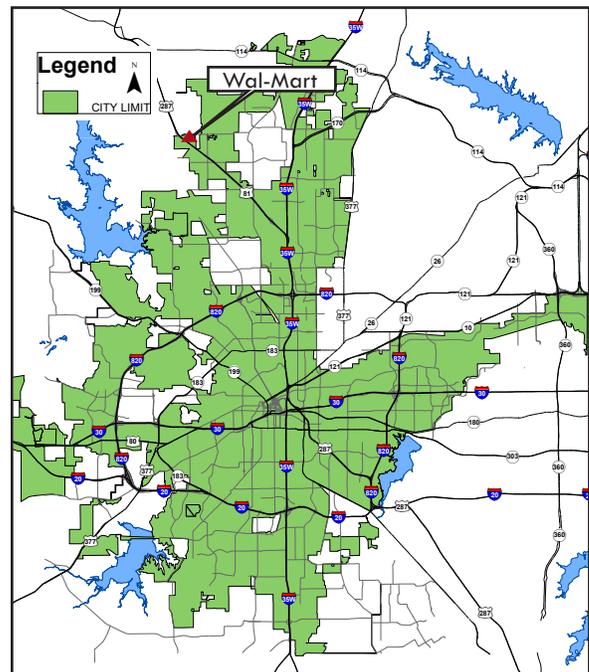
WAL-MART STORES TEXAS, LLC

CHAPTER 380 | Avondale-Haslet Rd and Hwy 287 | Fort Worth, Texas 76052



COUNCIL APPROVAL
12/31/2011
2012 INCENTIVE TERM
No Benefit to Company until 2015 when the Project is Complete
MAXIMUM AGREEMENT
50% Real and Sales Tax \$1.0 M Cap
TERM
3-Year
MIN. CAPITAL INVESTMENT
\$10,000,000
RATIO (PRIVATE/PUBLIC)
10:1
COUNCIL DISTRICT
7 - Dennis Shingleton

Wal-Mart Stores is constructing a new store on Avondale-Haslet Road. The store will be a minimum of 14,000 square feet. This project also includes the construction of Avondale-Haslet Road from Highway 287 to the back edge of the Wal-Mart Property. The road will be reconstructed into four lanes.



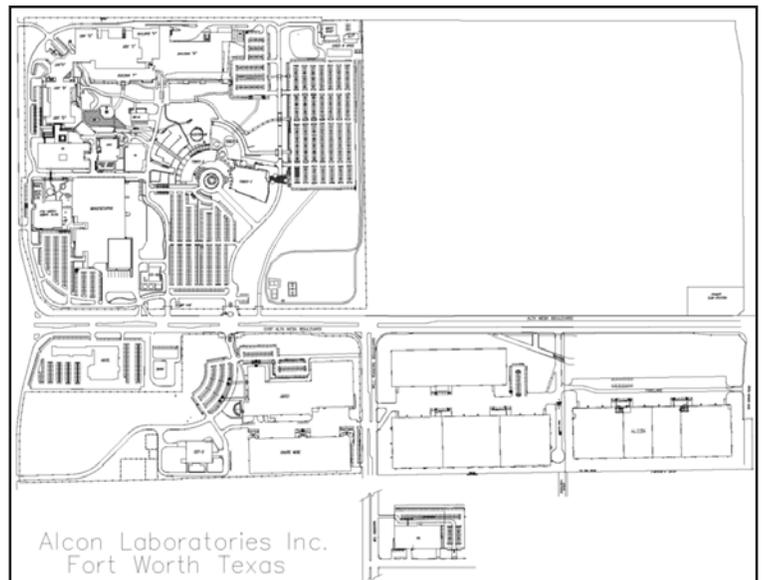
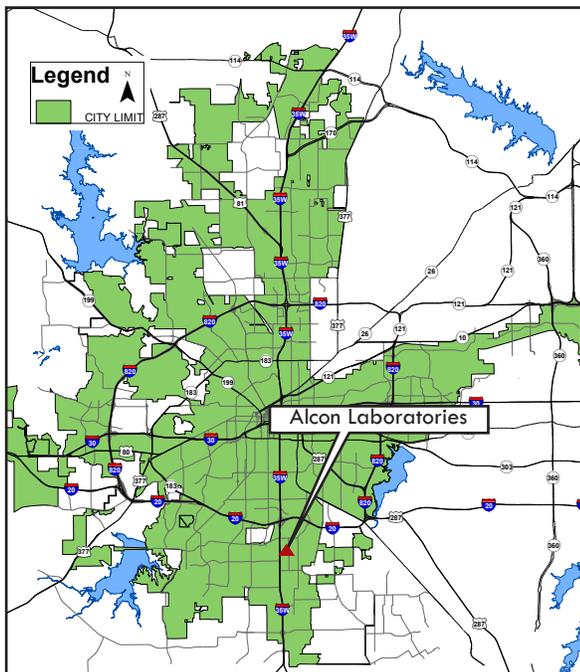
ALCON LABORATORIES HOLDINGS CORP.

TAX ABATEMENT | 6801 South Fwy | Fort Worth, Texas 76134

COUNCIL APPROVAL
10/25/2011
2012 INCENTIVE TERM
No Benefit to Company until 2015 when the Project is Complete
MAXIMUM AGREEMENT
80% Real and Business Personal Property
TERM
10-Year
MIN. CAPITAL INVESTMENT
\$11,000,000
RATIO (PRIVATE/PUBLIC)
15:1
COUNCIL DISTRICT
8 - Kelley Allen Gray



Alcon plans to expand and renovate the existing facilities at the Alcon campus and create a Finance Center for North American Operations. Alcon also plans to renovate its facility at 6801 Will Rogers Blvd.



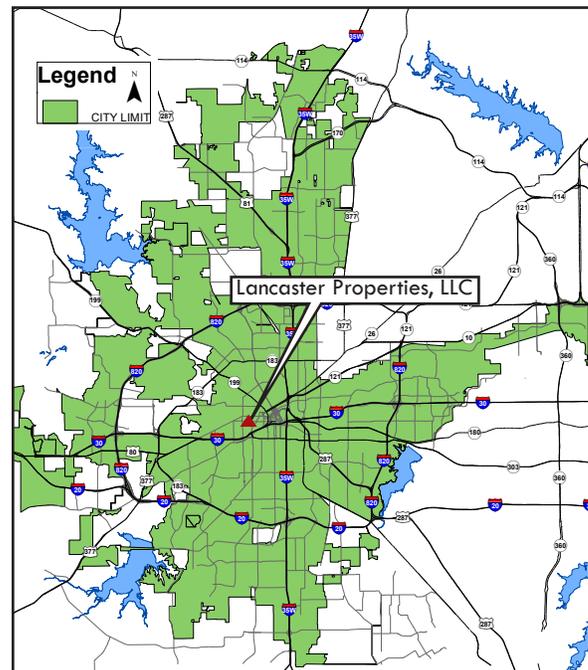
LANCASTER PROPERTIES, LLC

TAX ABATEMENT | 2901 Bledsoe Street | Fort Worth, Texas 76107



COUNCIL APPROVAL
09/27/2011
2012 INCENTIVE TERM
No Benefit to Company until 2015 when the Project is Complete
MAXIMUM AGREEMENT
85% Real Property
TERM
5 - Year
MIN. CAPITAL INVESTMENT
\$23,252,000
RATIO (PRIVATE/PUBLIC)
27:1
COUNCIL DISTRICT
9 - Joel Burns

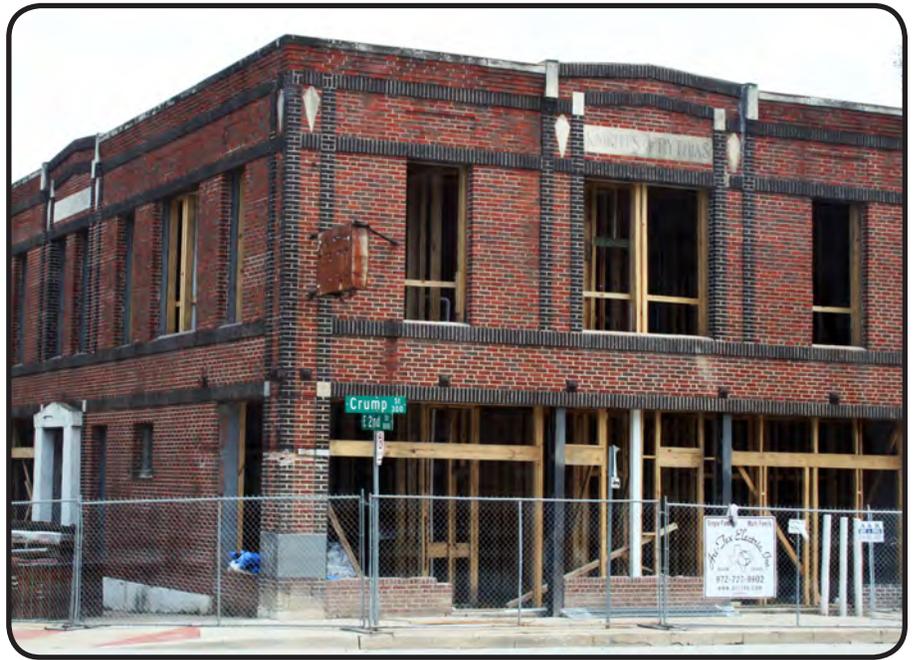
Lancaster Properties, LLC is constructing a 315 unit multifamily apartment complex at 2920 West Lanaster Avenue and 1020 Currie Street.



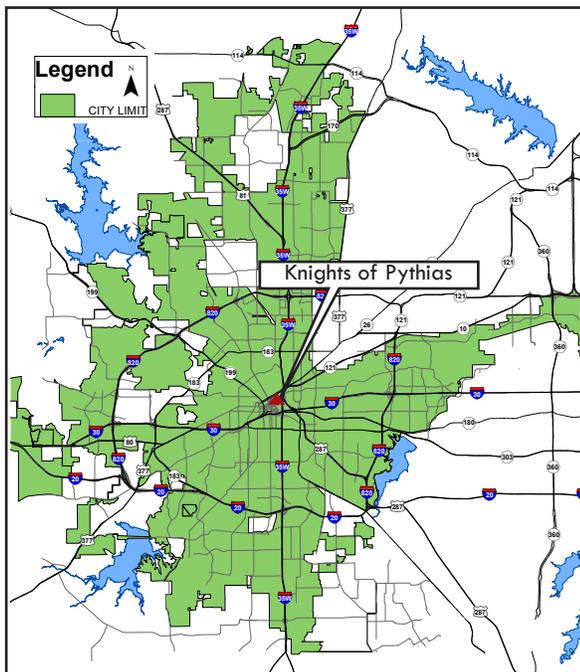
KNIGHTS OF PYTHIAS

303 and 307 Crump Street and 915 E. 3rd Street | Fort Worth, Texas 76102

COUNCIL APPROVED
06/14/2011
COUNCIL DISTRICT
9 - Joel Burns
AMOUNT FUNDED BY CITY/FEDERAL*
\$950,000
AMOUNT FUNDED BY PRIVATE/OTHER**
\$1,250,000
TOTAL INVESTMENT
\$2,200,000
RATIO (PRIVATE/PUBLIC)
1.3:1
FUNDING DETAILS
* Community Development Block Grant Funds (CDBG)



The Hillside Public Facility Corporation acquired the property. The development will consist of the rehabilitation of the Knights of Pythias Lodge which will contain eight units, and construct an adjacent, architecturally compatible structure which will contain ten units for a total of eighteen units plus the provision of twenty parking spaces. Ten or 51% of the available units will be affordable to individuals or households earning less than 80% of Area Median Income for fifteen years.



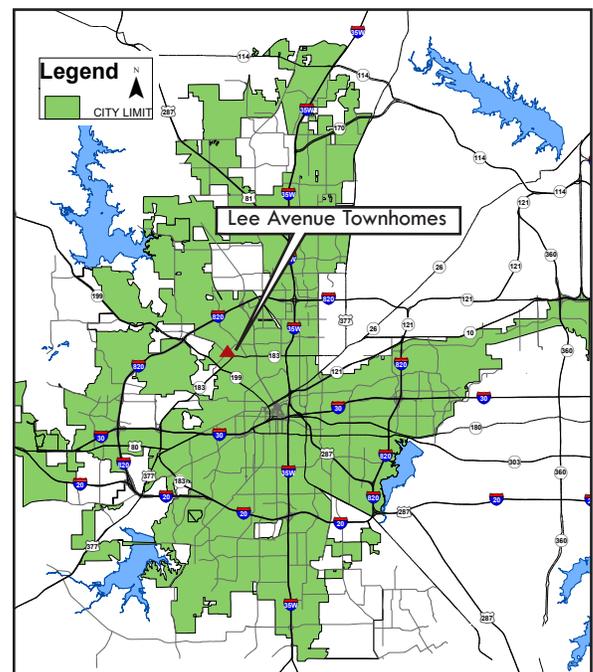
LEE AVENUE TOWNHOMES

1402, 1404, 1419, 1421 Lee Ave. & 406, & 408 Central Ave. | Fort Worth, Texas 76164



COUNCIL APPROVED
06/14/2011
COUNCIL DISTRICT
2 - Sal Espino
AMOUNT FUNDED BY CITY/FEDERAL *
\$1,000,000
AMOUNT FUNDED BY PRIVATE/OTHER **
\$0
TOTAL INVESTMENT
\$1,000,000
RATION (PRIVATE/PUBLIC)
0:1
FUNDING DETAILS
* HOME Funds

The project is a proposed development of up to seven townhomes located on Central Avenue and Lee Avenue. The townhouses will be both two-bedroom/two-bath and/or three-bedroom/two-bath units ranging in size from 1,400 to 2,000 SF. Each townhouse will have a double garage. The townhouses will be sold to home buyers earning 80% or less of the Area Median Income as determined by the United States Department of Housing and Urban Development (HUD).



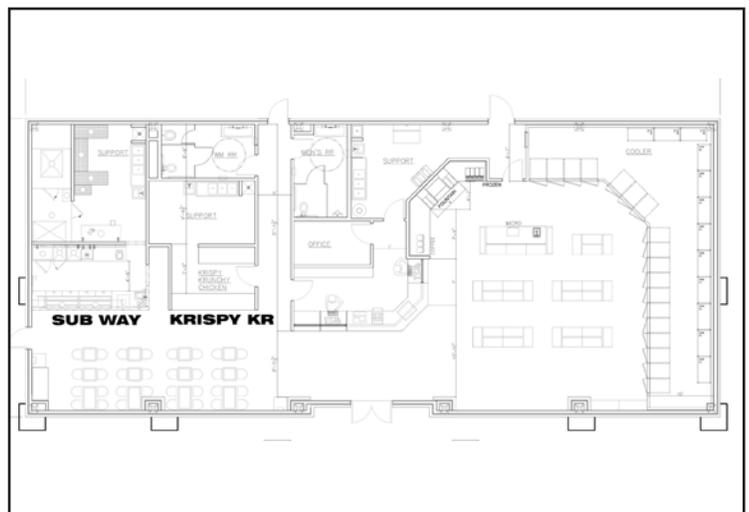
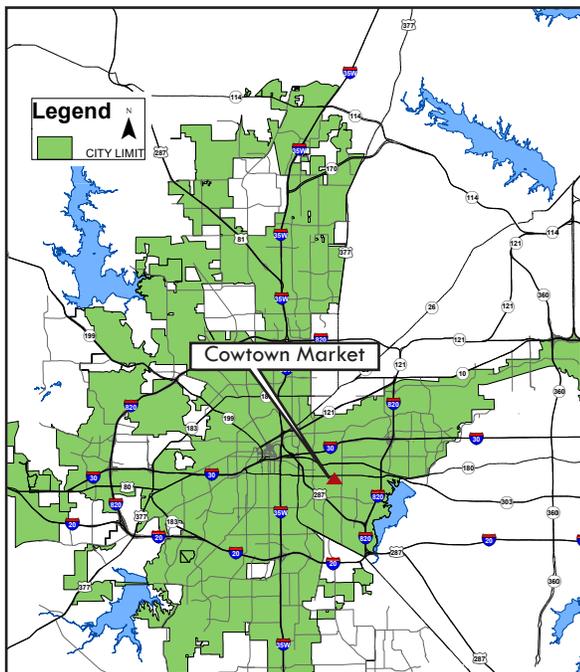
COWTOWN MARKET

1703 S. Freeway and 800 Allen Avenue | Fort Worth, Texas 76104

COUNCIL APPROVED
05/17/2011
COUNCIL DISTRICT
8 - Kelly Allen Gray
AMOUNT FUNDED BY CITY/FEDERAL *
\$265,000
AMOUNT FUNDED BY PRIVATE/OTHER **
\$1,500,000
TOTAL INVESTMENT
\$1,765,000
RATIO (PRIVATE/PUBLIC)
6:1
FUNDING DETAILS
*Urban Development Action Grant and five-year NEZ Tax Abatement



Developer proposes to develop a gas station and restaurants called Cowtown Market at the intersection of the Interstate 35 Frontage Road and Allen Avenue. The development will include a Shell gas station, Subway, and Krispy Krunchy Chicken. The Developer will invest at least \$1,500,000 into the project and has agreed to a goal of creating 15 new full-time jobs following completion.



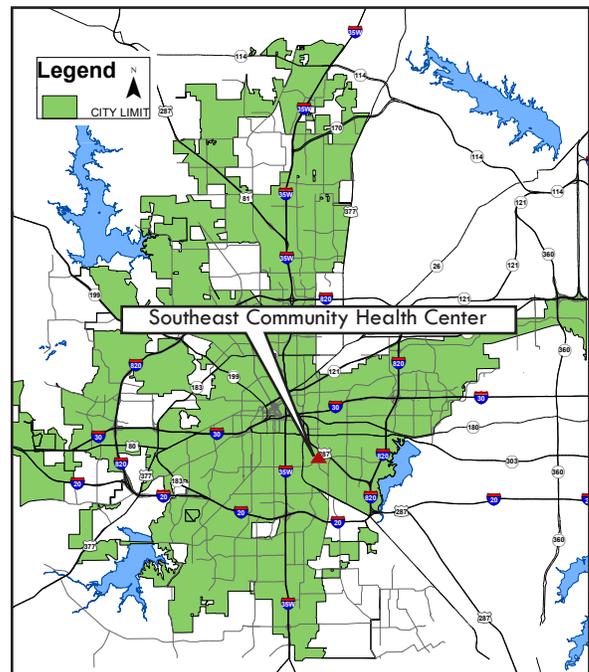
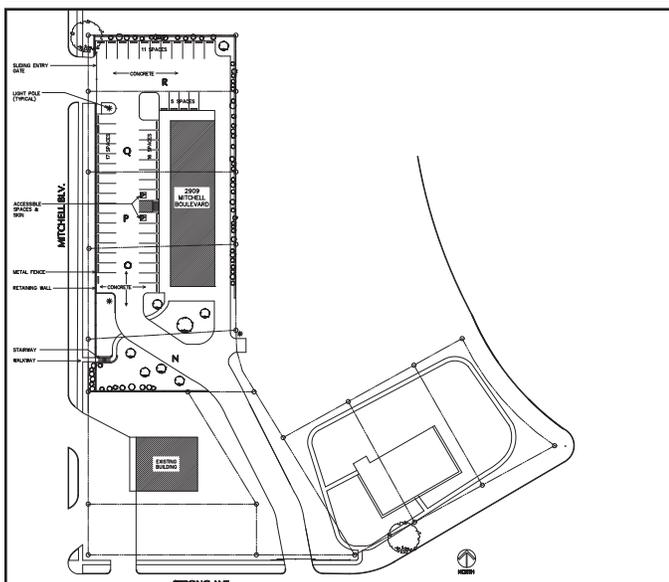
SOUTHEAST COMMUNITY HEALTH CENTER

2909 Mitchell Blvd | Fort Worth, Texas 76105



COUNCIL APPROVED
03/08/2011
COUNCIL DISTRICT
8 - Kelly Allen Gray
AMOUNT FUNDED BY CITY/FEDERAL *
\$67,605
AMOUNT FUNDED BY PRIVATE/OTHER **
\$584,015
TOTAL INVESTMENT
\$651,620
RATIO (PRIVATE/PUBLIC)
8.6:1
FUNDING DETAILS
*Community Development Block Grant Funds (CDBG)

The project consists of the finish-out and development of the Southeast Community Health Center to provide health care services to the community especially the low-and-moderate income persons in the area. The clinic will provide high quality, low cost health care services to the southeast community of Fort Worth. In addition, the community health center will employ approximately 20 full-time staff members and once fully operational, will serve a total of 16,000 patients annually.



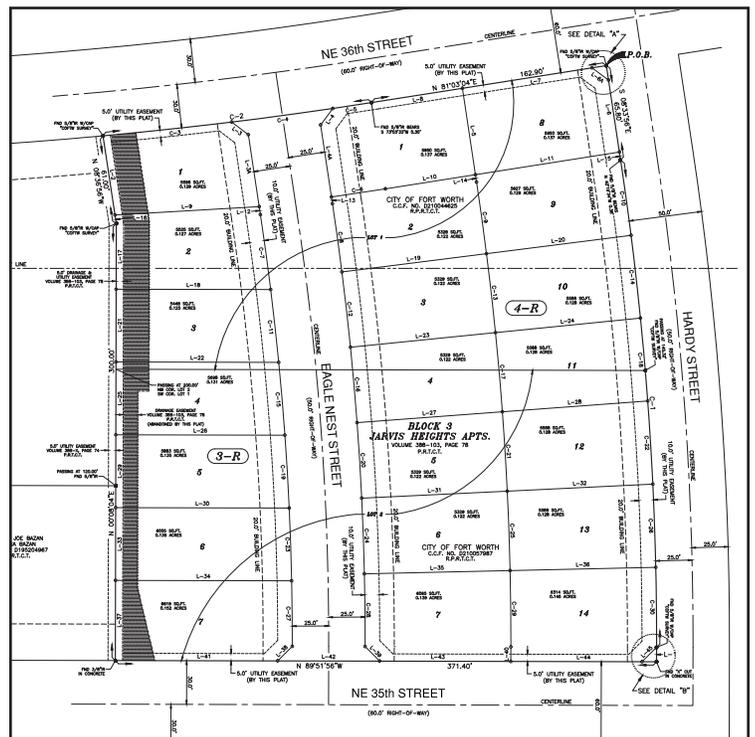
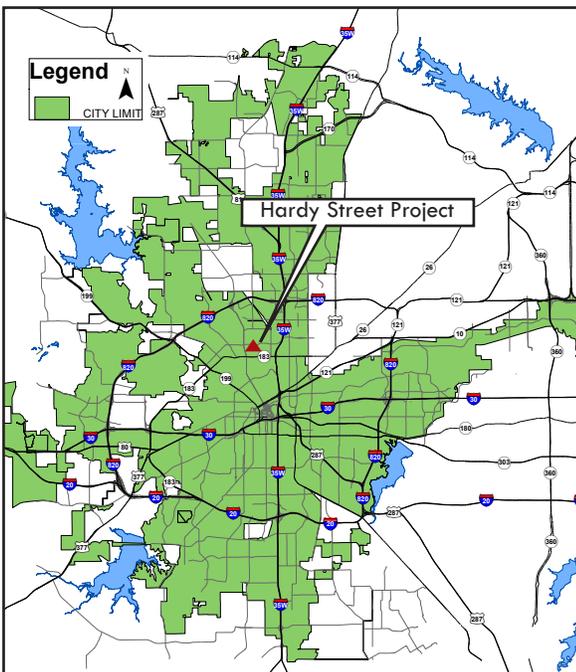
HARDY STREET PROJECT

3600 Block Hardy Street | Fort Worth, Texas 76106

COUNCIL APPROVED	02/23/2010
COUNCIL DISTRICT	2 - Sal Espino
AMOUNT FUNDED BY CITY/FEDERAL *	\$1,153,724
AMOUNT FUNDED BY PRIVATE/OTHER **	\$0
TOTAL INVESTMENT	\$1,153,724
RATIO (PRIVATE/PUBLIC)	0:1
FUNDING DETAILS	
*Community Development Block Grant Funds (CDBG)	



The Hardy Street Project consists of the acquisition of 2 acres of land and a vacant dilapidated nursing home in the Diamond Hill area. The property will be redeveloped into single family homes. The City used CDBG funds to acquire the property, demolish the nursing home and to construct infrastructure improvements, such as water, sewer, streets, and sidewalks in order to make the property ready for the construction of 21 new quality, affordable and accessible single family homes. Once the infrastructure improvements have been constructed, the City will market the property to home builders for the construction of the homes.



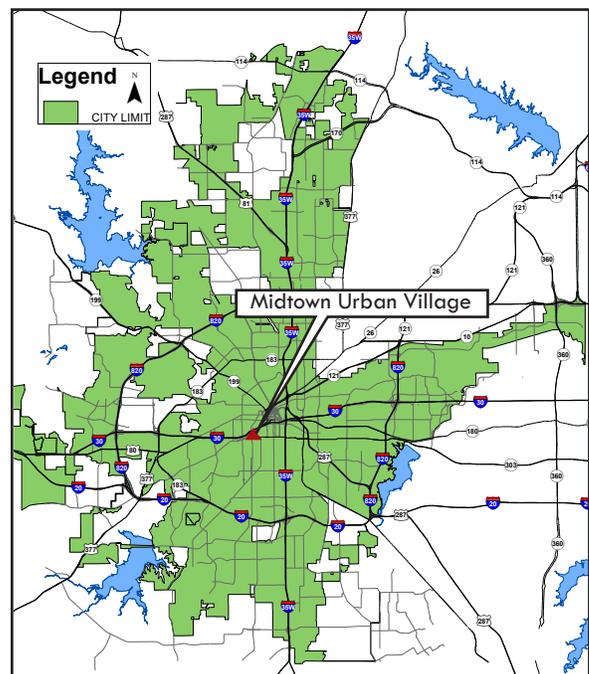
MIDTOWN URBAN VILLAGE

TIF | Corner of Forest Park Blvd & W. Rosedale Street | Fort Worth, Texas 76104



BOARD APPROVED
10/07/2009
2012 INCENTIVE TERM
Under Construction
MAXIMUM AGREEMENT
\$7,819,495
MIN. CAPITAL INVESTMENT
\$62,643,240
COUNCIL DISTRICT
9 - Joel Burns

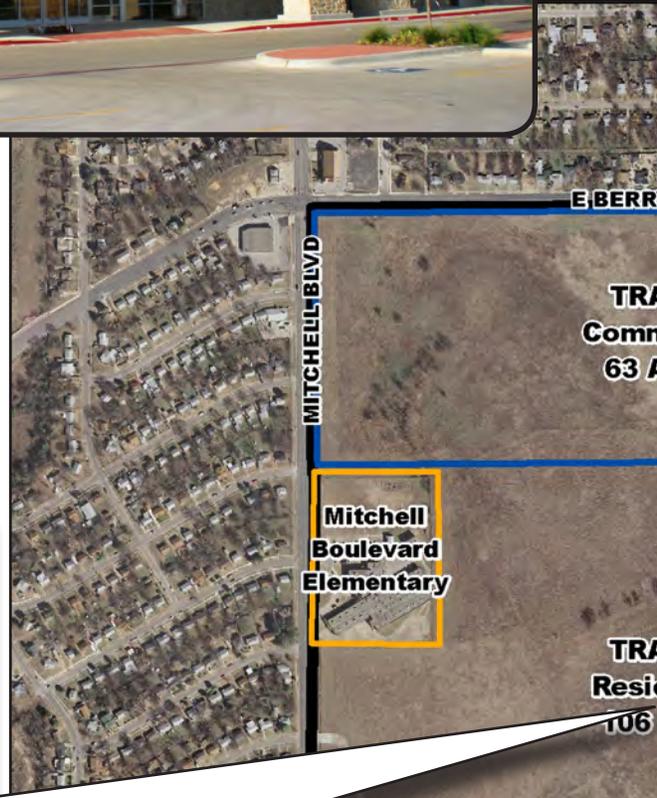
Midtown Urban Village Development consists of the construction of two hotels, an office building, commercial retail space and a parking garage. The project is phased and is not expected to be completed until June 2014. The City is participating under the TIF program for reimbursement to the developer on public infrastructure, street construction, streetscape enhancements, and public improvements. To date the Hilton Garden Inn Hotel, Homewood Suites, Torchy's Southwest Bank, the garage, medical office, and all public infrastructure has been complete.



RENAISSANCE SQUARE

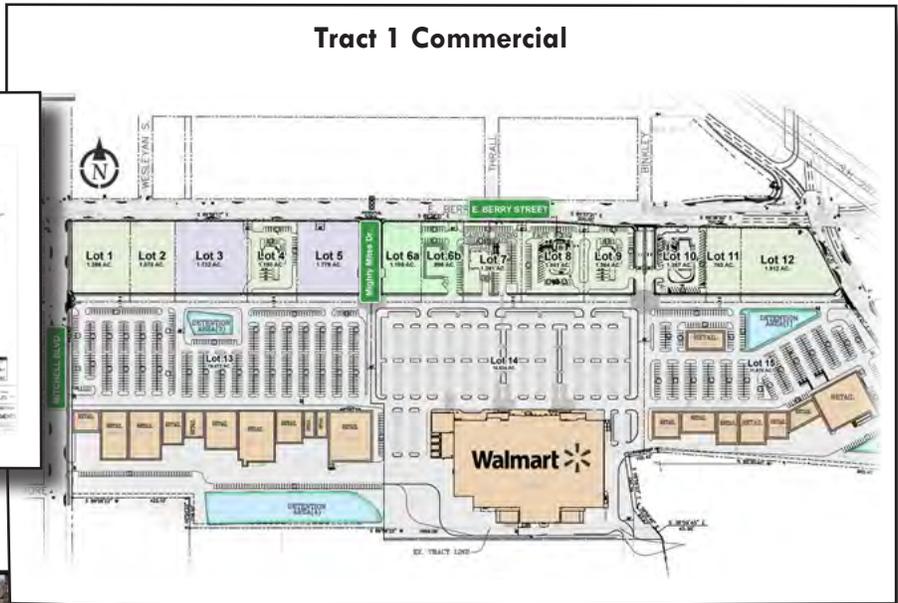
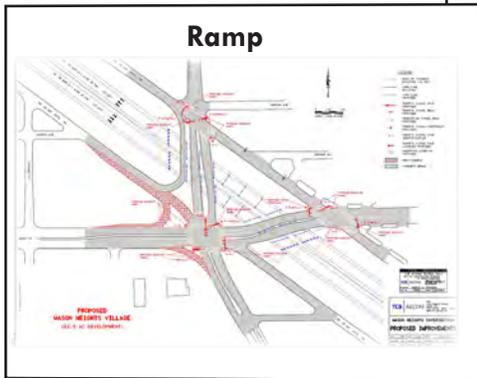
Southwest Corner of US Highway 287 and East Berry Street | Fort Worth, Texas 76105

COUNCIL APPROVED
03/24/2009
COUNCIL DISTRICT
8 - Kelly Allen Gray
AMOUNT FUNDED BY CITY/FEDERAL *
\$12,750,000
AMOUNT FUNDED BY PRIVATE/OTHER**
\$75,000,000
TOTAL INVESTMENT
\$87,750,000
RATIO (PRIVATE/PUBLIC)
6:1
FUNDING DETAILS
* TIF money and Chapter 380 Economic Development Program Grant
** Minimum investment of \$46M but estimated about \$75M

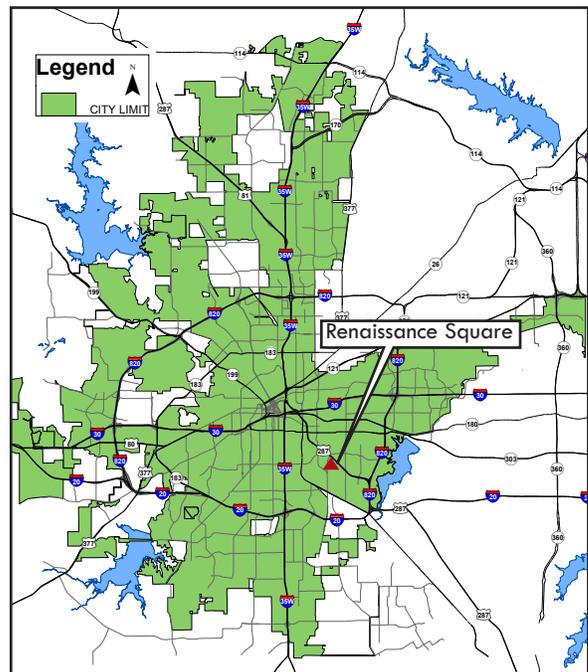


RENAISSANCE SQUARE

Tract 1 Commercial



Renaissance Square is a 67-acre grocery-anchored shopping center located in the heart of Fort Worth, Texas. A joint venture between Lockard Development, Moriah Real Estate Company of Midland Texas, and Synergy Properties of Fort Worth, Texas. Renaissance Square features over 500,000 SF of shopping, sit down restaurants, fast food, and much more; located just off the Martin Luther King Freeway at the intersection of East Berry and Vaughn Streets.



SUN VALLEY INDUSTRIAL PARK

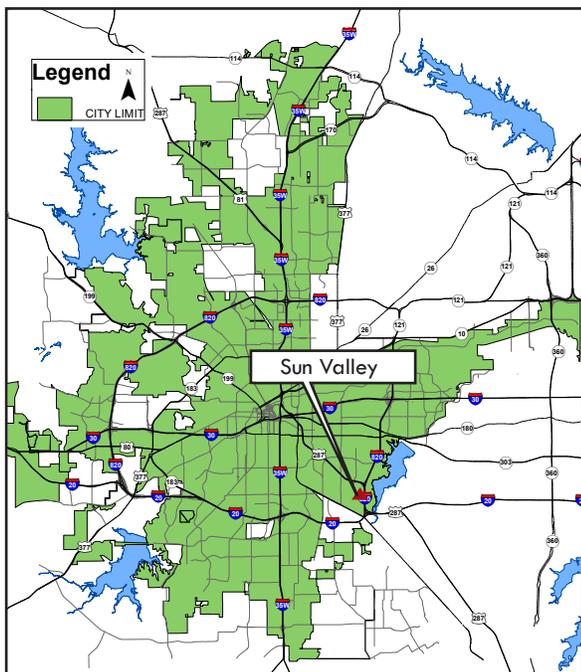
CHAPTER 380 | 5301 Sun Valley Drive | Fort Worth, Texas 76119

COUNCIL APPROVED
05/13/2008
COUNCIL DISTRICT
5 - Gyna Bivens
AMOUNT FUNDED BY CITY/FEDERAL *
\$346,500
AMOUNT FUNDED BY PRIVATE/OTHER**
\$3,193,500
TOTAL INVESTMENT
\$3,540,000
RATIO (PRIVATE/PUBLIC)
10:1
FUNDING DETAILS
* Economic Development Initiative (EDI) - Special Purpose Grant from the United States Department of Housing and Urban Development



During the FY2005 federal appropriations process, the City requested and received an Economic Development Initiative (EDI). Special Project Grant for its Central City Revitalization Initiative. The amount of the grant is \$346,500.00. During the Central City Revitalization and Economic Development (CCRED) Committee meeting of May 6, 2008, staff recommended leveraging the EDI funds with private dollars to further develop the Sun Valley Industrial Park located in southeast Fort Worth within the Central City.

Empire Texas Equities, Ltd. (Developer) submitted a scope of work that was accepted by the United States Department of Housing and Urban Development. The proposed scope of work was to develop a portion of the 24.2 acres of undeveloped land into the Sun Valley Industrial Park which consisted of two phases. After re-platting the land into 28 parcels, Phase 1 consisted of constructing infrastructures improvements that would serve the lots. Phase 2 consisted of the construction of two 25,000-60,000 sq. ft. industrial buildings at the site after phase one was completed. The Developer estimates that the industrial-use buildings will be leased within 3 to 9 months with firms in the construction and gas drilling industries. This project will create one full time job in the Central City.



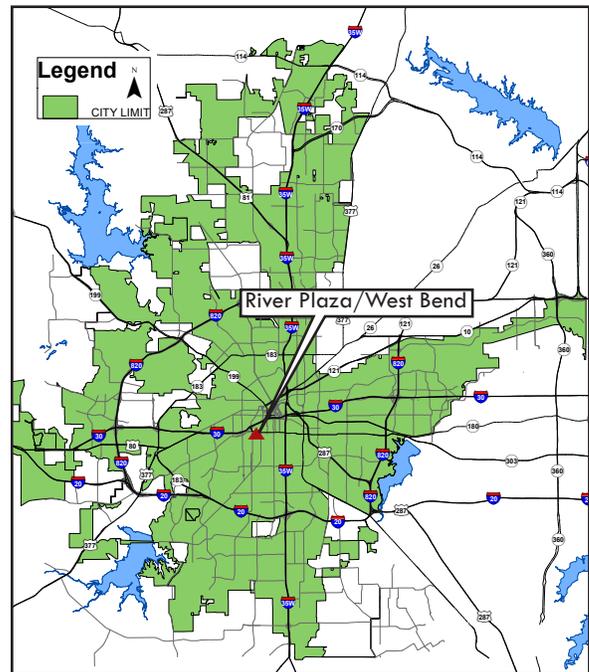
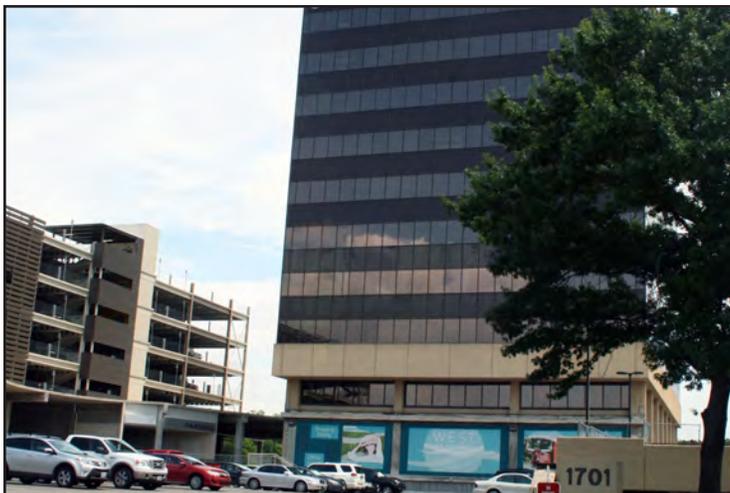
TRADEMARK RIVER PLAZA/WEST BEND

CHAPTER 380 | 1701 River Run | Fort Worth, Texas 76107



COUNCIL APPROVED
07/10/2007
2012 INCENTIVE TERM
No Benefit to the Company Until 2017 when the Project is Complete
MAXIMUM AGREEMENT
50% Sales, Real & Business Personal Property / \$6.7 M Cap
MIN. CAPITAL INVESTMENT
\$50,000,000
COUNCIL DISTRICT
9 - Joel Burns

Project consist of constructing a parking garage with 700 spaces, 80,000 SF of retail space, 100,000 SF of office space and a 50,000 SF hotel.



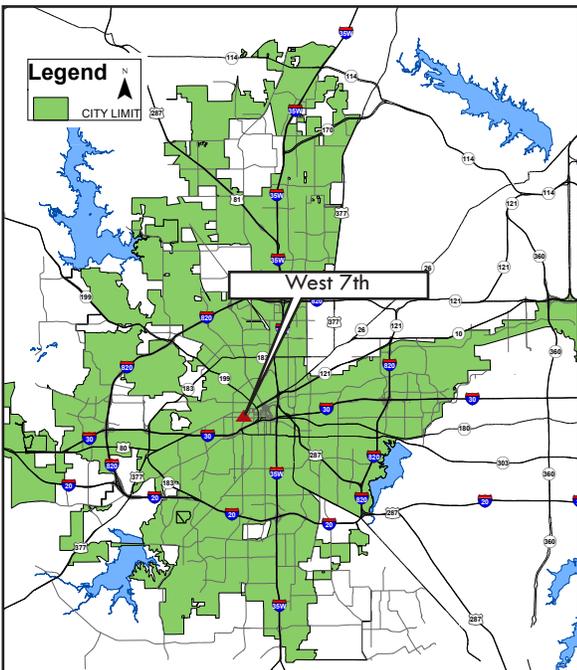
CARLYLE/CYPRESS WEST 7TH, LP

CHAPTER 380 | West 7th Street | Fort Worth, Texas 76107

COUNCIL APPROVED
07/31/2007
2012 INCENTIVE TERM
Year 2 of 15
MAXIMUM AGREEMENT
70% Sales, Real & Business Personal Property
MIN. CAPITAL INVESTMENT
\$190 M for All Three Phases
COUNCIL DISTRICT
9 - Joel Burns



Construction of a mixed-use development consisting of residential units, office space, retail space, and a hotel on property in the vicinity of West 7th, Crockett, Norwood and Foch Street. This development will occur in three levels. Phase 1 was completed on December 31, 2011 and Phase 2 was completed December 31, 2012 and Phase 3 is currently under construction.



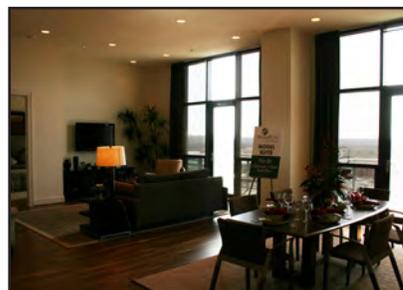
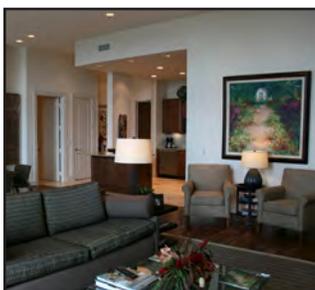
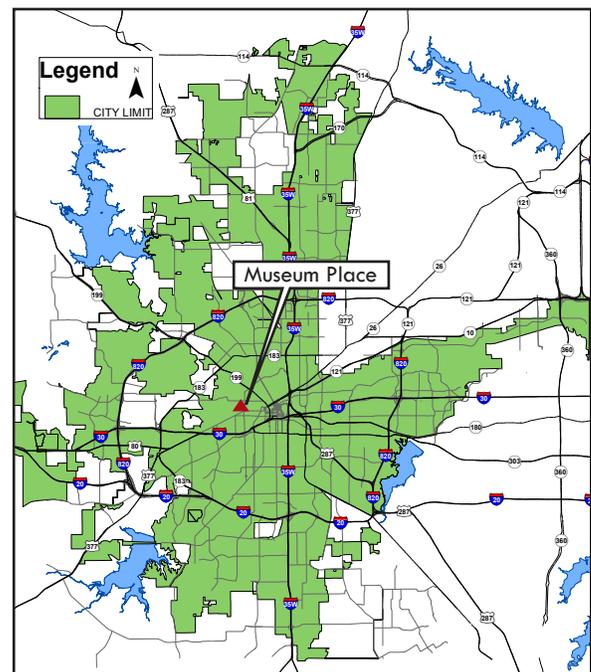
MUSEUM PLACE DEVELOPMENT GROUP

CHAPTER 380 | University at W. 7th Street | Fort Worth, Texas 76107



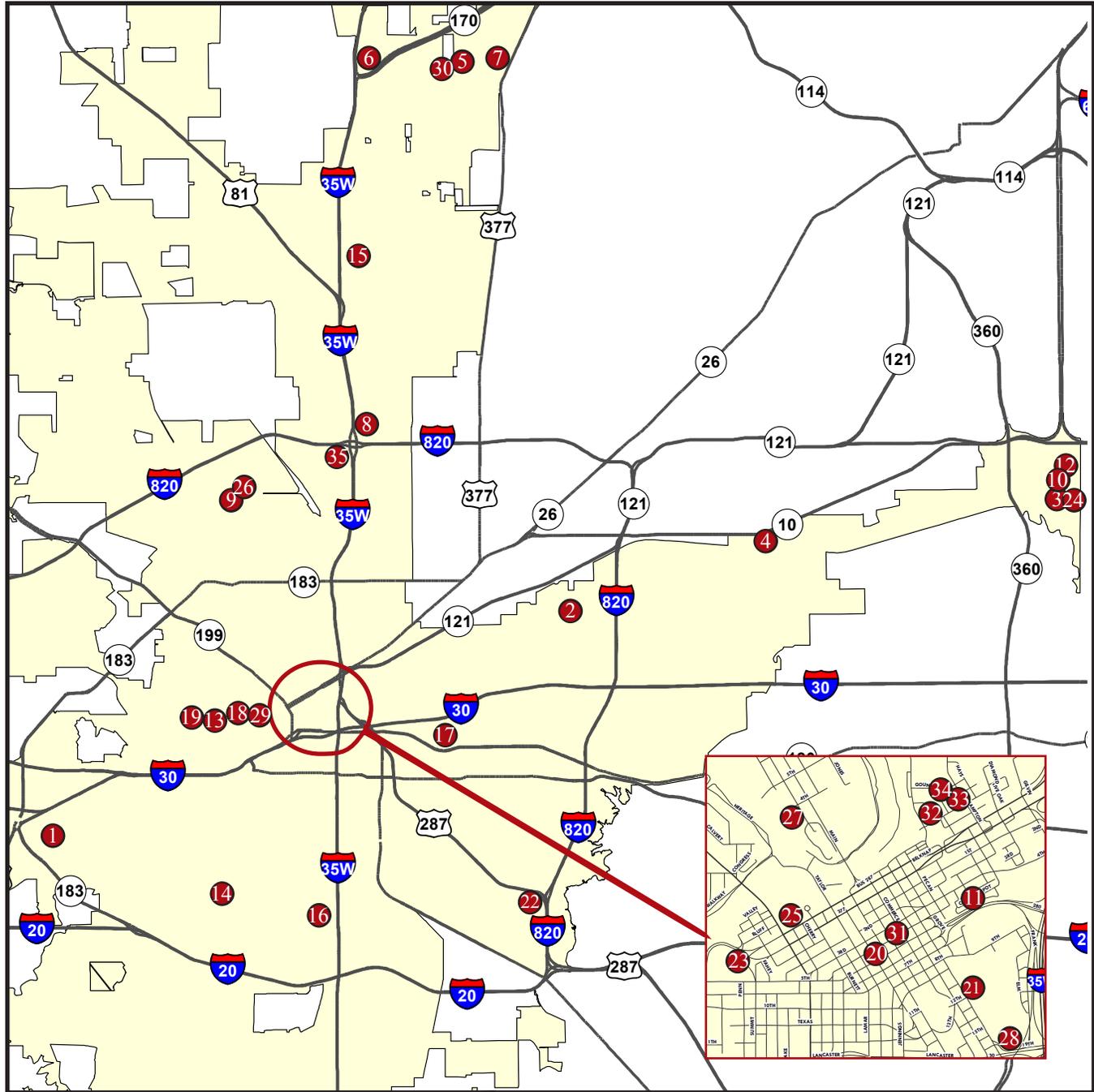
COUNCIL APPROVED
05/15/2007
2012 INCENTIVE TERM
Year 2 of 15
MAXIMUM AGREEMENT
55% Sales, Real & Business Personal Property
MIN. CAPITAL INVESTMENT
\$170 M for All Four Phases
COUNCIL DISTRICT
7 - Dennis Shingleton

Museum Place Development includes construction of ground-level retail, Class A office above retail and more than 500 residential units above retail. This project is being constructed in four phases. Phase I was completed in December 2011 and Phase 2-4 are currently under construction.



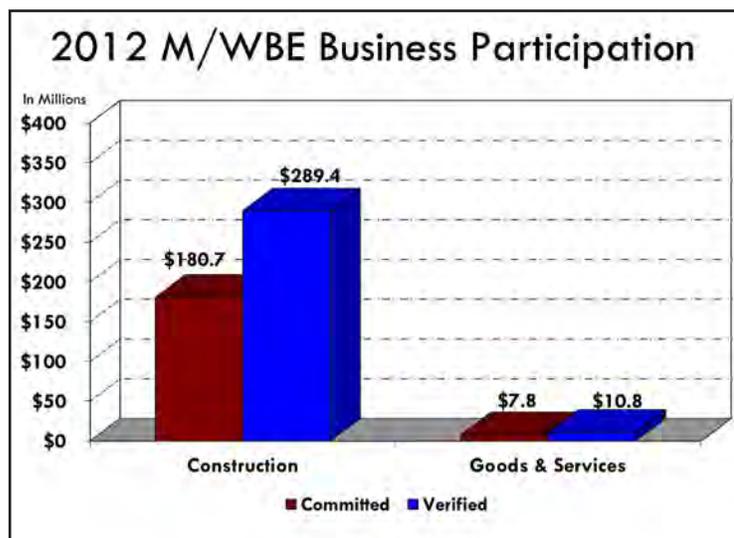
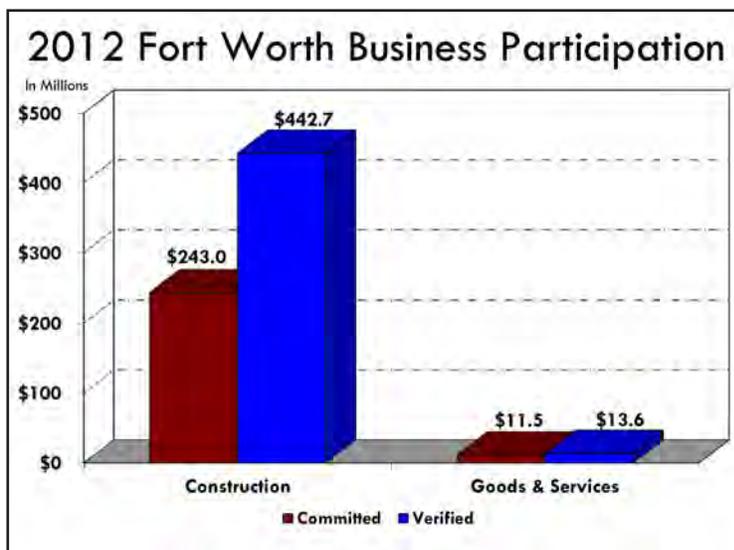
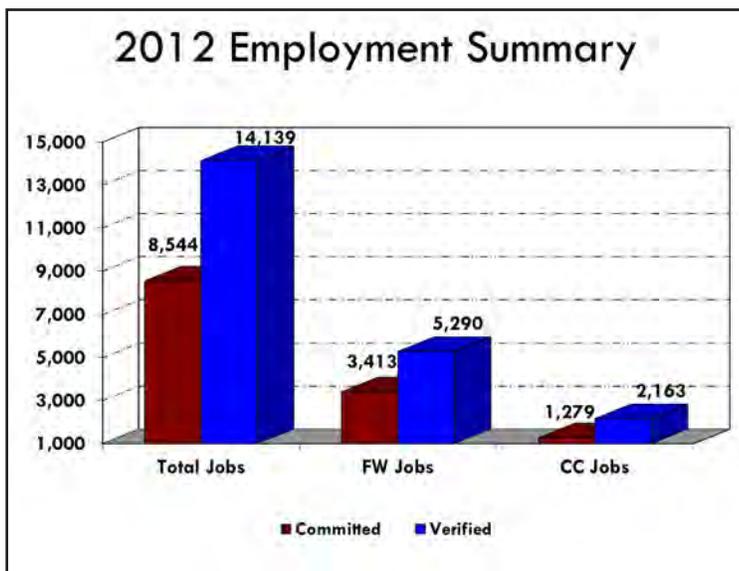
Completed Projects with Reporting Requirements

COMPLETED HOUSING & ECONOMIC DEVELOPMENT PROJECTS WITH ANNUAL REPORTING REQUIREMENTS



- | | | |
|------------------------------------|------------------------------------|--|
| ① Acme Brick Company | ⑫ Cuna Mutual Group | ⑲ Pratt Industries (USA) Inc. |
| ② Allied Electronics, Inc. | ⑬ Cypress Equities West 7th | ⑳ Radioshack Corporation |
| ③ Bank One/Chase Operations Center | ⑭ Grandmarc at West Berry Place | ㉑ Railhead Business Park |
| ④ Bell Helicopter Textron, Inc. | ⑮ HCA Alliance (ER at Alliance) | ㉒ Renaissance Worthington |
| ⑤ Blue Cross Blue Shield of Texas | ⑯ La Gran Plaza | ㉓ Sheraton Grande Hotel & Spa |
| ⑥ Cabela's | ⑰ Lancaster Avenue Ltd. | ㉔ Target Corporation |
| ⑦ Cinram Wireless, LLC | ⑱ Montgomery Plaza-KIMCO | ㉕ The Tower |
| ⑧ Coca-Cola Enterprises, Inc. | ㉒ Museum Place Development | ㉖ Trinity Bluff Development Phase I |
| ⑨ ConAgra Foods, Inc. | ㉓ Oliver's Fine Foods | ㉗ Trinity Bluff Development, Phase II |
| ⑩ Cott Beverages USA | ㉔ Omni Fort Worth Hotel | ㉘ Trinity Bluff Development, Phase III |
| ⑪ Cotton Depot Lofts | ㉕ Parole Office (Robert Muckleroy) | ㉙ TTI, Inc. |
| | ㉖ Pier 1 Imports | |

REVIEW RESULTS FOR THE CHAPTER 380 ECONOMIC DEVELOPMENT PROGRAM GRANT AND TAX ABATEMENT AGREEMENTS



BELL HELICOPTER TEXTRON, INC.

TAX ABATEMENT | 600 E. Hurst Blvd | Fort Worth, Texas 76053

2012 Actual Figures			
Approved: 12/31/2011		Council District: 5 - Gyna Bivens	
Maximum Agreement: 80% Real and Business Personal Property (Year 1 of 1)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$21,000,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	\$1,047,098
Value of Personal Property	\$17,705,620	Amount to M/WBE Businesses	\$118,287
Project Construction		Employment	
Structures & Site Development	\$5,398,964	Total Full Time Employees	4,046
Amount to Fort Worth Businesses	\$1,896,767	Fort Worth Residents	1,382
Amount to M/WBE Businesses	\$1,138,148	Central City Residents	335



OLIVER'S FINE FOODS

CHAPTER 380 | 415 Throckmorton Street | Fort Worth, Texas 76102

2012 Actual Figures			
Approved: 03/08/2011		Council District: 9 - Joel Burns	
Maximum Agreement: 100% Sales Tax (Year 1 of 20)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$1,500,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	\$257,369
Value of Personal Property	NA	Amount to M/WBE Businesses	\$0
Project Construction		Employment	
Structures & Site Development	\$1,509,805	Total Full Time Employees	24
Amount to Fort Worth Businesses	NA	Fort Worth Residents	16
Amount to M/WBE Businesses	\$716,712	Central City Residents	14



TTI, INC.

CHAPTER 380 | 2441 Northeast Pwy | Fort Worth, Texas 76106

2012 Actual Figures			
Approved: 11/16/2010		Council District: 2 - Sal Espino	
Maximum Agreement: \$800,000 or actual cost for road reconstruction (Year 1 of 5)			
Maximum Investment		Supply & Service Contracts	
Total Investment	\$800,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	NA
Value of Personal Property	NA	Amount to M/WBE Businesses	NA
Project Construction		Employment	
Structures & Site Development	\$584,705	Total Full Time Employees	520
Amount to Fort Worth Businesses	NA	Fort Worth Residents	NA
Amount to M/WBE Businesses	NA	Central City Residents	NA



HCA ALLIANCE (ER AT ALLIANCE)

CHAPTER 380 | 4401 Booth Calloway Road | Fort Worth, Texas 76180



2012 Actual Figures			
Approved: 10/26/2010		Council District: 4 - Danny Scarth	
Maximum Agreement: 80% Business Personal Property (Year 1 of 10)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$3,200,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	\$682,762
Value of Personal Property	\$2,230,759	Amount to M/WBE Businesses	\$66,314
Project Construction		Employment	
Structures & Site Development	\$5,803,984	Total Full Time Employees	55
Amount to Fort Worth Businesses	\$5,196,376	Fort Worth Residents	29
Amount to M/WBE Businesses	\$8,441	Central City Residents	7

TD AMERITRADE, INC.

CHAPTER 380 | 4600 Alliance Gateway | Fort Worth, Texas 76177



2012 Actual Figures			
Approved: 09/14/2010		Council District: 7 - Dennis Shingleton	
Maximum Agreement: 50% Business Personal Property (Year 1 of 10)			
Minimum Investment (BPP)		Supply & Service Contracts	
Total Investment	\$6,200,000	Total Amount	NA
Personal Property (Actual)		Amount to Fort Worth Businesses	NA
Value of Personal Property	\$7,274,377	Amount to M/WBE Businesses	NA
Project Construction		Employment	
Structures & Site Development	NA	Total Full Time Employees	1,092
Amount to Fort Worth Businesses	NA	Fort Worth Residents	518
Amount to M/WBE Businesses	NA	Central City Residents	54

PAROLE OFFICE (R. MUCKLEROY)

CHAPTER 380 | 4836 Carey Street | Fort Worth, Texas 76119



2012 Actual Figures			
Approved: 07/27/2010		Council District: 5 - Gyna Bivens	
Maximum Agreement: 100% Real Property (Year 1 of 10)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$900,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	NA
Value of Personal Property	NA	Amount to M/WBE Businesses	NA
Project Construction		Employment	
Structures & Site Development	\$900,591	Total Full Time Employees	NA
Amount to Fort Worth Businesses	NA	Fort Worth Residents	NA
Amount to M/WBE Businesses	NA	Central City Residents	NA

PRATT INDUSTRIES (USA), INC.

TAX ABATEMENT | 3300 High River Road | Fort Worth, Texas 76155

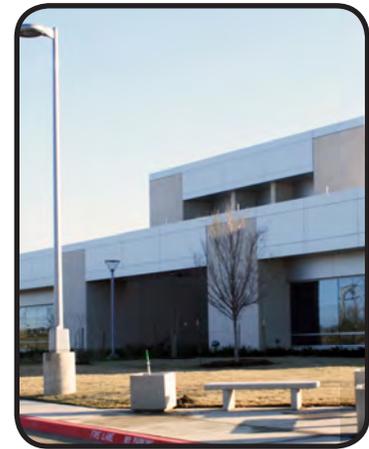
2012 Actual Figures			
Approved: 07/13/2010		Council District: 5 - Gyna Bivens	
Maximum Agreement: 60% Real and Business Personal Property (Year 2 of 10)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$3,500,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	
Value of Personal Property	\$26,419,793	Amount to M/WBE Businesses	\$17,623
Project Construction		Employment	
Structures & Site Development	\$3,580,848	Total Full Time Employees	157
Amount to Fort Worth Businesses	\$1,181,313	Fort Worth Residents	31
Amount to M/WBE Businesses	\$1,181,313	Central City Residents	10



BLUE CROSS BLUE SHIELD OF TEXAS

TAX ABATEMENT | 14100 Park Vista Road | Fort Worth, Texas 76262

2012 Actual Figures			
Approved: 02/26/2008		Council District: 7 - Dennis Shingleton	
Maximum Agreement: 50% Real and Business Personal Property (Year 3 of 10)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$153,000,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	
Value of Personal Property	\$29,566,606	Amount to M/WBE Businesses	\$17,966
Project Construction		Employment	
Structures & Site Development	\$154,460,665	Total Full Time Employees	46
Amount to Fort Worth Businesses	\$0	Fort Worth Residents	14
Amount to M/WBE Businesses	\$0	Central City Residents	0



CINRAM WIRELESS, LLC

TAX ABATEMENT | 5300 Westport Parkway | Fort Worth, Texas 76177

2012 Actual Figures			
Approved: 09/18/2007		Council District: 7 - Dennis Shingleton	
Maximum Agreement: 75% Real and Business Personal Property (Year 4 of 10)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$15,500,00	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	
Value of Personal Property	\$10,500,000	Amount to M/WBE Businesses	\$1,228,439
Project Construction		Employment	
Structures & Site Development	\$27,229,010	Total Full Time Employees	897
Amount to Fort Worth Businesses	\$2,411,592	Fort Worth Residents	615
Amount to M/WBE Businesses	\$1,209,212	Central City Residents	381



CARLYLE/CYPRESS WEST 7TH, LP

CHAPTER 380 | West 7th Street | Fort Worth, Texas 76107



2012 Actual Figures			
Approved: 07/31/2007		Council District: 9- Joel Burns	
Maximum Agreement: 70% Real, Business Personal Property, and Sales (Year 2 of 15)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$165,000,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	
Value of Personal Property	\$0	Amount to M/WBE Businesses	\$63,337
Project Construction		Employment	
Structures & Site Development	\$178,436,068	Total Full Time Employees	15
Amount to Fort Worth Businesses	\$30,594,469	Fort Worth Residents	9
Amount to M/WBE Businesses	\$15,350,133	Central City Residents	5

MUSEUM PLACE DEVELOPMENT GROUP

CHAPTER 380 | University at W. 7th Street | Fort Worth, Texas 76107



2012 Actual Figures			
Approved: 05/15/2007		Council District: 7- Dennis Shingleton	
Maximum Agreement: 55% Real, Business Personal Property, and Sales (Year 3 of 15)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$50,000,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	
Value of Personal Property	\$0	Amount to M/WBE Businesses	\$57,056
Project Construction		Employment	
Structures & Site Development	\$50,693,371	Total Full Time Employees	4
Amount to Fort Worth Businesses	\$41,657,660	Fort Worth Residents	NA
Amount to M/WBE Businesses	\$36,269,150	Central City Residents	NA

TRINITY BLUFF DEVELOPMENT PHII

CHAPTER 380 | 520 Samuels Avenue | Fort Worth, Texas 76102



2012 Actual Figures			
Approved: 05/15/2007		Council District: 9 - Joel Burns	
Maximum Agreement: 100% Real Property (Year 3 of 20)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$10,000,000	Total Amount	NA
Affordable Housing		Amount to Fort Worth Businesses	
Number of Affordable Units	19	Amount to M/WBE Businesses	\$185,222
Project Construction		Employment	
Structures & Site Development	\$11,426,353	Total Full Time Employees	7
Amount to Fort Worth Businesses	\$2,589,956	Fort Worth Residents	5
Amount to M/WBE Businesses	\$1,992,929	Central City Residents	3

TRINITY BLUFF DEVELOPMENT PHIII

CHAPTER 380 | 520 Samuels Avenue | Fort Worth, Texas 76102

2012 Actual Figures			
Approved: 05/15/2007		Council District: 9 - Joel Burns	
Maximum Agreement: 100% Real Property (Year 3 of 20)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$32,400,000	Total Amount	NA
Affordable Housing		Amount to Fort Worth Businesses	
Number of Affordable Units	20	Amount to M/WBE Businesses	\$185,222
Project Construction		Employment	
Structures & Site Development	\$33,590,416	Total Full Time Employees	7
Amount to Fort Worth Businesses	\$7,469,938	Fort Worth Residents	5
Amount to M/WBE Businesses	\$6,125,331	Central City Residents	3



LANCASTER AVE, LTD

TAX ABATEMENT | Oakland and Lancaster Street | Fort Worth, Texas 76103

2012 Actual Figures			
Approved: 08/26/2006		Council District: 8 - Kelly Allen Gray	
Maximum Agreement: 100% Real Property (Year 2 of 10)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$1,500,000	Total Amount	\$52,103
Personal Property		Amount to Fort Worth Businesses	
Value of Personal Property	NA	Amount to M/WBE Businesses	\$28,589
Project Construction		Employment	
Structures & Site Development	\$1,551,820	Total Full Time Employees	0
Amount to Fort Worth Businesses	\$176,512	Fort Worth Residents	0
Amount to M/WBE Businesses	\$173,712	Central City Residents	0



CUNA MUTUAL GROUP

TAX ABATEMENT | 4950 Amon Carter Blvd | Fort Worth, Texas 76155

2012 Actual Figures			
Approved: 06/13/2006		Council District: 5 - Gyna Bivens	
Maximum Agreement: 75% Real and Business Personal Property (Year 6 of 10)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$12,000,000	Total Amount	\$1,221,923
Personal Property		Amount to Fort Worth Businesses	
Value of Personal Property	NA	Amount to M/WBE Businesses	\$0
Project Construction		Employment	
Structures & Site Development	\$12,738,786	Total Full Time Employees	194
Amount to Fort Worth Businesses	\$8,832,361	Fort Worth Residents	32
Amount to M/WBE Businesses	\$1,654,606	Central City Residents	10



SHERATON GRANDE HOTEL & SPA

CHAPTER 380 | 1701 Commerce Street | Fort Worth, Texas 76102



2012 Actual Figures			
Approved: 02/28/2006		Council District: 9 - Joel Burns	
Maximum Agreement: 100% HOT (Year 4 of 20)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$25,000,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses \$107,973	
Value of Personal Property	NA	Amount to M/WBE Businesses \$39,111	
Project Construction		Employment	
Structures & Site Development	\$29,291,265	Total Full Time Employees	185
Amount to Fort Worth Businesses	\$7,411,023	Fort Worth Residents	130
Amount to M/WBE Businesses	\$3,450,415	Central City Residents	79

ACME BRICK COMPANY

CHAPTER 380 | 3024 Acme Brick Plaza | Fort Worth, Texas 76109



2012 Actual Figures			
Approved: 01/24/2006		Council District: 3 - Zim Zimmerman	
Maximum Agreement: 100% Sales Tax (Year 7 of 32)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$14,000,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses NA	
Value of Personal Property	NA	Amount to M/WBE Businesses NA	
Project Construction		Employment	
Structures & Site Development	\$22,726,733	Total Full Time Employees	118
Amount to Fort Worth Businesses	\$6,537,044	Fort Worth Residents	NA
Amount to M/WBE Businesses	\$4,020,262	Central City Residents	NA

ALLIED ELECTRONICS, INC.

TAX ABATEMENT | 7151 Jack Newell Blvd South | Fort Worth, Texas 76118



2012 Actual Figures			
Approved: 11/01/2005		Council District: 4 - Danny Scarth	
Maximum Agreement: 100% Real and Business Personal Property (Year 6 of 10)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$18,000,000	Total Amount	\$7,504,730
Personal Property		Amount to Fort Worth Businesses \$1,834,522	
Value of Personal Property	\$16,227,038	Amount to M/WBE Businesses \$28,554	
Project Construction		Employment	
Structures & Site Development	\$21,436,471	Total Full Time Employees	377
Amount to Fort Worth Businesses	\$8,896,525	Fort Worth Residents	193
Amount to M/WBE Businesses	\$5,650,931	Central City Residents	86

GRANDMARC AT WEST BERRY PLACE

TAX ABATEMENT | 3001 Greene Avenue | Fort Worth, Texas 76109

2012 Actual Figures			
Approved: 11/01/2005		Council District: 9 - Joel Burns	
Maximum Agreement: 100% Real Property (Year 7 of 10)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$46,000,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	\$501,305
Value of Personal Property	NA	Amount to M/WBE Businesses	\$189,865
Project Construction		Employment	
Structures & Site Development	\$50,595,879	Total Full Time Employees	7
Amount to Fort Worth Businesses	\$10,472,799	Fort Worth Residents	5
Amount to M/WBE Businesses	\$6,784,216	Central City Residents	1



LA GRAN PLAZA

CHAPTER 380 | 4200 South Freeway | Fort Worth, Texas 76177

2012 Actual Figures			
Approved: 06/07/2005		Council District: 9 - Joel Burns	
Maximum Agreement: 50% Real and Business Personal Property and 80% Sales Tax (Year 6 of 20)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$16,000,000	Total Amount	\$510,347
Personal Property		Amount to Fort Worth Businesses	\$147,248
Value of Personal Property	NA	Amount to M/WBE Businesses	\$147,248
Project Construction		Employment	
Structures & Site Development	\$17,252,171	Total Full Time Employees	1010
Amount to Fort Worth Businesses	\$6,491,497	Fort Worth Residents	293
Amount to M/WBE Businesses	\$5,429,490	Central City Residents	473



OMNI FORT WORTH HOTEL

TAX ABATEMENT/CHAPTER 380 | 1300 Houston Street | Fort Worth, Texas 76102

2012 Actual Figures			
Approved: 03/29/2005		Council District: 9 - Joel Burns	
Maximum Agreement: 100% Property, Sales and HOT (Year 4 of 18)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$100,000,000	Total Amount	NA
Hotel Rating		Amount to Fort Worth Businesses	\$1,062,819
Minimum 4 Diamond	4 Diamond	Amount to M/WBE Businesses	\$106,229
Project Construction		Employment	
Structures & Site Development	\$201,456,127	Total Full Time Employees	509
Amount to Fort Worth Businesses	\$51,011,881	Fort Worth Residents	319
Amount to M/WBE Businesses	\$31,429,699	Central City Residents	151



COTT BEVERAGES USA

TAX ABATEMENT | 15200 Trinity Blvd | Fort Worth, Texas 76115



2012 Actual Figures			
Approved: 10/12/2004		Council District: 5 - Gyna Bivens	
Maximum Agreement: 75% Business Personal Property (Year 8 of 10)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$10,077,000	Total Amount	NOT REPORTED
Personal Property		Amount to Fort Worth Businesses	
Value of Personal Property	\$53,000,000	Amount to M/WBE Businesses	NOT REPORTED
Project Construction		Employment	
Structures & Site Development	\$13,137,766	Total Full Time Employees	NOT REPORTED
Amount to Fort Worth Businesses	\$7,522,979	Fort Worth Residents	NOT REPORTED
Amount to M/WBE Businesses	\$3,730,871	Central City Residents	NOT REPORTED

RAILHEAD BUSINESS PARK

CHAPTER 380 | 100 E. 15th Street Suite 640 | Fort Worth, Texas 76102



2012 Actual Figures									
Approved: 08/31/2004					Council District: 2 - Sal Espino				
Maximum Agreement: 90% Real and Business Personal Property (Year 8 of 10)									
Employment	Quorum Intl.	Wier SPM	Chain Link	Simplex Ginnell	Goodman Distribution	Del Monte	Weatherford	Traulsen	
Total Full Time Employees	17	101	33	59	3	70	7	0	
Fort Worth Residents	11	54	23	26	1	42	2	0	
Central City Residents	7	20	4	2	0	24	0	0	
Source Property Spending on Improvements					Project Construction				
Total Amount		\$12,460,901			Structures & Site Development			\$4,897,781	
Amount to Fort Worth Businesses		\$9,905,687			Amount to Fort Worth Businesses			\$2,247,862	
Amount to M/WBE Businesses		\$9,905,687			Amount to M/WBE Businesses			\$1,532,875	

TRINITY BLUFF DEVELOPMENT PHI

CHAPTER 380 | 701 E. Bluff Street | Fort Worth, Texas 76102



2012 Actual Figures			
Approved: 08/17/2004		Council District: 9 - Joel Burns	
Maximum Agreement: 100% Real Property (Year 3 of 14)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$25,000,000	Total Amount	\$1,179,950
Personal Property		Amount to Fort Worth Businesses	
Value of Personal Property	NA	Amount to M/WBE Businesses	\$609,288
Project Construction		Employment	
Structures & Site Development	\$25,141,916	Total Full Time Employees	7
Amount to Fort Worth Businesses	NA	Fort Worth Residents	NA
Amount to M/WBE Businesses	\$5,039,746	Central City Residents	2

MONTGOMERY PLAZA-KIMCO

CHAPTER 380 | 2600 W. 7th Street | Fort Worth, Texas 76107

2012 Actual Figures

Approved: 07/06/2004		Council District: 9 - Joel Burns	
Maximum Agreement: 100% Real, Business Personal Property, and Sales Tax (Year 6 of 22)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$42,500,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	
Value of Personal Property	NA	Amount to M/WBE Businesses	\$65,782
Project Construction		Employment	
Structures & Site Development	\$44,541,738	Total Full Time Employees	316
Amount to Fort Worth Businesses	\$18,554,619	Fort Worth Residents	NA
Amount to M/WBE Businesses	\$11,667,824	Central City Residents	NA



TARGET CORPORATION

CHAPTER 380 | 301 Carroll Street | Fort Worth, Texas 76107

2012 Actual Figures

Approved: 07/06/2004		Council District: 9 - Joel Burns	
Maximum Agreement: 100% Sales, Real and Business Personal Property (Year 7 of 21)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$8,750,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	
Value of Personal Property	NA	Amount to M/WBE Businesses	\$66,491
Project Construction		Employment	
Structures & Site Development	\$10,381,691	Total Full Time Employees	150
Amount to Fort Worth Businesses	\$3,006,985	Fort Worth Residents	104
Amount to M/WBE Businesses	\$1,685,120	Central City Residents	64

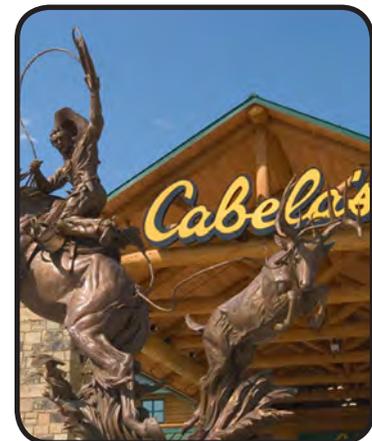


CABELA'S

CHAPTER 380 | 12901 Cabela Drive | Fort Worth, Texas 76177

2012 Actual Figures

Approved: 06/08/2004		Council District: 7 - Dennis Shingleton	
Maximum Agreement: 67% Sales, Business Personal Property and Inventory Tax (Year 8 of 20)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$50,000,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	
Value of Personal Property	NA	Amount to M/WBE Businesses	\$0
Project Construction		Employment	
Structures & Site Development	\$51,381,202	Total Full Time Employees	369
Amount to Fort Worth Businesses	\$13,253,575	Fort Worth Residents	109
Amount to M/WBE Businesses	\$1,472,822	Central City Residents	19



RENAISSANCE WORTHINGTON HOTEL

CHAPTER 380 | 200 Main Street | Fort Worth, Texas 76102



2012 Actual Figures			
Approved: 05/25/2004		Council District: 9 - Joel Burns	
Maximum Agreement: 100% Sales and HOT (Year 9 of 20)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$11,200,000	Total Amount	NA
Mobil Travel Guide Rating		Amount to Fort Worth Businesses	
Rating for 2010	4-Diamond	Amount to M/WBE Businesses	NA
Project Construction		Employment	
Structures & Site Development	\$9,272,974	Total Full Time Employees	219
Amount to Fort Worth Businesses	\$2,476,550	Fort Worth Residents	196
Amount to M/WBE Businesses	\$3,149,888	Central City Residents	108

COCA-COLA ENTERPRISES, INC.

TAX ABATEMENT | 3400 Fossil Creek Blvd | Fort Worth, Texas 76137



2012 Actual Figures			
Approved: 08/12/2003		Council District: 4 - Danny Scarth	
Maximum Agreement: 90% Real and Business Personal Property (Year 9 of 10)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$6,200,000	Total Amount	\$46,625,675
Personal Property		Amount to Fort Worth Businesses	
Value of Personal Property	\$522,350	Amount to M/WBE Businesses	\$0
Project Construction		Employment	
Structures & Site Development	\$8,442,610	Total Full Time Employees	781
Amount to Fort Worth Businesses	\$4,498,478	Fort Worth Residents	310
Amount to M/WBE Businesses	\$1,209,118	Central City Residents	101

THE TOWER

CHAPTER 380 | 500 Throckmorton Street | Fort Worth, Texas 76102



2012 Actual Figures			
Approved: 02/18/2003		Council District: 9 - Joel Burns	
Maximum Agreement: 100% Real Property (Year 7 of 9)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$50,000,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	
Value of Personal Property	NA	Amount to M/WBE Businesses	NA
Project Construction		Employment	
Structures & Site Development	\$51,253,937	Total Full Time Employees	NA
Amount to Fort Worth Businesses	\$17,842,136	Fort Worth Residents	NA
Amount to M/WBE Businesses	\$10,784,884	Central City Residents	NA

BANK ONE/CHASE OPERATIONS CENTER

TAX ABATEMENT | 14800 Frye Road | Fort Worth, Texas 76155

2012 Actual Figures			
Approved: 12/17/2002		Council District: 5 - Gyna Bivens	
Maximum Agreement: 90% Real and Business Personal Property (Year 8 of 10)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$40,000,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	\$29,554
Value of Personal Property	NA	Amount to M/WBE Businesses	\$29,554
Project Construction		Employment	
Structures & Site Development	\$35,090,952	Total Full Time Employees	1,385
Amount to Fort Worth Businesses	\$18,128,551	Fort Worth Residents	253
Amount to M/WBE Businesses	\$18,128,551	Central City Residents	71



PIER 1 IMPORTS

CHAPTER 380 | 100 Energy Way | Fort Worth, Texas 76102

2012 Actual Figures			
Approved: 10/08/2002		Council District: 9 - Joel Burns	
Maximum Agreement: 90% Real and Business Personal Property (Year 8 of 20)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$80,000,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	\$1,656,573
Value of Personal Property	NA	Amount to M/WBE Businesses	\$7,686,875
Project Construction		Employment	
Structures & Site Development	\$82,608,275	Total Full Time Employees	NOT REPORTED
Amount to Fort Worth Businesses	\$33,439,096	Fort Worth Residents	NOT REPORTED
Amount to M/WBE Businesses	\$40,070,524	Central City Residents	NOT REPORTED



RADIOSHACK CORPORATION

CHAPTER 380/ENTERPRISE ZONE | 300 Trinity Campus Circle | Fort Worth, Texas 76102

2012 Actual Figures			
Approved: 07/09/2002		Council District: 9 - Joel Burns	
Maximum Agreement: 100% Real Property and Sales Tax (Year 8 of 11)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$200,000,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	\$2,684,310
Value of Personal Property	NA	Amount to M/WBE Businesses	\$101,543
Project Construction		Employment	
Structures & Site Development	\$222,959,935	Total Full Time Employees	1,080
Amount to Fort Worth Businesses	\$123,971,246	Fort Worth Residents	494
Amount to M/WBE Businesses	\$57,554,482	Central City Residents	170



CONAGRA FOODS, INC.

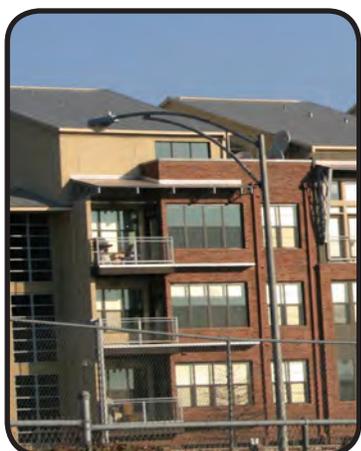
TAX ABATEMENT | 4701 Gold Spike Drive | Fort Worth, Texas 76106



2012 Actual Figures			
Approved: 08/09/2001		Council District: 2 - Sal Espino	
Maximum Agreement: 90% Real and Business Personal Property (Year 10 of 10)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$12,000,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	\$816,660
Value of Personal Property	NA	Amount to M/WBE Businesses	\$43,822
Project Construction		Employment	
Structures & Site Development	\$12,000,000	Total Full Time Employees	59
Amount to Fort Worth Businesses	\$5,664,135	Fort Worth Residents	52
Amount to M/WBE Businesses	\$1,489,532	Central City Residents	19

FORT WORTH DEPOT

TAX ABATEMENT | 555 Elm Street | Fort Worth, Texas 76102



2012 Actual Figures			
Approved: 08/02/2000		Council District: 9 - Joel Burns	
Maximum Agreement: 100% Real Property (Year 8 of 10)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$13,780,000	Total Amount	\$536,593
Personal Property		Amount to Fort Worth Businesses	\$193,685
Value of Personal Property	NA	Amount to M/WBE Businesses	\$60,000
Project Construction		Employment	
Structures & Site Development	\$13,861,200	Total Full Time Employees	7
Amount to Fort Worth Businesses	\$4,382,211	Fort Worth Residents	7
Amount to M/WBE Businesses	\$1,326,200	Central City Residents	5

COMPLETED PROJECTS WITH EXPIRED AGREEMENTS (IN THE LAST TWO YEARS)

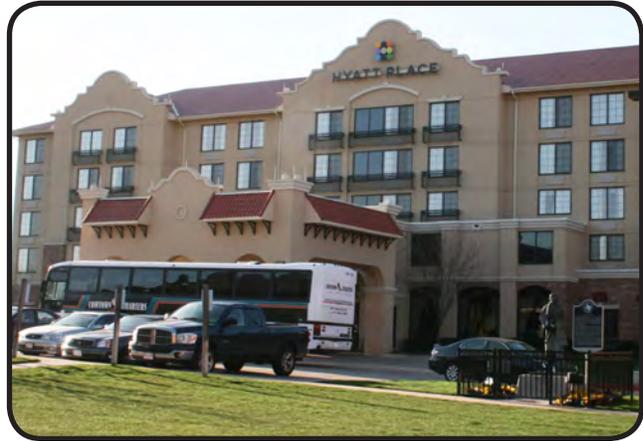
MATTEL, INC

TAX ABATEMENT | Expired: 2011
 4600 Gold Spike Drive
 Fort Worth, Texas 76106



STOCKYARDS- HYATT HOTEL

TAX ABATEMENT | Expired: 2012
 132 E. Exchange Ave
 Fort Worth, Texas 76106



ACTIVE ENTERPRISE ZONE PROJECTS (Texas Enterprise Zone Program)

The Texas Enterprise Zone Program is an economic development tool for local communities to partner with the State of Texas to promote job creation and capital investment in economically distressed areas of the State.

An enterprise project is a business that is nominated by a municipality or county and approved by the Economic Development Bank for state benefits.

Designated projects are eligible to apply for state sales and use tax refunds on qualified expenditures. The level and amount of refund is related to the capital investment and jobs created at the qualified business site.

Alcon Laboratories, Inc
Alcon Research, LTD
DCFS USA LLC

EFW Inc.
MillerCoors LLC
RadioShack Corporation

COMPLETED PROJECTS PAST 2 YEARS (ONLY CONSTRUCTION PHASE COMPLETED)

BEATY STREET APARTMENTS

COMMUNITY DEV. | Completed: 2013
5500 Beaty Street
Fort Worth, Texas 76112



COMMERCIAL METALS CO.

RELOCATION TAX ABATEMENT | Completed: 2013
4500 Old Decatur Road
Fort Worth, Texas 76106



BRANAFX BODY COMPANY

CHAPTER 380 | Completed: 2012
10285 N. Freeway
Fort Worth, Texas 76177



FERRIS MFG. CORP.

CHAPTER 380 | Completed: 2013
5133 Northeast Parkway
Fort Worth, Texas 76106



ER AT ALLIANCE (PH I)

CHAPTER 380 | Completed: 2011
 4401 Booth Calloway Road
 Fort Worth, Texas 76180



OLIVER'S FINE FOODS

CHAPTER 380 | Completed: 2011
 415 Throckmorton Street
 Fort Worth, Texas 76102



KXAS/STATION VENTURE OPERATIONS, LP

TAX ABATEMENT/CHAPTER 380 | Completed: 2013
 4801 Amon Carter Blvd
 Fort Worth, Texas 76155



PAROLE OFFICE

CHAPTER 380 | Completed: 2011
 4836 Carey Street
 Fort Worth, Texas 76119



NEIGHBORHOOD POLICE OFFICE ON LANCASTER

COMMUNITY DEV. | Completed: 2012
 1509 E. Lancaster Ave.
 Fort Worth, Texas 76102



PILGRIM VALLEY

COMMUNITY DEV. | Completed: 2013
 1701 E. Robert Street
 Fort Worth, Texas 76104



PRINCE HALL

COMMUNITY DEV. | Completed: 2013
 1800 E. Robert Street
 Fort Worth, Texas 76104



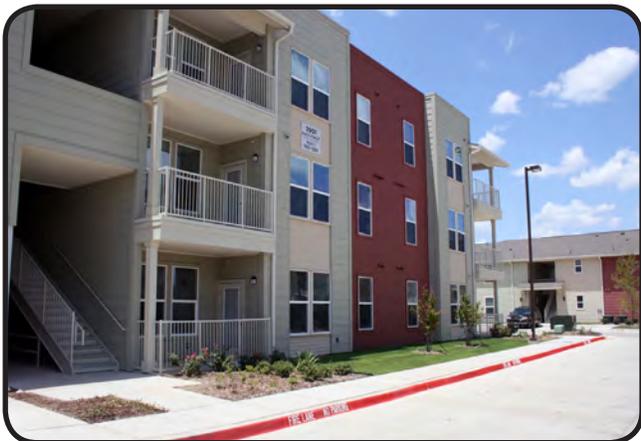
TERRELL HOMES

COMMUNITY DEV. | Completed: 2012
 Terrill Heights Neighborhood
 Fort Worth, Texas 76104



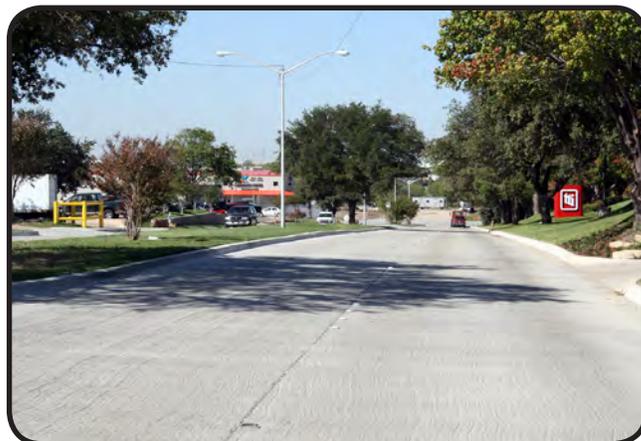
RACE STREET LOFTS

COMMUNITY DEV. | Completed: 2012
 2817 Race Street
 Fort Worth, Texas 76111



TTI, INC

CHAPTER 380 | Completed: 2012 (Road Project)
 2441 Northeast Parkway
 Fort Worth, Texas 76106

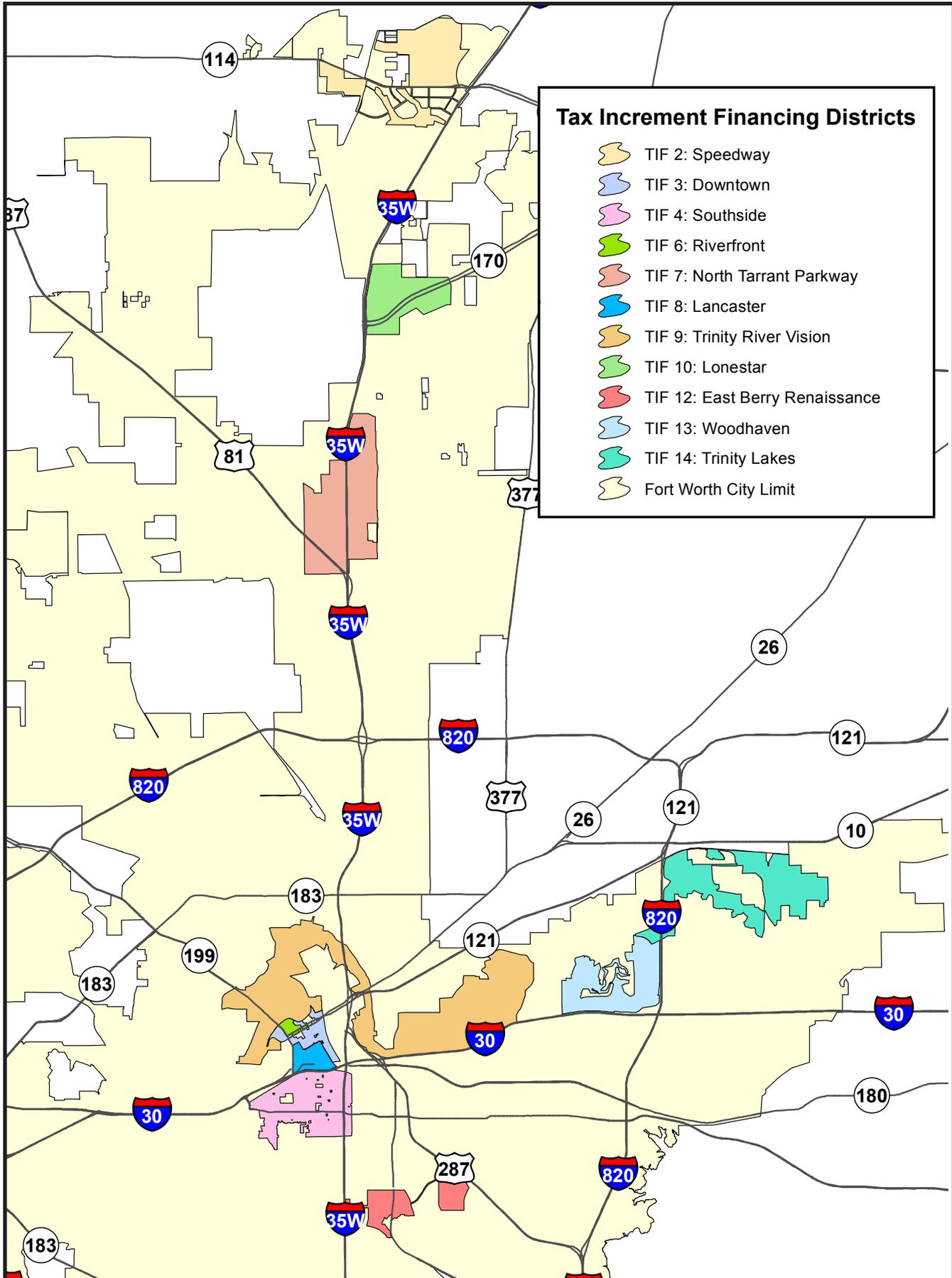


TD AMERITRADE INC

CHAPTER 380 | Completed: 2012
 4600 and 4700 Alliance Gateway
 Fort Worth, Texas 76177



ACTIVE HOUSING & ECONOMIC DEVELOPMENT TAX INCREMENT FINANCING DISTRICTS



TIF 2 (SPEEDWAY)

DATE ESTABLISHED
12/19/1995
TERM
1996-2025
CHAIR
Dennis Shingleton
ACREAGE
1,489 acres
BASE VALUE
\$5,241,090
2012 TAXABLE VALUE
\$64,191,820
2012 TAXABLE INCREMENT
\$58,950,730

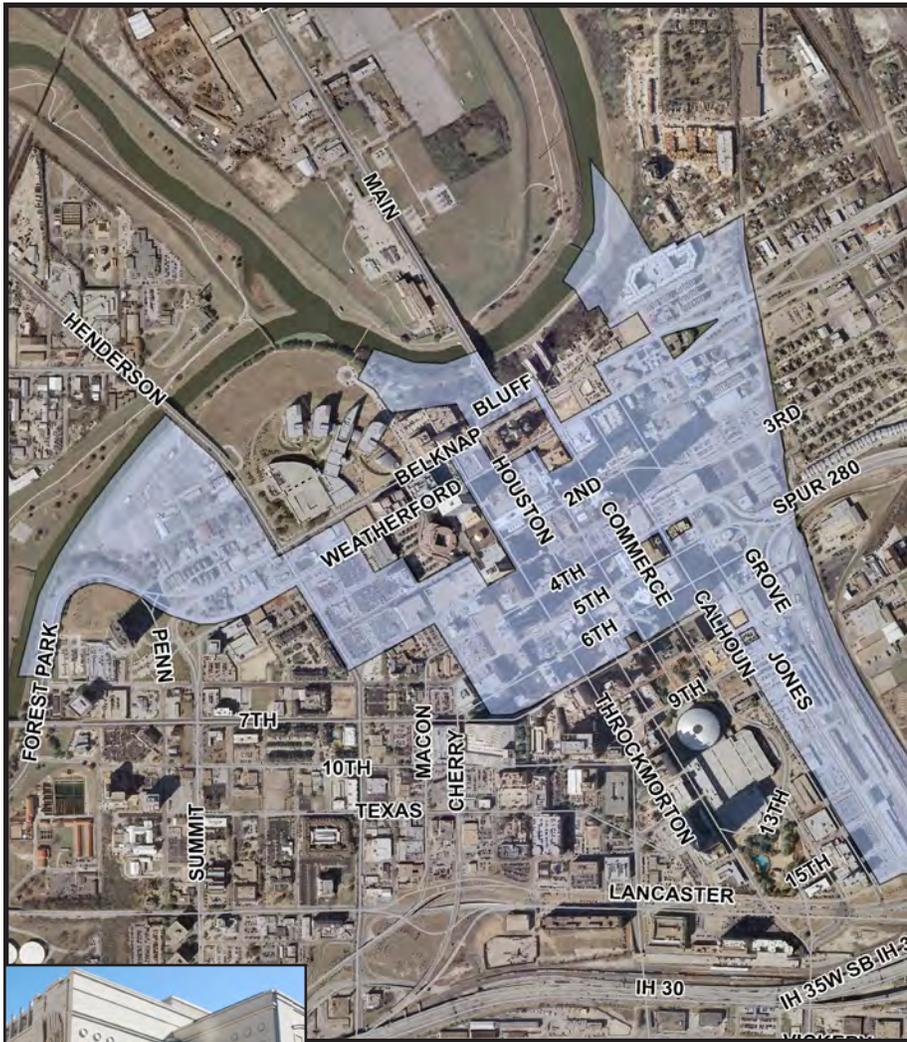


Speedway Club



Lone Star Tower

TIF 3 (DOWNTOWN)



DATE ESTABLISHED	12/09/1995
TERM	1996-2025
CHAIR	Zim Zimmerman
ACREAGE	407 acres
BASE VALUE	\$322,440,637
2012 TAXABLE VALUE	\$897,282,737
2012 TAXABLE INCREMENT	\$574,842,100

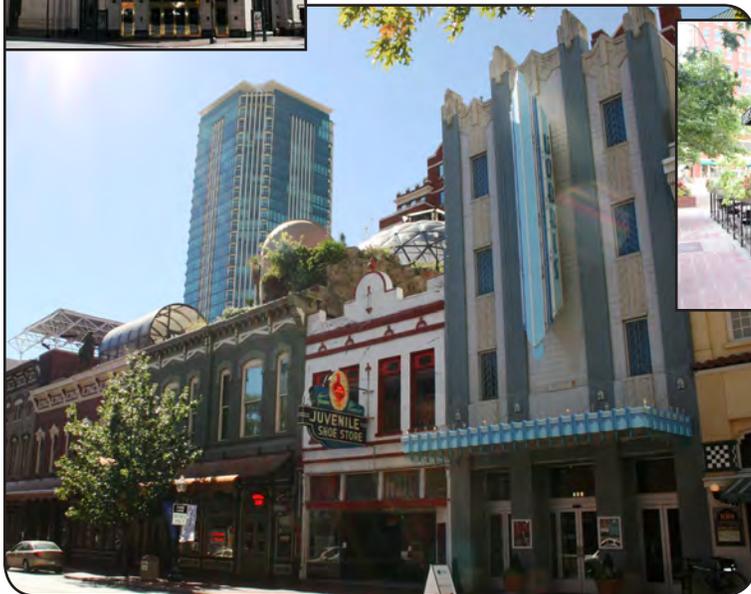
Sundance Square



Bass Hall

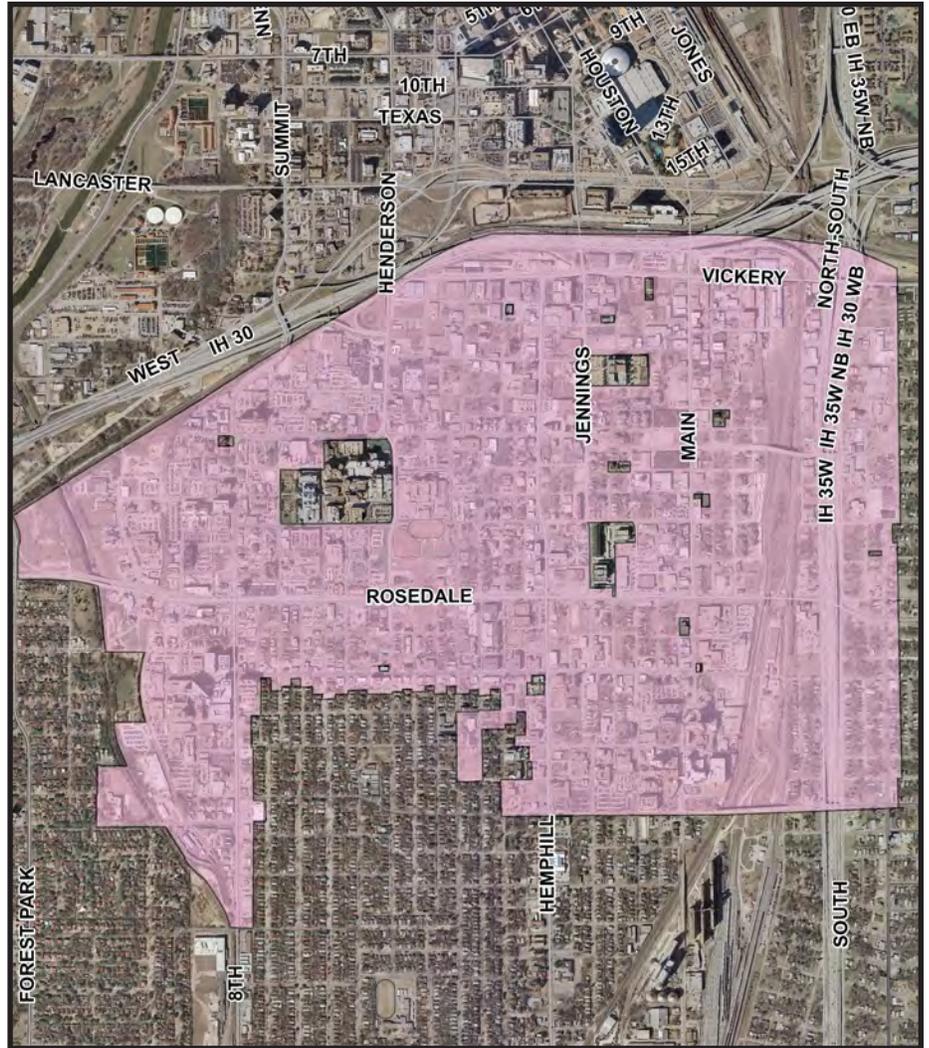


Oliver's Fine Foods



TIF 4 (SOUTHSIDE)

DATE ESTABLISHED	11/25/1997
TERM	1998-2022
CHAIR	Joel Burns
ACREAGE	1,278 acres
BASE VALUE	\$229,759,626
2012 TAXABLE VALUE	\$483,644,088
2012 TAXABLE INCREMENT	\$253,884,462



Texana and Oleander Place Townhomes



Young Women's Leadership Academy



Hilton Garden Inn Hotel

TIF 6 (RIVERFRONT)



DATE ESTABLISHED	11/12/2002
TERM	2002-2036
CHAIR	Joel Burns
ACREAGE	63 acres
BASE VALUE	\$2,822,348
2012 TAXABLE VALUE	\$41,793,182
2012 TAXABLE INCREMENT	\$38,970,834



Trinity River Campus and RadioShack Corporation



TIF 7 (NORTH TARRANT PARKWAY)

DATE ESTABLISHED	12/09/2003
TERM	2003-2019
CHAIR	Danny Scarth
ACREAGE	2,103 acres
BASE VALUE	\$1,603,849
2012 TAXABLE VALUE	\$202,819,834
2012 TAXABLE INCREMENT	\$201,215,985



Alliance Town Center

TIF 8 (LANCASTER)



DATE ESTABLISHED
12/09/2003
TERM
2003-2024
CHAIR
Jungus Jordan
ACREAGE
220 acres
BASE VALUE
\$178,938,722
2012 TAXABLE VALUE
\$388,125,950
2012 TAXABLE INCREMENT
\$209,187,228

PlainsCapital Bank



Oncor Building

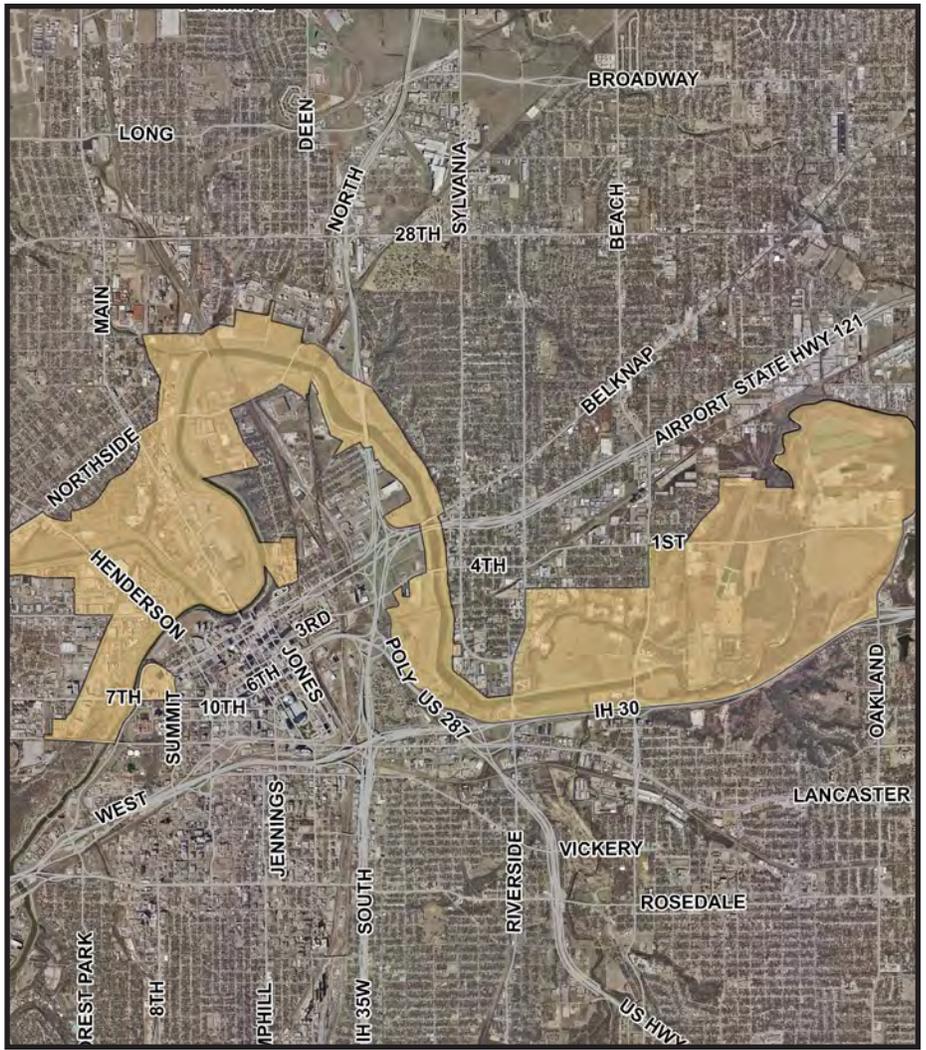


The Capital Grille



TIF 9 (TRINITY RIVER VISION)

DATE ESTABLISHED
12/09/2003
TERM
2003-2044
CHAIR
Dennis Shingleton
ACREAGE
3,980 acres
BASE VALUE
\$130,744,298
2012 TAXABLE VALUE
\$439,776,659
2012 TAXABLE INCREMENT
\$309,032,361

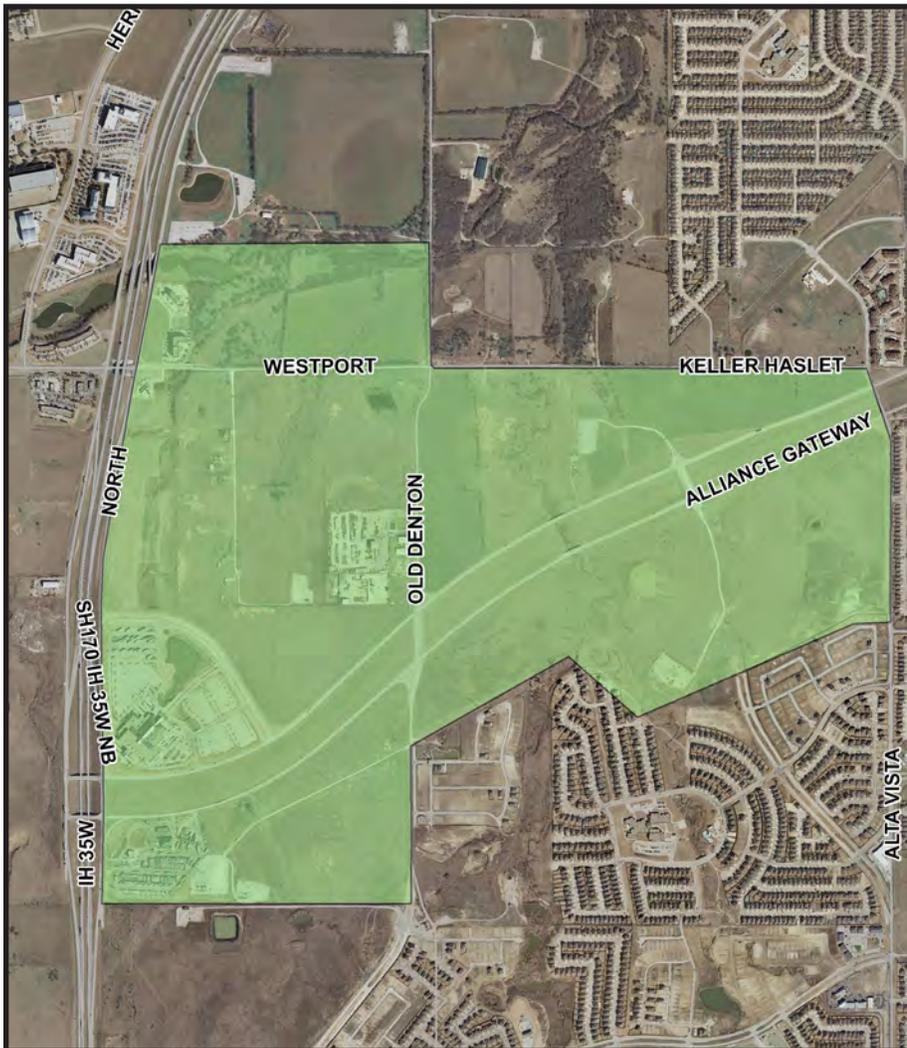


Trinity Sculptures Gateway Park and 1st Street Bridge

Bridge Improvements on Trinity River



TIF 10 (LONE STAR)

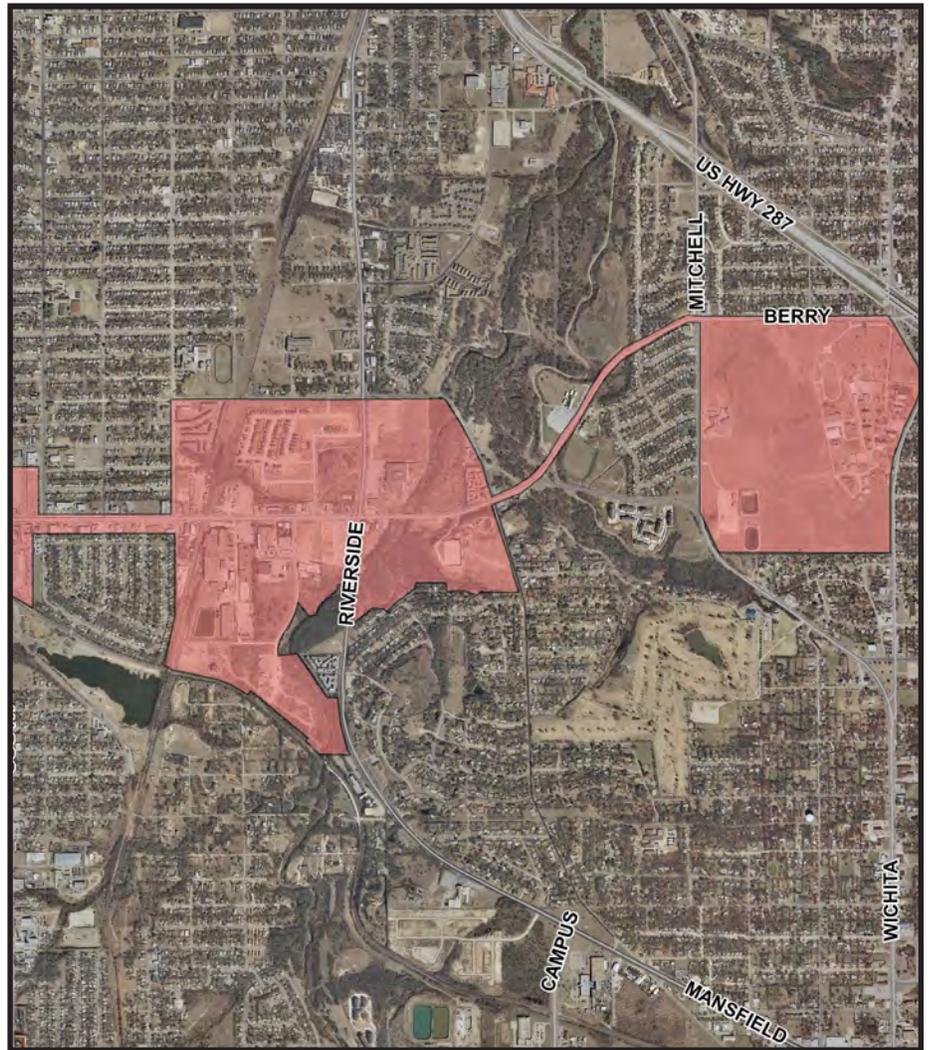


DATE ESTABLISHED	06/15/2004
TERM	2004-2025
CHAIR	Sal Espino
ACREAGE	981 acres
BASE VALUE	\$16,073,937
2012 TAXABLE VALUE	\$55,632,283
2012 TAXABLE INCREMENT	\$39,559,346



TIF 12 (EAST BERRY RENAISSANCE)

DATE ESTABLISHED	07/18/2006
TERM	2006-2027
CHAIR	Kelly Allen Gray
ACREAGE	604 acres
BASE VALUE	\$29,176,323
2012 TAXABLE VALUE	\$39,678,771
2012 TAXABLE INCREMENT	\$10,502,448



Renaissance Square



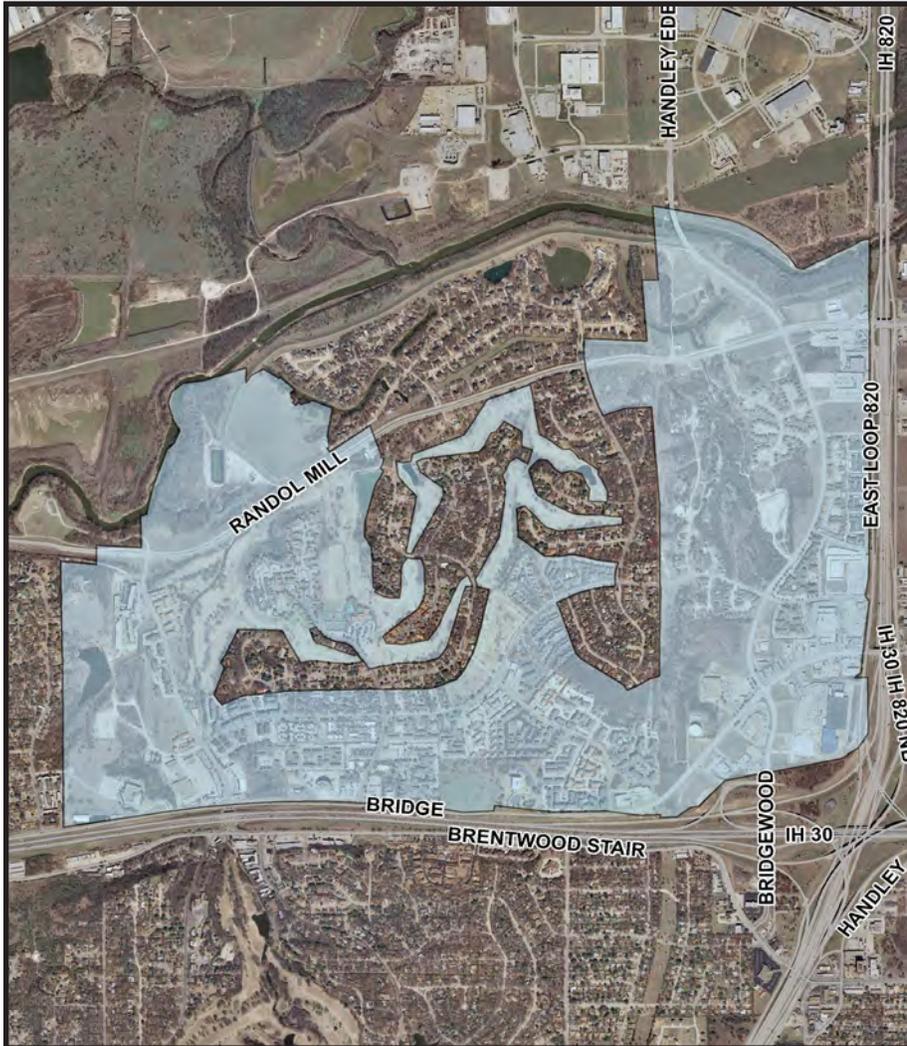
ACH Child and Family Services



All Church Home



TIF 13 (WOODHAVEN)



DATE ESTABLISHED	11/27/2007
TERM	2007-2028
CHAIR	Danny Scarth
ACREAGE	1,120 acres
BASE VALUE	\$181,846,751
2012 TAXABLE VALUE	\$174,167,819
2012 TAXABLE INCREMENT	(\$7,678,932)

Potter's House Building



Country Club



Woodstone Apartments



TIF 14 (TRINITY LAKES)

DATE ESTABLISHED
11/12/2012
TERM
2012-2032
CHAIR
Gyna Bivens
ACREAGE
1,800 acres
BASE VALUE
\$33,740,531
2012 TAXABLE VALUE
new
2012 TAXABLE INCREMENT
new



FY2012 APPROVED OR AMENDED TIF PROJECTS

TIF District	Developer	Project Description	Total TIF Participation
3-Downtown	Tarrant County	Family Law Center Garage	\$1/yr + maintenance
4-Southside	Fort Worth South, Inc.	100% engineering, design, construction for S. Main.	\$2,000,000
4-Southside	Fort Worth South, Inc.	Near Southside Way Finding Program Phase I	\$100,000
4-Southside	Magnolia May, LLC	Streetscape, infrastructure for Magnolia May project	\$215,000
4-Southside	JPF Homes, Inc.	Streetscape, instructure for College Ave Apartments	\$37,580
4-Southside	Ronald McDonald House	Public improvements association with RMH Expansion	\$346,716
4-Southside	South Adams, L.P.	Oleander Place Townhomes	\$135,308
4-Southside	Fort Worth South, Inc.	Evans Complete Street Project	\$100,000
4-Southside	Hemphill Street Land Group, LLC	Southside Market Mercantile and Bar, 1129 Hemphill St.	\$50,000
4-Southside	Shooters Palace, LLC	Loft Apartments, 801 W. Vickery Blvd.	\$263,600
4-Southside	Dwight Mitchell	Lemon Tree, streetscape improvements	\$31,700
4-Southside	The Dahl Group, LLC	South Jennings Apartments, 1410/1414 South Jennings Ave.	\$115,500
7-North Tarrant Pkwy	Columbia North Hills Hospital Subsidiary, L.P.	HCA Freestanding emergency clinic (change of scope)	\$279,931
8-Lancaster	Fort Worth Local Development Corporation (LDC)	Lancaster public parking garage	\$7,600,000
8-Lancaster	Fort Worth Downtown Lodging, LLC	Hampton Inn & Suites	\$3,500,000
12-East Berry Renaissance	FW Mason Heights, L.P.	Multi-Use Development - Public infrastructure improvements	\$4,050,000
Total Value of New and Amended Projects			\$18,825,336

Department Initiatives

HOUSING & ECONOMIC DEVELOPMENT DEPARTMENT INITIATIVES

Business and Development Incentives Program

Business Recruitment & Retention

Commercial Development and Redevelopment

Directions Home (Implementation of 10-Year Homelessness Plan)

Down Payment and Closing Cost Assistance Program

Federal Grant Contract Compliance

Grant Fund Administration and Accounting

Housing Development Financing

Housing Repair and Construction Management

International Business Development

Management of Tax Foreclosed & Fee Owned Properties

Minority/Women Business Enterprise Ordinance Implementation

Public Improvement Districts Administration

Public Service Contract Administration

Quality Affordable Accessible Housing Development

Small Business Development

Tax Increment Finance Districts Administration

Urban Village Facade Improvement Program

Weatherization Programs

BUSINESS ASSISTANCE CENTER

1150 South Freeway | Fort Worth, Texas 76104

The Fort Worth Business Assistance Center (BAC) opened its doors in 1995. The BAC provides individual business counseling, information, resources, and workshops for entrepreneurs, start-ups and small business owners.



The James Guinn Campus is comprised of 9 service providers that collectively provide free counseling for start-up and existing businesses, assistance with creating a business plan, free or low-cost workshops on taxes, SBA 504 loans to acquire major fixed assets, working capital loans, legal issues, QuickBooks, specialty workshops, monthly speaker series on relevant business topics, one-on-one business counseling support and more.

The BAC also has a Business Information Center (BIC). The BIC has a library of small business guides and reference materials for small businesses, and a computer lab that allows clients to complete their business plans, make brochures, type documents, and more.

business guides and reference materials for small businesses, and a computer lab that allows clients to complete their business plans, make brochures, type documents, and more.

In, 2012, the BAC completed its Second Annual Business Plan Competition. This initiative is through the BAC, its non-profit arm called the BAC Education Foundation, Inc. and its private sector partners. The competition's goal is to emphasize the importance that a good business plan has to the ultimate success of a business. The Third Annual 2013 Business Plan Competition is well under way and will conclude in October of 2013. There are almost 40 participants in this year's competition. The competition is open to all Tarrant County businesses (with more than 6 months in operations and annual revenue up to \$500,000). Participants receive coaching and training on strengthening their business and the chance to compete for awards, \$12,000 in cash prizes, and in-kind businesses services worth thousands of dollars from sponsors!

In FY 2013, the BAC in partnership with the Fort Worth Chamber of Commerce and a private sector sponsor also initiated a monthly business speaker series called, "Breakfast at the BAC." Each month, a panel of subject-matter-experts speak on relevant topics like business law, government related issues, marketing, leadership, construction, etc...The highlight of this year's speaker series was a special "Brunch at the BAC," where Mayor Betsy Price was the special guest speaker.

Finally, the BAC Education Foundation, Inc. in partnership with the City is diligently working on the final plans to implement a general business incubator that will be housed at the third building of the Guinn Complex that is under renovation. The renovation will be complete by the end of FY 2013. It is anticipated that the incubator will open by the end of the second quarter of FY 2014.

BAC Activity	FY 2013
Business Information Center (BIC) Client Sessions	803
Total attendance at workshops	1,229
Step 1: Starting a business workshop attendance	343
Total counseling hours	217

The numbers above reflect the first 10 months of FY 2013



COMMUNITY FACILITIES

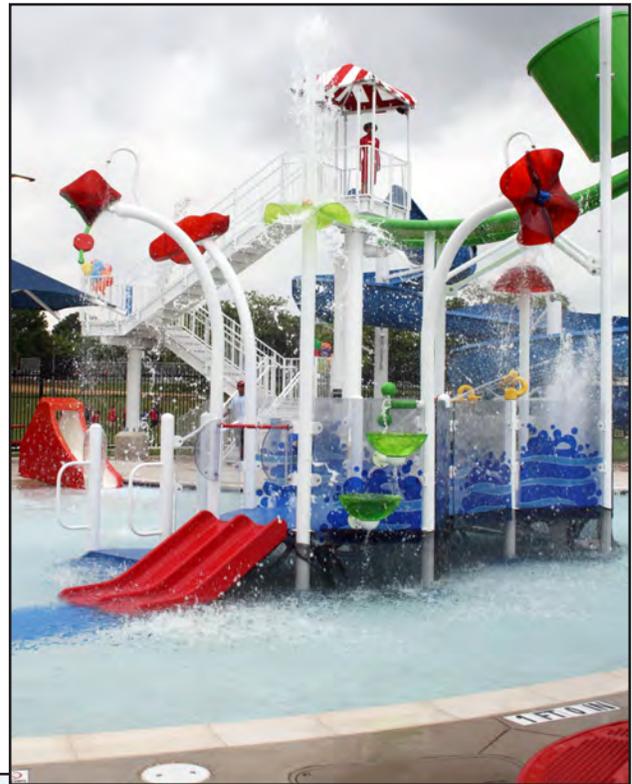
908 Monroe Street, 3rd Floor | Fort Worth, Texas 76102

Although 2012 marked the return of aquatics facilities to Fort Worth after a series of closures, 2013 brought the opening of the first of five planned enhanced Neighborhood Family Aquatic Centers.

Part of the updated Citywide Aquatics Facilities Master Plan, the new **Marine Park Pool** replaces a 1920s-era facility with a 3,800 square-foot modern center. Amenities include a water cooling system, locker rooms, seven shade structures, lighting, seating, play equipment, lawn areas and more.

The project was funded by capital reserve and Community Development Block Grant funds for a total investment of \$3.85 million.

The first-of-its-kind facility opened its gates May 25th alongside the newly renovated Forest Park Pool, the city's first aquatics facility.



DIRECTIONS HOME



908 Monroe Street, 4th Floor | Fort Worth, Texas 76102

The Homelessness Division of Fort Worth's Housing & Economic Development Department is responsible for the implementation and continuous improvement of the Directions Home plan to end chronic homelessness. The Homelessness Division administers City- and State-funded programs in support of the plan, facilitates the work of the Fort Worth Advisory Commission on Ending Homelessness, and provides leadership and service alongside public, private and transdepartmental partners in projects, programs and initiatives that make homelessness rare, short-term and non-recurring.

Directions Home is a 10-year plan to make homelessness rare, short-term and non-recurring in the greater Fort Worth community by 2018. It was adopted by the Fort Worth City Council in 2008 and is endorsed by the Tarrant County Commissioners Court. The plan is implemented by a collaboration of social service and government agencies. It emphasizes an approach known as Housing First, which places homeless individuals in supportive housing with case management services, rather than sheltering them in temporary or transitional facilities. To date, more than 1,200 Fort Worth residents have found the shortest way home as a result.

Directions Home 2009-2013: Four Years of Progress	
Homeless Population	↓ 11%
Housed	1,227
Housing First Retention Rate 2012-13	85%
Employed	555
Linked to Substance Abuse Treatment	464

*HMIS Data: Tarrant County Homeless Coalition, 2012; Unsheltered County: TCHC, 2011

Point-in-Time Count of the Homeless: 01/24/2013	2013	2007	% Change	# Change
Unsheltered - includes people living outdoors, in cars, vacant buildings, under bridges or in the woods	281	203	+28%	+78
Emergency Shelter - facilities intended for short-term stabilization and crisis relief such as ACH Child & Family Services, Presbyterian Night Shelter, The Salvation Army, and SafeHaven of Tarrant County	1,144	1,226	-7%	-82
Transitional Housing - programs that provide time-limited housing assistance (typically 2 years or less) and supportive services geared toward self-sufficiency and independence	965	1,247	-29%	-282
Totals	2,390	2,676	-12%	-286

Through a partnership with the United Way of Tarrant County, City funding in support of the Directions Home plan has strengthened the capacity of community partners to help people experiencing homelessness move into housing and increase their self-sufficiency.

Department	Program	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	2013 Personnel
Code Compliance	Homeless Court-Community Services	\$78,255	\$71,652	NA	NA	NA	NA
Housing & Economic Dev.	Contracted Services and administration	\$2,393,356	\$2,556,042	\$2,556,042	\$2,556,042	\$2,338,854	2
Law	Homeless Court-Prosecutors	\$180,599	\$195,435	NA	NA	NA	NA
Municipal Court	Homeless Court-Social Services	\$78,257	\$75,424	\$66,508	\$62,379	\$62,379	1
Police	Special Operations-Narcotics Section	\$195,588	\$253,222	\$253,222	\$84,758	\$97,337	1
Totals		\$2,926,055	\$3,151,775	\$2,875,772	\$2,703,179	\$2,497,103	4

The City's Homelessness Commission recently launched a community engagement campaign called The Shortest Way Home. The campaign will dispel myths about homelessness and encourage community participation in the Directions Home plan through volunteerism, donations, and support. Get involved by visiting www.DirectionsHome.org.



DIRECTIONS HOME - COMMUNITY EYE CLINIC

655 Taylor Street | Fort Worth, Texas 76102

Thousands of Tarrant County children, seniors and families go without professional eye and vision care each year because they are unable to afford the services they need. Uncorrected vision and untreated eye disease have numerous social and economic impacts: children struggle in school, seniors become isolated and worker safety and productivity lags.



To help address the need for additional eye and vision care in Fort Worth, the Housing & Economic Development Department facilitated the development of a new state-of-the-art eye and vision clinic in 2013. Faculty and Externs from the University of Houston College of Optometry and the Rosenberg School of Optometry at the University of the Incarnate Word deliver care at the new clinic which is housed in the historic First Christian Church in Fort Worth's Central Business District.

In its first five years, the clinic is slated to provide top-flight care through more than 28,000 patient encounters and a world-class educational experience for 144 Optometry Externs. University Partners are investing hundreds of thousands of dollars in diagnostic, testing and treatment equipment and nearly two million dollars of unreimbursed care per year. Eye care companies such as Alcon are providing medications, solutions and low-cost glasses for patients.

The generosity and hard work of many partners made this project possible; for example, Byrne Construction Services and Royer & Schutts Commercial Interiors each made significant contributions of professional services to the project. The City of Fort Worth assisted in site selection, logistics, negotiations, fund development, and permitting.



HOME IMPROVEMENT AND CONSTRUCTION

908 Monroe Street, 4th Floor | Fort Worth, Texas 76102

Cowtown Brush-Up Paint Program

The Cowtown Brushup Program is a community outreach, volunteer program that takes place in October and April of each year to help restore the homes of income-eligible Fort Worth residents that are in need of exterior paint repairs. Program services include preparing homes to be painted, replacing rotten trim and siding, and painting the exterior of the house.



Units Completed to Date	Units in Progress	Projected Total Units Completed by Sept. 2013	Projected Grant Expenditures
52	30	82	\$270,116

Emergency Repair/Priority Repair Program

The Priority Repair Program, formerly known as the Emergency Repair Program, is an extension of the City's former Emergency Repair Program that provides Fort Worth homeowners earning up to 60% of the area's median income with a maximum of \$5,000 in financial assistance to perform eligible home repairs, with health and safety-related issues given priority. Examples of eligible home repairs include minor roof repairs; mechanical system repairs; sewer line break repairs; water line break repairs; gas leaks, major plumbing problems, inoperable and/or hazardous water heaters; no primary heating source or other HVAC issues; and electrical problems



Units Completed to Date	Units in Progress	Projected Total Units Completed by Sept. 2013	Projected Grant Expenditures
234	25	259	\$866,593

HAP Down Payment and Closing Cost Assistance Program

The City's Homebuyer Assistance Program (HAP) provides mortgage assistance for income-eligible, first-time home buyers with the City of Fort Worth. Qualifying home buyers can receive a subsidy of up to \$14,999 for homes located in Fort Worth. The buyer can use the full \$14,999 subsidy for mortgage assistance or use \$3,000 of this amount for closing costs and/or down payment.



Units Completed to Date	Units in Progress	Projected Total Units Completed by Sept. 2013
83	20	103

INTERNATIONAL BUSINESS DEVELOPMENT

908 Monroe Street, 3rd Floor | Fort Worth, Texas 76102

Trade and Business Missions

The City of Fort Worth Housing and Economic Development Department participates in in-bound and out-bound trade missions that have an economic development component. Although resources are limited the department continues to look for ways to increase our involvement in international trade and business development.

On October 10, 2012 the City of Fort Worth hosted a delegation from Quebec, Canada. The delegation consisted of eleven representatives from eight Canadian companies. The delegation's goal was to introduce their products or services to local governmental entities and local businesses.

As a result of this exchange several companies entered into contracts with local governmental entities and local businesses.



EB-5 Investor Program Initiative

In efforts to continue to move forward and take part in the EB-5 Investor Program the City on August 6, 2013 approved the execution of a Regional Center Cooperation Agreement between the City of Fort Worth, Fort Worth Chamber of Commerce, and Civitas Management Services, LLC d/b/a Civitas Texas Regional Center (CTXRC), to promote foreign investment in the City of Fort Worth.

The EB-5 Immigrant Investor Program was created by Congress in 1990. The program is administered by the U.S. Citizenship and Immigration Services (USCIS), Department of Homeland Security. The program has two categories, Individual and Regional Center. The Regional Center concept was introduced by Congress in 1993 to encourage foreign investment. A Regional Center is defined as any economic unit, public or private, which is involved with the promotion of economic growth, improved regional productivity, job creation, and increased domestic capital investment. The Regional Center aids foreign investors by directing and professionally managing their investment in the designated business and geographic focus of the Regional Center.

The initial term of the agreement will start August 6, 2013 and expire August 6, 2028; provided that the initial term is automatically extended for five successive twelve-month periods starting on August 6, 2028, unless and until the CTXRC or the Chamber terminate the agreement.

The City and the Chamber will cooperate with CTXRC in sourcing and deploying equity capital invested by foreign investors who seek to participate in the visa program. The Chamber and the City agree that, during the term, CTXRC will be the only official and exclusive EB-5 Regional Center of the Chamber and the City for purposes of promotion and marketing of EB-5 investments. The Chamber and City may, in the course of regular business cooperate with other regional centers regarding any EB-5 investments located within the City during the term of the agreement.

MINORITY/WOMEN BUSINESS ENTERPRISE

1150 South Freeway | Fort Worth, Texas 76104

The Business Development Division oversees the City’s M/WBE Ordinance, which on June 1, 2012 officially became the Business Diversity Enterprise Ordinance. This Ordinance ensures that minority-owned, women-owned and small businesses have a level playing field to compete for City contracting opportunities.

M/WBE Participation	FY 2012	FY 2013*
M/WBE Participation Goal	25%	25%
M/WBE Actual Commitment	29%	22%
SBE Participation Goal	15%	15%
SBE Actual Commitment	NA	19%
Professional Services Goal	15%	15%
Professional Services Actual Commitment	27%	21%
Total Dollars Awarded to M/WBE Firms	\$43,185,836	\$57,768,072
Total Prime and Subcontracts Awarded to M/WBE Firms	679	701

*Data - FY12-13



Left: Workers for certified MBE firm NTP Plumbing & Utilities Contractors, Inc. that are providing pipe work on a water and sewer relocation contract.



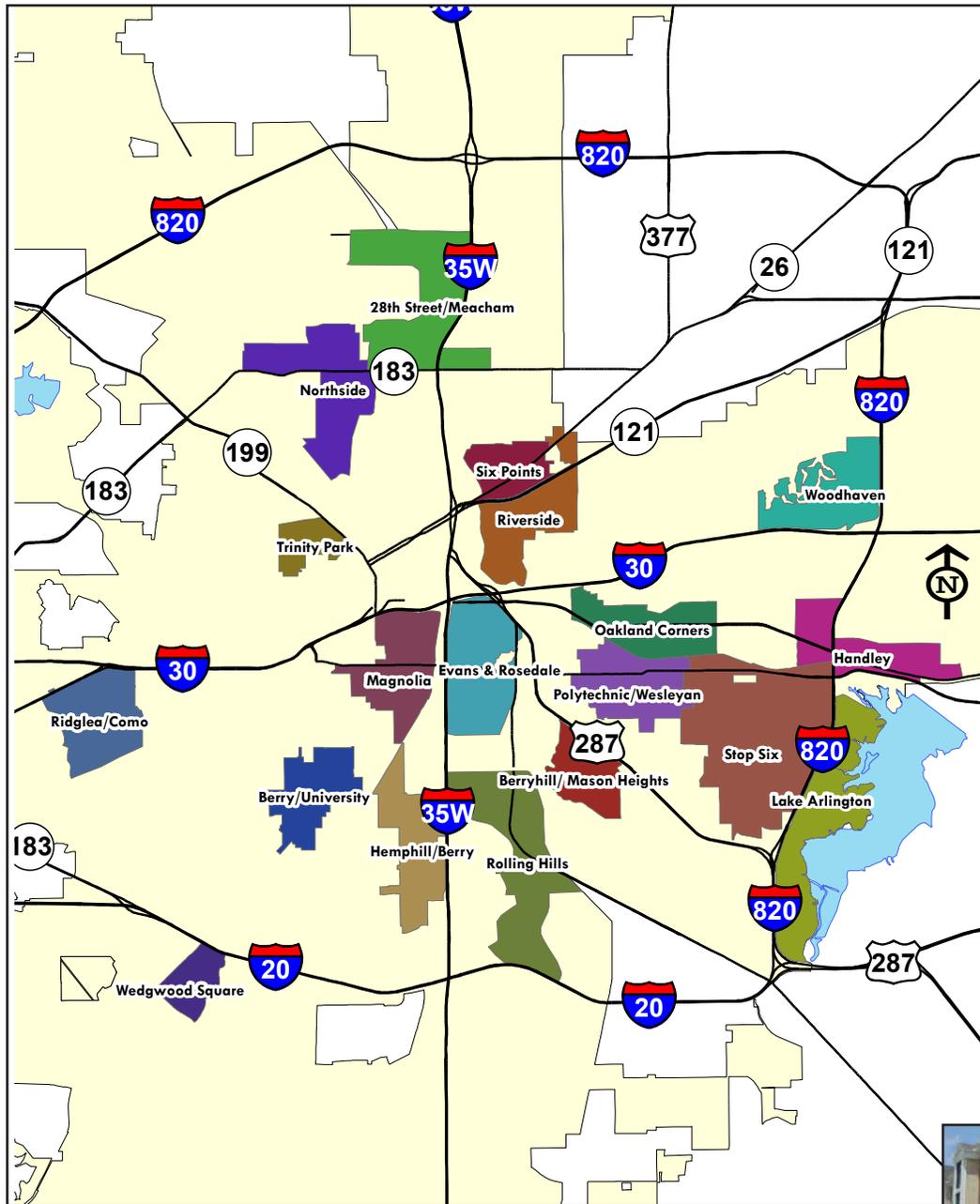
Above: Land Surveyor for certified MBE firm Lina T. Ramey and Associates, Inc. that is doing the surveying work on West Berry.



Left: Truck owned by Knight Waste Services. Knight Waste Services is an MBE firm who has been very successful.

NEIGHBORHOOD EMPOWERMENT ZONES

908 Monroe Street, 3rd Floor | Fort Worth, Texas 76102



Neighborhood Empowerment Zones (NEZs) are authorized by Chapter 378 of the Texas Local Government Code. The City of Fort Worth currently has 19 designated Neighborhood Empowerment Zones in the City.



Incentives:

- Tax abatement on the City's incremental real property value (excluding the land)
- Development fee and impact fee waivers
- Release of City liens

NEZ Activity:

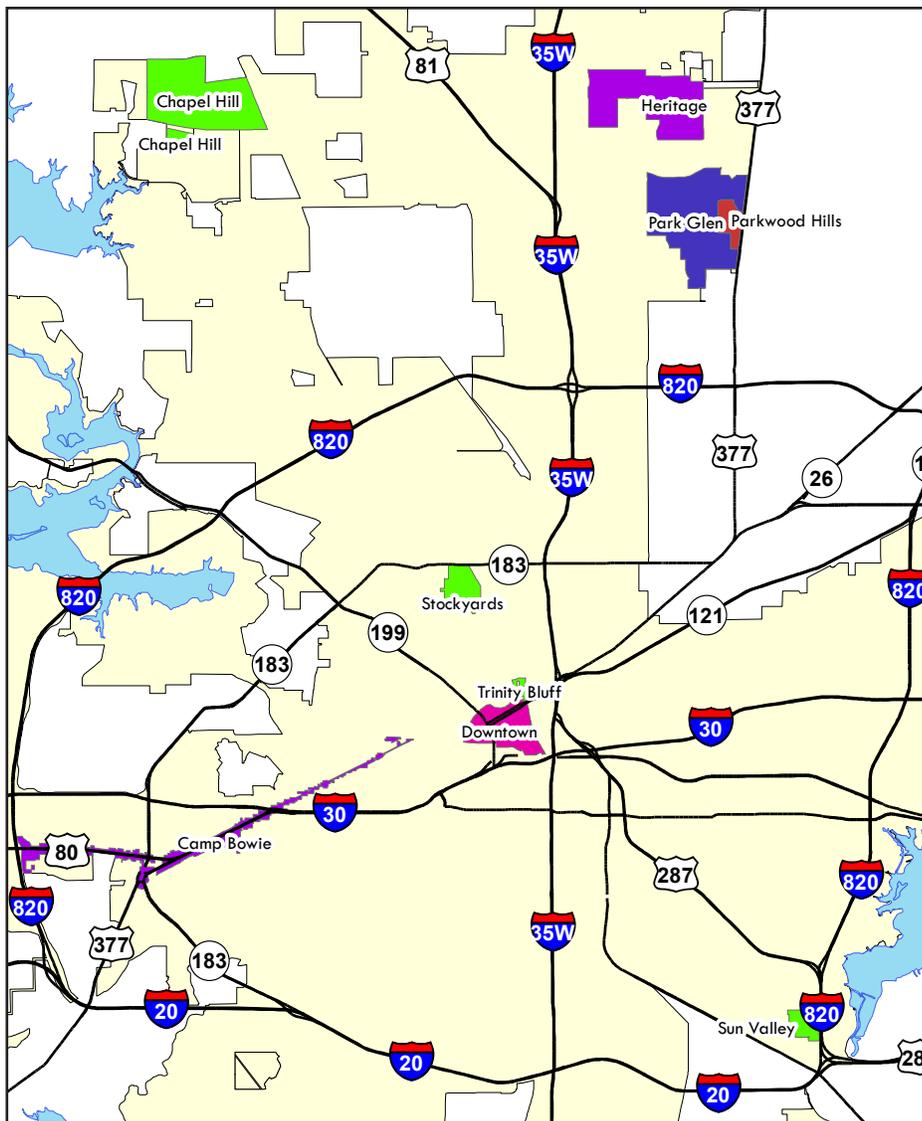
- NEZ areas represent 29.41 square miles within the central city
- From 2001 to mid 2013, the NEZ program provided \$6.3 million in basic incentives
- Approximately \$1.48 million in actual taxes abated on projects totaling over \$226.3 million



PUBLIC IMPROVEMENT DISTRICTS

908 Monroe Street, 3rd Floor | Fort Worth, Texas 76102

Public Improvement Districts (PIDs) are for commercial and residential neighborhoods. It is a development tool used to provide funds for improvements and enhanced services in that district. Some PIDs have been formed by petition of homeowners in existing neighborhoods. Some are formed by developers in new neighborhoods.



About PIDs:

- Currently 8 active PIDs
- Public Improvement Districts (PIDs) are authorized by Chapter 372 of the Texas Local Government Code
- PIDs provide services over and above the level normally provided by the City
- Some PIDs are formed by petition of homeowners in existing neighborhoods or developers in new neighborhoods

Purpose of PIDs:

- Maintenance/Landscaping
- Tree Planting
- Holiday Lighting
- Security Enhancement
- Special Events
- Capital Improvements
- Communications
- Decorative Street Signs
- Marketing Campaign
- Trash Removal

PID	Date Established	Term	Acreage	PID Rate per \$100 Valuation	Base Year Value	2012 Taxable Value
1 - Downtown	1986	20-year	380.2	0.10	\$741,357,286	\$2,666,562,386
6 - Park Glen	1998	life term	1124.3	0.17(residential); 0.035 (commercial)	\$156,908,161	\$723,997,911
7 - Heritage	2000	life term	927.2	0.21 (residential); 0.11 (commercial)	\$6,618,848	\$678,556,385
8 - Camp Bowie	2000	10-year	427.1	0.10	\$243,933,200	\$403,930,352
11 - Stockyards	2003	life term	192.3	0.12	\$32,885,988	\$60,615,097
12 - Chapell Hill	2004	upon completion of developer	1336.3	0.19	\$7,775,692	\$29,728,333
14 - Trinity Bluff	2009	20-year	30.9	0.10	\$24,865,332	\$32,512,770
15 - Sun Valley	2012	20-year	132.20	0.27	\$26,065,624	\$26,900,370

1000 Throckmorton Street

Fort Worth, Texas 76102

Phone (817) 392-7540 | Fax (817) 392-7328

www.FortWorthTexas.gov/hed



**Housing and
Economic Development**