



ANNUAL PROJECTS REPORT & UPDATE

2014

FORT WORTH



CITY OF FORT WORTH
HOUSING AND ECONOMIC DEVELOPMENT

LETTER FROM THE DIRECTOR

It's my pleasure to present the fifth 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 a few of the various projects in which the city has partnered. 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 show the innovation and strong partnerships the City has fostered with the private sector. The diversity of projects go hand in hand with the multitude of the economic development partners in our community with which we collaborate including the various Chambers of Commerce, other local economic development organizations, state agencies and our federal counterparts. Within the City organization I want to highlight our City cohorts in other departments that allow us to be successful in facilitating new investment and development. To all of our partners, we say thank you.

Finally, I want to provide thanks to the City Manager's Office and to the Mayor and City Council for their support of our efforts make Fort Worth the most livable city in the country.

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.



“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 written in a cursive style with a large, sweeping flourish at the end.

Jesus “Jay” Chapa

Housing and Economic Development Director

Table of CONTENTS

2014 Annual Report

New Projects	5 - 13
Active Projects	15 - 41
Completed Projects	42 - 44
Completed Projects with Annual Reporting Requiements .	45 - 58
Tax Increment Financing District (TIF) Projects	59 - 71
Housing & Economic Development Initiatives	73 - 80

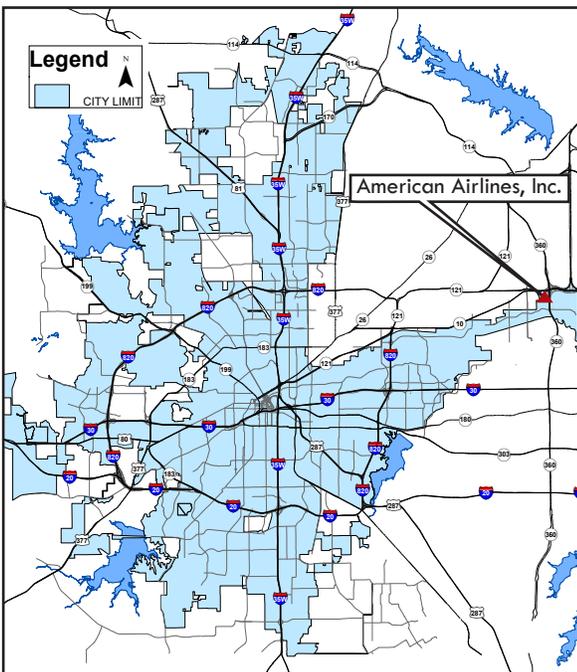
2013-2014 New Projects

AMERICAN AIRLINES, INC.

TAX ABATEMENT/CHAPTER 380 | 4700 American Blvd | Fort Worth, Texas 76155



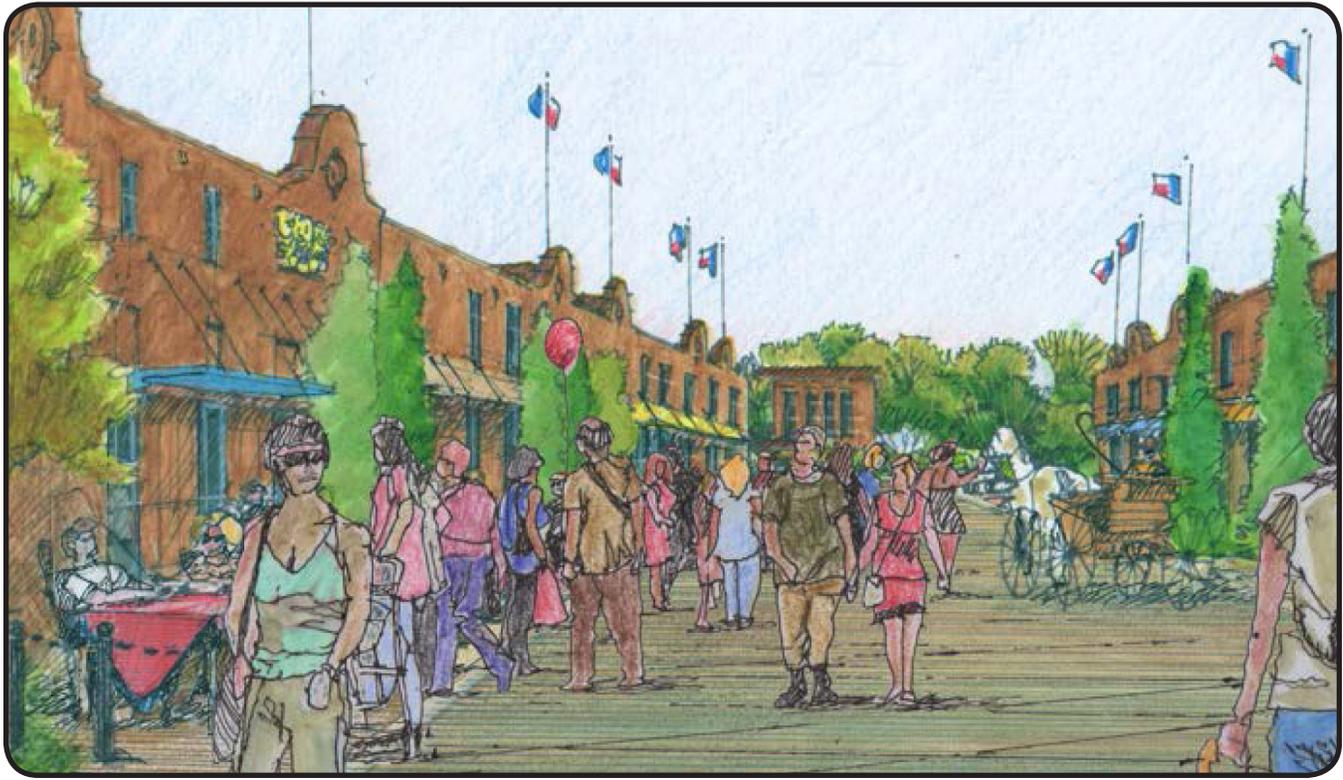
American Airlines is a commercial airline, engaged in carrying passengers and cargo domestically and internationally. The Company owns or is under contract to purchase property located adjacent to the Southern Reservations Office at 4700 American Blvd. The Company will redevelop and use the property for the location of its Integrated Operations Center. The construction of the new Integrated Operations Center will conclude by December 31, 2015.



Project Terms and Commitments	
Approved: 06/10/2014	Council District: 5 - Gyna Bivens
Maximum Agreement: 85% Real and Business Personal Property (1-yr tax abatement, 14-yr Chapter 380)	
Ratio (Private/Public) - 13:1	
Employment	
Total Full Time Employees	1,300
Fort Worth Residents	15% or 195
Central City Residents	5% or 65
Supply & Service Contracts	
Total Amount	NA
Amount to Fort Worth Businesses	30% or \$150,000
Amount to M/WBE Businesses	25% or \$125,000
Personal Property	
Value of Personal Property	\$33,000,000
Project Construction	
Structures & Site Development	\$55,000,000
Amount to Fort Worth Businesses	25% or \$13,750,000
Amount to M/WBE Businesses	25% or \$13,750,000

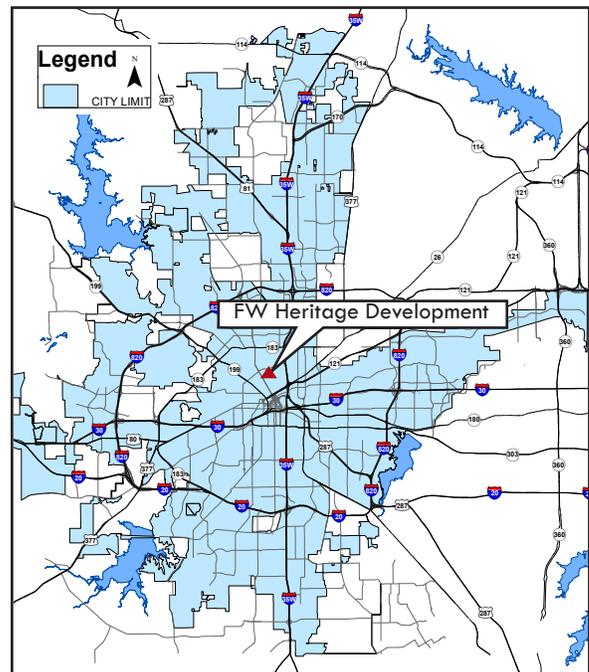
FORT WORTH HERITAGE DEVELOPMENT

CHAPTER 380 | Historic Fort Worth Stockyards | Fort Worth, Texas 76164



The Fort Worth Heritage Development LLC will construct a mixed-use redevelopment and new development project located in the historic Fort Worth Stockyards. The project will comprise approximately 1 million square feet of space, consisting of a hotel, retail, restaurants, office and residential apartment units among other uses.

Project Terms and Commitments	
Approved: 6/10/2014	Council District: 2 - Sal Espino
Maximum Agreement: 40% Real and Business Personal Property, 80% Sales Tax (25-yr term)	
Ratio (Private/Public) - 7:1	
Employment	
Total Full Time Employees	25
Fort Worth Residents	NA
Central City Residents	NA
Supply & Service Contracts	
Total Amount	NA
Amount to Fort Worth Businesses	\$50,000
Amount to M/WBE Businesses	\$25,000
Affordable Housing	
Quality Affordable Housing	20%
Project Construction	
Structures & Site Development	\$35,000,000 to \$175,000,000
Amount to Fort Worth Businesses	30%
Amount to M/WBE Businesses	25%

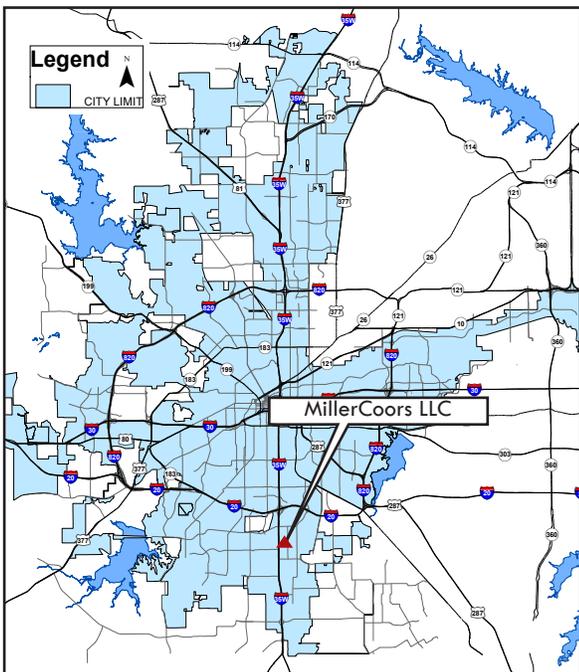


MILLERCOORS LLC

CHAPTER 380 | 7001 South Freeway | Fort Worth, Texas 76134



MillerCoors LLC owns the 1,000,000 square foot brewery at 7001 South Freeway. MillerCoors LLC plans to expand its Fort Worth operation to add primarily machinery and equipment related to a new package release automation system, a new grain handling system, and potentially a new state-of-the-art 12oz bottle line.



Project Terms and Commitments	
Approved: 03/25/2014	Council District: 8 - Kelly Allen Gray
Maximum Agreement: 50% Business Personal Property (10-yr term) Ratio (Private/Public) - 30:1	
Employment	
Total Full Time Employees	555
Fort Worth Residents	30%
Central City Residents	20%
Supply & Service Contracts	
Total Amount	NA
Amount to Fort Worth Businesses	30% or \$750,000
Amount to M/WBE Businesses	25% or \$625,000
Personal Property	
Value of Personal Property	\$71,500,000
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

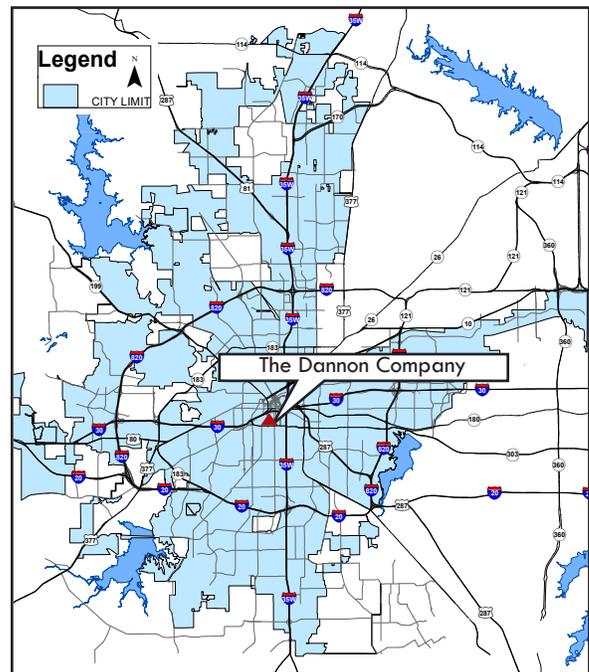
THE DANNON COMPANY

CHAPTER 380 | 1300 W. Peter Smith Street | Fort Worth, Texas 76104



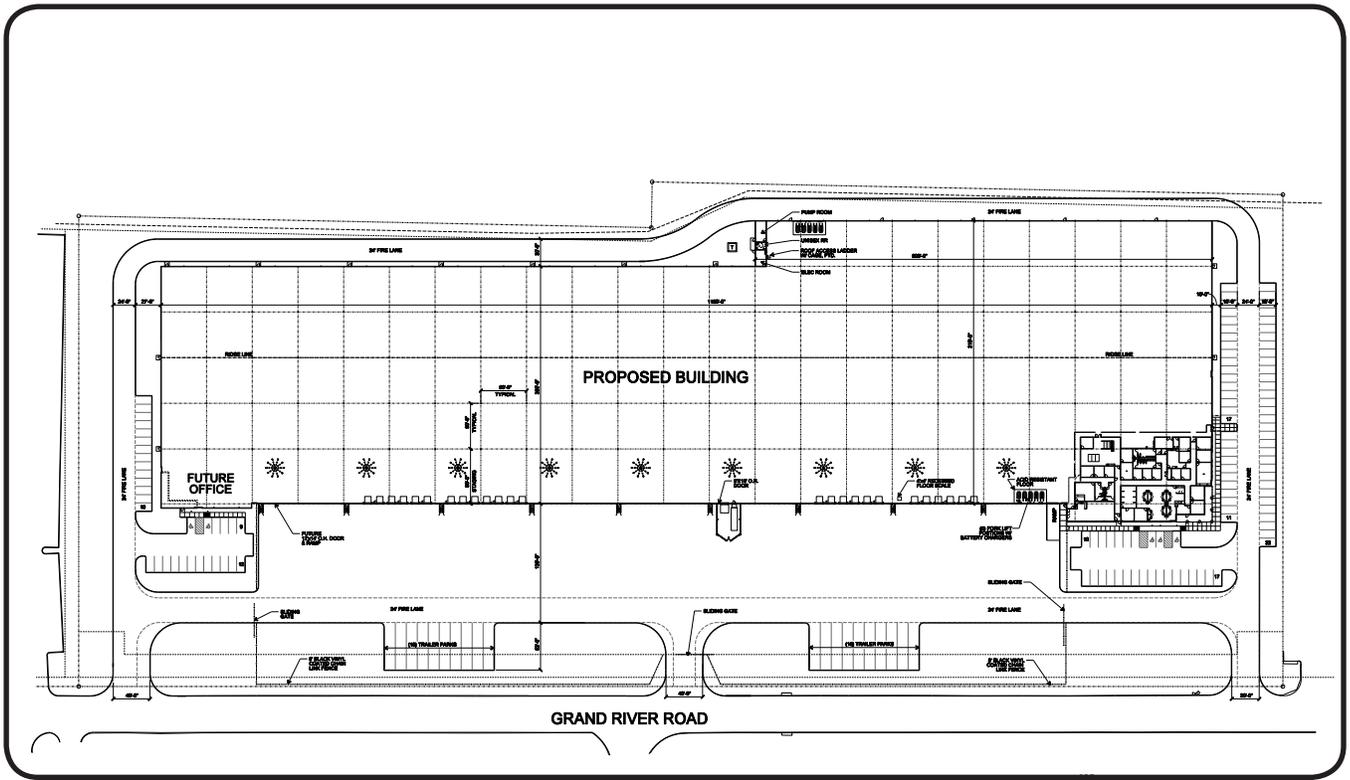
The Dannon Company, Inc. plans to expand its Fort Worth manufacturing facility to include a new product line and consolidate product lines from other manufacturing sites to Fort Worth. The expansion will occur in two phases and conclude by January 2017.

Project Terms and Commitments	
Approved: 03/25/2014	Council District: 9 - Ann Zadeh
Maximum Agreement: 50% Business Personal Property (5-yr term) Ratio (Private/Public) - 65:1	
Employment	
Total Full Time Employees	190
Fort Worth Residents	30%
Central City Residents	25%
Supply & Service Contracts	
Total Amount	NA
Amount to Fort Worth Businesses	30% or \$150,000
Amount to M/WBE Businesses	25% or \$125,000
Personal Property	
Value of Personal Property	\$21,000,000
Project Construction	
Structures & Site Development	NA
Amount to Fort Worth Businesses	NA
Amount to M/WBE Businesses	NA

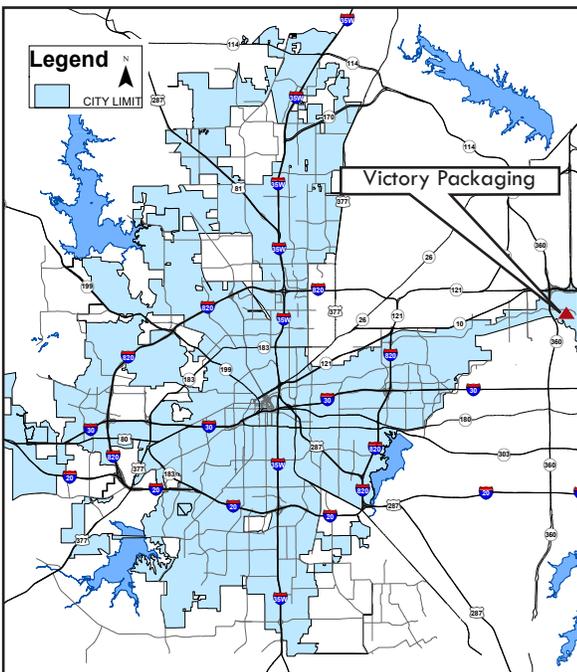


VICTORY PACKAGING

CHAPTER 380 | 15101 Grand River Road | Fort Worth, Texas 76155



The Company is a leading provider of packaging solutions in North America. The Company has entered into an agreement to construct a new distribution facility of approximately 325,000 square feet located at 15101 Grand River Road.



Project Terms and Commitments

Approved: 03/25/2014	Council District: 5 - Gyna Bivens
Maximum Agreement: 50% Real and Business Personal Property (10-yr term) Ratio (Private/Public) - 18.5:1	
Employment	
Total Full Time Employees	60
Fort Worth Residents	15% or 9
Central City Residents	5% or 3
Supply & Service Contracts	
Total Amount	NA
Amount to Fort Worth Businesses	\$500,000
Amount to M/WBE Businesses	\$100,000
Personal Property	
Value of Personal Property	\$500,000
Project Construction	
Structures & Site Development	\$12,000,000
Amount to Fort Worth Businesses	30% or \$3,600,000
Amount to M/WBE Businesses	25% or \$3,000,000

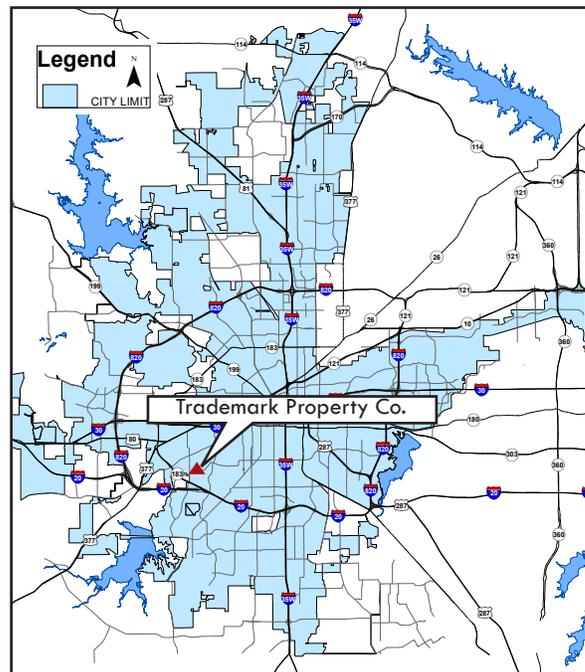
TRADEMARK PROPERTY

CHAPTER 380 | Bryant Irvin Rd. and Arborlawn Dr. | Fort Worth, Texas 76109



Trademark Property Company or an affiliate has committed to construct a mixed-use development consisting of commercial and rental residential space on the west side of Bryant Irving Road at Arborlawn Drive at the current site of the Lockheed Martin Recreation Area in southwest Fort Worth. The project will be constructed in phases and the aggregate amounts of the grants will be tied to the amount of project investment made by the Developer.

Project Terms and Commitments	
Approved: 03/04/2014	Council District: 3 - Zim Zimmerman
Maximum Agreement: Yr 1-5 80%; Yr 6-10 75%; Yr 11-15 70%	
Real Property, Business Personal Property and Sales Tax Ratio (Private/Public) - 10:1	
Employment	
Total Full Time Employees	50
Fort Worth Residents	NA
Central City Residents	NA
Supply & Service Contracts	
Total Amount	NA
Amount to Fort Worth Businesses	\$200,000
Amount to M/WBE Businesses	\$100,000
Personal Property	
Value of Personal Property	NA
Project Construction	
Structures & Site Development	\$90-185,000,000
Amount to Fort Worth Businesses	30%
Amount to M/WBE Businesses	25%

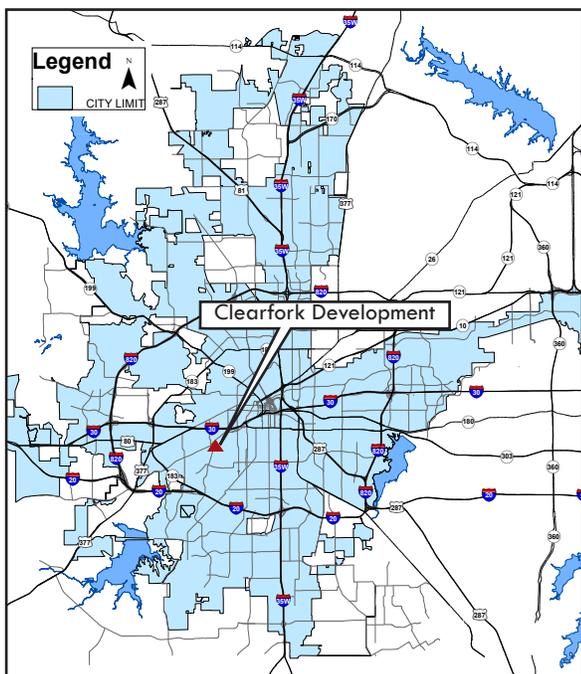


CLEARFORK DEVELOPMENT COMPANY, LLC

CHAPTER 380 | Vickery and South Hulen St. | Fort Worth, Texas 76107



Clearfork Development Company, LLC or any affiliate is constructing a mixed-use development consisting of residential units, office space, retail space, and a hotel on the property south of Chisholm Trail Parkway near the southwest intersection of West Vickery Blvd and South Hulen Street.



Project Terms and Commitments	
Approved: 02/18/2014	Council District: 3 - Zim Zimmerman
Maximum Agreement: Yr 1-5 80%; Yr 6-10 75%; Yr 11-15 70%	
Real Property and Sales Tax (15-yr term)	
Ratio (Private/Public) - 10:1	
Employment	
Total Full Time Employees	50
Fort Worth Residents	NA
Central City Residents	NA
Supply & Service Contracts	
Total Amount	NA
Amount to Fort Worth Businesses	\$200,000
Amount to M/WBE Businesses	\$100,000
Personal Property	
Value of Personal Property	NA
Project Construction	
Structures & Site Development	\$180 - \$300,000,000
Amount to Fort Worth Businesses	30%
Amount to M/WBE Businesses	25%

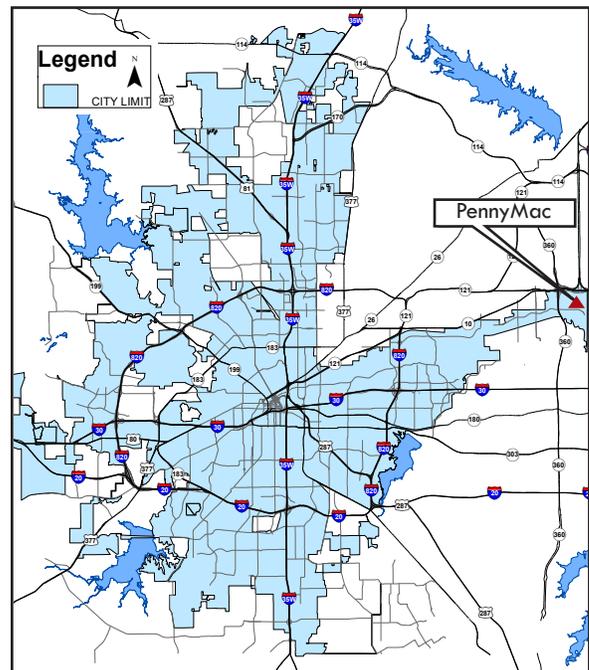
PENNYMAC

CHAPTER 380 | 14800 Trinity Blvd | Fort Worth, Texas 76155



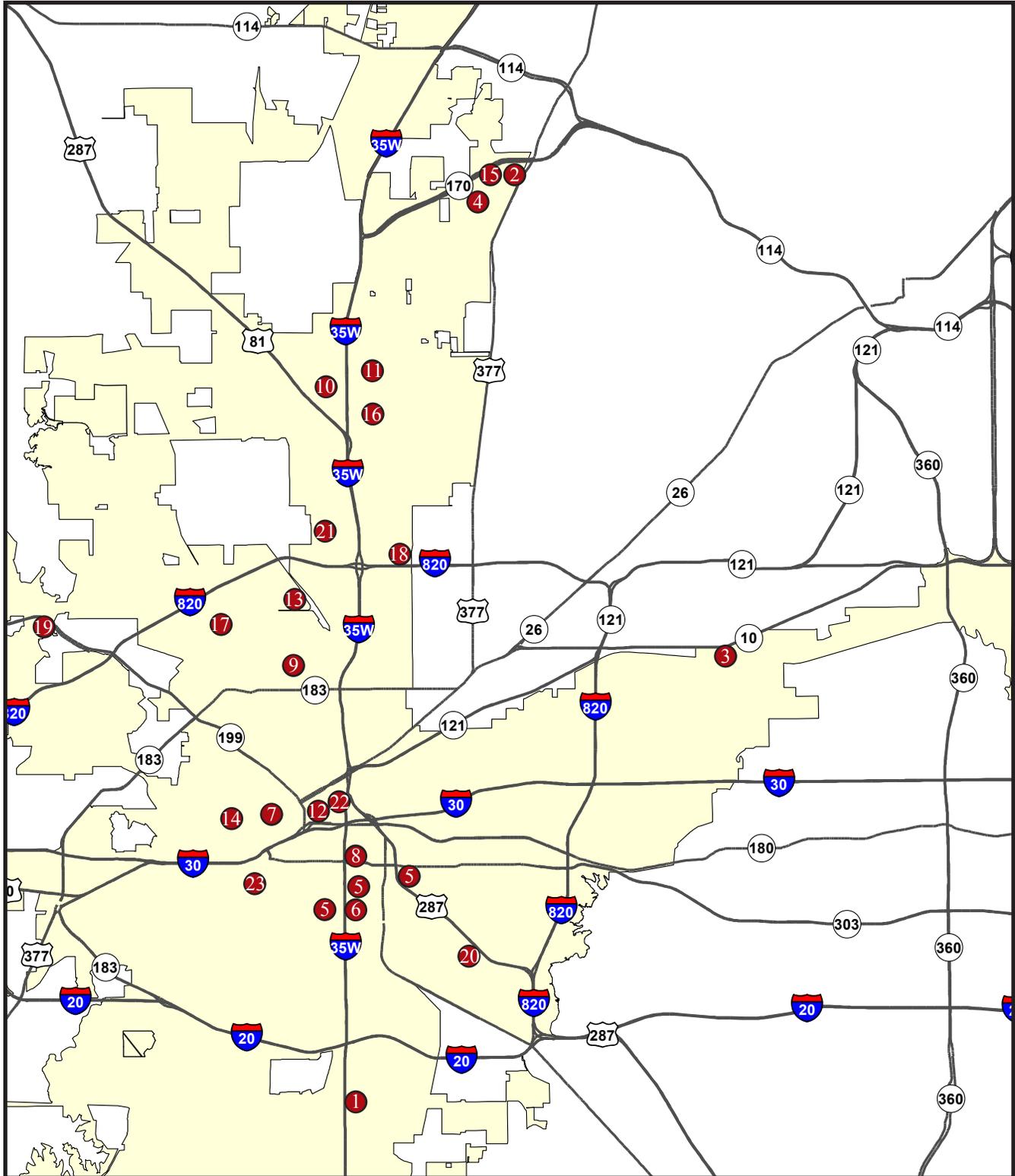
PennyMac is a leading national financial services firm specialized in residential lending and servicing of loans. The Company plans to lease 125,000 square feet at 14800 Trinity Blvd for the Company's expansion to Texas.

Project Terms and Commitments	
Approved: 11/19/2013	Council District: 5 - Gyna Bivens
Maximum Agreement: 70% Real and Business Personal Property (10-yr term)	
Ratio (Private/Public) - 16:1	
Employment	
Total Full Time Employees	150
Fort Worth Residents	20%
Central City Residents	12%
Supply & Service Contracts	
Total Amount	NA
Amount to Fort Worth Businesses	20% or \$20,000
Amount to M/WBE Businesses	20% or \$20,000
Personal Property	
Value of Personal Property	\$1,800,000
Project Construction	
Structures & Site Development	\$1,500,000
Amount to Fort Worth Businesses	25%
Amount to M/WBE Businesses	25%



Active Projects

ACTIVE HOUSING & ECONOMIC DEVELOPMENT DEPARTMENT PROJECTS



- | | | |
|--------------------------------------|---------------------------------|---|
| ① Alcon Laboratories Holdings, Corp. | ⑨ Hardy Street Project | ⑰ NRP Angle Apartments |
| ② ATC Logistics & Electronics, Inc. | ⑩ Harmon Villas | ⑱ Our Nation's Best Sports |
| ③ Bell Helicopter Textron, Inc. | ⑪ HCA Alliance (ER at Alliance) | ⑲ Patterson Equity Partners, LLC/Casino Beach |
| ④ Carolina Beverage Group, LLC | ⑫ Hunter Plaza | ⑳ Renaissance Square |
| ⑤ CHDO Developments | ⑬ Lasko Products, Inc. | ㉑ Reserve at Western Center |
| ⑥ Cowtown Market | ⑭ Museum Place Development | ㉒ Sundance Square Management, LP |
| ⑦ Elan West 7th, LP | ⑮ NGC Renewables, LLC | ㉓ Trademark River Plaza/West Bend |
| ⑧ Evans and Rosedale | ⑯ North Riverside Drive | |

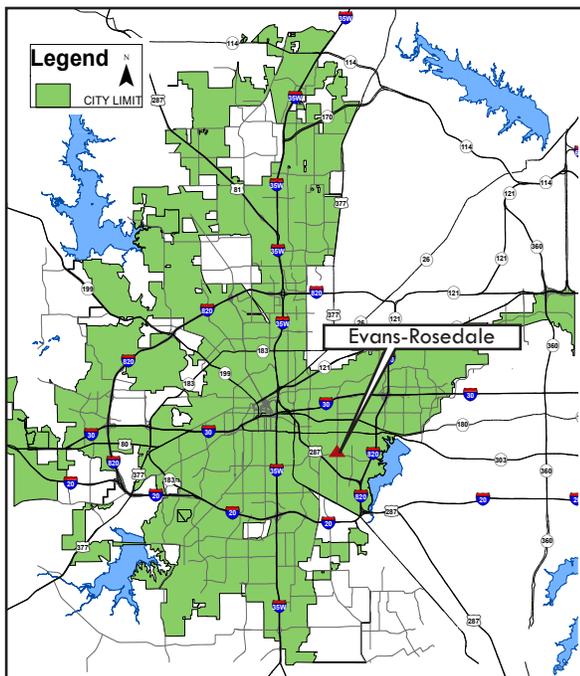
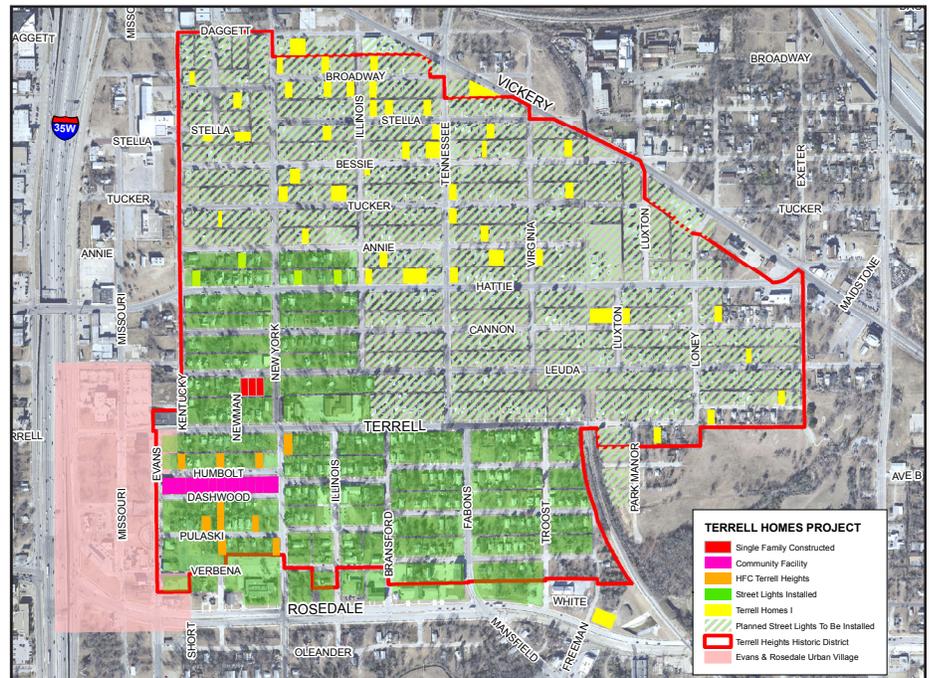
EVANS AND ROSEDALE

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

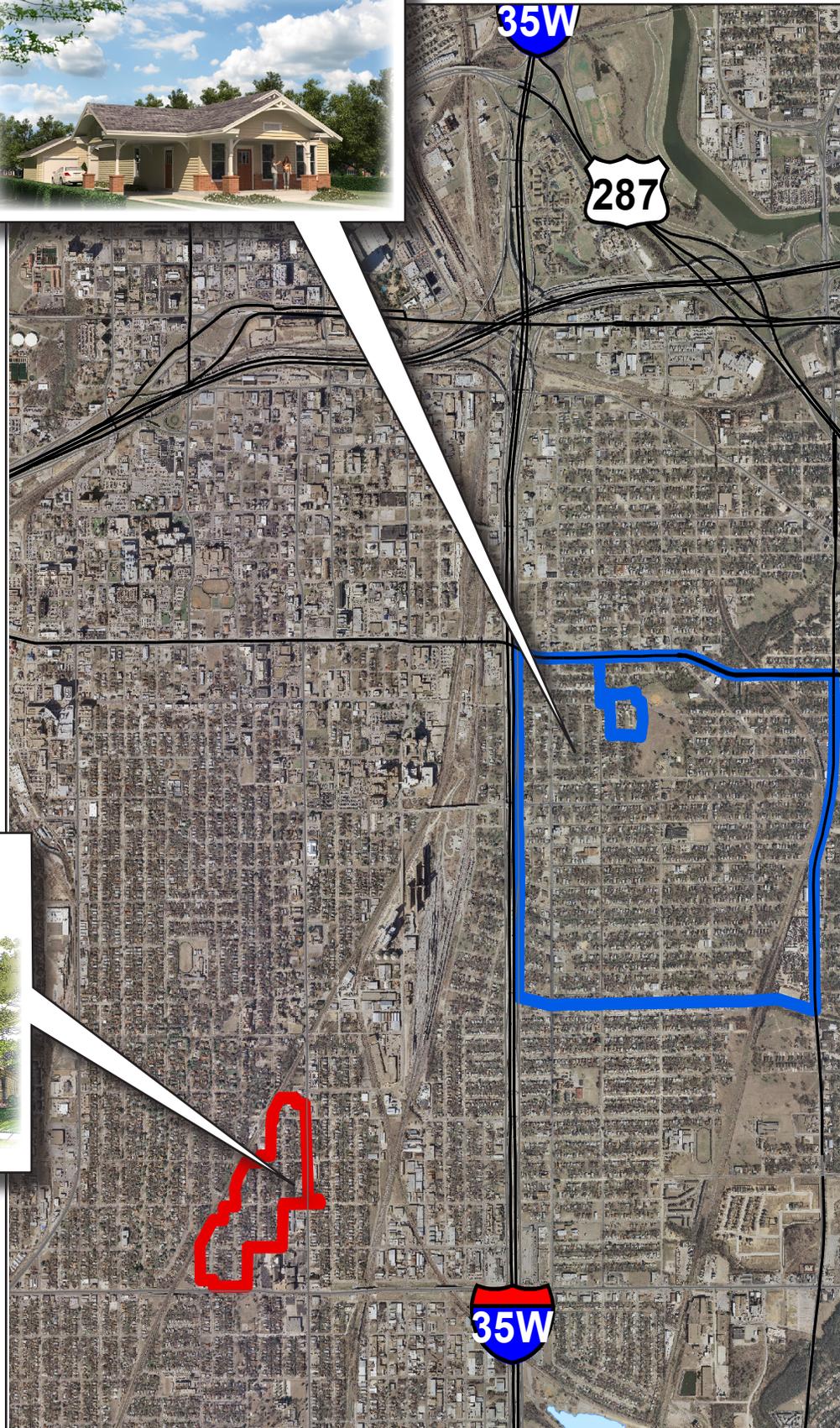
The Evans and Rosedale area includes private and public investment. The area has the Shamblee Library (2008), the Hazel Harvey Peace Center for Neighborhoods (2009), as well as a plaza that can be used by the neighborhood for community events. These public improvements are complimented by a Jack in the 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).



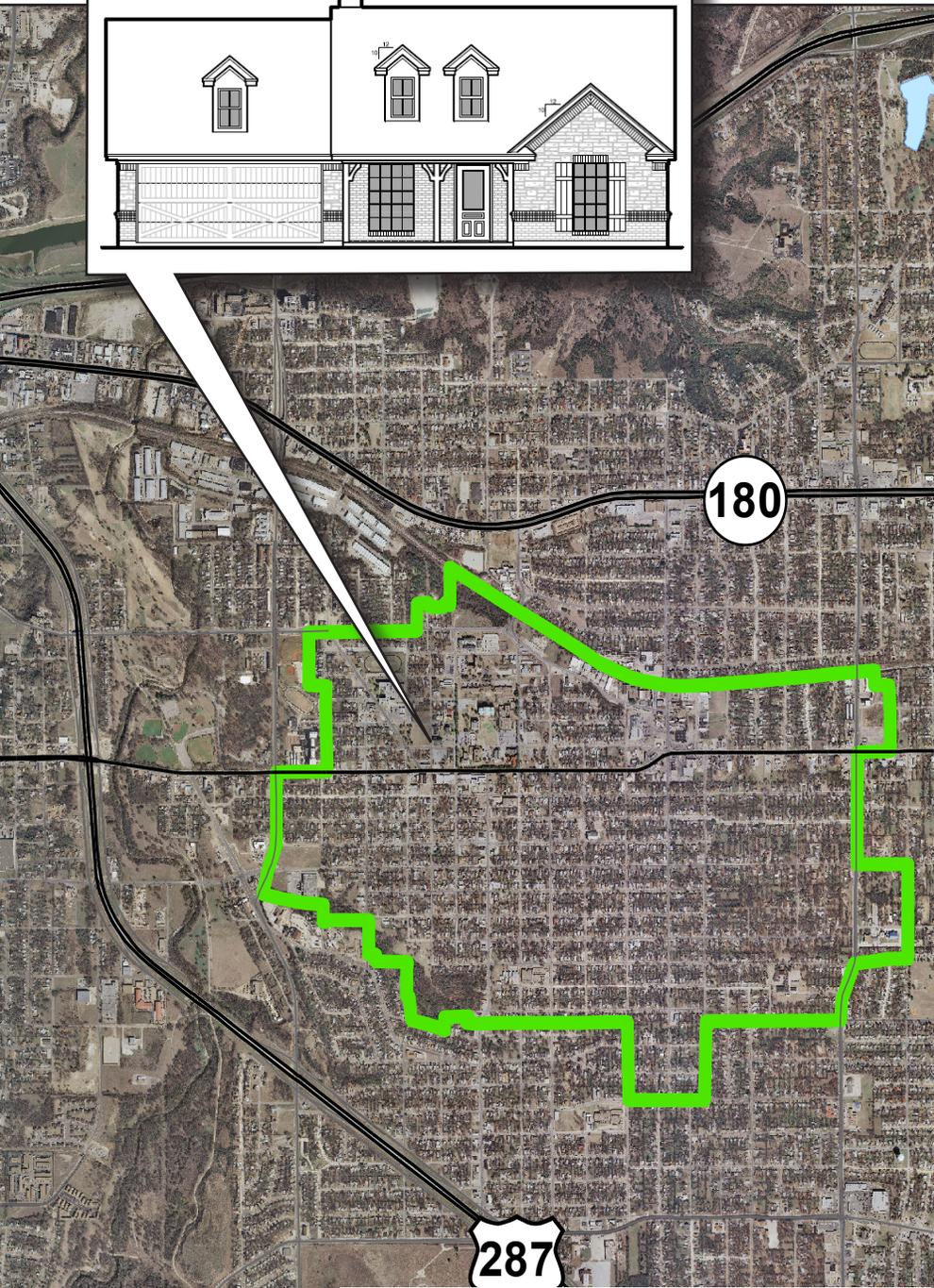
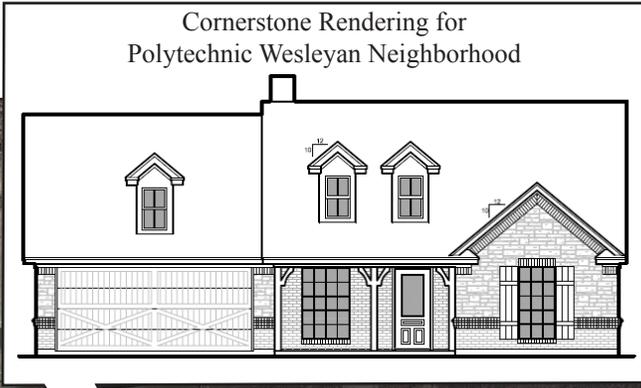
COMMUNITY HOUSING DEVELOPMENT ORGANIZATION

Scattered Sites Throughout the City of Fort Worth

COUNCIL APPROVED
2009 - Present
COUNCIL DISTRICT
5 - Gyna Bivens, 8 - Kelly Allen Gray, 9 - Ann Zadeh
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.

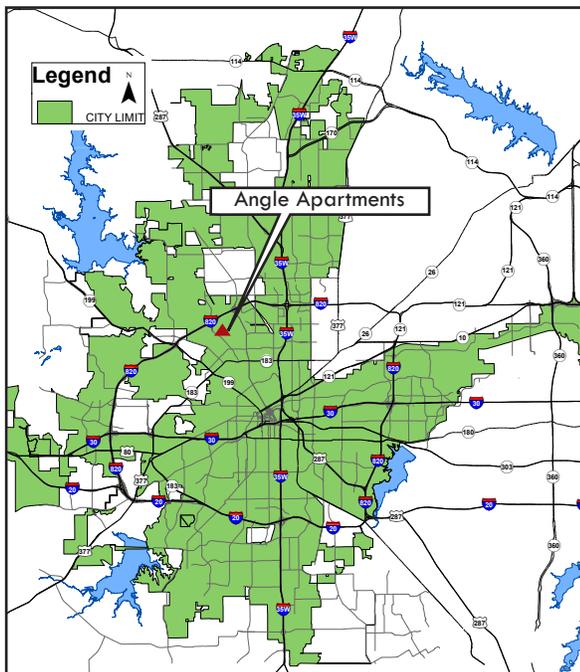
NRP ANGLE APARTMENTS

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

COUNCIL APPROVED
08/06/2013
COUNCIL DISTRICT
2 - Sal Espino
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



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.



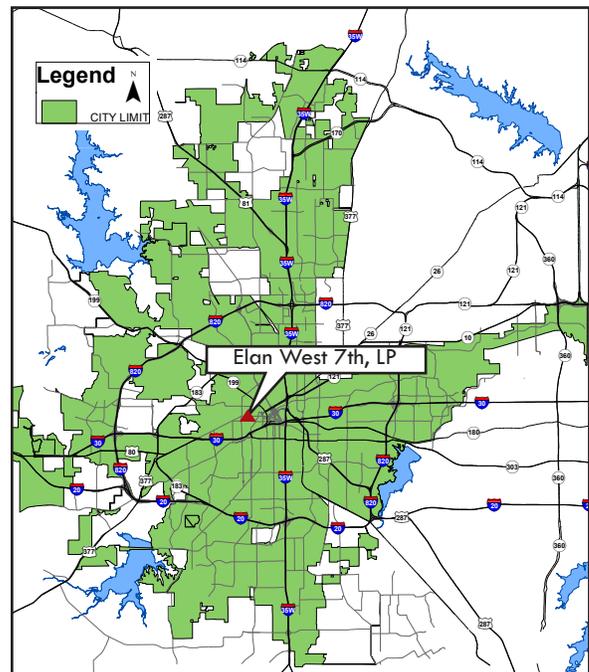
ELAN WEST 7TH, LP

TAX ABATEMENT | 2726 Mercedes Ave | Fort Worth, Texas 76107



COUNCIL APPROVAL
07/16/2013
2013 INCENTIVE TERM
No Benefit to Company until 2016 when the Project is Complete
MAXIMUM AGREEMENT
70% Real Property
TERM
10-Year
MIN. CAPITAL INVESTMENT
\$35,000,000
RATIO (PRIVATE/PUBLIC)
19:1
COUNCIL DISTRICT
9 - Ann Zadeh

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.



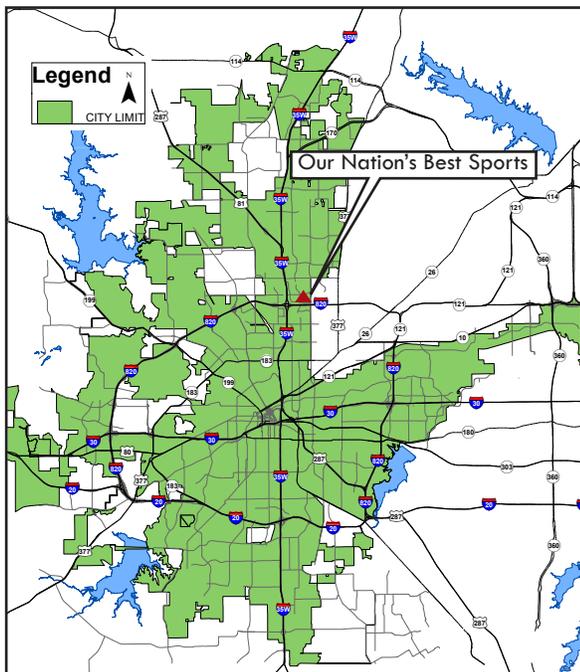
OUR NATION'S BEST SPORTS

CHAPTER 380 | 4350 Fossil Creek Blvd | Fort Worth, Texas 76137

COUNCIL APPROVAL
05/21/2013
2013 INCENTIVE TERM
No Benefit to Company until 2016 when the Project is Complete
MAXIMUM AGREEMENT
50% Real and Business Personal Property
TERM
10-Year
MIN. CAPITAL INVESTMENT
\$3,550,000
RATIO (PRIVATE/PUBLIC)
28:1
COUNCIL DISTRICT
4 - Danny Scarth



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.



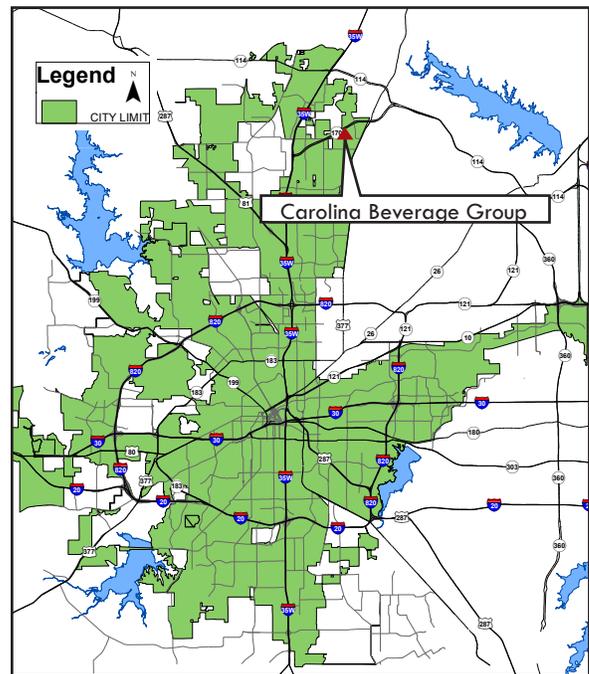
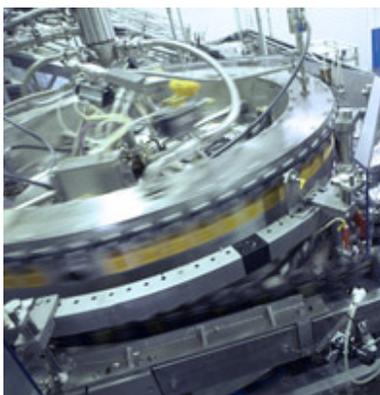
CAROLINA BEVERAGE GROUP, LLC

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



COUNCIL APPROVAL
05/07/2013
2013 INCENTIVE TERM
No Benefit to Company until 2016 when Phase I is complete
MAXIMUM AGREEMENT
70% Real and Business Personal Property
TERM
10-Year
MIN. CAPITAL INVESTMENT
\$41,000,000
RATIO (PRIVATE/PUBLIC)
16:1
COUNCIL DISTRICT
7 - Dennis Shingleton

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.



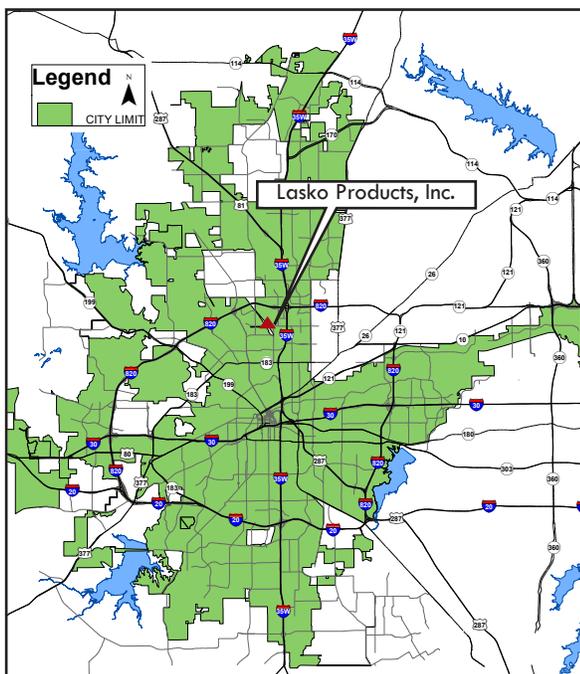
LASKO PRODUCTS, INC

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

COUNCIL APPROVAL	
	02/19/13
2013 INCENTIVE TERM	
	FTZ Site Activation Active
MAXIMUM AGREEMENT	
	no local incentive
TERM	
	NA
MIN. CAPITAL INVESTMENT	
	\$5,000,000
RATIO (PRIVATE/PUBLIC)	
	NA
COUNCIL DISTRICT	
	2 - Sal Espino



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.



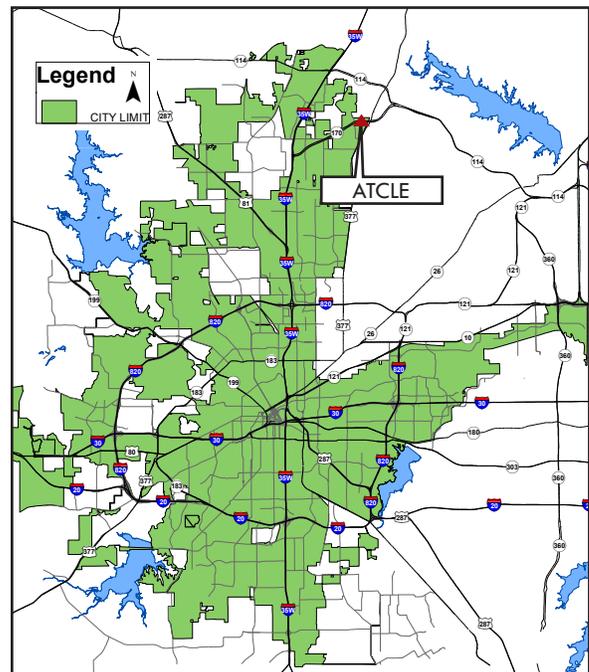
ATC LOGISTICS & ELECTRONICS, INC

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



COUNCIL APPROVAL
10/09/2012
2013 INCENTIVE TERM
No Benefit to Company until 2015 when Phase I is Complete
MAXIMUM AGREEMENT
70% Business Personal Property
TERM
8-Year
MIN. CAPITAL INVESTMENT
\$18,500,000
RATIO (PRIVATE/PUBLIC)
23:1
COUNCIL DISTRICT
7 - Dennis Shingleton

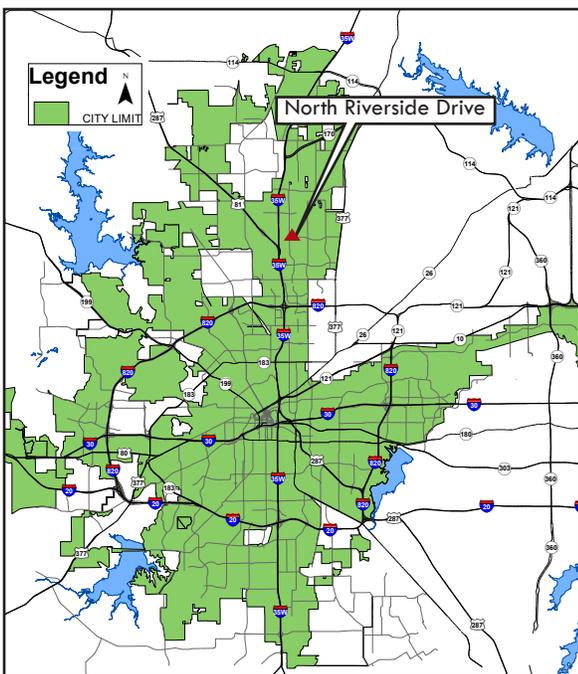
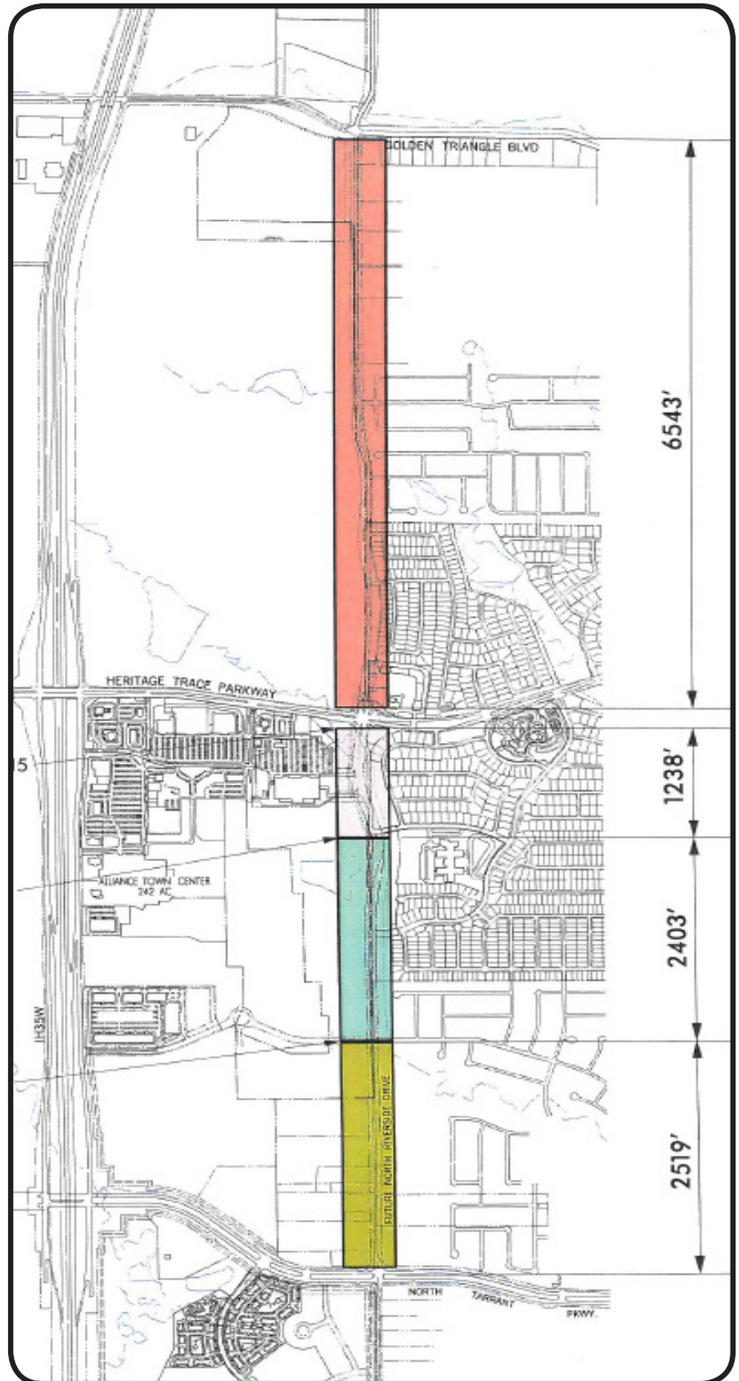
ATC Logistics and Electronics, Inc. (Company), is North America's second largest third-party logistics provider. Locally, the Company occupies approximately 1,000,000 square feet of industrial space at Alliance Business Park. The Company is completing a modernization and expansion of its existing facilities 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.



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.

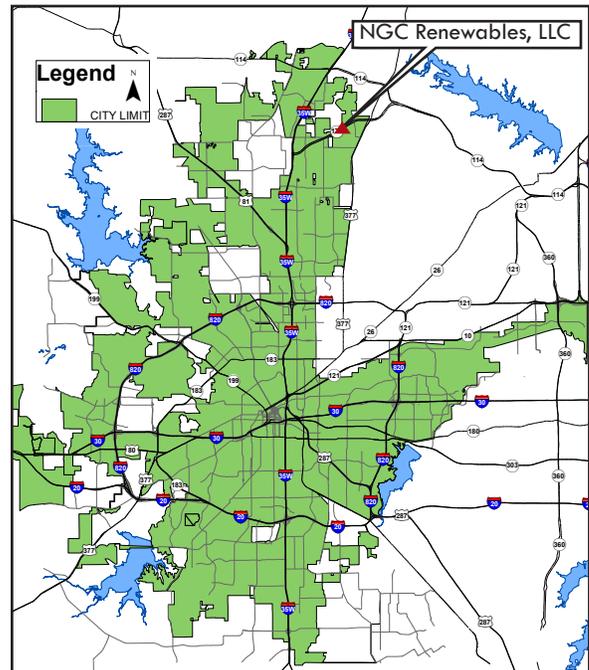
NGC RENEWABLES, LLC

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



COUNCIL APPROVAL
07/10/2012
2013 INCENTIVE TERM
No Benefit to Company until 2016 when Phase I 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

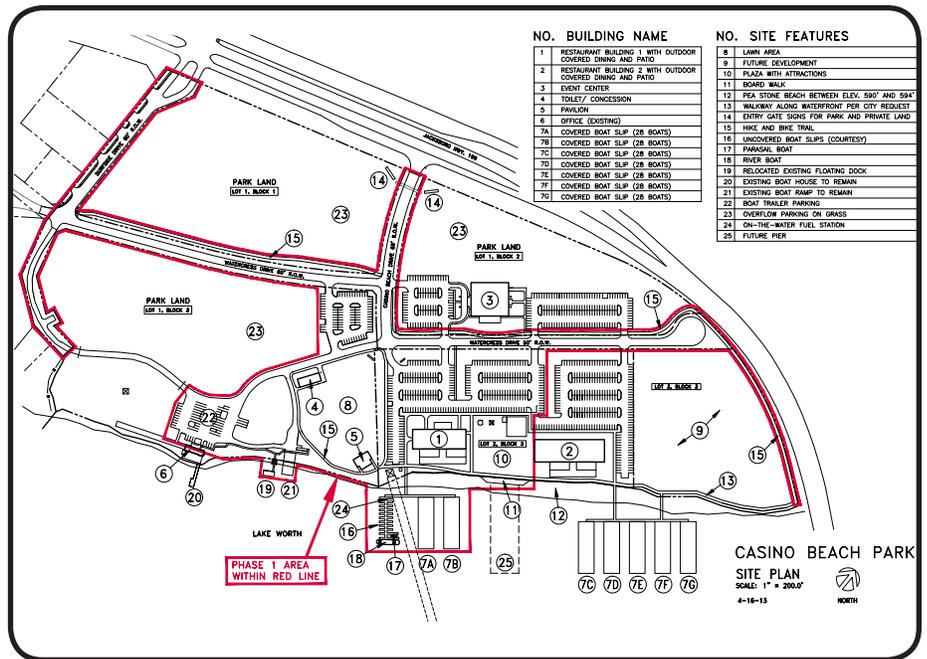
NGC is constructing a 120,000 square foot manufacturing facility that will also serve as their North American headquarters.



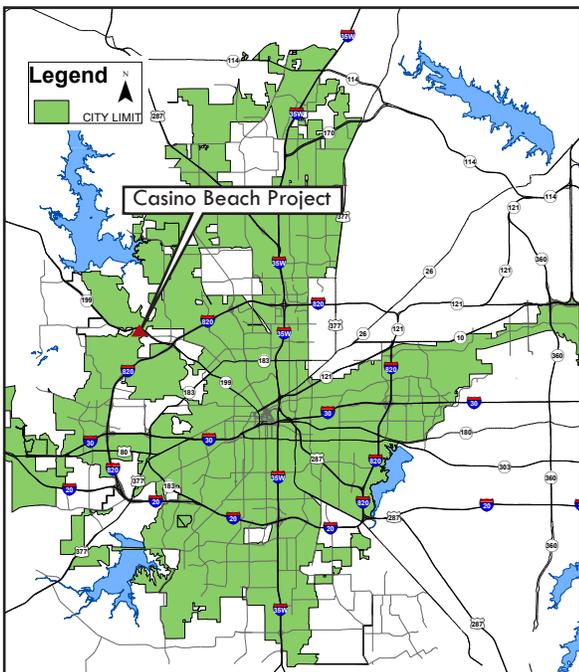
PATTERSON EQUITY PARTNERS / CASINO BEACH

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

COUNCIL APPROVAL
06/12/2012
2013 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.



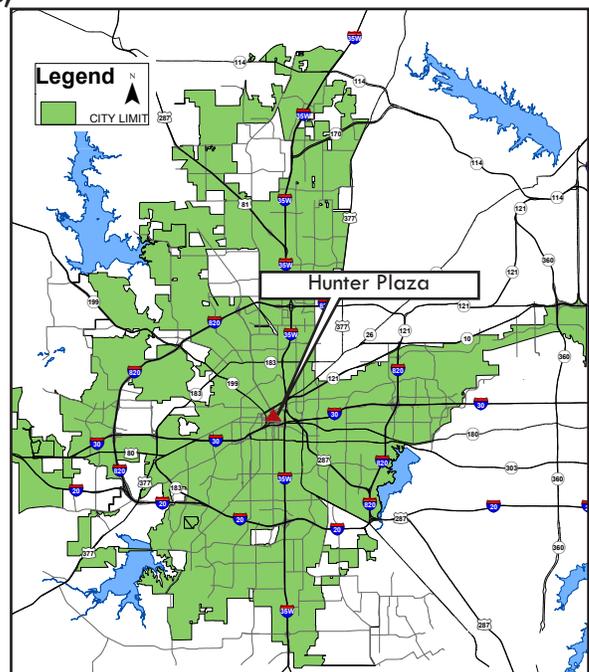
HUNTER PLAZA

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



COUNCIL APPROVED
06/12/2012
COUNCIL DISTRICT
9 - Ann Zadeh
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

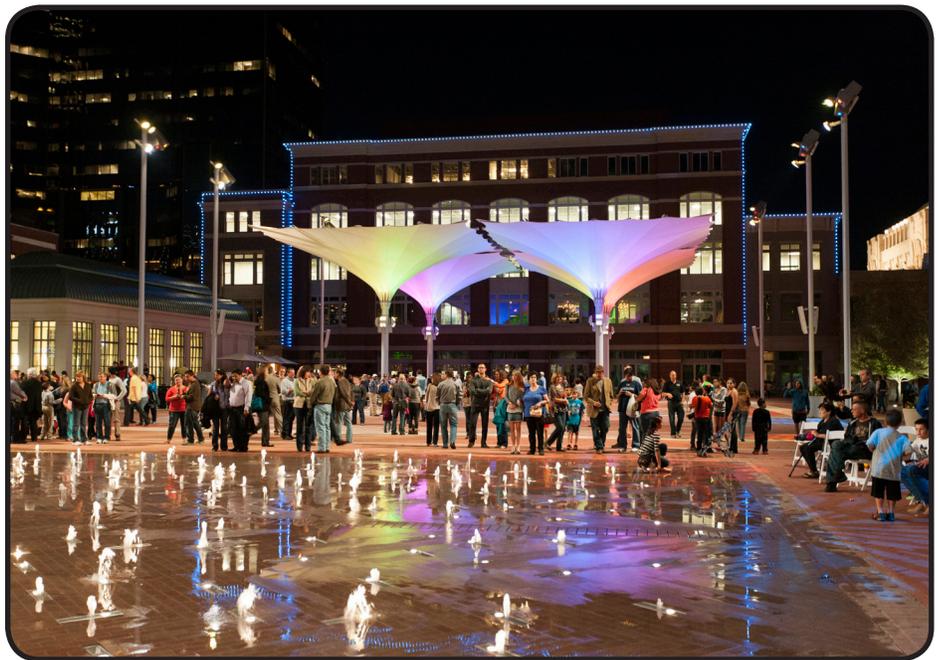
FW Hunter Plaza, LP (“Developer”) will use HOME Funds for a portion of the costs to rehabilitate the Hunter Plaza Apartments located in downtown Fort Worth into a mixed-use, mixed-income multifamily rental development to be known as the Hunter Plaza Carlton Residential Apartments. The project consists 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.



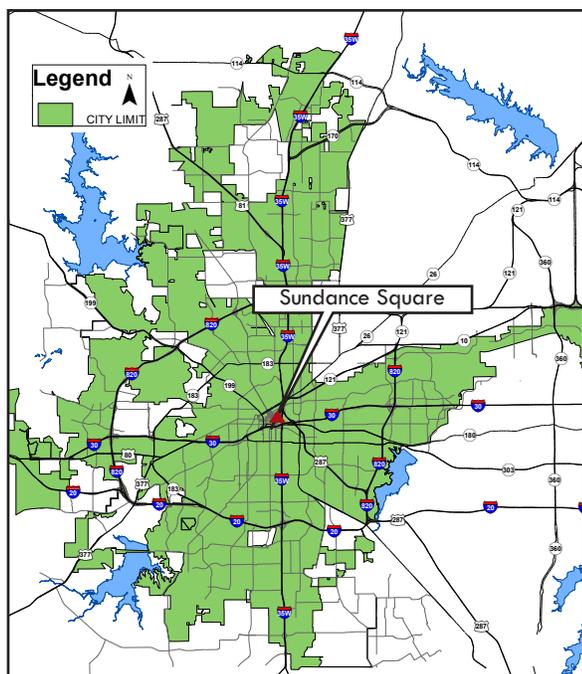
SUNDANCE SQUARE MANAGEMENT, LP

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

COUNCIL APPROVAL
05/01/2012
2013 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 - Ann Zadeh



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. The central plaza held its grand opening on November 1, 2013.



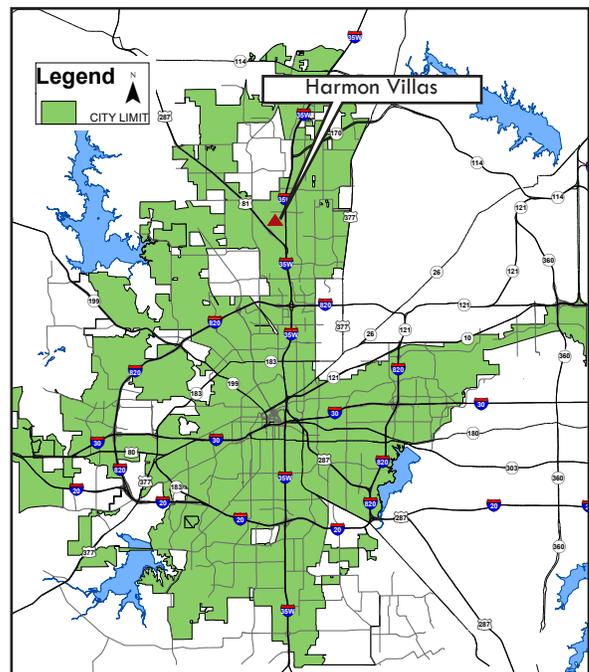
HARMON VILLAS

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.



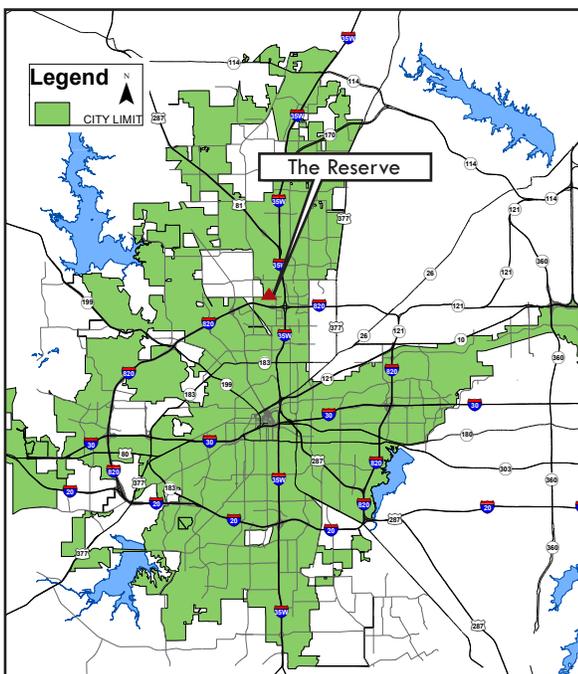
RESERVE AT WESTERN CENTER

1800 Western Center Blvd | 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.



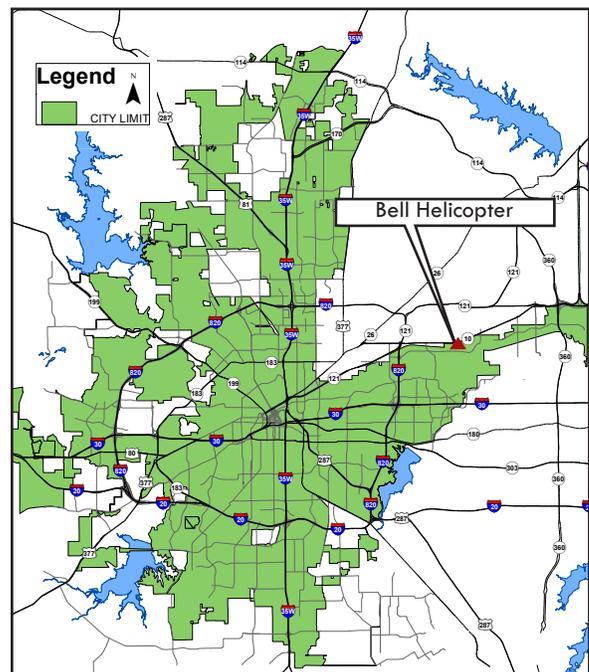
BELL HELICOPTER TEXTRON, INC.

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



COUNCIL APPROVAL
12/13/2011
2013 INCENTIVE TERM
Year 0 of 19 of Chapter 380
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. Phase I has been completed and it included the addition of an employee center (cafeteria, employee group meeting space/audio-visual, employee services office, etc.) building and related equipment.



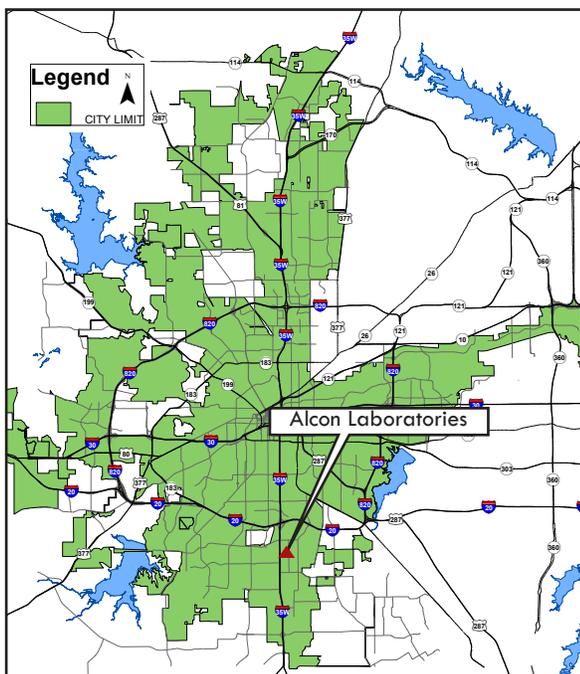
ALCON LABORATORIES HOLDINGS CORP.

TAX ABATEMENT | 6201 South Fwy | Fort Worth, Texas 76134

COUNCIL APPROVAL
10/25/2011
2013 INCENTIVE TERM
No Benefit to Company until 2015 when Phase I is Complete
MAXIMUM AGREEMENT
80% Real and Business Personal Property
TERM
10-Year
MIN. CAPITAL INVESTMENT
\$45,700,000
RATIO (PRIVATE/PUBLIC)
15:1
COUNCIL DISTRICT
8 - Kelley Allen Gray



Alcon has expanded and renovated the existing facilities at the Alcon campus and created a Finance Center for North American Operations (Phase I). In a continued effort to integrate its U.S. subsidiaries and streamline operations, Alcon is constructing a new Global Data Center on the Fort Worth corporate campus as part of Phase II.



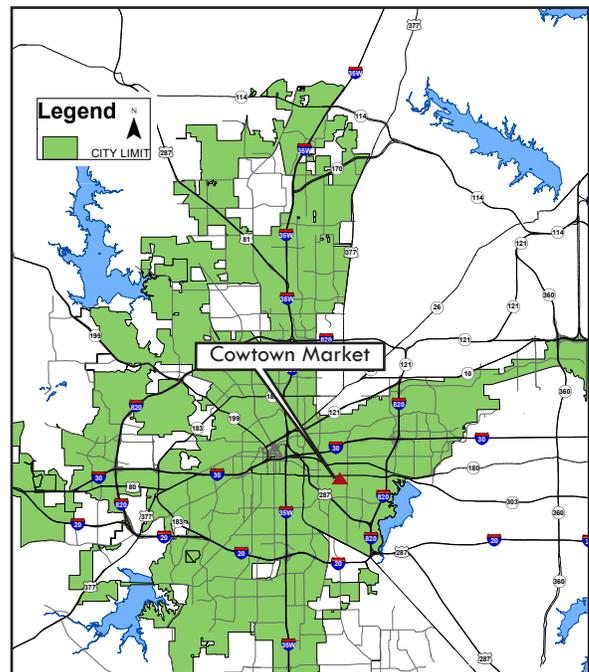
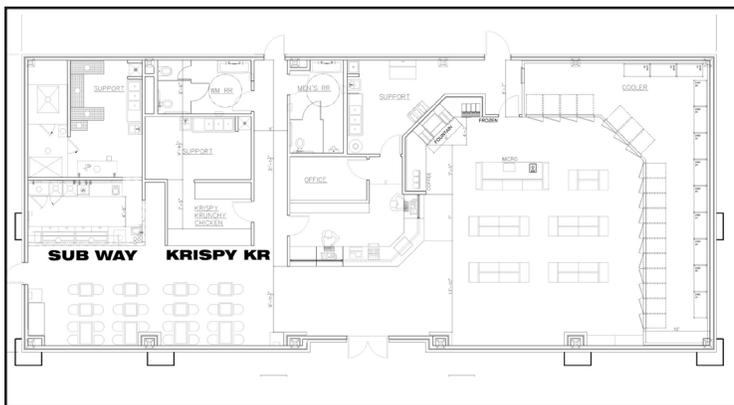
COWTOWN MARKET

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.



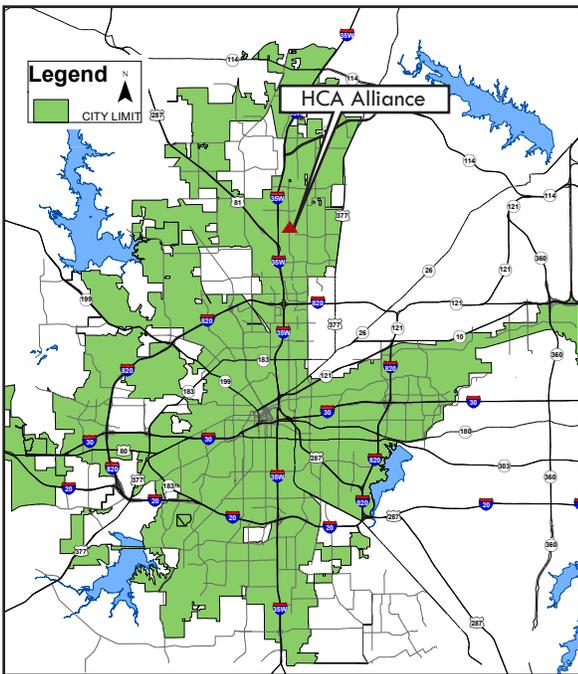
HCA ALLIANCE (ER AT ALLIANCE)

CHAPTER 380 | 3101 N. Tarrant Parkway | Fort Worth, Texas 76180

COUNCIL APPROVAL
10/26/2010
2013 INCENTIVE TERM
Year 2 of 10 (Phase I) Phase II under construction
MAXIMUM AGREEMENT
80% Business Personal Property
TERM
10-Year
MIN. CAPITAL INVESTMENT
\$65,200,000
RATIO (PRIVATE/PUBLIC)
87:1
COUNCIL DISTRICT
2 - Sal Espino



Construction of a 10,500 SF freestanding emergency department (Phase 1) and the future development of a 34-bed hospital with shell space for at least an additional 26 beds (Phase II). Phase II will have an investment of \$60 million in Real and Business Personal Property and be completed by December 31, 2016.



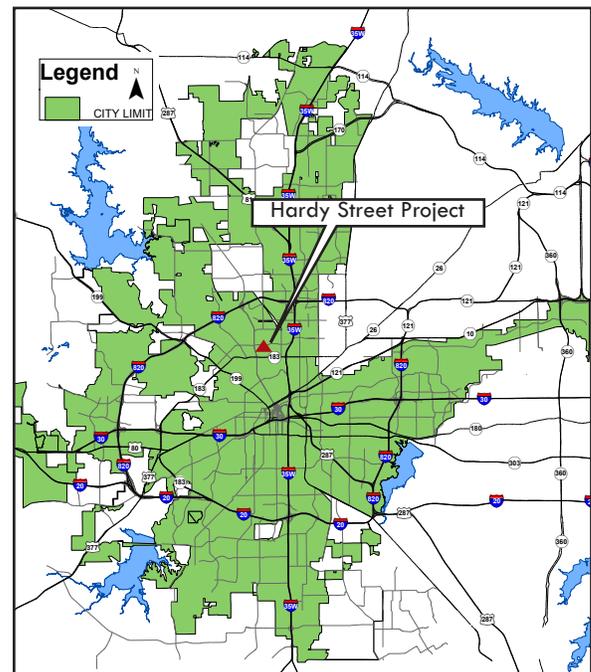
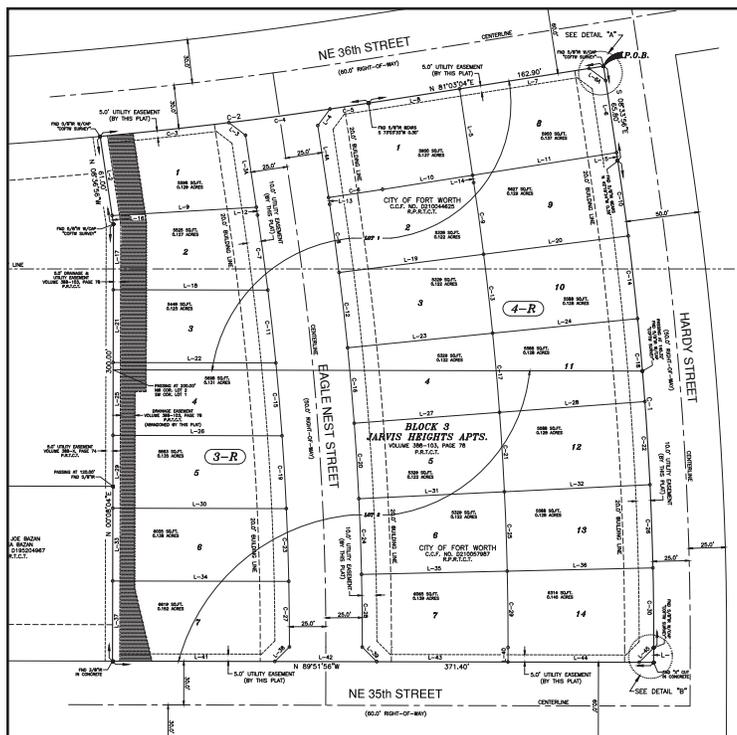
HARDY STREET PROJECT

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)

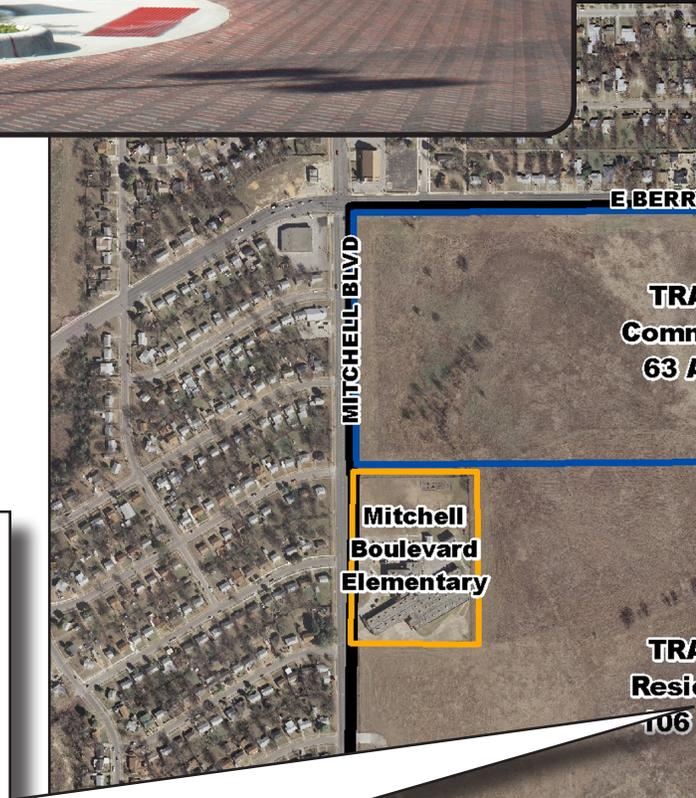
The Hardy Street Project consists of the acquisition of 2 acres of land and a vacant dilapidated nursing home in the Diamond Hill area. The property will be redeveloped into single family homes. The City used CDBG funds to acquire the property, demolish the nursing home and to construct infrastructure 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.



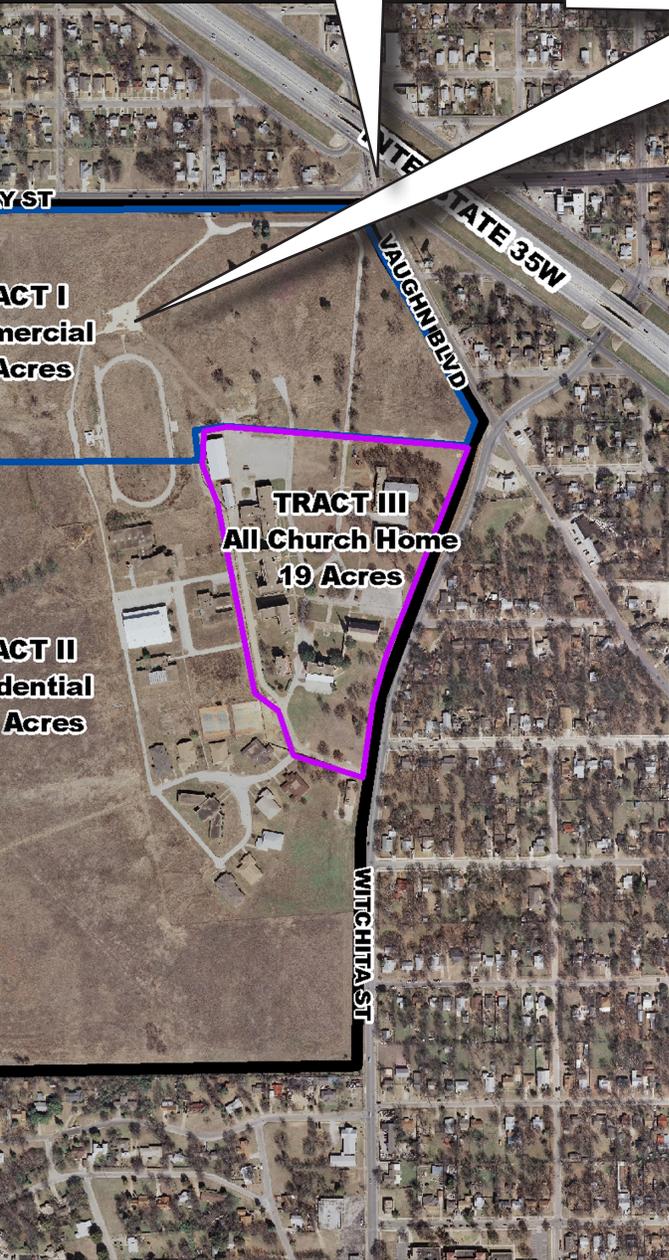
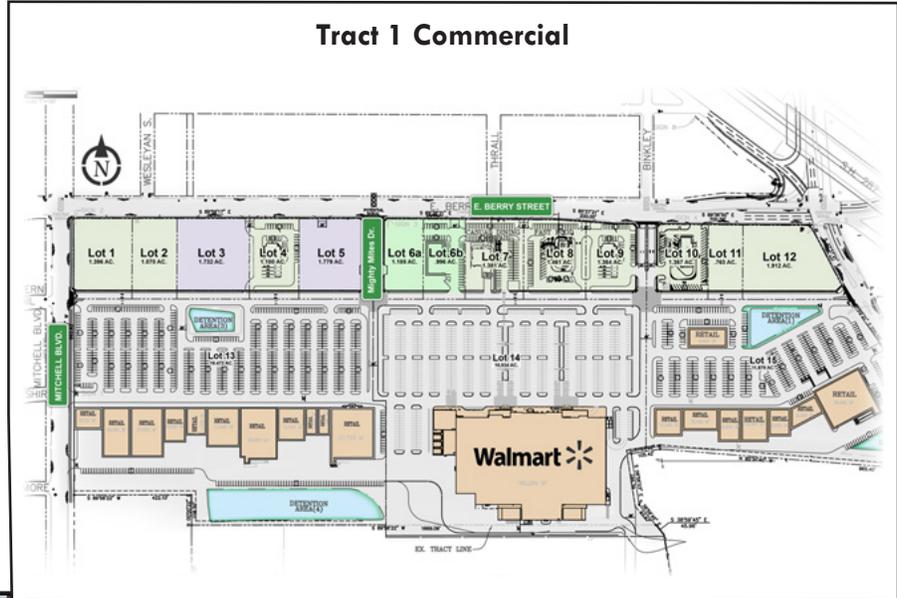
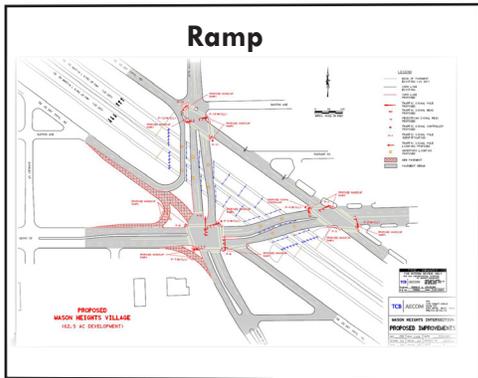
RENAISSANCE SQUARE

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

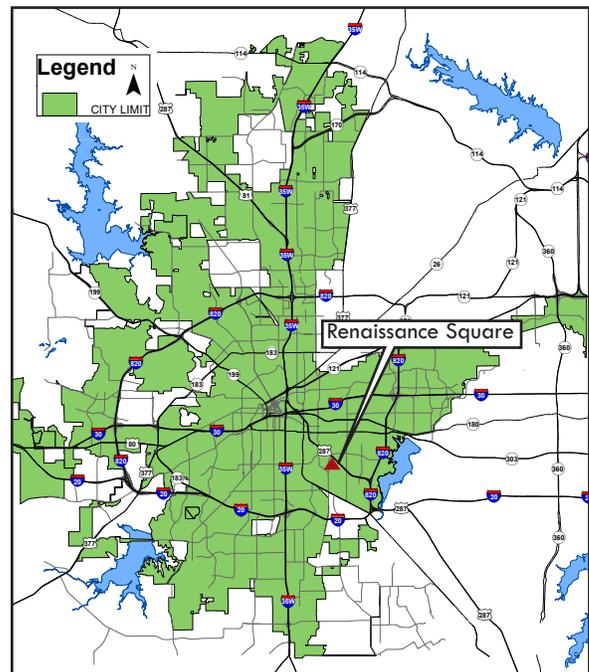
COUNCIL APPROVED
03/24/2009
COUNCIL DISTRICT
8 - Kelly Allen Gray
AMOUNT FUNDED BY CITY/FEDERAL *
\$12,750,000
AMOUNT FUNDED BY PRIVATE/OTHER**
\$75,000,000
TOTAL INVESTMENT
\$87,750,000
RATIO (PRIVATE/PUBLIC)
6:1
FUNDING DETAILS
* TIF money and Chapter 380 Economic Development Program Grant
** Minimum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



RENAISSANCE SQUARE



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.



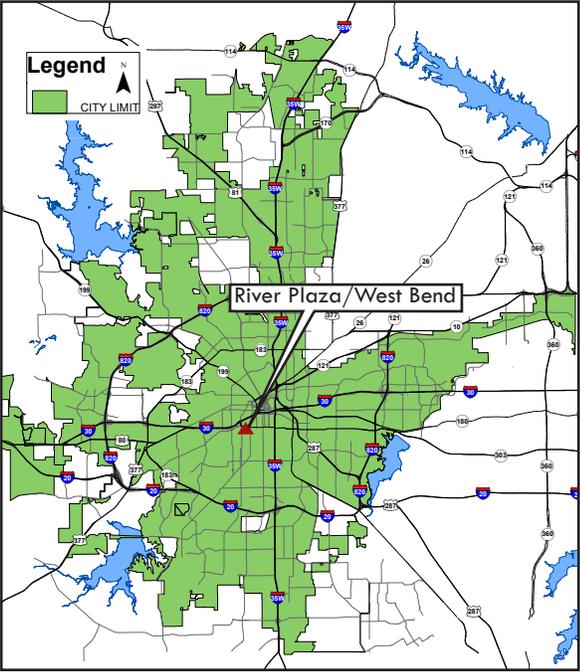
TRADEMARK RIVER PLAZA/WEST BEND

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

COUNCIL APPROVED
07/10/2007
2013 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 - Ann Zadeh



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.



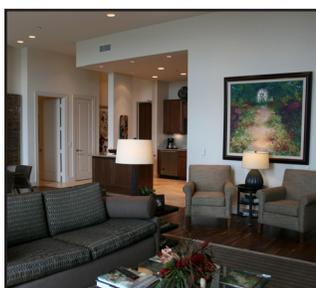
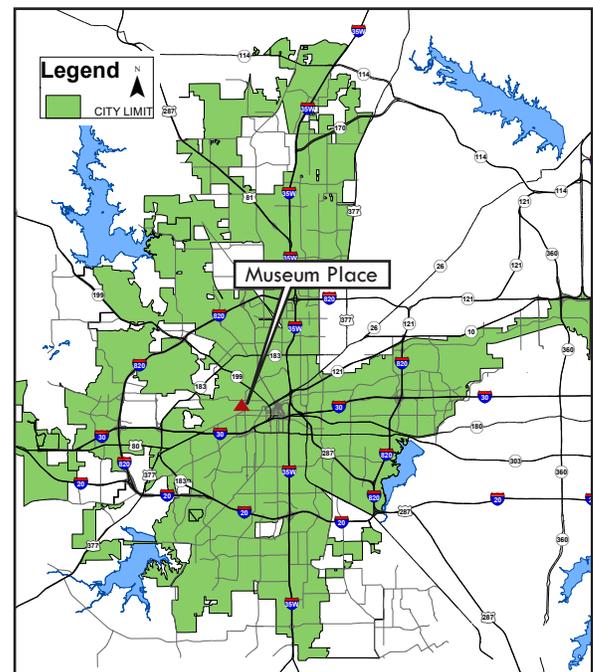
MUSEUM PLACE DEVELOPMENT GROUP

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



COUNCIL APPROVED
05/15/2007
2013 INCENTIVE TERM
Year 4 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 EXPIRED/TERMINATED AGREEMENTS (IN THE LAST TWO YEARS)

BUCK'S WHEEL & EQUIPMENT

RELOCATION TAX ABATEMENT | Terminated: 2014
5101 N. Main Street Fort Worth, Texas 76179



CINRAM WIRELESS, LLC

TAX ABATEMENT | Terminated: 2013
5300 Westport Parkway Fort Worth, Texas 76177



CONAGRA FOODS, INC.

TAX ABATEMENT | Expired: 2013
4701 Gold Spike Drive Fort Worth, Texas 76106



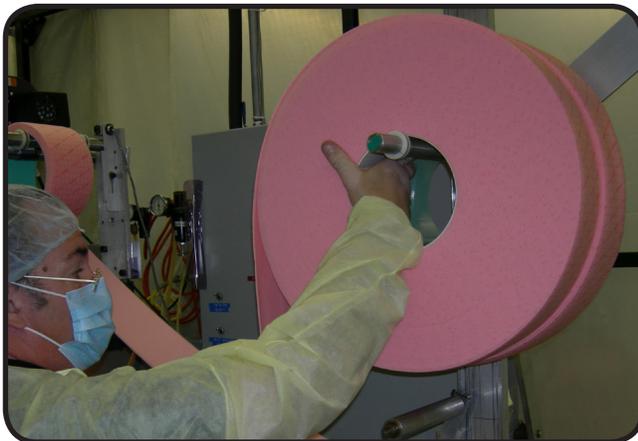
Cott Beverages USA

TAX ABATEMENT | Terminated: 2013
15200 Trinity Blvd Fort Worth, Texas 76115



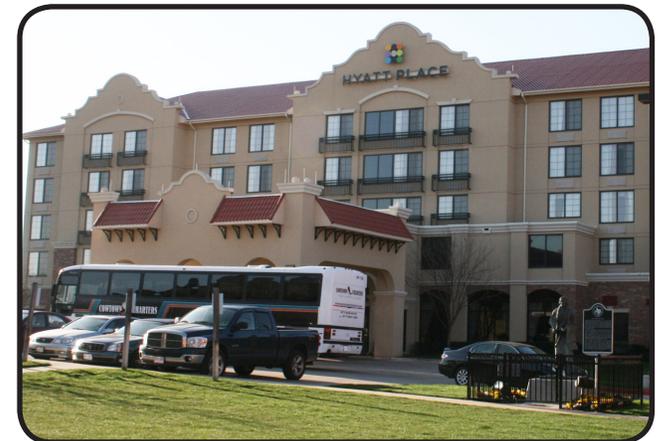
FERRIS MFG. CORP.

CHAPTER 380 | Terminated: 2014
5133 Northeast Parkway Fort Worth, Texas 76106



STOCKYARDS- HYATT HOTEL

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



COMPLETED PROJECTS FY13-14 (ONLY CONSTRUCTION PHASE COMPLETED)

CARLYLE/CYPRESS W. 7TH

CHAPTER 380 | Completed: 2013
West 7th Street
Fort Worth, Texas 76107



GE MANUFACTURING

CHAPTER 380 | Completed: 2013
16201 Three Wide Drive
Fort Worth, Texas 76177



KNIGHTS OF PYTHIAS LOFTS

CDBG | Completed: 2014
303 and 307 Crump Street and 915 E. 3rd Street
Fort Worth, Texas 76102



LANCASTER PROPERTIES

TAX ABATEMENT | Completed: 2013
2901 Bledsoe Street
Fort Worth, Texas 76107



MIDTOWN URBAN VILLAGE

TIF | Completed: 2014
 Corner of Forest Park Blvd and W. Rosedale Street
 Fort Worth, Texas 76104



SOUTHEAST COMMUNITY HEALTH CENTER

CDBG | Completed: 2014
 2909 Mitchell Blvd
 Fort Worth, Texas 76105



SUN VALLEY INDUSTRIAL PARK

CHAPTER 380 | Completed: 2014
 5301 Sun Valley Drive
 Fort Worth, Texas 76119



WAL-MART.COM USA, LLC

CHAPTER 380 | Completed: 2014
 5300 Westport Parkway
 Fort Worth, Texas 76177

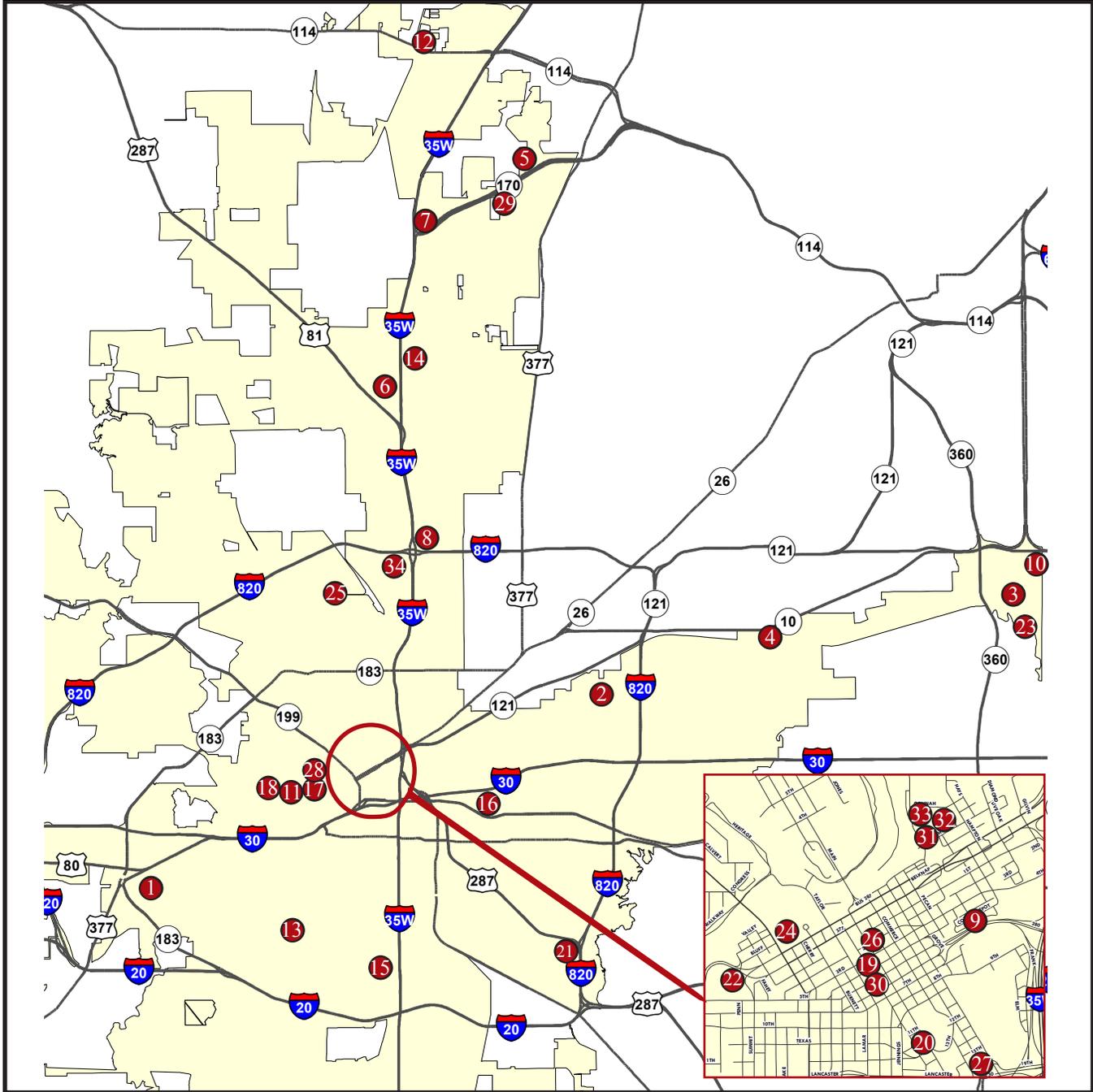


WAL-MART STORES INC.

CHAPTER 380 | Completed: 2014
 2401 Avondale-Haslet Road
 Fort Worth, Texas 76052



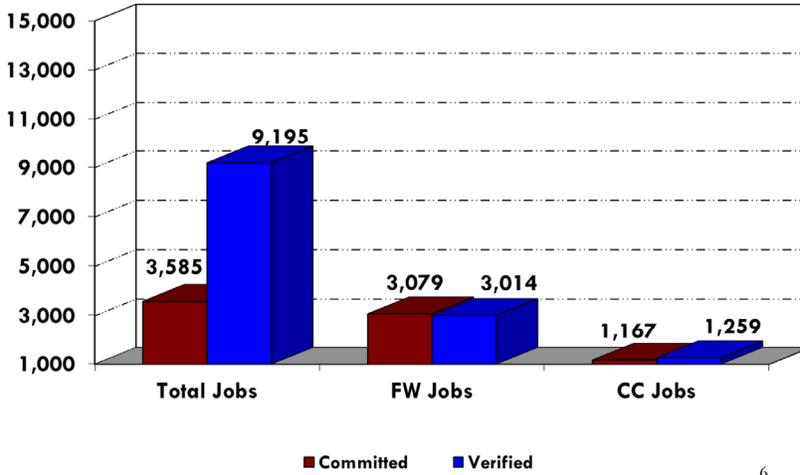
COMPLETED HOUSING & ECONOMIC DEVELOPMENT PROJECTS WITH ANNUAL REPORTING REQUIREMENTS



- | | | |
|------------------------------------|------------------------------------|--|
| ① Acme Brick Company | ⑫ GE Manufacturing Solutions, LLC | ⑳ Radioshack Corporation |
| ② Allied Electronics, Inc. | ⑬ Grandmarc at West Berry Place | ㉑ Railhead Business Park |
| ③ Bank One/Chase Operations Center | ⑭ HCA Alliance (ER at Alliance) | ㉒ Renaissance Worthington |
| ④ Bell Helicopter Textron, Inc. | ⑮ La Gran Plaza | ㉓ Sheraton Grande Hotel & Spa |
| ⑤ Blue Cross Blue Shield of Texas | ⑯ Lancaster Avenue Ltd. | ㉔ Target Corporation |
| ⑥ BrandFX Body Company | ⑰ Montgomery Plaza-KIMCO | ㉕ TD Ameritrade, Inc. |
| ⑦ Cabela's | ⑱ Oliver's Fine Foods | ㉖ The Tower |
| ⑧ Coca-Cola Enterprises, Inc. | ㉒ Omni Fort Worth Hotel | ㉗ Trinity Bluff Development Phase I |
| ⑨ Cotton Depot Lofts | ㉓ Parole Office (Robert Muckleroy) | ㉘ Trinity Bluff Development, Phase II |
| ⑩ Cuna Mutual Group | ㉔ Pier 1 Imports | ㉙ Trinity Bluff Development, Phase III |
| ⑪ Cypress Equities West 7th | ㉕ Pratt Industries (USA) Inc. | ㉚ TTI, Inc. |

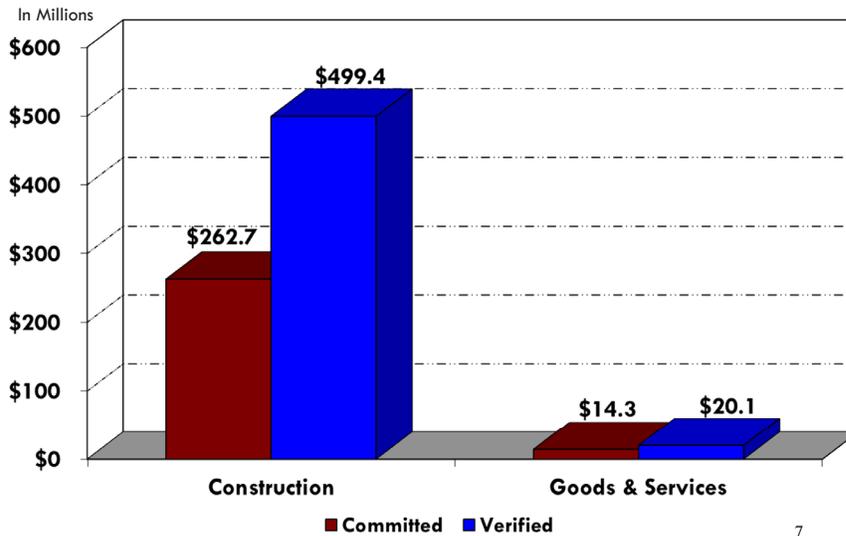
REVIEW RESULTS FOR THE CHAPTER 380 ECONOMIC DEVELOPMENT PROGRAM GRANT AND TAX ABATEMENT AGREEMENTS

2013 Employment Summary



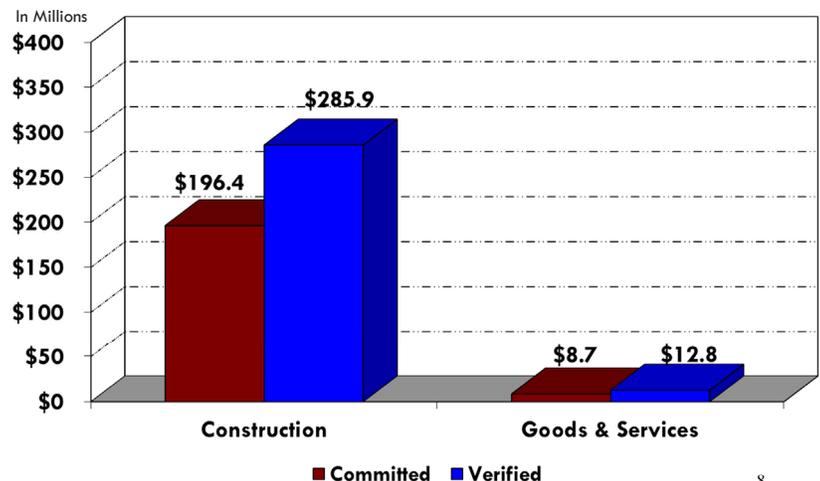
6

2013 Fort Worth Business Participation



7

2013 M/WBE Business Participation



8

GE MANUFACTURING SOLUTIONS, LLC

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

2013 Actual Figures			
Approved: 05/19/2013		Council District: 7 - Dennis Shingleton	
Maximum Agreement: 55%-85% Real and Business Personal Property (Year 1 of 10)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$100,000,000	Total Amount	\$12,886,468
Personal Property		Amount to Fort Worth Businesses	\$5,495,442
Value of Personal Property	\$104,005,804	Amount to M/WBE Businesses	\$161,049
Project Construction		Employment	
Structures & Site Development	\$231,453,468	Total Full Time Employees	455
Amount to Fort Worth Businesses	\$0	Fort Worth Residents	143
Amount to M/WBE Businesses	\$0	Central City Residents	33



BRANDFX BODY COMPANY

CHAPTER 380 | 2800 Golden Triangle Blvd | Fort Worth, Texas 76177

2013 Actual Figures			
Approved: 07/13/2010		Council District: 7 - Dennis Shingleton	
Maximum Agreement: 90% Business Personal Property (Year 1 of 5)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$0	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	\$41,255
Value of Personal Property	\$4,583,046	Amount to M/WBE Businesses	NA
Project Construction		Employment	
Structures & Site Development	NA	Total Full Time Employees	197
Amount to Fort Worth Businesses	NA	Fort Worth Residents	92
Amount to M/WBE Businesses	NA	Central City Residents	68



BELL HELICOPTER TEXTRON, INC.

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

2013 Actual Figures			
Approved: 12/31/2011		Council District: 5 - Gyna Bivens	
Maximum Agreement: 80% Real and Business Personal Property (Year 0 of 19)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$5,000,000	Total Amount	\$1,461,879,341
Personal Property		Amount to Fort Worth Businesses	\$51,306,179
Value of Personal Property	\$17,705,620	Amount to M/WBE Businesses	\$5,374,986
Project Construction		Employment	
Structures & Site Development	\$6,056,898	Total Full Time Employees	3,655
Amount to Fort Worth Businesses	\$1,896,767	Fort Worth Residents	679
Amount to M/WBE Businesses	\$1,138,148	Central City Residents	119



OLIVER'S FINE FOODS

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



2013 Actual Figures			
Approved: 03/08/2011		Council District: 9 - Ann Zadeh	
Maximum Agreement: 100% Sales Tax (Year 2 of 20)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$1,500,000	Total Amount	\$674,006
Personal Property		Amount to Fort Worth Businesses	
Value of Personal Property	NA	Amount to M/WBE Businesses	\$0
Project Construction		Employment	
Structures & Site Development	\$1,509,805	Total Full Time Employees	22
Amount to Fort Worth Businesses	NA	Fort Worth Residents	18
Amount to M/WBE Businesses	\$716,712	Central City Residents	12

TTI, INC.

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



2013 Actual Figures			
Approved: 11/16/2010		Council District: 2 - Sal Espino	
Maximum Agreement: \$800,000 or actual cost for road reconstruction (Year 2 of 5)			
Maximum Investment		Supply & Service Contracts	
Total Investment	\$800,000	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	\$584,705	Total Full Time Employees	525
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 | 3101 N. Tarrant Parkway | Fort Worth, Texas 76180



2013 Actual Figures			
Approved: 10/26/2010		Council District: 4 - Danny Scarth	
Maximum Agreement: 80% Business Personal Property (Year 2 of 10)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$3,200,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	
Value of Personal Property	\$2,230,759	Amount to M/WBE Businesses	\$37,515
Project Construction		Employment	
Structures & Site Development	\$5,803,984	Total Full Time Employees	37
Amount to Fort Worth Businesses	\$5,196,376	Fort Worth Residents	22
Amount to M/WBE Businesses	\$8,441	Central City Residents	1

TD AMERITRADE, INC.

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

2013 Actual Figures			
Approved: 09/14/2010		Council District: 7 - Dennis Shingleton	
Maximum Agreement: 50% Business Personal Property (Year 2 of 10)			
Minimum Investment (BPP)		Supply & Service Contracts	
Total Investment	\$6,200,000	Total Amount	\$578,493
Personal Property (Actual)		Amount to Fort Worth Businesses	\$367,114
Value of Personal Property	\$7,274,377	Amount to M/WBE Businesses	\$0
Project Construction		Employment	
Structures & Site Development	NA	Total Full Time Employees	1,158
Amount to Fort Worth Businesses	NA	Fort Worth Residents	388
Amount to M/WBE Businesses	NA	Central City Residents	40



PAROLE OFFICE (R. MUCKLEROY)

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

2013 Actual Figures			
Approved: 07/27/2010		Council District: 5 - Gyna Bivens	
Maximum Agreement: 100% Real Property (Year 2 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.

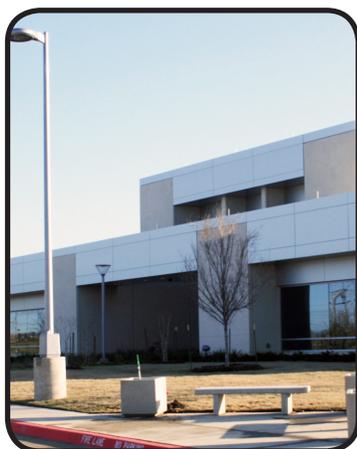
TAX ABATEMENT | 3300 High River Road | Fort Worth, Texas 76155

2013 Actual Figures			
Approved: 07/13/2010		Council District: 5 - Gyna Bivens	
Maximum Agreement: 60% Real and Business Personal Property (Year 3 of 10)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$3,500,000	Total Amount	\$5,983,189
Personal Property		Amount to Fort Worth Businesses	NA
Value of Personal Property	\$26,419,793	Amount to M/WBE Businesses	\$20,627
Project Construction		Employment	
Structures & Site Development	\$3,580,848	Total Full Time Employees	173
Amount to Fort Worth Businesses	\$1,181,313	Fort Worth Residents	21
Amount to M/WBE Businesses	\$1,181,313	Central City Residents	11



BLUE CROSS BLUE SHIELD OF TEXAS

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



2013 Actual Figures			
Approved: 02/26/2008		Council District: 7 - Dennis Shingleton	
Maximum Agreement: 50% Real and Business Personal Property (Year 4 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	\$1,060,348
Project Construction		Employment	
Structures & Site Development	\$154,460,665	Total Full Time Employees	88
Amount to Fort Worth Businesses	\$0	Fort Worth Residents	4
Amount to M/WBE Businesses	\$0	Central City Residents	0

CARLYLE/CYPRESS WEST 7TH, LP

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



2013 Actual Figures			
Approved: 07/31/2007		Council District: 9- Ann Zadeh	
Maximum Agreement: 70% Real, Business Personal Property, and Sales (Year 3 of 15)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$165,000,001	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	
Value of Personal Property	\$0	Amount to M/WBE Businesses	\$60,256
Project Construction		Affordable Housing	
Structures & Site Development	\$178,436,068	Total Affordable Units	81
Amount to Fort Worth Businesses	\$30,594,469	Affordable Units at 60% AMI	27
Amount to M/WBE Businesses	\$15,350,133	Affordable Units at 80% AMI	54

MUSEUM PLACE DEVELOPMENT GROUP

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



2013 Actual Figures			
Approved: 05/15/2007		Council District: 7- Dennis Shingleton	
Maximum Agreement: 55% Real, Business Personal Property, and Sales (Year 4 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	\$0
Project Construction		Employment	
Structures & Site Development	\$50,693,371	Total Full Time Employees	5
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

2013 Actual Figures			
Approved: 05/15/2007		Council District: 9 - Ann Zadeh	
Maximum Agreement: 100% Real Property (Year 4 of 20)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$10,000,000	Total Amount	\$782,025
Affordable Housing		Amount to Fort Worth Businesses	
Number of Affordable Units	20	Amount to M/WBE Businesses	\$205,338
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	7
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

2013 Actual Figures			
Approved: 05/15/2007		Council District: 9 - Ann Zadeh	
Maximum Agreement: 100% Real Property (Year 4 of 20)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$32,400,000	Total Amount	\$782,025
Affordable Housing		Amount to Fort Worth Businesses	
Number of Affordable Units	20	Amount to M/WBE Businesses	\$205,338
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	7
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

2013 Actual Figures			
Approved: 08/26/2006		Council District: 8 - Kelly Allen Gray	
Maximum Agreement: 100% Real Property (Year 3 of 10)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$1,500,000	Total Amount	\$52,582
Personal Property		Amount to Fort Worth Businesses	
Value of Personal Property	NA	Amount to M/WBE Businesses	\$29,345
Project Construction		Employment	
Structures & Site Development	\$1,551,820	Total Full Time Employees	NA
Amount to Fort Worth Businesses	\$176,512	Fort Worth Residents	NA
Amount to M/WBE Businesses	\$173,712	Central City Residents	NA



CUNA MUTUAL GROUP

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



2013 Actual Figures			
Approved: 06/13/2006		Council District: 5 - Gyna Bivens	
Maximum Agreement: 75% Real and Business Personal Property (Year 7 of 10)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$12,000,000	Total Amount	\$1,245,310
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	202
Amount to Fort Worth Businesses	\$8,832,361	Fort Worth Residents	40
Amount to M/WBE Businesses	\$1,055,392	Central City Residents	13

SHERATON GRANDE HOTEL & SPA

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



2013 Actual Figures			
Approved: 02/28/2006		Council District: 9 - Ann Zadeh	
Maximum Agreement: 100% HOT (Year 5 of 20)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$25,000,000	Total Amount	\$6,489,731
Personal Property		Amount to Fort Worth Businesses	
Value of Personal Property	NA	Amount to M/WBE Businesses	\$54,305
Project Construction		Employment	
Structures & Site Development	\$29,291,265	Total Full Time Employees	156
Amount to Fort Worth Businesses	\$7,411,023	Fort Worth Residents	94
Amount to M/WBE Businesses	\$3,450,415	Central City Residents	47

ACME BRICK COMPANY

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



2013 Actual Figures			
Approved: 01/24/2006		Council District: 3 - Zim Zimmerman	
Maximum Agreement: 100% Sales Tax (Year 8 of 32)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$14,000,000	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	\$22,726,733	Total Full Time Employees	124
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

2013 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	\$8,732,526
Personal Property		Amount to Fort Worth Businesses \$1,440,846	
Value of Personal Property	\$16,227,038	Amount to M/WBE Businesses	\$0
Project Construction		Employment	
Structures & Site Development	\$21,436,471	Total Full Time Employees	443
Amount to Fort Worth Businesses	\$8,896,525	Fort Worth Residents	150
Amount to M/WBE Businesses	\$5,650,931	Central City Residents	41



GRANDMARC AT WEST BERRY PLACE

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

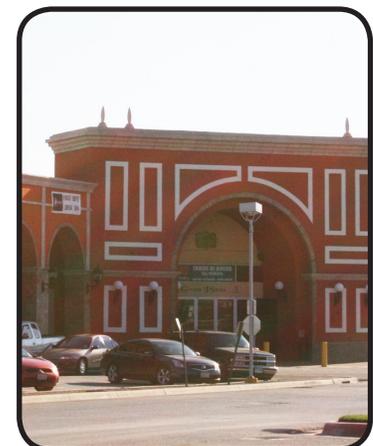
2013 Actual Figures			
Approved: 11/01/2005		Council District: 9 - Ann Zadeh	
Maximum Agreement: 100% Real Property (Year 8 of 10)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$46,000,000	Total Amount	\$919,819
Personal Property		Amount to Fort Worth Businesses \$624,979	
Value of Personal Property	NA	Amount to M/WBE Businesses	\$363,300
Project Construction		Employment	
Structures & Site Development	\$50,595,879	Total Full Time Employees	8
Amount to Fort Worth Businesses	\$10,472,799	Fort Worth Residents	6
Amount to M/WBE Businesses	\$6,784,216	Central City Residents	3



LA GRAN PLAZA

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

2013 Actual Figures			
Approved: 06/07/2005		Council District: 9 - Ann Zadeh	
Maximum Agreement: 50% Real and Business Personal Property and 80% Sales Tax (Year 7 of 20)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$16,000,000	Total Amount	\$551,151
Personal Property		Amount to Fort Worth Businesses \$137,788	
Value of Personal Property	NA	Amount to M/WBE Businesses	\$137,788
Project Construction		Employment	
Structures & Site Development	\$17,252,171	Total Full Time Employees	1022
Amount to Fort Worth Businesses	\$6,491,497	Fort Worth Residents	454
Amount to M/WBE Businesses	\$5,429,490	Central City Residents	454



OMNI FORT WORTH HOTEL

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



2013 Actual Figures			
Approved: 03/29/2005		Council District: 9 - Ann Zadeh	
Maximum Agreement: 100% Property, Sales and HOT (Year 5 of 18 Chapter 380) (Year 6 of 10 TA)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$100,000,000	Total Amount	\$998,497
Hotel Rating		Amount to Fort Worth Businesses	
Minimum 4 Diamond	4 Diamond	Amount to M/WBE Businesses	\$118,433
Project Construction		Employment	
Structures & Site Development	\$201,456,127	Total Full Time Employees	511
Amount to Fort Worth Businesses	\$51,011,881	Fort Worth Residents	191
Amount to M/WBE Businesses	\$31,429,699	Central City Residents	80

RAILHEAD BUSINESS PARK

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



2013 Actual Figures								
Approved: 08/31/2004					Council District: 2 - Sal Espino			
Maximum Agreement: 90% Real and Business Personal Property (Year 9 of 10)								
Employment	Ring Container	Wier SPM	Chain Link	Simplex Ginnell	Goodman Distribution	Del Monte	Weatherford	Traulsen
Total Full Time Employees	22	94	58	44	3	78	9	0
Fort Worth Residents	6	33	21	6	1	27	3	0
Central City Residents	3	5	5	0	0	15	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		\$9,914,919		Amount to Fort Worth Businesses			\$2,247,862	
Amount to M/WBE Businesses		\$9,914,919		Amount to M/WBE Businesses			\$1,532,875	

TRINITY BLUFF DEVELOPMENT PHI

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



2013 Actual Figures			
Approved: 08/17/2004		Council District: 9 - Ann Zadeh	
Maximum Agreement: 100% Real Property (Year 4 of 14)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$25,000,000	Total Amount	\$679,193
Personal Property		Amount to Fort Worth Businesses	
Value of Personal Property	NA	Amount to M/WBE Businesses	\$179,193
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	4

MONTGOMERY PLAZA-KIMCO

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

2013 Actual Figures			
Approved: 07/06/2004		Council District: 9 - Ann Zadeh	
Maximum Agreement: 100% Real, Business Personal Property, and Sales Tax (Year 7 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	\$271,379
Project Construction		Employment	
Structures & Site Development	\$44,541,738	Total Full Time Employees	304
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

2013 Actual Figures			
Approved: 07/06/2004		Council District: 9 - Ann Zadeh	
Maximum Agreement: 100% Sales, Real and Business Personal Property (Year 8 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	\$104,047
Project Construction		Employment	
Structures & Site Development	\$10,381,691	Total Full Time Employees	152
Amount to Fort Worth Businesses	\$3,006,985	Fort Worth Residents	120
Amount to M/WBE Businesses	\$1,685,120	Central City Residents	78



CABELA'S

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

2013 Actual Figures			
Approved: 06/08/2004		Council District: 7 - Dennis Shingleton	
Maximum Agreement: 67% Sales, Business Personal Property and Inventory Tax (Year 9 of 20)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$50,000,000	Total Amount	\$939,575
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	131
Amount to Fort Worth Businesses	\$13,253,575	Fort Worth Residents	109
Amount to M/WBE Businesses	\$1,027,178	Central City Residents	15



RENAISSANCE WORTHINGTON HOTEL

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



2013 Actual Figures			
Approved: 05/25/2004		Council District: 9 - Ann Zadeh	
Maximum Agreement: 100% Sales and HOT (Year 10 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 2013	4-Diamond	Amount to M/WBE Businesses	NA
Project Construction		Employment	
Structures & Site Development	\$9,272,974	Total Full Time Employees	214
Amount to Fort Worth Businesses	\$2,476,550	Fort Worth Residents	131
Amount to M/WBE Businesses	\$3,149,888	Central City Residents	71

COCA-COLA ENTERPRISES, INC.

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



2013 Actual Figures			
Approved: 08/12/2003		Council District: 4 - Danny Scarth	
Maximum Agreement: 90% Real and Business Personal Property (Year 10 of 10)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$6,200,000	Total Amount	NA
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	734
Amount to Fort Worth Businesses	\$4,498,478	Fort Worth Residents	281
Amount to M/WBE Businesses	\$1,209,118	Central City Residents	89

THE TOWER

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



2013 Actual Figures			
Approved: 02/18/2003		Council District: 9 - Ann Zadeh	
Maximum Agreement: 100% Real Property (Year 8 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

2013 Actual Figures			
Approved: 12/17/2002		Council District: 5 - Gyna Bivens	
Maximum Agreement: 90% Real and Business Personal Property (Year 9 of 10)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$40,000,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	\$45,984
Value of Personal Property	NA	Amount to M/WBE Businesses	\$0
Project Construction		Employment	
Structures & Site Development	\$35,090,952	Total Full Time Employees	1,240
Amount to Fort Worth Businesses	\$18,128,551	Fort Worth Residents	269
Amount to M/WBE Businesses	\$18,128,551	Central City Residents	69



PIER 1 IMPORTS

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

2013 Actual Figures			
Approved: 10/08/2002		Council District: 9 - Ann Zadeh	
Maximum Agreement: 90% Real and Business Personal Property (Year 9 of 20)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$80,000,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	\$2,236,844
Value of Personal Property	NA	Amount to M/WBE Businesses	\$9,661,693
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

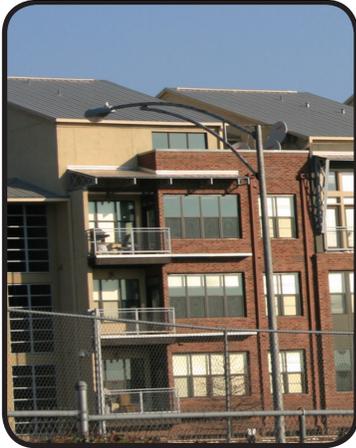
CHAPTER 380/ENTERPRISE ZONE | 300 Trinity Campus Circle | Fort Worth, Texas 76102

2013 Actual Figures			
Approved: 07/09/2002		Council District: 9 - Ann Zadeh	
Maximum Agreement: 100% Real Property and Sales Tax (Year 9 of 11)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$200,000,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	\$4,323,981
Value of Personal Property	NA	Amount to M/WBE Businesses	\$105,221
Project Construction		Employment	
Structures & Site Development	\$222,959,935	Total Full Time Employees	975
Amount to Fort Worth Businesses	\$123,971,246	Fort Worth Residents	366
Amount to M/WBE Businesses	\$57,554,482	Central City Residents	93



FORT WORTH DEPOT, LLC

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



2013 Actual Figures			
Approved: 08/02/2000		Council District: 9 - Ann Zadeh	
Maximum Agreement: 100% Real Property (Year 9 of 10)			
Minimum Investment		Supply & Service Contracts	
Total Investment	\$13,780,000	Total Amount	\$595,255
Personal Property		Amount to Fort Worth Businesses	
Value of Personal Property	NA	Amount to M/WBE Businesses	\$91,544
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	\$13,326,200	Central City Residents	6

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.

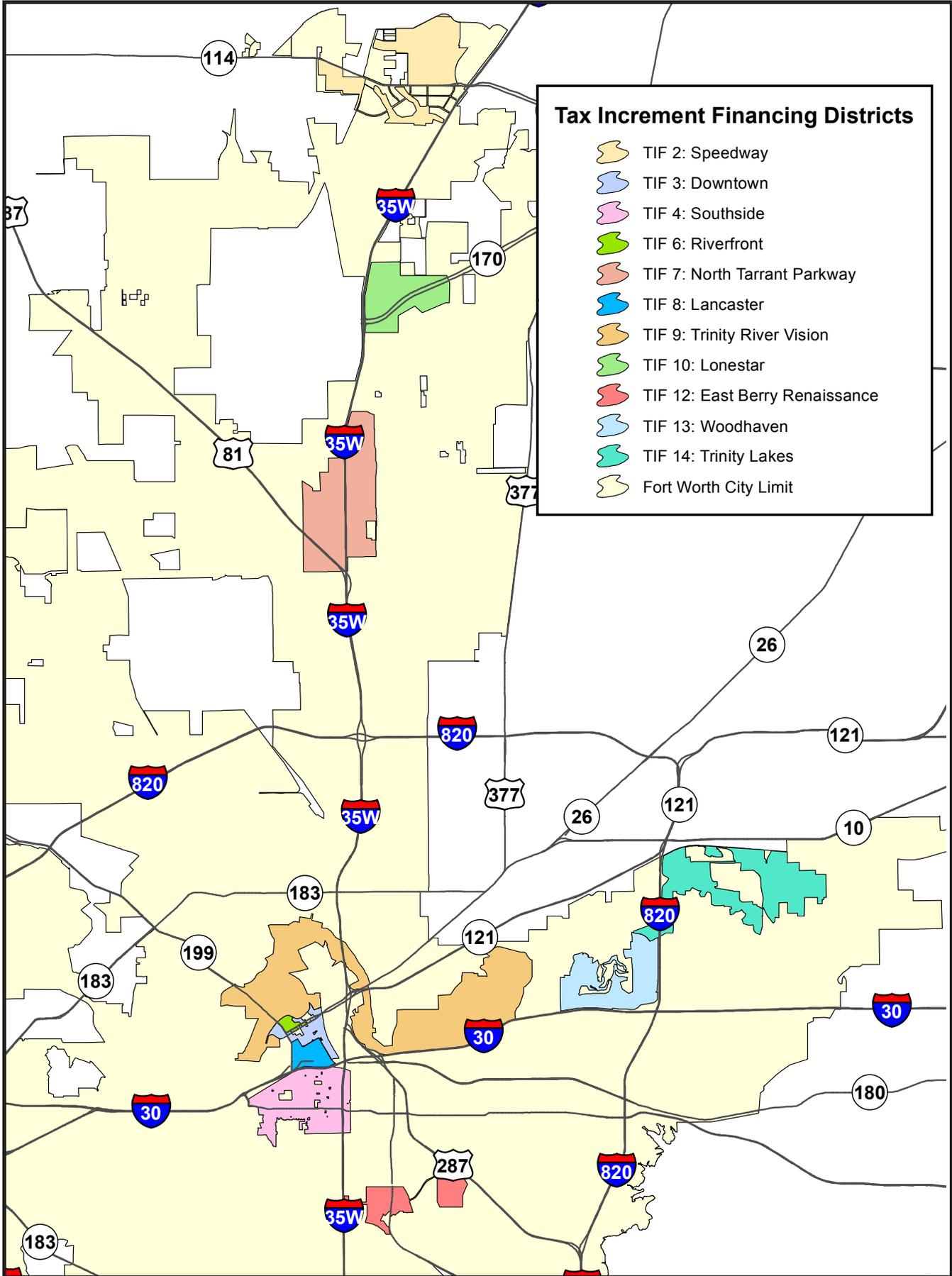
An enterprise project is a business that is nominated by a municipality or county and approved by the Economic Development Bank for state benefits.

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
Carolina Beverage Group, LLC

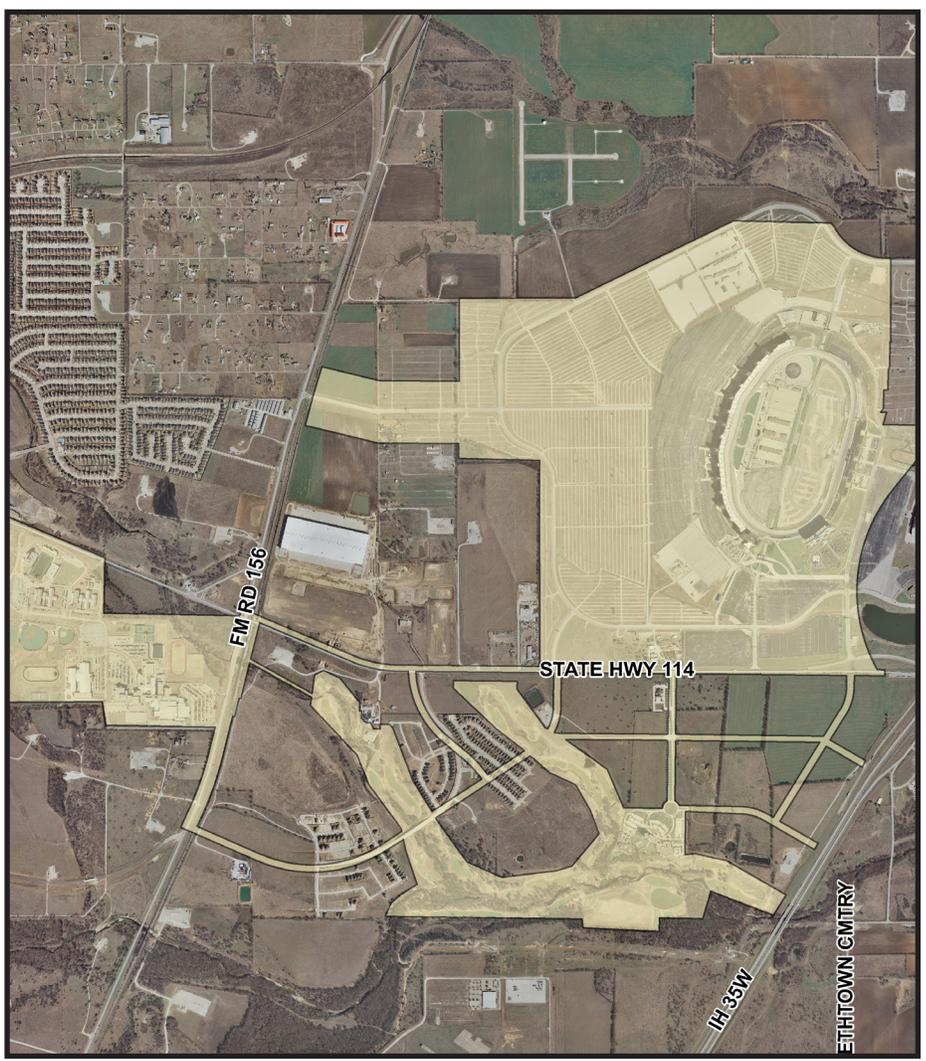
EFW Inc.
RadioShack Corporation

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
\$5,084,127
2013 TAXABLE VALUE
\$65,374,190
2013 TAXABLE INCREMENT
\$60,290,063

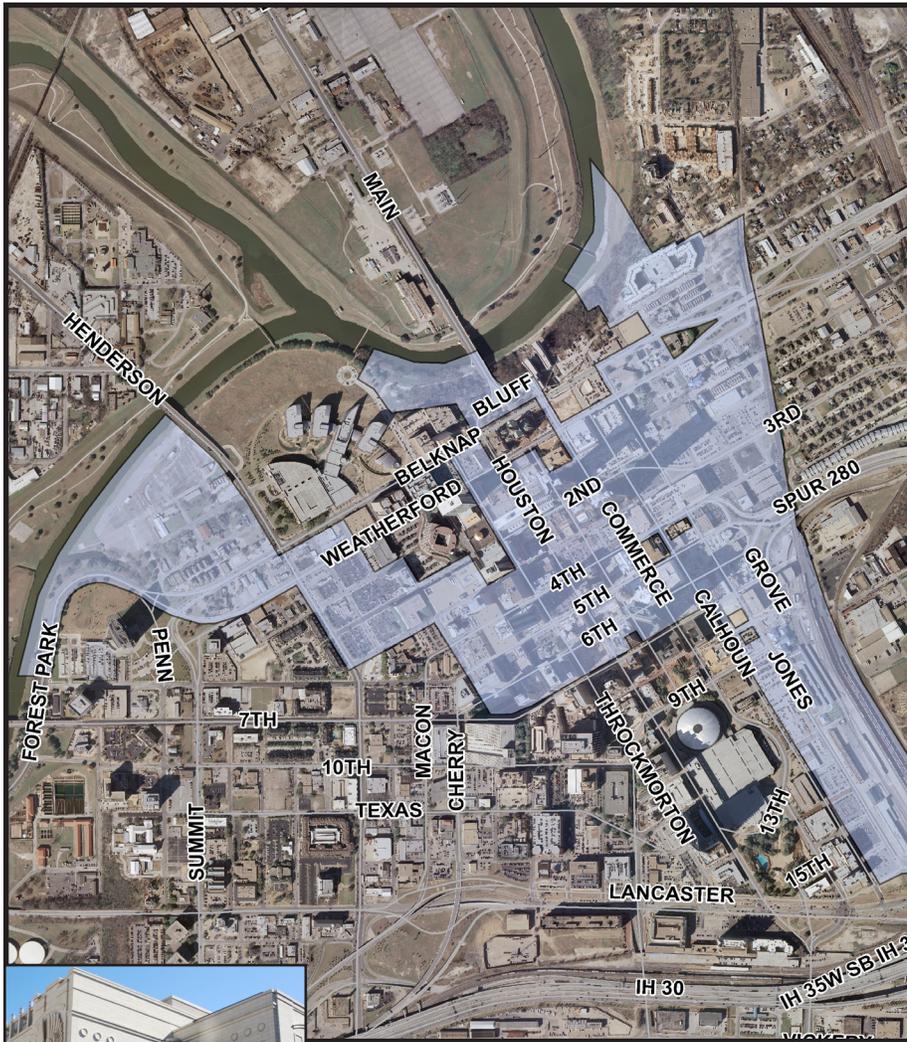


Speedway Club



Lone Star Tower

TIF 3 (DOWNTOWN)

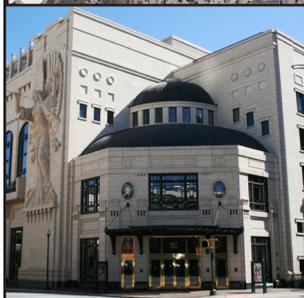


DATE ESTABLISHED	12/09/1995
TERM	1996-2025
CHAIR	Zim Zimmerman
ACREAGE	407 acres
BASE VALUE	\$322,440,637
2013 TAXABLE VALUE	\$915,411,130
2013 TAXABLE INCREMENT	\$592,970,493

Sundance Square



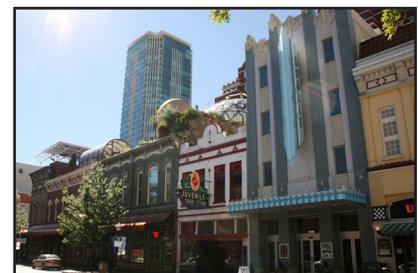
Bass Hall



Central Plaza

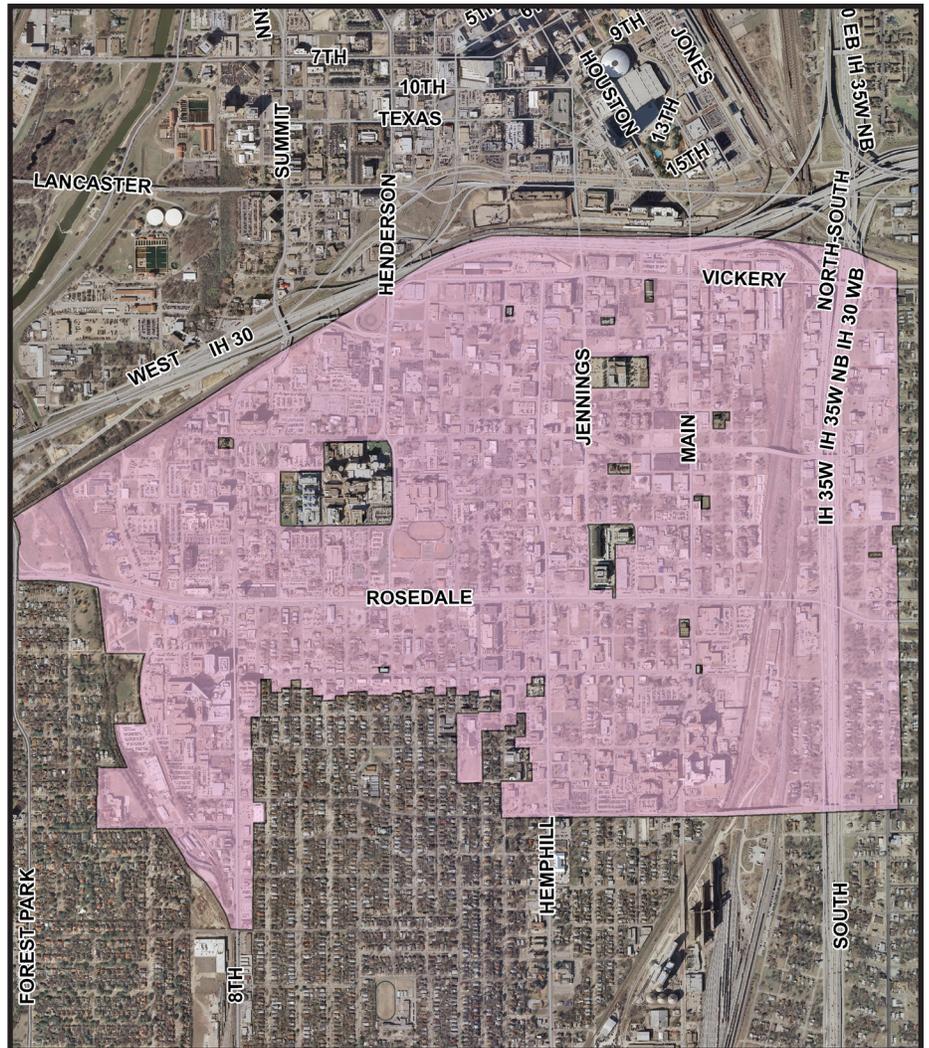


Oliver's Fine Foods



TIF 4 (SOUTHSIDE)

DATE ESTABLISHED	11/25/1997
TERM	1998-2022
CHAIR	Ann Zadeh
ACREAGE	1,278 acres
BASE VALUE	\$229,759,626
2013 TAXABLE VALUE	\$508,316,162
2013 TAXABLE INCREMENT	\$278,556,536



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
Ann Zadeh
ACREAGE
63 acres
BASE VALUE
\$2,822,348
2013 TAXABLE VALUE
\$41,793,182
2013 TAXABLE INCREMENT
\$38,970,834

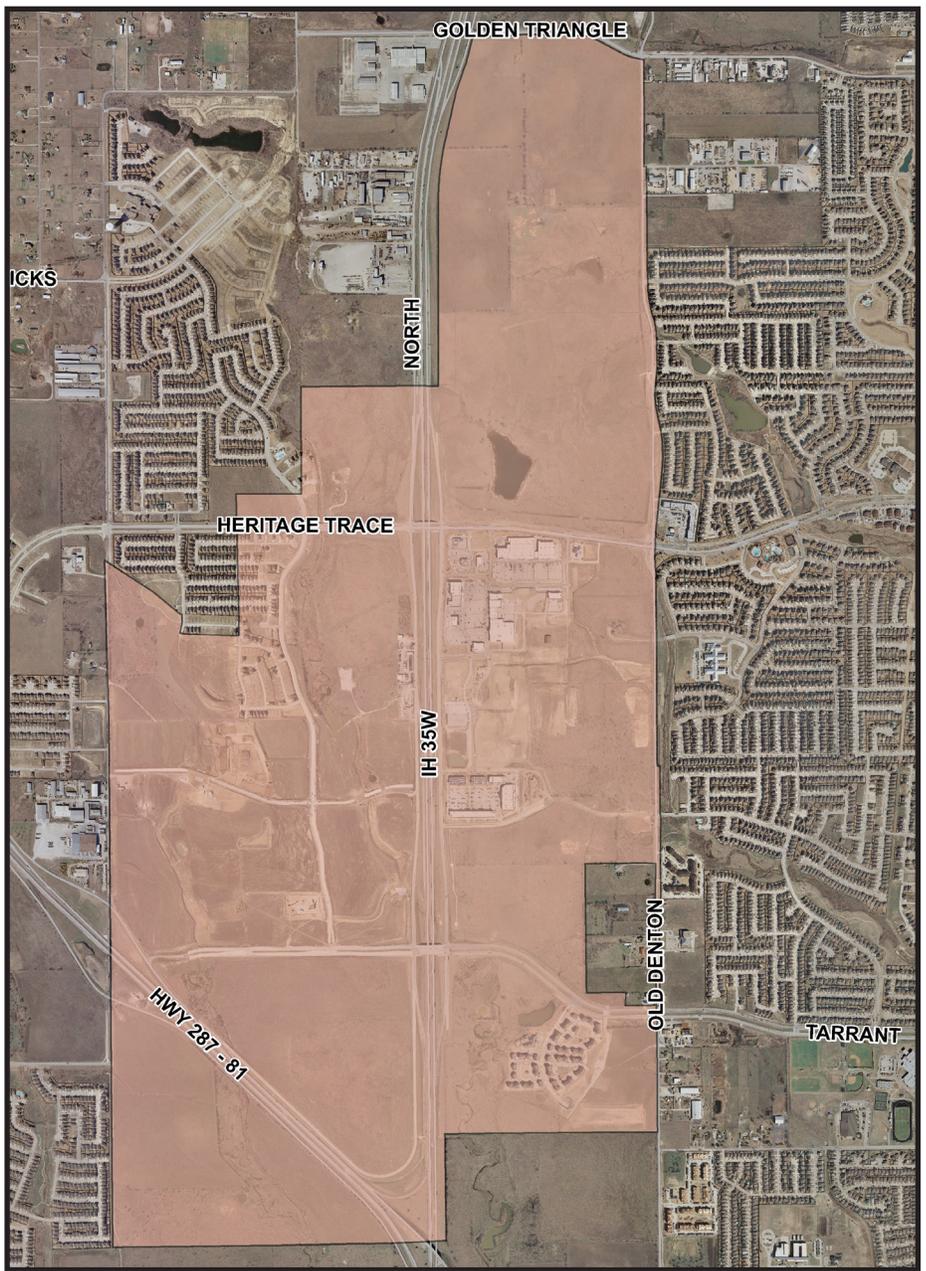


Trinity River Campus and RadioShack Corporation



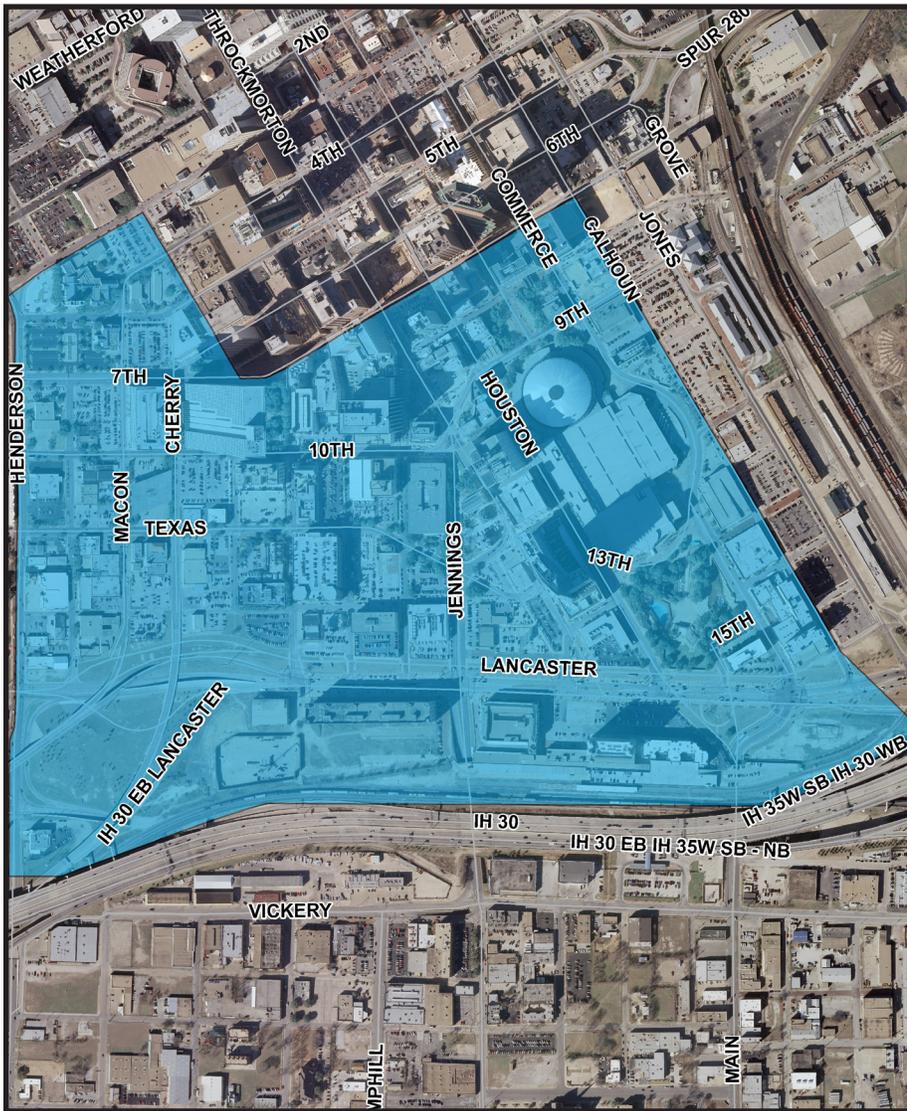
TIF 7 (NORTH TARRANT PARKWAY)

DATE ESTABLISHED
12/09/2003
TERM
2003-2019
CHAIR
Danny Scarth
ACREAGE
2,103 acres
BASE VALUE
\$1,603,849
2013 TAXABLE VALUE
\$273,526,964
2013 TAXABLE INCREMENT
\$271,923,115



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
2013 TAXABLE VALUE	\$400,209,281
2013 TAXABLE INCREMENT	\$221,270,559

PlainsCapital Bank



Oncor Building

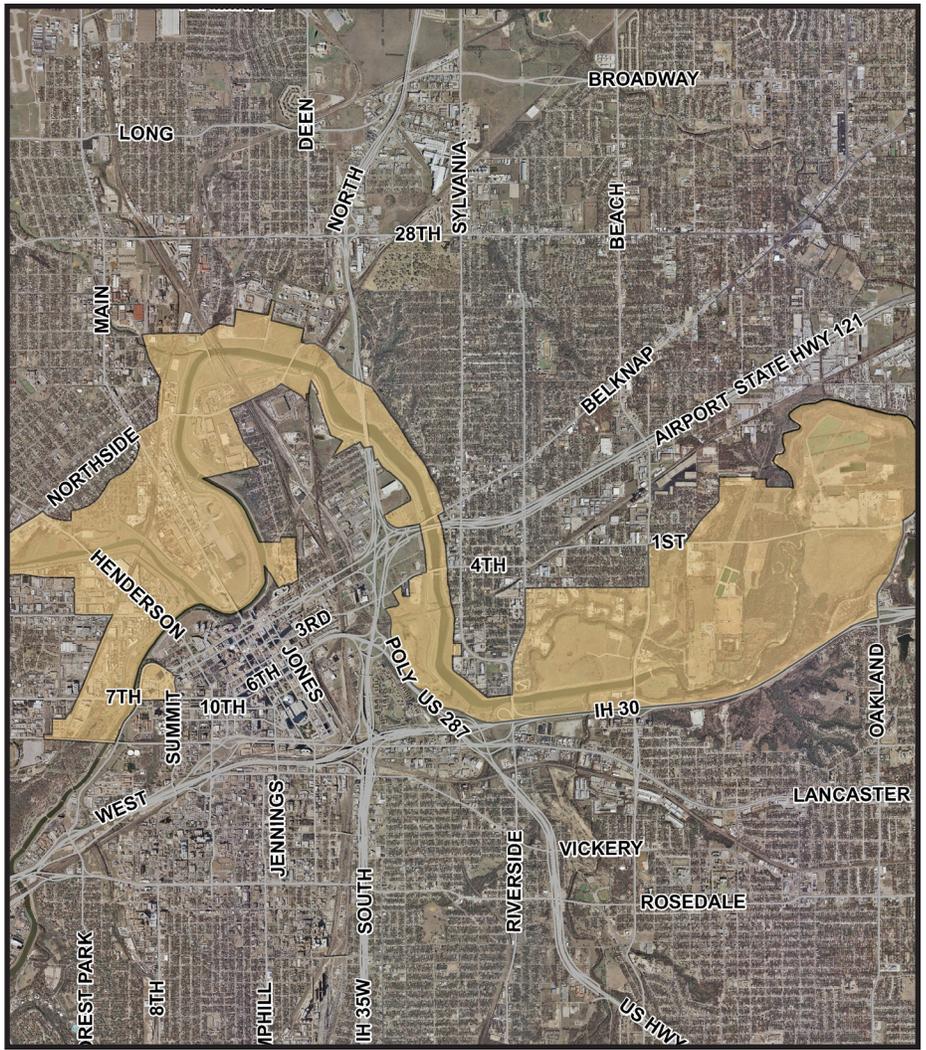


The Capital Grille



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
2013 TAXABLE VALUE	\$420,600,381
2013 TAXABLE INCREMENT	\$289,856,083

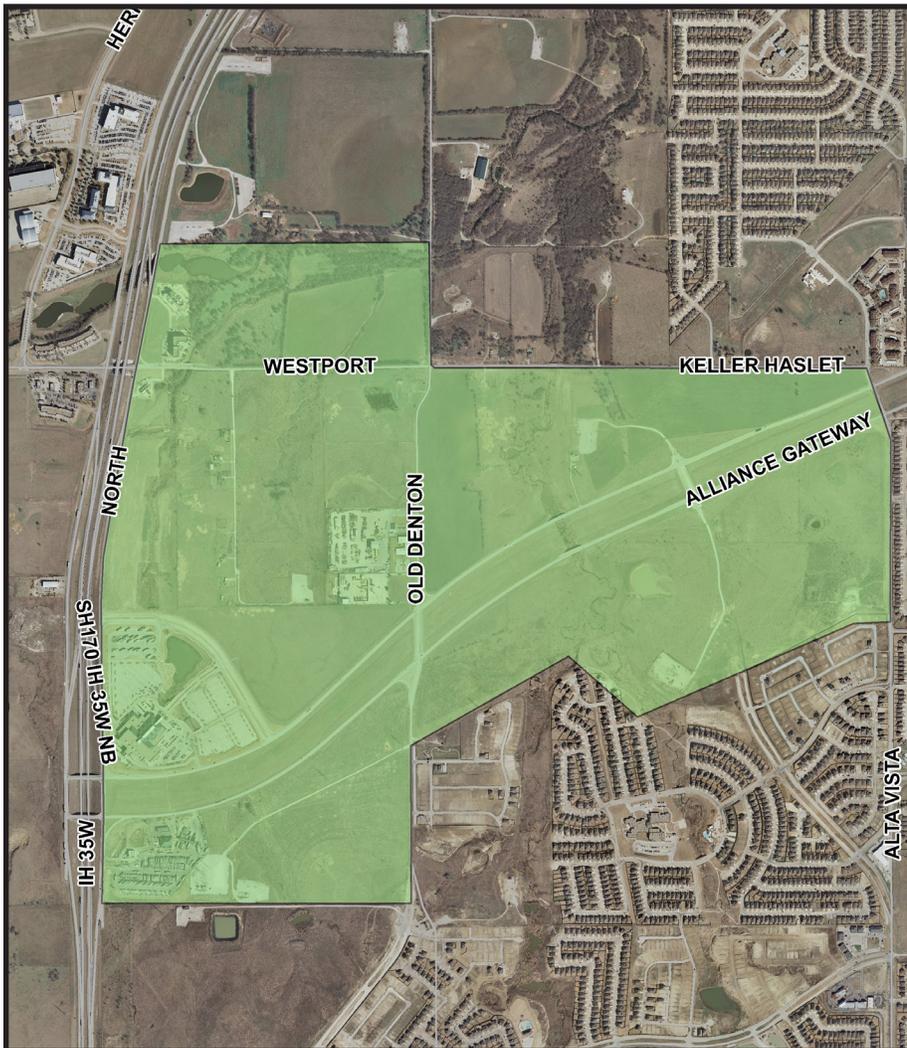


Trinity Sculptures Gateway Park and 1st Street Bridge

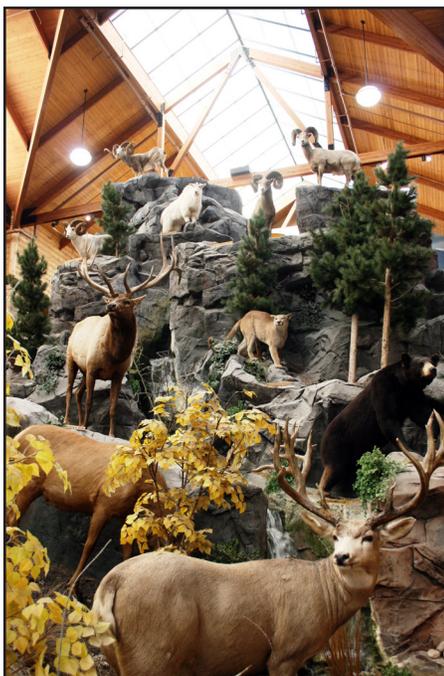
Bridge Improvements on Trinity River



TIF 10 (LONE STAR)

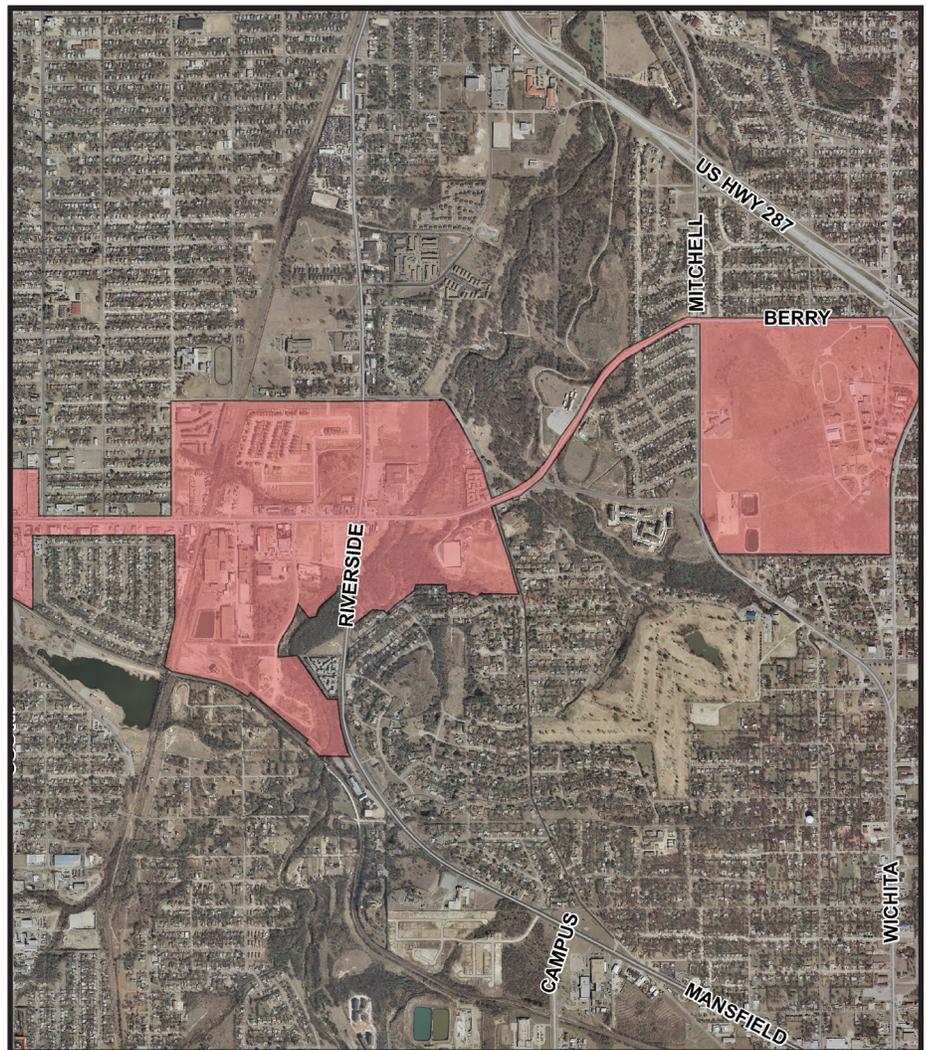


DATE ESTABLISHED
06/15/2004
TERM
2004-2025
CHAIR
Sal Espino
ACREAGE
981 acres
BASE VALUE
\$16,073,937
2013 TAXABLE VALUE
\$53,097,678
2013 TAXABLE INCREMENT
\$37,023,741



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
2013 TAXABLE VALUE	\$66,016,750
2013 TAXABLE INCREMENT	\$36,840,427



Renaissance Square



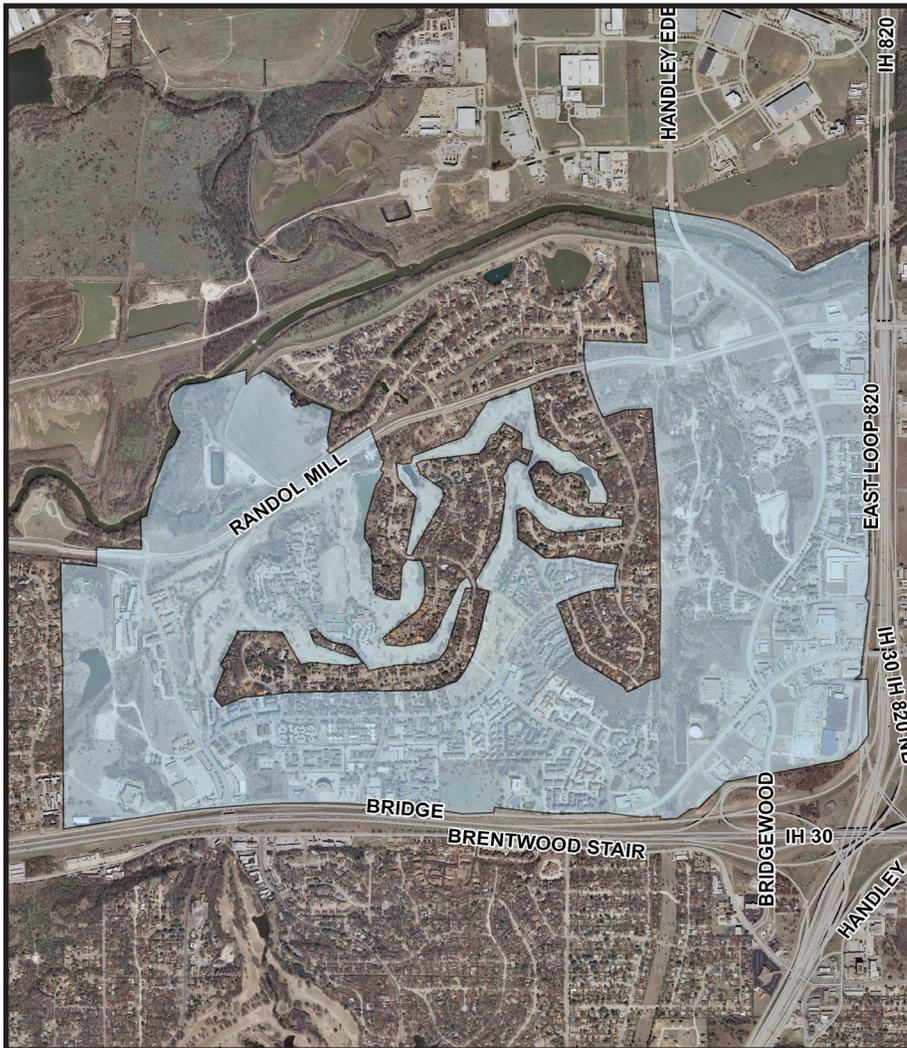
ACH Child and Family Services



All Church Home



TIF 13 (WOODHAVEN)



DATE ESTABLISHED	11/27/2007
TERM	2007-2028
CHAIR	Danny Scarth
ACREAGE	1,100 acres
BASE VALUE	\$181,859,151
2013 TAXABLE VALUE	\$178,990,194
2013 TAXABLE INCREMENT	(\$2,868,957)

Potter's House Building



Country Club

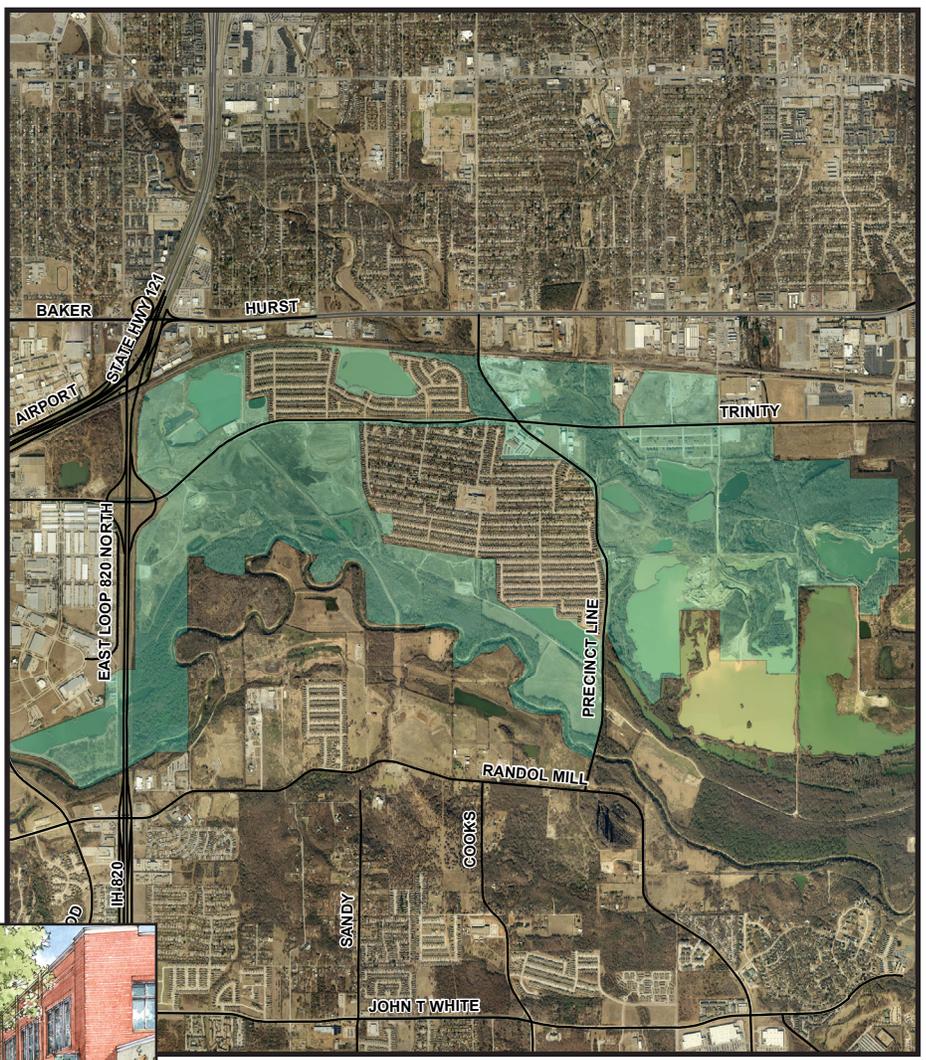


Woodstone Apartments



TIF 14 (TRINITY LAKES)

DATE ESTABLISHED
11/12/2012
TERM
2012-2032
CHAIR
Gyna Bivens
ACREAGE
1,800 acres
BASE VALUE
\$35,035,971
2013 TAXABLE VALUE
\$65,270,512
2013 TAXABLE INCREMENT
\$30,234,541



FY2013-14 APPROVED OR AMENDED TIF PROJECTS

TIF District	Developer	Project Description	Total TIF Participation
14-Trinity Lakes	Riverbend Investment, Ltd	Trinity Boulevard Improvements	\$9,400,000
4-Southside	City of Fort Worth	Street and Streetscape Improvements	\$5,000,000
4-Southside	Dr. Subir Bhatia	Public Improvements Associated with the Mixed-Used Medical Office and Apartment Building Development at Jennings and W Magnolia	\$43,418
4-Southside	Pisula Development Company	Public Improvements Associated with the Victory Medical Center	\$2,308,676
4-Southside	Hillin Soloner Development LLC	Public Improvements located at 120 St. Louis Ave	\$656,858
4-Southside	Manu Group, LP	Public Improvements for a Medical/Apartment Building on Lipscomb St.	\$219,279
4-Southside	Broken Bone Land Company, LLC	Public Improvements Associated with a New Construction Apartment Building on Travis Avenue	\$75,879
4-Southside	Fort Worth South, Inc.	Shared Funding of a Two Day Design and Development Workshop for a Proposed Mixed-Use Project Adjacent to the T&P Station	\$5,000
4-Southside	Oleander Investments, LLC	Public Improvements Associated with a New Construction Multi-Family Apartment on W Rosedale	\$1,100,000
4-Southside	Seneca Investments, LLC	Public Improvements Associated with a New Construction Multi-Family Apartment Complex that integrates the historic Coca-Cola Building at S Main and Pennsylvania	\$2,499,725
4-Southside	City of Fort Worth	Demolition of the former Fire Station #5 building and associated facilities on Evans Avenue	\$100,000
4-Southside	Silver Bullet Tower Properties, LLC	Public Improvements Associated with a New Construction Mixed-Use Retail/Office Building at Eighth Ave and Worth St	\$35,735
4-Southside	City of Fort Worth	Pavement markings and signage on S. Main	\$5,000
4-Southside	Modern Land Holdings, LLC	Amendment to Extend Deadline for Public Improvements Associated with the Modern Village Project	\$923,464
4-Southside	Fort Worth Digital Diagnostic Services Corporation	Amendment to Extend Deadline for Public Improvements associated with development of a free-standing newly constructed two story medical office/apartment building	\$79,780
4-Southside	Kemp & Sons General Services	Amendment to Extend Deadline for Public Improvements associated with development of a free-standing newly constructed office building	\$40,680
4-Southside	Raymond Fort Worth Hotel Land Development, LLC	Amendment to Extend Deadline and Revise Reimbursement for Capital Improvements associated with the Midtown Development at Rosedale and Forest Park	\$7,584,910
4-Southside	Shooters Palace, LLC	Amendment to Extend Deadline for Capital Improvements associated with a two story building renovation and adaptive re-use for Vickery Lofts on Vickery	\$263,600
8-Lancaster	Fort Worth Local Development Corporation	Amendment to Authorize additional funding for an existing TIF development agreement, to fund construction of a public parking garage	\$1,600,000
3-Downtown	Sundance Plaza Buildings, LLC, Sundance Plaza, LLC, Sundance Mural Building, LLC, and Cassidy Block, LLC	Amendment to Expand Boundaries and Scope of the project (originally approved March 22, 2012) to include additional streetscape improvements to improve pedestrian safety and traffic control.	\$3,645,552
Total Value of New and Amended Projects			\$35,587,556

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

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 10 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.

In, 2013, the BAC completed its third 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 fourth Annual 2014 Business Plan Competition is well under way and will conclude in October of 2014. There are almost 30 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 2014, the BAC in partnership with the Fort Worth Chamber of Commerce and a private sector sponsor hosted 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 morning presentation where Mayor Betsy Price was the special guest speaker.

Finally, the BAC Education Foundation, Inc. in partnership with the City successfully launched a general business incubator that is housed at the third building of the Guinn Complex. IDEA Works FW incubator had its grand opening on February 5, 2014.

BAC Activity	FY 2013-14
Total attendance at workshops	1,719
Step 1: Starting a business workshop attendance	558
Total counseling hours	329

The numbers above reflect data as of September 25, 2014



DIRECTIONS HOME

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

Directions Home is the City of Fort Worth’s 10-year plan to make homelessness rare, short-term, and nonrecurring in Fort Worth. It aligns the efforts of public, private, and social service agencies in our community. Directions Home emphasizes an approach known as Housing First, which places homelessness individuals in permanent supportive housing with case management services, rather than sheltering them in temporary or transitional facilities. As part of that strategy, the City teams with community partners to provide rental assistance and support services for some of Fort Worth’s most vulnerable citizens. To date, more than 1,500 Fort Worth residents have found “the shortest way home” as a result.

Homeless Population Point-in-Time (PIT) Counts	2007	2014	% Change
Unsheltered - includes people living in places not intended for human habitation (e.g. cars, vacant buildings, under bridges)	201	184	(8%)
Emergency Shelters - are intended for short-term lodging and crisis relief (e.g. Presbyterian Night Shelter, The Salvation Army, Union Gospel Mission)	1,049	1,273	21%
Transitional Housing - programs provide time-limited rental assistance (<2 years) and supportive services geared toward self-sufficiency and independence; effective for victims of domestic violence, transition-aged youth, and those who suffer from substance abuse	1,626	948	(42%)
Totals	2,876	2,425	(16%)

Source: Tarrant County Homeless Coalition PIT Counts, January 2007, January 2014

The City of Fort Worth has provided funding in support of its Directions Home plan since fiscal year 2009. Through a partnership with the United Way of Tarrant County, these funds have strengthened the capability 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	FY 2014	Staff
Code Compliance	Homeless Court	\$78,255	\$71,652	NA	NA	NA	NA	0
Housing & Economic Dev.	Contracts and administration	\$2,393,356	\$2,556,042	\$2,566,825	\$2,577,890	\$2,341,231	\$2,349,163	2
Law	Homeless Court	\$180,599	\$195,435	NA	NA	NA	NA	0
Municipal Court	Homeless Court	\$78,257	\$75,424	\$68,644	\$62,379	\$58,535	\$55,161	1
Police	Special Operations, Homeless Liaison	\$195,588	\$253,222	\$287,391	\$84,758	\$97,337	\$98,831	1
Totals		\$2,926,055	\$3,151,775	\$2,922,860	\$2,725,027	\$2,497,103	\$2,503,155	4

Source: City of Fort Worth, Budget and Research Division

In addition to contracts and administration, the Housing and Economic Development Department also manages the Fort Worth Advisory Commission on Ending Homelessness (FWACEH) and related committees; The Shortest Way Home social media campaign; Project Homeless Connect; and Team Home Run. Additionally, staff provides support to City Council homelessness-related task forces and serves as the liaison between the City of Fort Worth and Tarrant County Homeless Coalition (TCHC).

More information on the Directions Home plan may be found at:

www.DirectionsHome.org



HOME IMPROVEMENT AND CONSTRUCTION

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

Cowtown Brush-Up Paint Program

The Cowtown Brush-Up 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. 2014	Projected Grant Expenditures
15	35	50	\$180,000

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. 2014
72	14	86

Lead Safe Program

The Lead-Safe Program provides Fort Worth homeowners earning up to 80% of the area's median income, and having children under the age of 6 years old living or visiting the home, with free lead-based paint inspections and lead-based paint hazard reduction services. The lead inspection and risk assessment includes all painted surfaces on the interior and exterior of the home. Painted surfaces that are deemed hazardous are addressed in this program



Units Completed to Date	Units in Progress	Projected Total Units Completed by Sept. 2014	Projected Grant Expenditures
117	11	130	\$1,610,000

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. 2014	Projected Grant Expenditures
246	20	302	\$1,011,700

INTERNATIONAL BUSINESS DEVELOPMENT

1150 South Freeway | Fort Worth, Texas 76104

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.

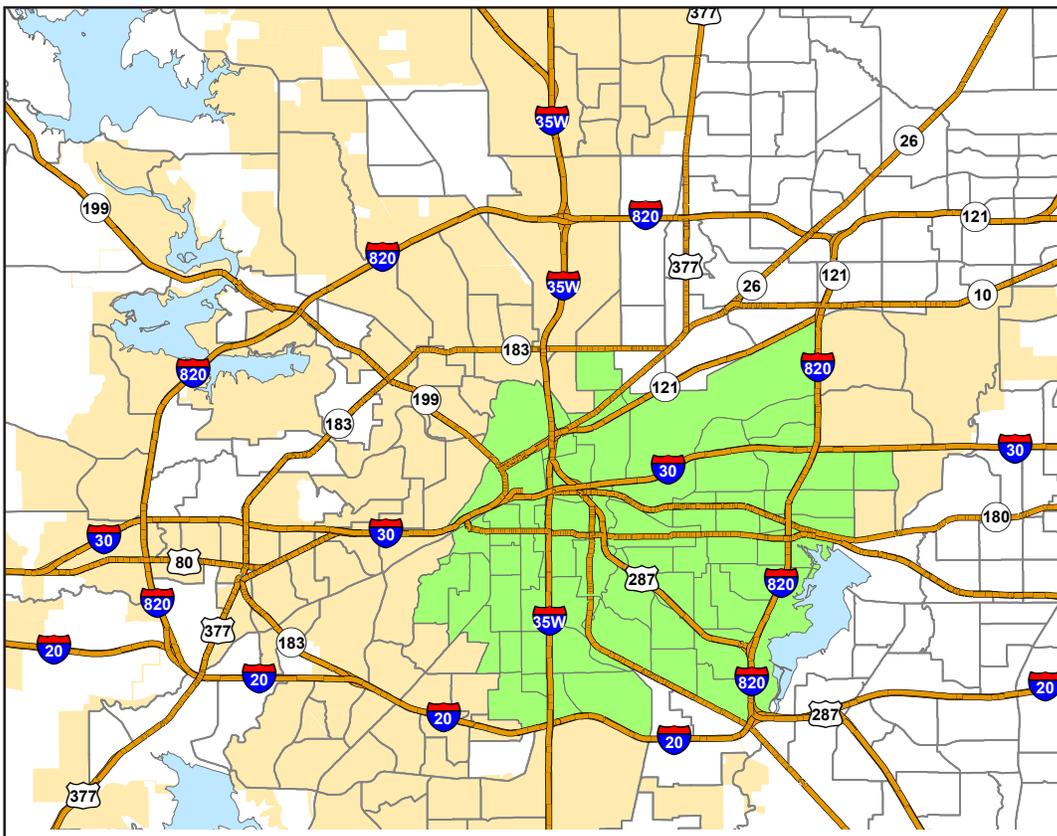
EB-5 Investor Program Initiative

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.

On September 19-27, 2014 the Fort Worth Mayor along with the Dallas Mayor and other representatives of the cities' chambers, visitors bureaus, Civitas Management Group, and DFW Airport traveled to China to market the region and locate EB-5 foreign investment for projects located in Fort Worth and Dallas.

As of August 15, 2014 the City of Fort Worth established the following area depicted in the map below as a Targeted Employment Area under the EB-5 Investor Program.



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 Ordinance Participation	FY 2014*
M/WBE Participation Goal	25%
M/WBE Actual Commitment	29%
Professional Participation Goal	15%
Professional Actual Commitment	35%
Professional Services Goal	15%
Professional Services Actual Commitment	86%
Total Dollars Awarded to M/WBE Firms	\$18,216,137
Total Prime and Subcontracts Awarded to M/WBE Firms	161

*Data - (FY13-14) Data above only reflects participation on projects that have a M/WBE opportunity.

BDE Ordinance Participation	FY 2014*
MBE Participation Goal	25%
MBE Actual Commitment	19%
SBE Participation Goal	15%
SBE Actual Commitment	29%
Professional Services Goal	15%
Professional Services Actual Commitment	15%
Total Dollars Awarded to M/S/WBE Firms	\$34,143,812
Total Prime and Subcontracts Awarded to M/SBE Firms	409

*Data - (FY13-14) Data above only reflects participation on projects that have a M/SBE opportunity.



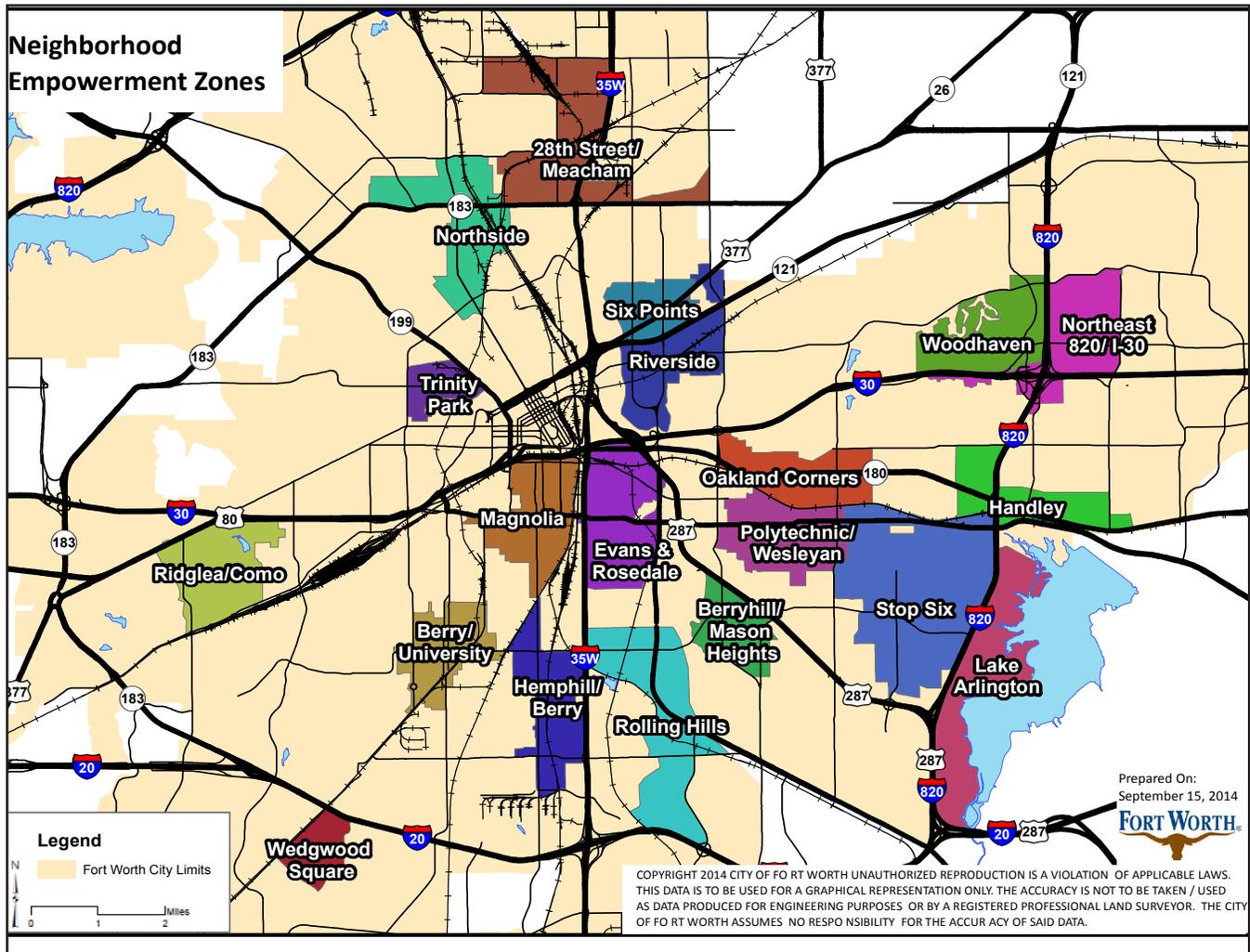
Above: Workers for certified MBE firm Legnar Construction, Inc. that are providing concrete foundation work for community center renovations.



Above: Residential Construction performed by Integrity Texas Construction, Ltd. a certified MBE firm. Integrity Texas Construction, Ltd. has shown significant growth and has had to increase staffing.

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 20 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:

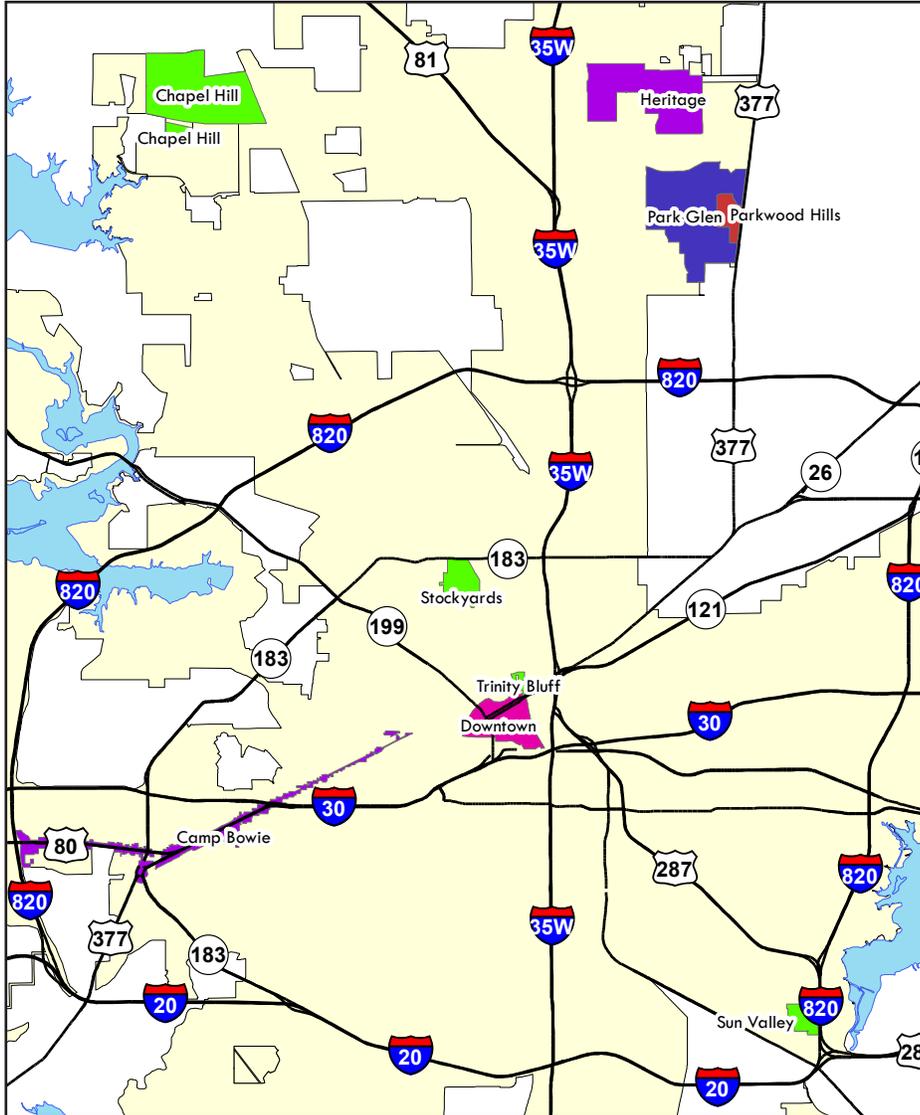
- NEZ areas represent 32.62 square miles within the central city
- From 2001 to mid 2014, the NEZ program provided \$6.9 million in basic incentives



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	2014 Taxable Value
1 - Downtown	1986	20-year	380.2	0.10	\$741,357,286	\$2,848,566,077
6 - Park Glen	1998	life term	1,124.3	0.17(residential); 0.035 (commercial)	\$156,908,161	\$763,437,115
7 - Heritage	2000	life term	927.2	0.21 (residential); 0.11 (commercial)	\$6,618,848	\$802,299,506
8 - Camp Bowie	2000	10-year	427.1	0.10	\$243,933,200	\$418,142,874
11 - Stockyards	2003	life term	192.3	0.12	\$32,885,988	\$61,019,620
12 - Chapell Hill	2004	upon completion by developer	1,336.3	0.19	\$7,775,692	\$36,291,437
14 - Trinity Bluff	2009	20-year	30.9	0.10	\$24,865,332	\$51,416,721
15 - Sun Valley	2012	20-year	132.20	0.27	\$26,065,624	\$27,798,069

1000 Throckmorton Street

Fort Worth, Texas 76102

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

www.FortWorthTexas.gov/hed



**Housing and
Economic Development**