



# Tax Increment Financing District Annual Report

*FY 24 (October 2023 – September 2024)*



# Executive Summary

## Overall Performance (All TIF Districts Combined)

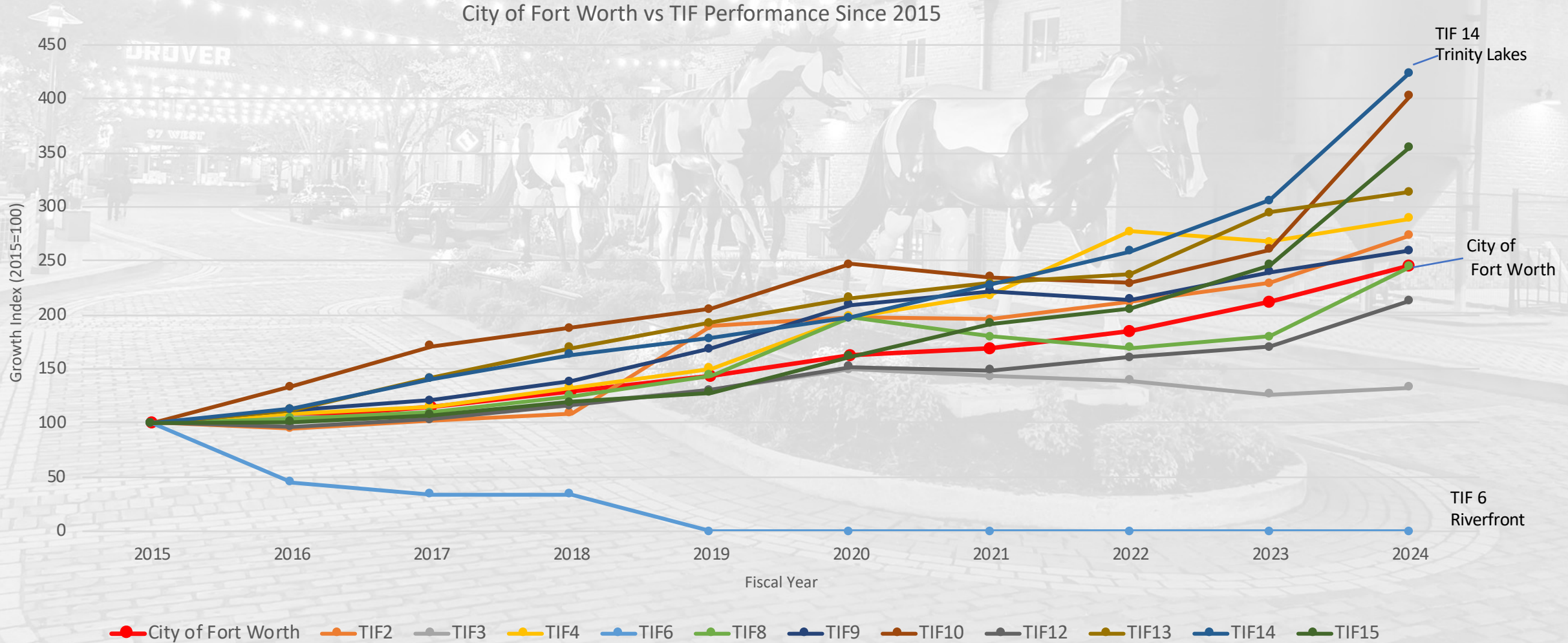
Base value of TIF	\$1,310,783,248
Current taxable value of TIF	\$6,851,378,490
Total increase in taxable value to date	\$5,540,595,242
Percent increase in taxable value to date	422.7%
Taxable value after termination	\$51,711,122,757
Total projected increase in taxable value	\$50,400,339,509
Total revenues produced by termination of TIF	\$4,283,851,263
Percent increase in taxable value by termination	3845.1%
Base value per acre	\$72,629
Current taxable value of TIF per acre	\$379,628
Projected taxable value per acre after termination	\$2,865,263
Increase in taxable value per acre to date	\$306,999
Increase in taxable value per acre by termination	\$2,792,634

# Executive Summary

- The annual growth of Fort Worth's TIF districts continues its upward trajectory from previous years, with taxable property values **increasing by 4.9% in FY 2024 (Tax Year 2023)**, however this trailed the increase in taxable values for the city overall, which increased by 16.4%.
- **Nearly half** of all new private property value added within a Fort Worth TIF district can be directly tied back to support provided by the TIF fund in the form of public improvements.
  - **These strategic TIF investments have contributed significantly to Fort Worth's current tax base.**

# City of Fort Worth vs. TIF Performance Since 2015

City of Fort Worth vs TIF Performance Since 2015





# Performance Comparisons

## Growth outliers:

- TIF 14 Trinity Lakes: The growth rate observed in Trinity Lakes since 2015 reflects the fact that it is a newer TIF (TIFs often see fast growth in early years over a low base value) and stronger than anticipated growth in Residential value relative to Commercial growth. (see page 68 for more information)
- TIF 6 Riverfront: This TIF was originally created to support the Radio Shack Campus, since creation it has become a Tarrant County College Campus and is no longer on the tax role. Staff will be recommending termination of this TIF in 2025.

## Other TIFs of note:













- TIFs with higher levels of residential development have seen higher growth in value over the past decade.

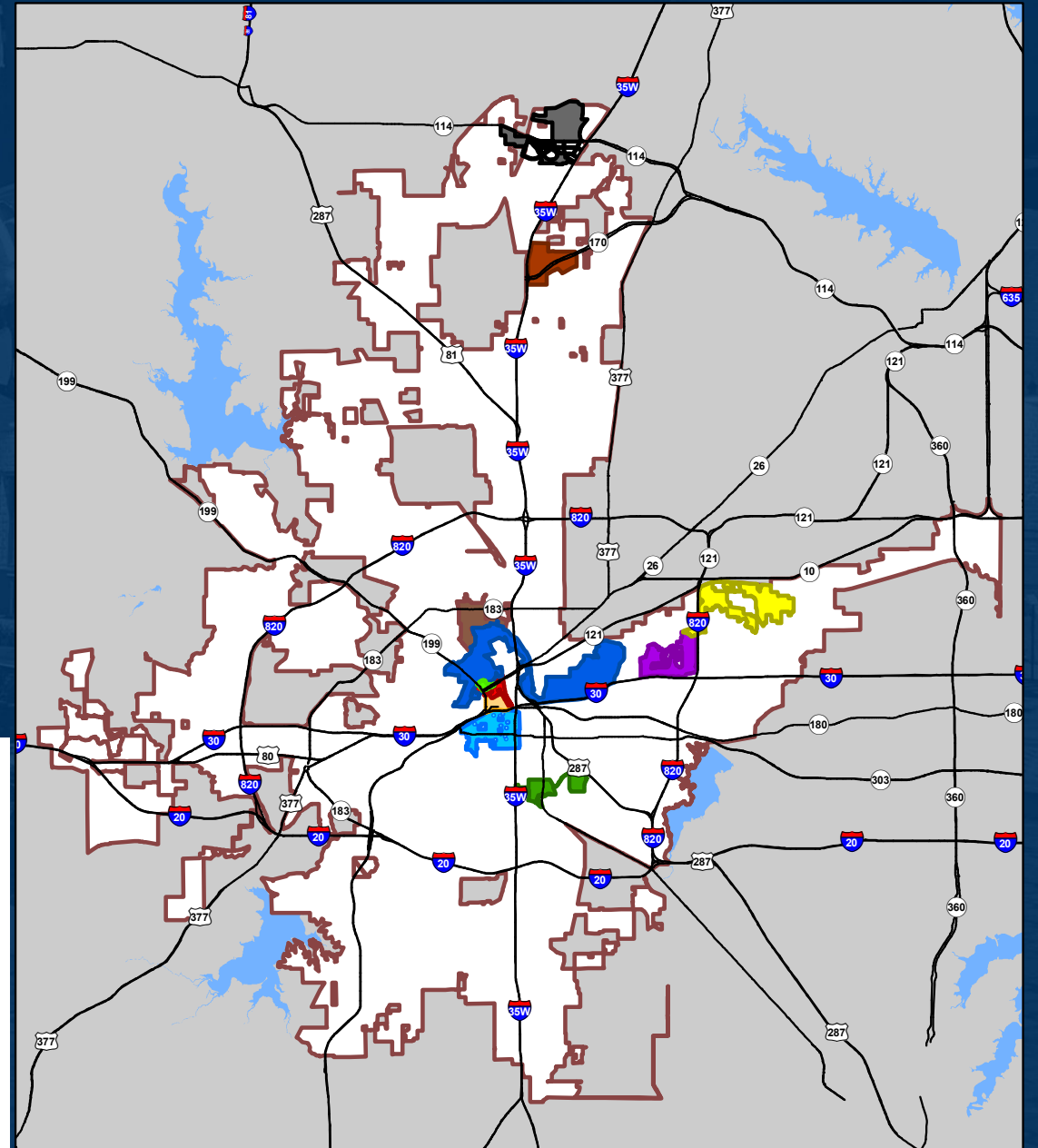
# Fort Worth TIFs

*Fort Worth currently has 12 active TIF districts.*

*\*TIF 16: Veale Ranch (next slide)*

## Legend

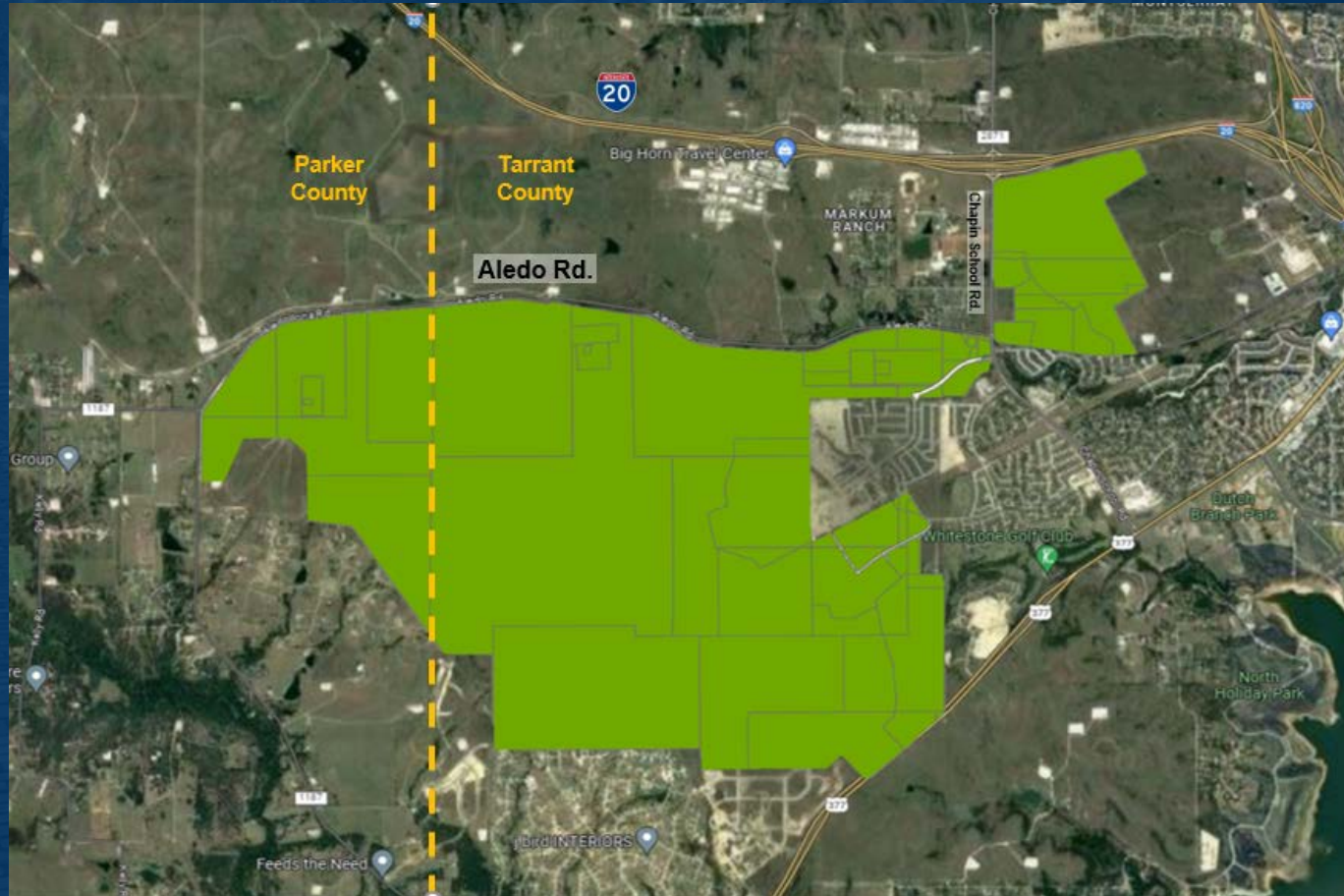
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|--|--|
|  City Limits                        |  TIF 9: Trinity River Vision     |
|  TIF 2: Texas Motor Speedway       |  TIF 10: Lone Star              |
|  TIF 3: Downtown                   |  TIF 12: East Berry Renaissance |
|  TIF 4: Southside/Medical District |  TIF 13: Woodhaven              |
|  TIF 6: Riverfront                 |  TIF 14: Trinity Lakes          |
|  TIF 8: Lancaster                  |  TIF 15: Stockyards/Northside   |





# TIF 16: Veale Ranch

*\*established 2024*



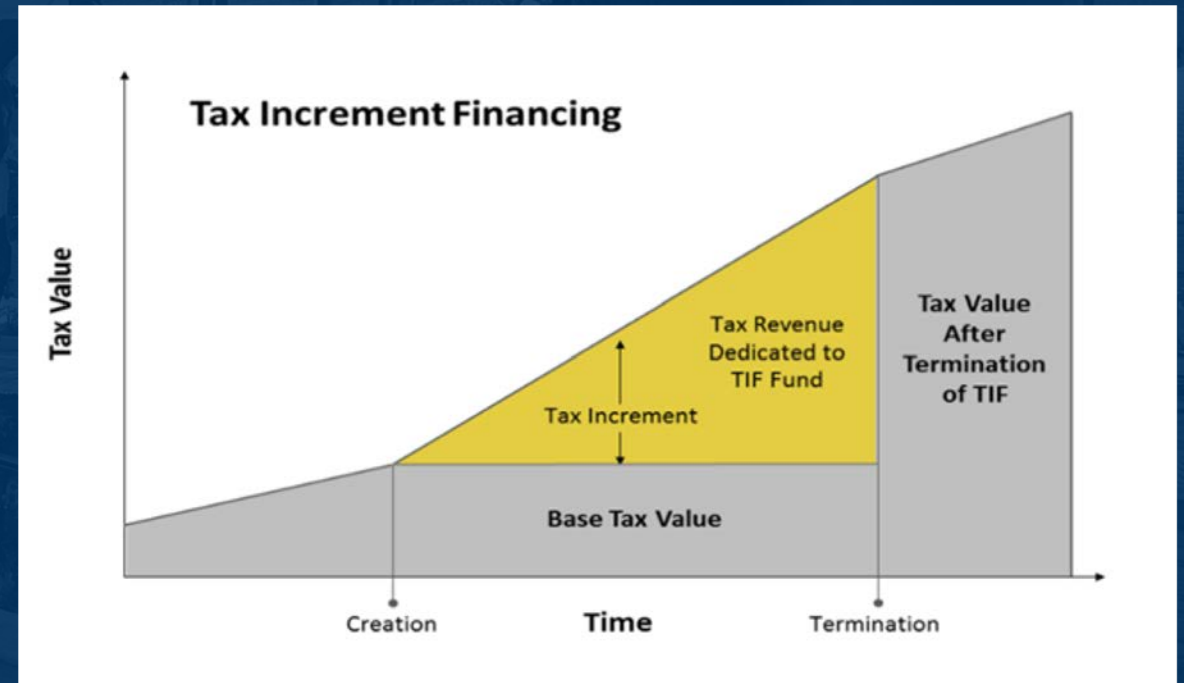
# How do TIF districts work?

TIFs play a crucial role in supporting taxable property values and encouraging new growth throughout Fort Worth because they do not increase taxes on residents or businesses within their borders.

TIFs are a way for the City to finance larger infrastructure projects without having to dip into the city budget or spend tax dollars on them.

TIF funds can be used to pay for:

- Public infrastructure and transportation improvements
- Redevelopment and economic development initiatives
- Public spaces, facilities, and community enhancements



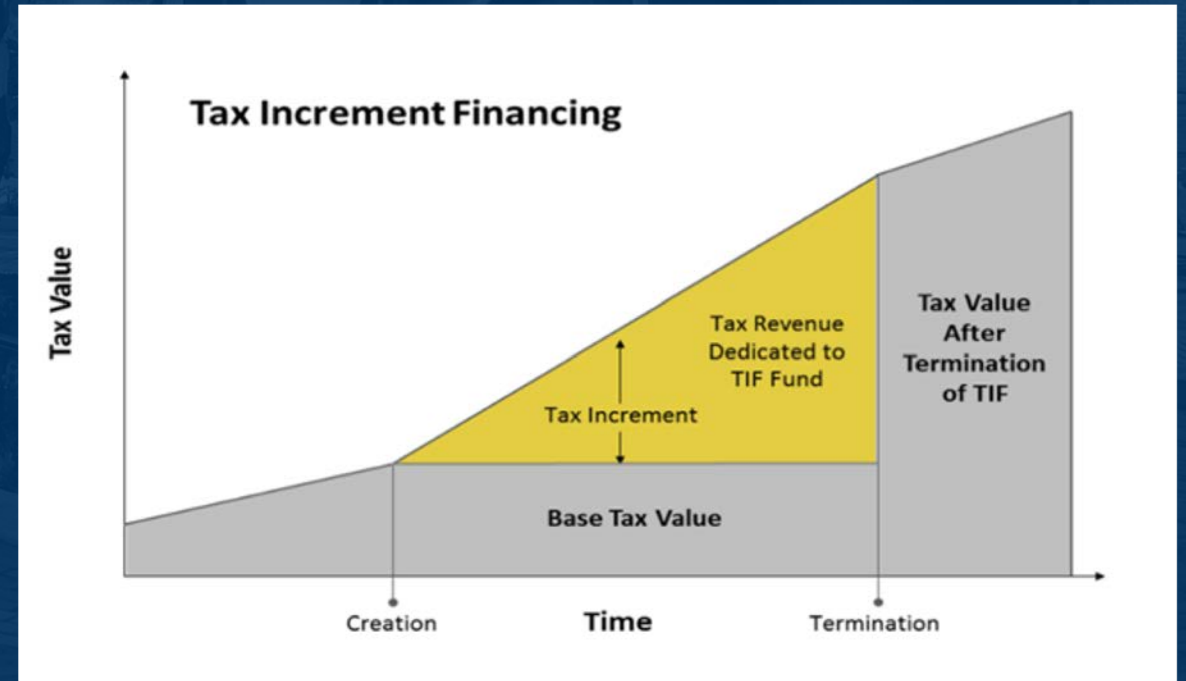


# How do TIF districts work?

When a TIF is established, the total value of existing real property in the district is identified as its base value.

As the district begins to see more investment and new development, the total taxable value of the area begins to rise. The tax increment – the funds that make up the difference between the new taxable value and the original base value – are then set aside to help finance public improvements within the district.

TIF funding supports larger infrastructure projects like the creation of roads or utilities, environmental remediation, destruction of existing structures, or historic preservation or rehabilitation.



# How are TIFs governed?

Each TIF district is governed by a TIF board, usually composed of 5-15 members that are appointed by participating taxing jurisdictions, including the city or county.

TIF boards review and approve all policies, projects and investments financed by the TIF fund for each TIF district.

Each TIF Board also approves the TIF annual budget and provides direction to the TIF administrator, who is responsible for all day-to-day TIF-related activities – a position usually held by a member of the city's Economic Development Department, or a designated outside organization.





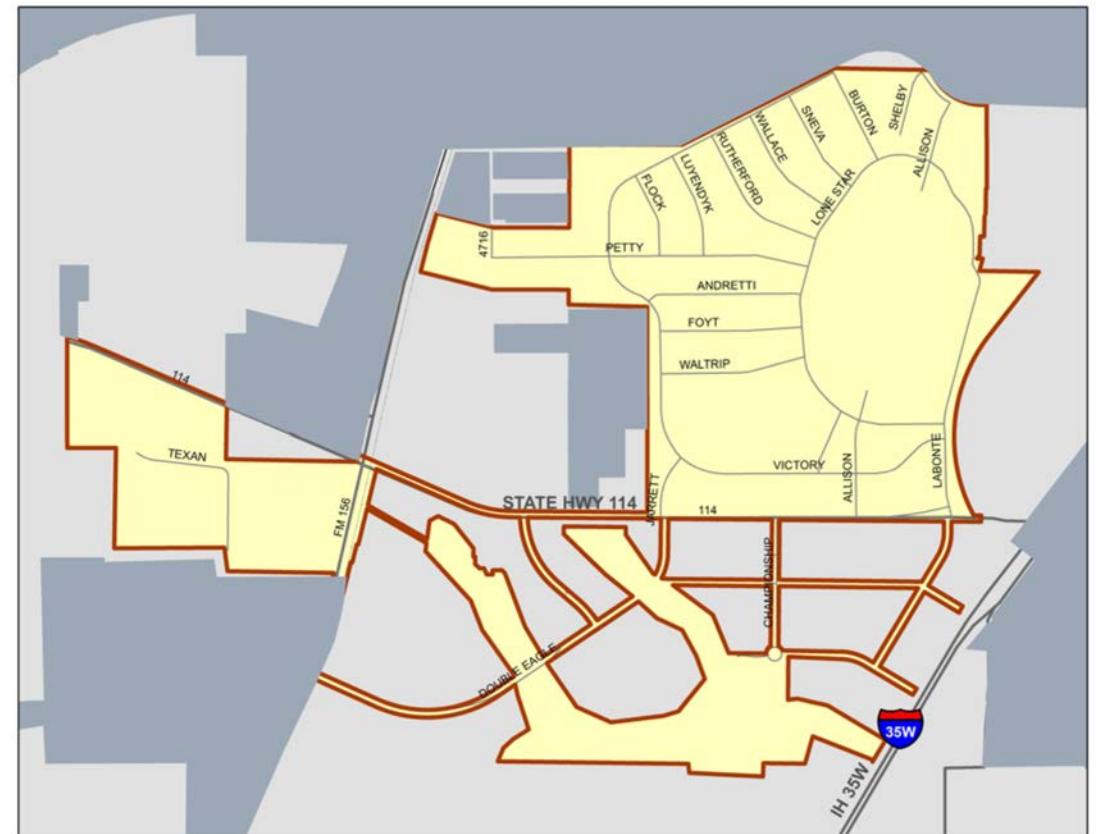
# TIF 2: Texas Motor Speedway

*January 1, 1996 – December 31, 2035 | 1,490 acres*

TIF 2 was created as a means to purchase the Texas Motor Speedway and finance needed public improvements within the TIF boundary. It was expanded in 1999 to provide for construction, renovation, and operation of educational facilities located in the Northwest ISD tract, and to provide for additional infrastructure work such as street improvements, drainage and traffic signs.

Texas Motor Speedway (TMS) continues to serve as a major destination for tourism activity and an anchor to north Fort Worth.

After several years of rising property appraisals and heightened sales activity at Champions Circle and Tanger Outlets, property values surged in 2023-24, resulting in a remarkable 24.9% annual growth by the end of the year. This increase reflects the strong consumer demand and investment interest in the area, further enhancing its attractiveness to buyers and investors alike.



# TIF 2: Texas Motor Speedway

*January 1, 1996 – December 31, 2035 | 1,490 acres*

**FY24 Estimated TIF Balance: \$5,033,696.32**

A total of **\$5 M** of this balance has been committed to the following projects:

- 1. Texan Drive Widening Near NISD** To accommodate increased student traffic at Northwest High and Gene Pike Middle School, NISD is widening Texan Drive to add a center turn lane and improve traffic flow. This project also enhances access to F.M. 156 and Highway 114 while benefiting Fire Station #11 with a direct route to the highway. The project cost is \$2 million.
- 2. Traffic Signal Installation at Highway 114 and Championship Parkway:** New traffic signals will be installed at Highway 114 and Championship Parkway to address high traffic volumes. Denton County will fund the design and cover 50% of the cost, with the City of Fort Worth managing the project. The total budget is \$1.5 million, with completion expected by Winter 2027/2028.
- 3. Texas Motor Speedway Road and Landscaping Improvements:** This project includes removing 81 trees, repairing roadways along Lone Star Circle and South Allison Avenue, and adding eco-friendly landscaping and digital signage. These updates will improve access for NASCAR fans and daily visitors to the Speedway. The estimated cost is \$1.5 million.

## Entities and Levels of Participation:

- City of Fort Worth – 0%
  - Contributed \$0 this FY
- Denton County – 100%  
(Capped at \$90,000 per year)
  - Contributed \$82,722.20 this FY
  - Participation ends December 31, 2026
- Northwest ISD – 100%  
(With 2/3 rebate of annual fund contributions)
  - Contributed \$582,123.44 this FY (Net of 2/3 rebate)
  - Participation ends December 31, 2025

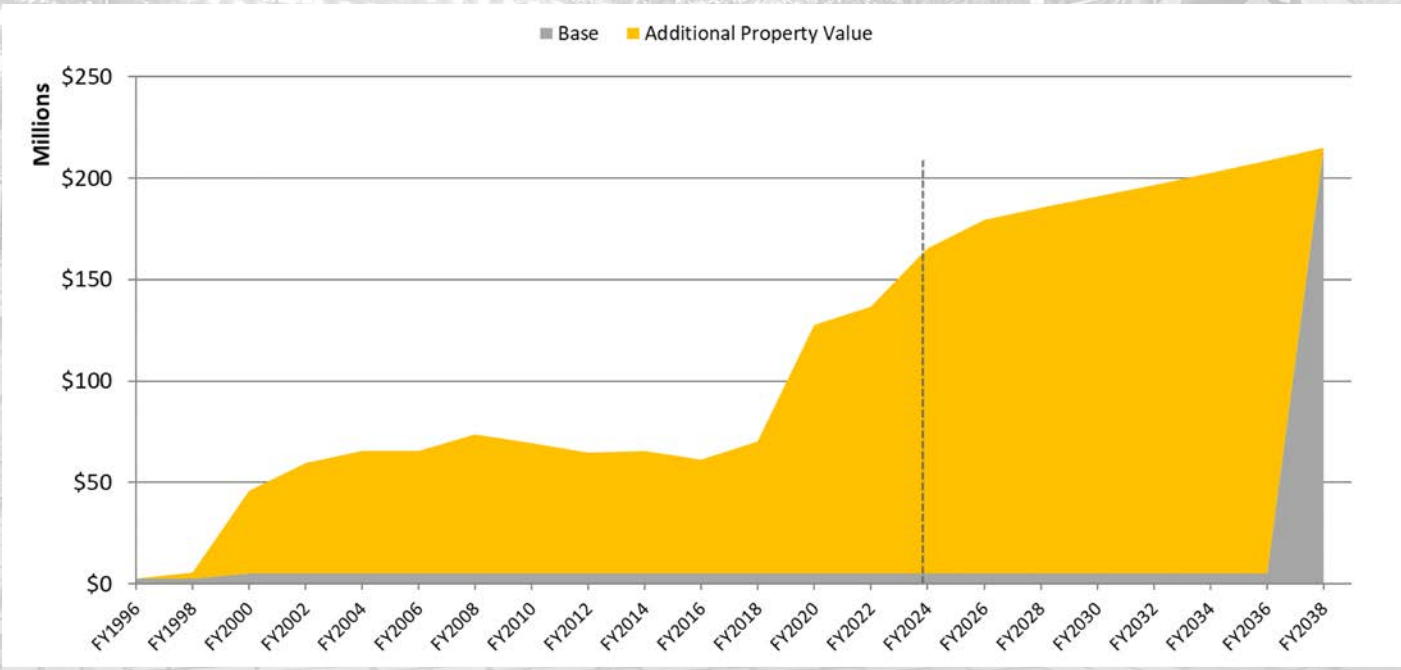


# TIF 2: Texas Motor Speedway

*January 1, 1996 – December 31, 2035  
1,490 acres*

## Overall Performance

Base value of TIF	\$5,084,127
Current taxable value of TIF	\$165,272,196
Total increase in taxable value to date	\$160,188,069
Percent increase in taxable value to date	3150.7%
Taxable value after termination	\$208,758,647
Total projected increase in taxable value	\$203,674,520
Total revenues produced by termination of TIF	\$27,954,223
Percent increase in taxable value by termination	4006.1%
Base value per acre	\$3,414
Current taxable value of TIF per acre	\$110,995
Projected taxable value per acre after termination	\$140,201
Increase in taxable value per acre to date	\$107,581
Increase in taxable value per acre by termination	\$136,786



# TIF 2: Texas Motor Speedway

*January 1, 1996 – December 31, 2035*  
*1,490 acres*



## TIF 2: Texas Motor Speedway (5-YEAR Growth by Land Use)

	Land Use	2018 Taxable Value <i>July Certified</i>	2024 Taxable Value <i>July Certified</i>	% of Total Taxable Value	5-yr Nominal Growth Taxable Value	Total % 5-yr Growth Taxable Value	5-yr CAGR Taxable Value
<b>Residential</b>	A	26,994,550	5,967,703	3.4%	(21,026,847)	-78%	-26.1%
	A4	-	29,846,875	17.0%	29,846,875	-	-
	C1	966,556	420,440	0.2%	(546,116)	-57%	-15.3%
<b>Non-Residential</b>	D1	483	-	0.0%	(483)	-100%	-100.0%
	E	109,123	822,674	0.5%	713,551	654%	49.8%
	F1	94,181,637	114,218,744	64.9%	20,037,107	21%	3.9%
	F4	-	12,693,883	7.2%	12,693,883	-	-
	B	-	9,748,517	5.5%	9,748,517	-	-
	L1	-	2,201,280	1.3%	2,201,280	-	-
	<b>Total</b>	<b>122,252,349</b>	<b>175,920,116</b>	<b>100.0%</b>	<b>53,667,767</b>	<b>44%</b>	<b>7.6%</b>

- A Single-family Residential
- C1 Vacant Land Residential
- D1 Qualified Open Space Land
- E Rural land and Improvement Residential
- F1 Commercial
- L1 Personal Property Tangible Commercial

## TIF 2: Texas Motor Speedway FY2024 Budget to Actual

	Budgeted FY2024	Actual FY2024
<b>FUND BALANCE CARRYOVER</b> <i>(previous year)</i>	4,160,166.24	4,163,716.63
<b>REVENUE</b>		
Denton County:	83,276.40	82,722.20
School District:	1,750,225.31	1,746,370.33
<b>Subtotal</b>	1,833,501.71	1,829,092.53
Other Revenue		
Interest Generated	154,875.00	182,018.48
<b>TOTAL FUNDS AVAILABLE</b>	6,148,542.95	6,174,827.64
<b>EXPENDITURES</b>		
NWISD Rebate	1,166,816.87	1,164,246.89
<b>TOTAL EXPENDITURES</b>	1,166,816.87	1,164,246.89
<b>ENDING FUND BALANCE</b>	4,981,726.08	5,010,580.75



# TIF 3: Downtown

**January 1, 1996 – December 31, 2025 | 407 acres**

*\*seeking 20-year extension in FY2025*

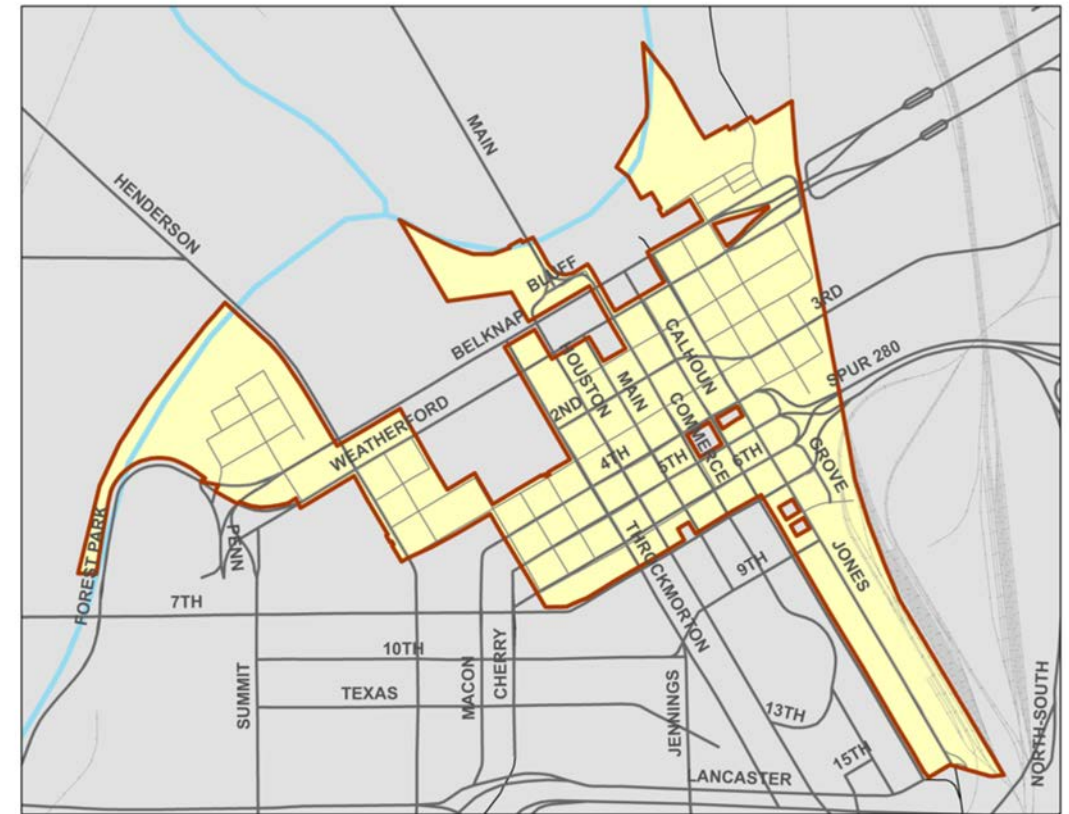
TIF 3 was created to promote the redevelopment of downtown Fort Worth and is administered in partnership with Downtown Fort Worth, Inc.

Fort Worth's Downtown continues to evolve following market impacts from the COVID-19 pandemic, shifts in the location of work, and a challenging rate environment. Nevertheless, Downtown has proven remarkably stable and resilient, with comparatively tight office vacancies and the addition of several major projects located in or near the Downtown TIF. Of particular note is construction activity in the southeastern portion of the TIF as part of Texas A&M's new Fort Worth campus – a project that is anticipated to bring enormous long-term impact to the Central Business District and one that further supports Downtown as a destination for investment and new development.

In recognition of the still significant opportunities for further development within the district, a broad array of public improvement requirements, and the continued need for support, City staff and the Downtown TIF Board began exploration of a proposed extension to the term of the Downtown TIF in order to provide the tools and resources necessary to meet these needs.

## Major developments

- Substantial vertical construction of the first building of Texas A&M Fort Worth occurred during the year, with additional forward progress on the organization and design of other campus development.
- Although located just outside of the boundaries of the Downtown TIF, 2024 saw the delivery of the first high-rise residential development in over thirty years, providing a critical comp for the development of similar projects throughout the Central Business District.



# TIF 3: Downtown

January 1, 1996 – December 31, 2025 | 407 acres

**FY24 Estimated TIF Balance: \$19,433,424.01**

A total of **\$1,711,200.00** of this balance has been committed to the following projects:

- \$93,700 for TIF Administration
- \$327,500 for 777 Main Garage Lease
- \$143,000 for City Center Garage Lease
- \$48,000 for The Tower Garage Lease
- \$54,000 for TIF Planning
- \$5,000 for Free Parking Marketing
- \$40,000 for Parking Garage Insurance
- \$1,000,000 for Heritage Park

**Current remaining funds: \$3,500,000.00**

*Note: Due to a \$100 million cap on lifetime TIF expenses, TIF 3 has a projected maximum of approximately \$3.5 million remaining for support of projects beyond those already listed. Revenue in excess of the cap on expenses would otherwise support \$16,295,919 in additional project costs.*

## Entities and Levels of Participation:

- City of Fort Worth – 60% (Capped)
  - Contributed \$0.00 this FY (Cap Met)
- Tarrant County Hospital District – 40% (Capped\*)
  - Contributed \$0.00 this FY (Cap Met)
- Tarrant County College District – 20% (Capped\*)
  - Contributed \$0.00 this FY (Cap Met)
- Tarrant Regional Water District – 40% (Capped\*)
  - Contributed \$0.00 this FY (Cap Met)
- Tarrant County – 40% (Capped\*)
  - Contributed \$0.00 this FY (Cap Met)

*\*\$100 million lifetime expense cap met in FY2023*

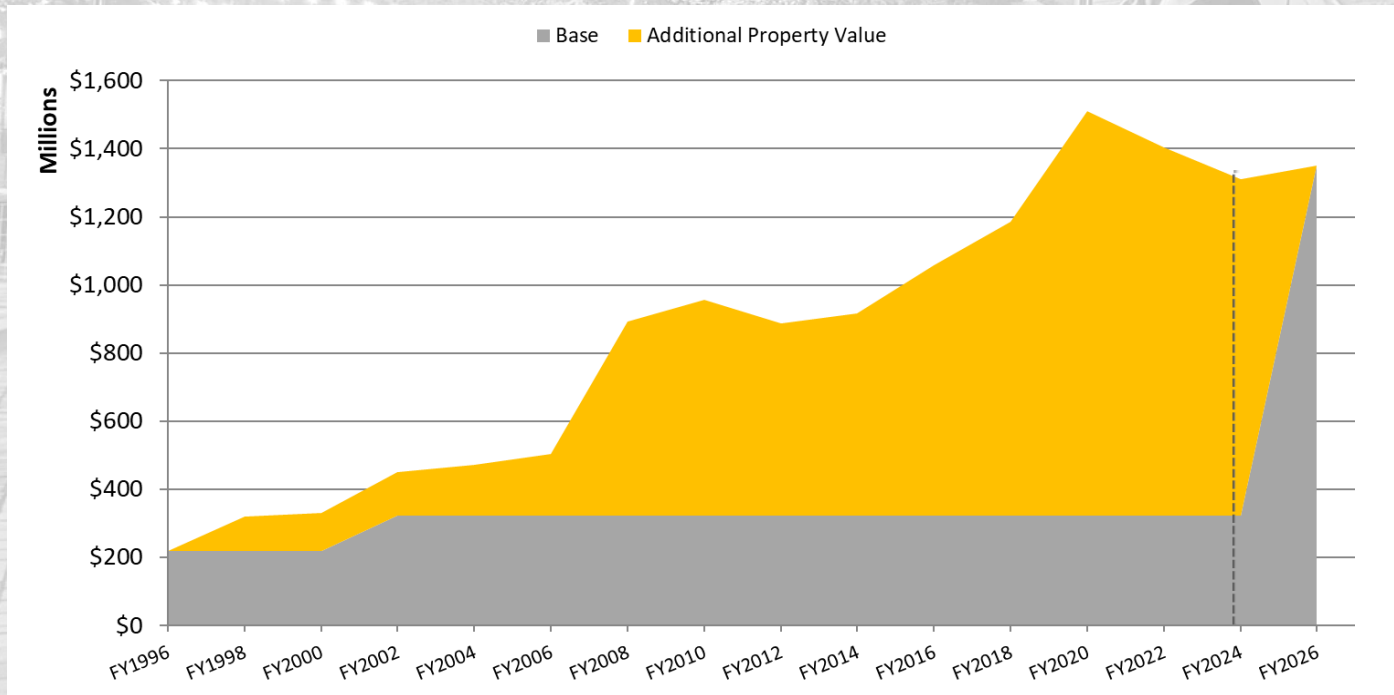


# TIF 3: Downtown

*January 1, 1996 – December 31, 2025  
407 acres*

## Overall Performance

Base value of TIF	\$322,440,637
Current taxable value of TIF	\$1,310,127,957
Total increase in taxable value to date	\$987,687,320
Percent increase in taxable value to date	306.3%
Taxable value after termination	\$1,349,918,116
Total projected increase in taxable value	\$1,027,477,479
Total revenues produced by termination of TIF	\$110,172,063
Percent increase in taxable value by termination	318.7%
Base value per acre	\$792,237
Current taxable value of TIF per acre	\$3,218,988
Projected taxable value per acre after termination	\$3,316,752
Increase in taxable value per acre to date	\$2,426,750
Increase in taxable value per acre by termination	\$2,524,515



































# TIF 3: Downtown

*January 1, 1996 – December 31, 2025*  
*407 acres*



## TIF 3: Downtown (5-YEAR Growth by Land Use)

	Land Use	2018 Taxable Value	2024 Taxable Value	% of Total Taxable Value	5-yr Nominal Growth Taxable Value	Total % 5-yr Growth Taxable Value	5-yr CAGR Taxable Value
			<i>July Certified</i>				
Residential	A	145,760,953	171,741,576	12.8% 	25,980,623 	18% 	3.3% 
	AC	363,680	677,100	0.1% 	313,420 	86% 	13.2% 
	B	22,108	-	0.0%	(22,108) 	-100% 	-100.0% 
	C1	70,014	14	0.0%	(70,000) 	-100% 	-81.8% 
Non-Residential	BC	63,561,988	77,793,766	5.8% 	14,231,778 	22% 	4.1% 
	C1C	4,563,083	3,909,746	0.3%	(653,337) 	-14% 	-3.0% 
	C2C	33,335,116	49,398,939	3.7% 	16,063,823 	48% 	8.2% 
	F1	1,065,207,899	1,030,948,949	77.1% 	(34,258,950) 	-3% 	-0.7% 
	J3	2,450,000	2,082,500	0.2%	(367,500) 	-15% 	-3.2% 
	<b>Total</b>	<b>1,315,334,841</b>	<b>1,336,552,590</b>	<b>100.0%</b>	<b>21,217,749</b>	<b>2%</b>	<b>0.3%</b>

- A Single-family Residential
- AC Single-family Interim Use
- B Multi-family Residential
- C1 Vacant Lan Residential
- BC Multi-family Commercial
- C1C Vacant Land Commercial
- C2C Commercial Land w Improvement Value
- F1 Commercial
- J3 Commercial Utility Electric Companies

### TIF 3: Downtown FY2024 Budget to Actual

	Budgeted FY2024	Actual FY2024
<b>FUND BALANCE CARRYOVER</b> <i>(previous year)</i>	\$ 19,180,197.74	\$ 19,283,986.88
<b>REVENUE</b>		
City of Fort Worth:	\$ 3,352,424.00	\$ -
Tarrant County:	\$ 662,063.28	\$ -
Tarrant County Hospital District:	\$ 662,063.28	\$ -
Tarrant County College District:	\$ 188,519.81	\$ -
Tarrant Regional Water District:	\$ 89,849.55	\$ -
<b>Subtotal</b>	\$ 4,954,919.92	\$ -
Other Revenue		
Interest Generated	\$ 550,927.00	\$ 853,975.89
<b>TOTAL FUNDS AVAILABLE</b>	\$ 24,686,044.66	\$ 20,137,962.77
<b>EXPENDITURES</b>		
TIF Administration	\$ 764,000.00	\$ 704,538.76
<b>TOTAL EXPENDITURES</b>	\$ 764,000.00	\$ 704,538.76
<b>ENDING FUND BALANCE</b>	\$ 23,922,044.66	\$ 19,433,424.01



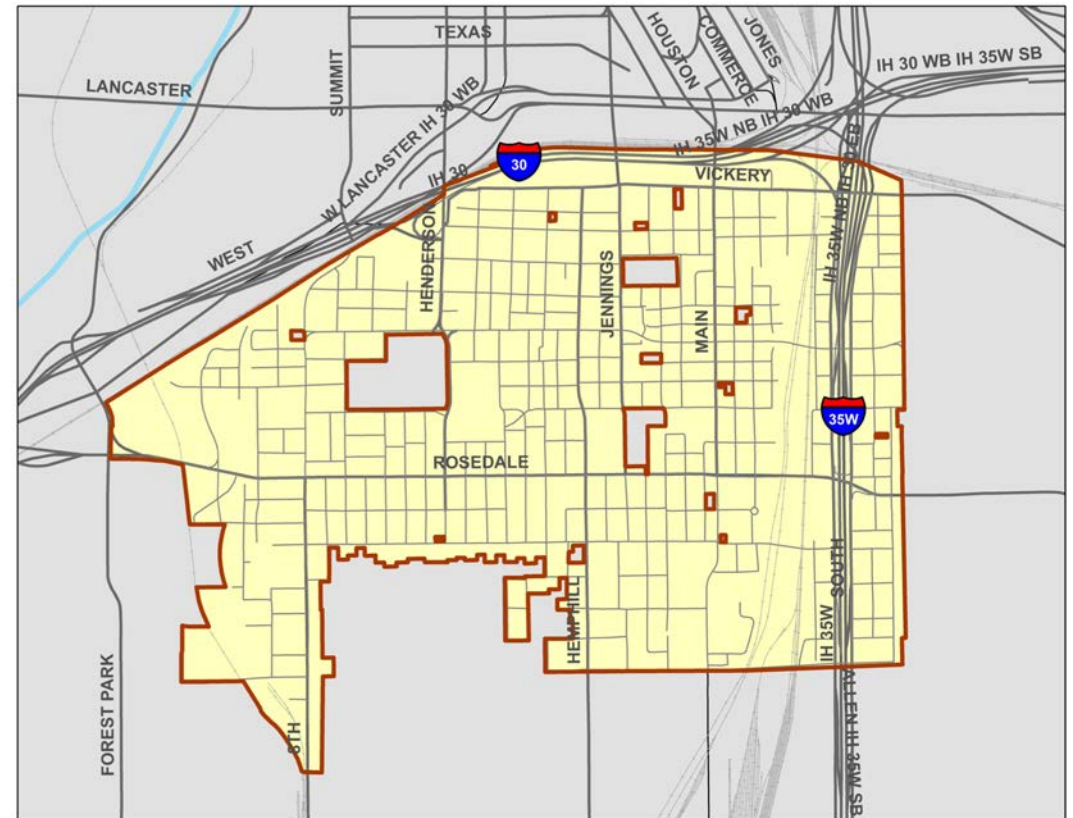
# TIF 4: Southside

*January 1, 1996 – December 31, 2032 | 1,278 acres*

TIF 4 was created to promote the revitalization of Fort Worth's Near Southside neighborhood and medical district, and to advance the transformation of this formerly blighted area into an **economically productive, vibrant, mixed-use district**. Near Southside Inc. administers TIF 4, working in close partnership with the city's Economic Development Department.

TIF 4 was originally established with a 25-year term, with an expiration date of December 31, 2022. In the fall of 2022, prior to the TIF's expiration, a collaborative review among NSI, Economic Development, and the City Manager's Office led to a proposal to extend TIF 4 for 10 years to complete important infrastructure and redevelopment work remaining. A significant modification is a reduced contribution rate from the TIF's only remaining contributing entity: the City of Fort Worth. The **City Council approved TIF 4's extension** in November 2022, with a new expiration of December 31, 2032.

FY2024 delivered another year of impressive redevelopment. Recent notable and highly visible milestones include the completion of Arnold Hall at TCU's Burnett School of Medicine, the launch of a \$1.6 billion in expansion projects at JPS Health Network, the transformation of South Main Village into a vibrant mixed-use neighborhood and entertainment destination, and broader awareness of Fort Worth's Medical Innovation District and a Texas Commission on the Arts-designated Cultural District.





# TIF 4: Southside

January 1, 1996 – December 31, 2032 | 1,278 acres

## Major developments

- **Vickery Village**, located in the Near Southside's central northern section, is rapidly emerging as the **next frontier for the district's continuing revitalization**. 2024 saw the approval of a major **infrastructure agreement with Trademark Property in support of The Vickery**, a \$80 million mixed-use project which launched construction in February 2024. The project is already **transforming Vickery Boulevard and the I-30 corridor between Near Southside and Downtown**, west of Hemphill. The TIF's \$4.9 million investment will bury overhead electrical lines and allow the installation of a beautiful new streetscape along Vickery's northern curb; will complete a missing sidewalk connection along the street's southern curb between Lipscomb and Hemphill; and will offset a portion of costs associated with much-needed upgrades to storm drain and sanitary sewer infrastructure. **Previous TIF investments to facilitate the adaptive reuse of historic buildings** along Vickery set the stage for Trademark's development.

- The Near Southside's **TIF-supported street repair program began construction of a fifth round in 2024**, and also secured additional **funding for a sixth round**. The program has already reconstructed **dozens of street segments across the district**, while also replacing old water and sewer lines underneath those streets in partnership with the Water Department. The street repair initiative has become a **critically important component in the district's revitalization**, as these new roadways complement and facilitate hundreds of millions in new private investment along the improved streets. Expanding on that success, in 2024 TIF 4 funded the reconstruction of neighborhood streets in poor condition **in the Historic Southside and Hillside neighborhoods east of I-35W**. Those TIF investments are delivering highly anticipated infrastructure improvements that **complement the rapid growth of infill housing** in those historic neighborhoods.





# TIF 4: Southside

*January 1, 1996 – December 31, 2032 | 1,278 acres*

**FY24 Estimated TIF Balance: \$22,877,681.45**

\$15,909,203 has been committed to the following projects:

- \$1,995,447 for Street Repair Program
- \$22,901 for Gateways Final Design
- \$2,800,000 for Gateways Construction
- \$208,116 for Wayfinding
- \$30,000 for 2024 Magnolia Green Garage
- \$80,891 for 2024 Streetscape Program
- \$58,569 for Watts Park
- \$114,279 for 2024 Administration
- \$4,900,000 for Trademark Vickery
- \$1,750,000 for Historic Laundry Block
- \$890,000 for Nobleman Hotel
- \$480,000 for NRP/JPS Magnolia Lofts
- \$79,000 for Historic Cumberland Properties
- \$2,500,000 for JPS Infrastructure Partnership

## Entities and Levels of Participation:

- City of Fort Worth – 90% through 2022, ~30% after
  - Contributed \$2,700,000 this FY
- Tarrant County Hospital District – 50% (Fulfilled)
  - Contributed \$0 this FY
- Tarrant County College District – 50% (Fulfilled)
  - Contributed \$0 this FY
- Tarrant Regional Water District – 100% (Fulfilled)
  - Contributed \$0 this FY
- Tarrant County – 50% (Fulfilled)
  - Contributed \$0 this FY
- Fort Worth ISD – 100% (Fulfilled)
  - Contributed \$0 this FY

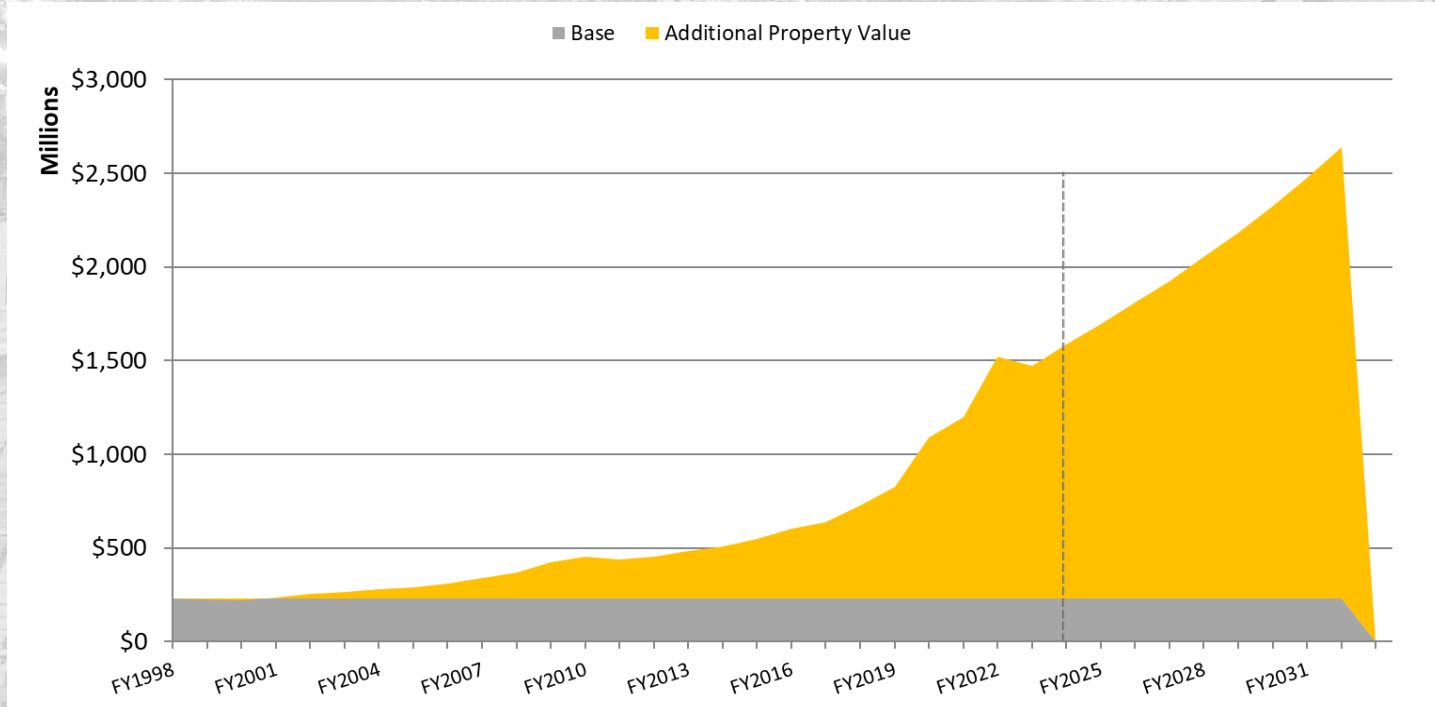
# TIF 4: Southside

*January 1, 1996 – December 31,  
2032 1,278 acres*

## Overall Performance

Base value of TIF	\$229,759,626
Current taxable value of TIF	\$1,585,653,939
Total increase in taxable value to date	1,355,894,313
Percent increase in taxable value to date	590.1%
Taxable value after termination	\$2,638,018,241
Total projected increase in taxable value	\$2,408,258,615
Total revenues produced by termination of TIF	\$101,490,215
Percent increase in taxable value by termination	1,048.2%
Base value per acre	\$179,781
Current taxable value of TIF per acre	\$1,240,731
Projected taxable value per acre after termination	\$2,064,177
Increase in taxable value per acre to date	\$1,060,950
Increase in taxable value per acre by termination	\$1,884,396





# TIF 4: Southside

*January 1, 1996 – December 31, 2032 1,278 acres*

## TIF 4: Southside (5-YEAR Growth by Land Use)

	Land Use	2018 Taxable Value	2024 Taxable Value <i>July Certified</i>	% of Total Taxable Value	5-yr Nominal Growth Taxable Value	Total % 5-yr Growth Taxable Value	5-yr CAGR Taxable Value
<b>Residential</b>	A	31,130,047	69,145,041	4.1%	38,014,994	122%	17.3%
	AC	1,680,937	1,366,300	0.1%	(314,637)	-19%	-4.1%
	B	2,621,341	6,433,265	0.4%	3,811,924	145%	19.7%
	C1	1,860,405	3,996,978	0.2%	2,136,573	115%	16.5%
	O	-	192,500	0.0%	192,500	-	-
<b>Non-Residential</b>	BC	146,210,973	588,860,997	34.7%	442,650,024	303%	32.1%
	C1C	27,819,129	53,936,750	3.2%	26,117,621	94%	14.2%
	C2C	14,964,703	68,161,390	4.0%	53,196,687	355%	35.4%
	F1	583,881,540	880,009,117	51.8%	296,127,577	51%	8.6%
	F2	17,060,901	25,052,350	1.5%	7,991,449	47%	8.0%
	J2	100	100	0.0%	-	0%	0.0%
	J3	304,305	261,486	0.0%	(42,819)	-14%	-3.0%
	J5	164,559	164,859	0.0%	300	0%	0.0%
	<b>Total</b>	<b>827,698,940</b>	<b>1,697,581,133</b>	<b>100.0%</b>	<b>869,882,193</b>	<b>105%</b>	<b>15.4%</b>

- A Single-family Residential
- AC Single-family Interim Use
- B Multi-family Residential
- C1 Vacant Land Residential
- O Residential Inventory

- BC Multi-family Commercial
- C1C Vacant Land Commercial
- C2C Commercial Land w Improvement Value
- F1 Commercial
- F2 Industrial
- J2 Commercial Utility Gas Companies
- J3 Commercial Utility Electric Companies
- J5 Commercial Utility Railroads



## TIF 4: Southside FY2024 Budget to Actual

	Budgeted FY2024	Actual FY2024
<b>FUND BALANCE CARRYOVER</b> <i>(previous year)</i>	23,325,804.94	23,345,741.00
<b>REVENUE</b>		
City of Fort Worth:	2,700,000.00	2,700,000.00
<b>Subtotal</b>	<b>2,700,000.00</b>	<b>2,700,000.00</b>
Other Revenue - Transfer from PARD	6,956.00	6,956.00
Interest Generated	764,959.00	1,029,009.04
Other Revenue		334,186.11
<b>TOTAL FUNDS AVAILABLE</b>	<b>26,797,719.94</b>	<b>27,415,892.15</b>
<b>EXPENDITURES</b>		
TIF Administration	387,500.00	392,030.70
TIF Projects	3,855,000.00	996,180.00
Historic Cumberland Properties	79,000.00	
Nobleman Hotel	890,000.00	
Capital Interfund Trasfer Out	-	3,150,000.00
<b>TOTAL EXPENDITURES</b>	<b>5,211,500.00</b>	<b>4,538,210.70</b>
<b>ENDING FUND BALANCE</b>	<b>21,586,219.94</b>	<b>22,877,681.45</b>

# TIF 6: Riverfront

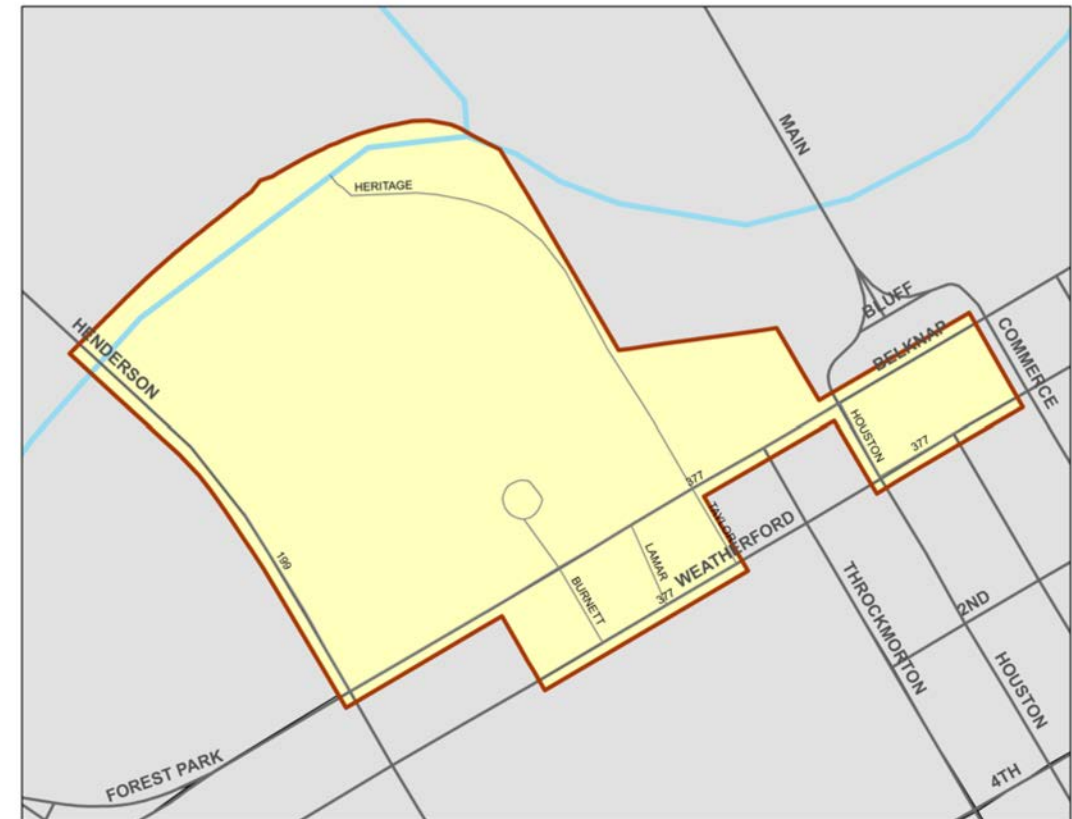
**November 12, 2002 – November 20, 2036 | 64 acres**

*\*seeking 20-year extension in FY2025*

TIF 6 was created to promote the development of north downtown, primarily near the former RadioShack campus/the new Fort Worth City Hall.

All property within the Riverfront TIF is currently occupied by Tarrant County College and other exempt uses. Despite the high level of activity that this brings to the district and to the northern portion of Downtown Fort Worth, the tax-exempt status of property has the effect of nullifying tax increment and any revenue that might otherwise go to the TIF.

All TIF supported projects have been fully funded and no projects are presently anticipated for the TIF district.





# TIF 6: Riverfront

*November 12, 2002 – November 20, 2036 | 64 acres*

**FY24 Estimated TIF Balance: (\$210,916.08)**

All projects supported by TIF 6 (Radio Shack Campus) have been fully funded and all terms satisfied. There are no active projects or future commitments at this time.

## **Entities and Levels of Participation:**

- City of Fort Worth – 0%
  - Contributed \$0 this FY
- Tarrant County Hospital District – 100%
  - Contributed \$0 this FY
- Tarrant County College District – 80%
  - Contributed \$0 this FY
- Tarrant Regional Water District – 100%
  - Contributed \$0 this FY
- Tarrant County – 100%
  - Contributed \$0 this FY

# TIF 6: Riverfront

*November 12, 2002 – November 20, 2036  
64 acres*

Overall Performance	
Base value of TIF	\$2,822,348
Current taxable value of TIF	\$-
Total increase in taxable value to date	\$(2,822,348)
Percent increase in taxable value to date	-100.0%
Taxable value after termination	\$-
Total projected increase in taxable value	\$(2,822,348)
Total revenues produced by termination of TIF	\$5,096,624
Percent increase in taxable value by termination	-100.0%
Base value per acre	\$44,377
Current taxable value of TIF per acre	\$-
Projected taxable value per acre after termination	\$-
Increase in taxable value per acre to date	\$(44,377)
Increase in taxable value per acre by termination	\$(44,377)





# TIF 6: Riverfront

*November 12, 2002 – November 20, 2036*  
*64 acres*

# TIF 8: Lancaster Corridor

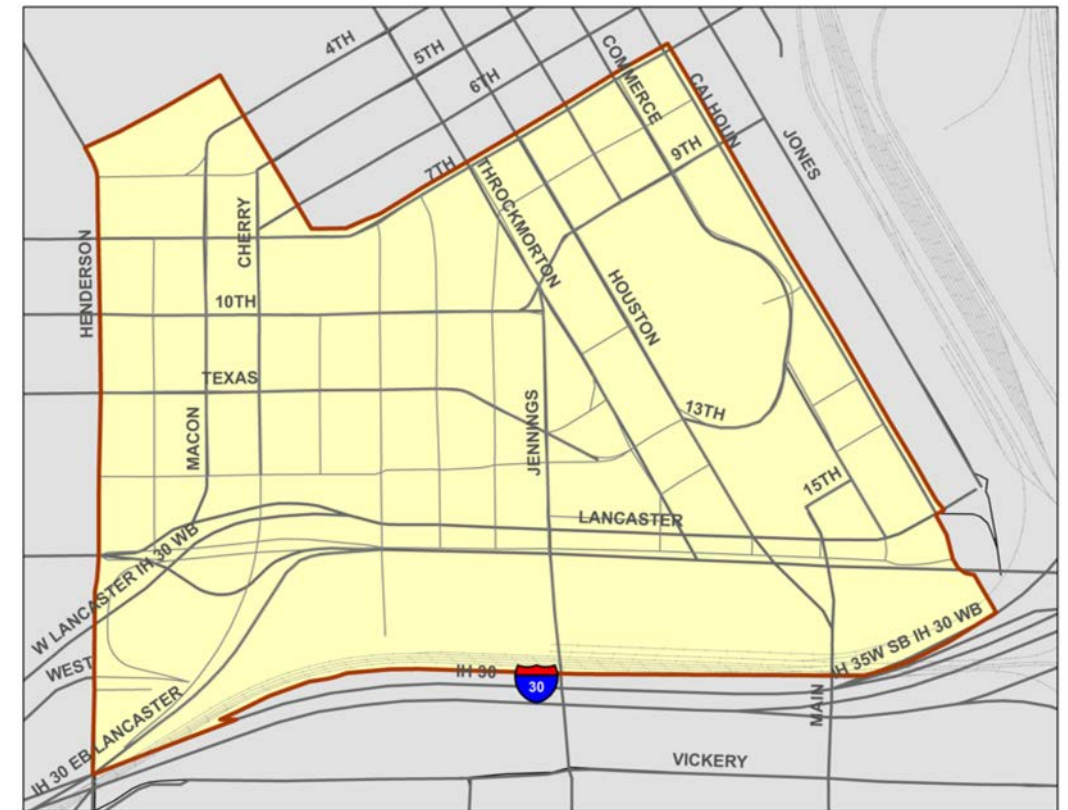
*December 9, 2003 – December 31, 2024 | 220 acres*

TIF 8 was created to promote development along the Lancaster corridor after an elevated portion of the I-30/I-35 interchange was realigned and demolished, re-establishing Lancaster Avenue as one of the primary gateways to Downtown Fort Worth and the Near Southside medical district.

TIF 8 has been the center of significant activity for Downtown Fort Worth in recent years. Of particular note is the delivery of Le Meridien Hotel and Deco 969 – the first new high-rise residential property to be built in Fort Worth in more than thirty years. The rebounded strongly from the impacts of the COVID-19 pandemic, particularly in hospitality and restaurant-related properties near the Fort Worth Convention Center. Property valuations increased sharply during the 2023 tax year, gaining 14% year-over-year, driven in large part by the construction of TIF-supported projects. As 2024 stands as the final year of the Lancaster TIF's current term, discussions between City staff and partners concerning a proposed extension to the term of the TIF to enable support for future projects and to address a broad range of remaining public improvements.

## Major developments

- Deco 969 completed construction and began leasing to tenants.
- Le Meridien Hotel opened, following completion of the redevelopment of the previously vacant Hilton Annex building.
- The announced creation of a new and expanded Texas A&M Fort Worth campus has generated significant interest among investors and developers in the area.
- The City of Fort Worth secured necessary referendum support to add an important new source of financing to the construction of improvements to the Fort Worth Convention Center.





# TIF 8: Lancaster Corridor

*December 9, 2003 – December 31, 2024 | 220 acres*

**FY24 Estimated TIF Balance: \$6,236,882.96**

A total of **\$1,718,598** has been committed to the following projects:

- \$118,598 for TIF administration in remaining years of the term
- \$900,000 for Burnett Lofts
- \$700,000 for Houston Street Garage Retail

## **Entities and Levels of Participation:**

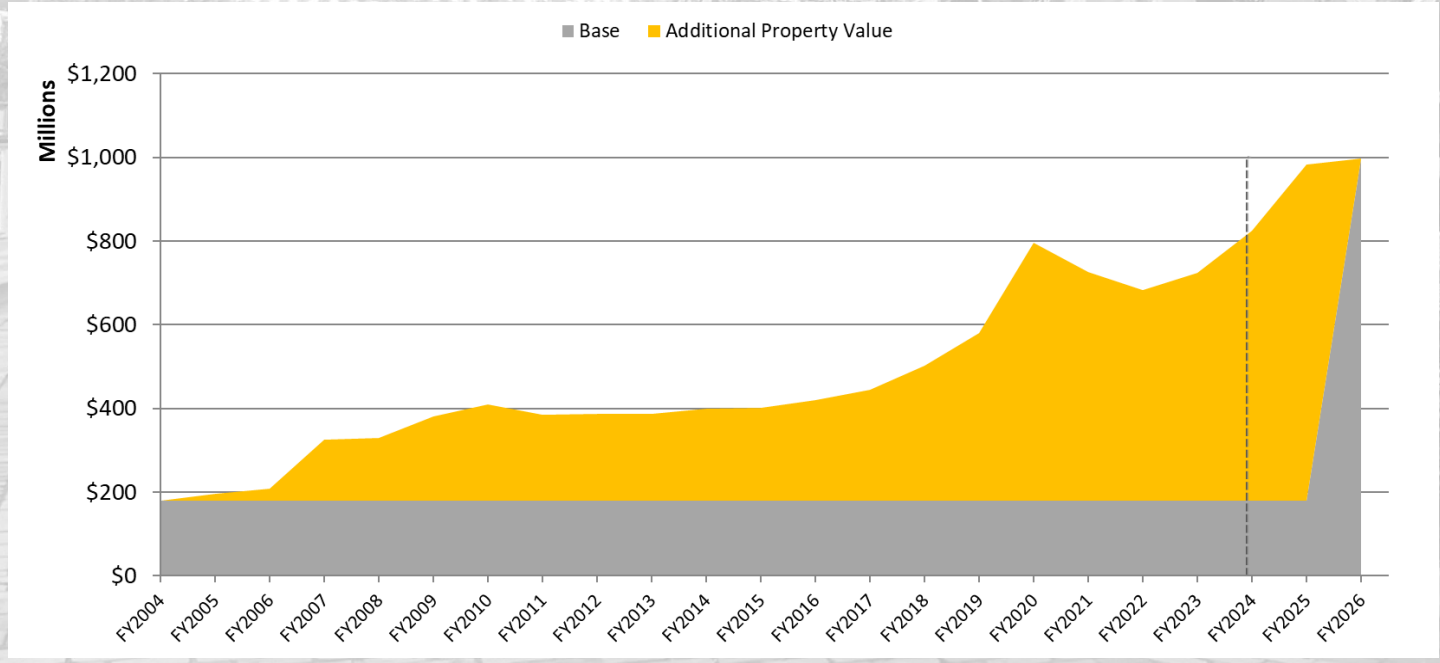
- City of Fort Worth – 50%
  - Contributed \$2,173,964.09 this FY
- Tarrant County Hospital District – 0%
  - Contributed \$0 this FY
- Tarrant County College District – 40%  
*(Capped at \$7 million, not projected to reach in remaining term of TIF)*
  - Contributed \$294,206.19 this FY
- Tarrant Regional Water District – 40%
  - Contributed \$70,148.44 this FY
- Tarrant County – 40% - (Fulfilled)  
*(Capped at \$7 million, cap met in FY2023)*

# TIF 8: Lancaster Corridor

*December 9, 2003 – December 31, 2024  
220 acres*

Overall Performance	
Base value of TIF	\$178,938,722
Current taxable value of TIF	\$825,470,793
Total increase in taxable value to date	\$646,532,071
Percent increase in taxable value to date	361.3%
Taxable value after termination	\$983,445,610
Total projected increase in taxable value	\$804,506,888
Total revenues produced by termination of TIF	\$49,512,494
Percent increase in taxable value by termination	449.6%
Base value per acre	\$813,358
Current taxable value of TIF per acre	\$3,752,140
Projected taxable value per acre after termination	\$4,470,207
Increase in taxable value per acre to date	\$2,938,782
Increase in taxable value per acre by termination	\$3,656,849





# TIF 8: Lancaster Corridor

*December 9, 2003 – December 31, 2024*  
*220 acres*

## TIF 8: Lancaster Corridor (5-YEAR Growth by Land Use)

	Land Use	2018 Taxable Value	2024 Taxable Value <i>July Certified</i>	% of Total Taxable Value	5-yr Nominal Growth Taxable Value	Total % 5-yr Growth Taxable Value	5-yr CAGR Taxable Value
Residential	A	86,332,503	130,224,878	13.2%	43,892,375	51%	8.6%
	AC	-	1,811,913	0.2%	1,811,913	-	-
	C1	6	7	0.0%	1	17%	3.1%
Non-Residential	BC	24,354,081	214,462,532	21.8%	190,108,451	781%	54.5%
	C1C	6,304,570	2,692,914	0.3%	(3,611,656)	-57%	-15.6%
	C2C	8,854,169	11,052,502	1.1%	2,198,333	25%	4.5%
	F1	438,166,350	607,654,327	61.8%	169,487,977	39%	6.8%
	J2	1,257,001	-	0.0%	(1,257,001)	-100%	-100.0%
	J3	14,478,096	1,068,451	0.1%	(13,409,645)	-93%	-40.6%
	J4	-	14,478,086	1.5%	14,478,086	-	-
	<b>Total</b>	<b>579,746,776</b>	<b>983,445,610</b>	<b>100.0%</b>	<b>403,698,834</b>	<b>70%</b>	<b>11.1%</b>

- A Single-family Residential
- AC Single-family Interim Use
- C1 Vacant Land Residential
- BC Multi-family Commercial
- C1C Vacant Land Commercial
- C2C Commercial Land w Improvement Value
- F1 Commercial
- F2 Industrial
- J2 Commercial Utility Gas Companies
- J3 Commercial Utility Electric Companies



## TIF 8: Lancaster Corridor FY2024 Budget to Actual

	Budgeted FY2024	Actual FY2024
<b>FUND BALANCE CARRYOVER</b> <i>(previous year)</i>	\$ 21,368,547.13	\$ 21,464,219.26
<b>REVENUE</b>		
City of Fort Worth:	\$ 2,337,398.00	\$ 2,173,964.09
Tarrant County:		\$ -
Tarrant County College District:	\$ 318,725.00	\$ 294,206.19
Tarrant Regional Water District:	\$ 75,982.00	\$ 70,148.44
<b>Subtotal</b>	\$ 2,732,105.00	\$ 2,538,318.72
Other Revenue		
Interest Generated	\$ 656,398.00	\$ 663,710.98
<b>TOTAL FUNDS AVAILABLE</b>	\$ 24,757,050.13	\$ 24,666,248.96
<b>EXPENDITURES</b>		
TIF Administration	\$ 104,366.00	\$ 104,366.00
Catalyst Phase - Burnett Lofts	\$ 75,000.00	\$ 75,000.00
Waggoner Hotel	\$ 8,000,000.00	\$ 8,000,000.00
Southern Land	\$ 2,750,000.00	\$ 2,750,000.00
Le Meridien	\$ 5,500,000.00	\$ 7,500,000.00
<b>TOTAL EXPENDITURES</b>	\$ 16,429,366.00	\$ 18,429,366.00
<b>ENDING FUND BALANCE</b>	\$ 8,327,684.13	\$ 6,236,882.96

# TIF 9: Trinity River Vision

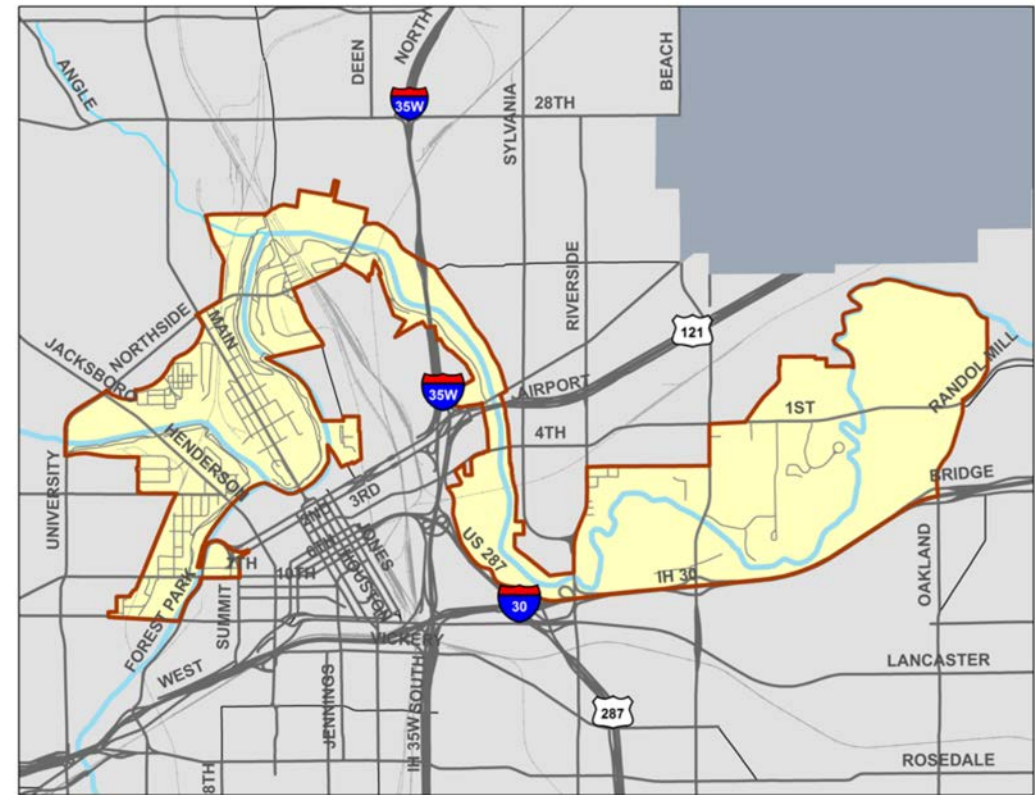
*December 16, 2003 – December 31, 2054 | 3,980 acres*

TIF 9 was created to promote redevelopment along the Trinity River while creating mixed-use development and utilizing Gateway Park as hydraulic valley storage to provide the necessary flood protection associated with the bypass flood control.

Building on the announced awarding of federal funds for the Central City Flood Control project in 2022, local partners engaged a team led by national real estate expert HR&A Advisors to provide key analysis and consulting services that will guide the future development of Panther Island. That study resulted in a refreshed vision for Panther Island that considers recent changes in the national real estate market, a detailed outlook for and prioritization of development sequencing, and recommendations on near- and long-term governance for the district.

## Major developments

- The City of Fort Worth, Tarrant County, the Tarrant Regional Water District, Tarrant County College, Real Estate Council of Greater Fort Worth, Downtown Fort Worth Inc. and Streams & Valleys engaged a team led by national real estate expert HR&A Advisors who produced a "Vision 2.0" for the district as well as recommendations for supporting desired real estate development on Panther Island.
- In FY2024, TIF 9 accepted for reimbursement approximately \$4.6 million in project costs relating to land acquisition, business relocations, environmental remediation, demolition, and other project costs for the Central City Flood Control Project.





# TIF 9: Trinity River Vision

*December 16, 2003 – December 31, 2054 | 3,980 acres*

**FY24 Estimated TIF Balance: \$525.32**

A total of 100% of this balance has been committed to the following projects:

- Central City Flood Control Project

## **Entities and Levels of Participation:**

- City of Fort Worth – 80%
  - Contributed \$4,364,250.86 this FY
- Tarrant County Hospital District – 80%
  - Contributed \$1,366,620.48 this FY
- Tarrant County College District – 80%
  - Contributed \$795,882.95 this FY
- Tarrant Regional Water District – 80%
  - Contributed \$189,580.97 this FY
- Tarrant County – 80%
  - Contributed \$1,273,046.43 this FY

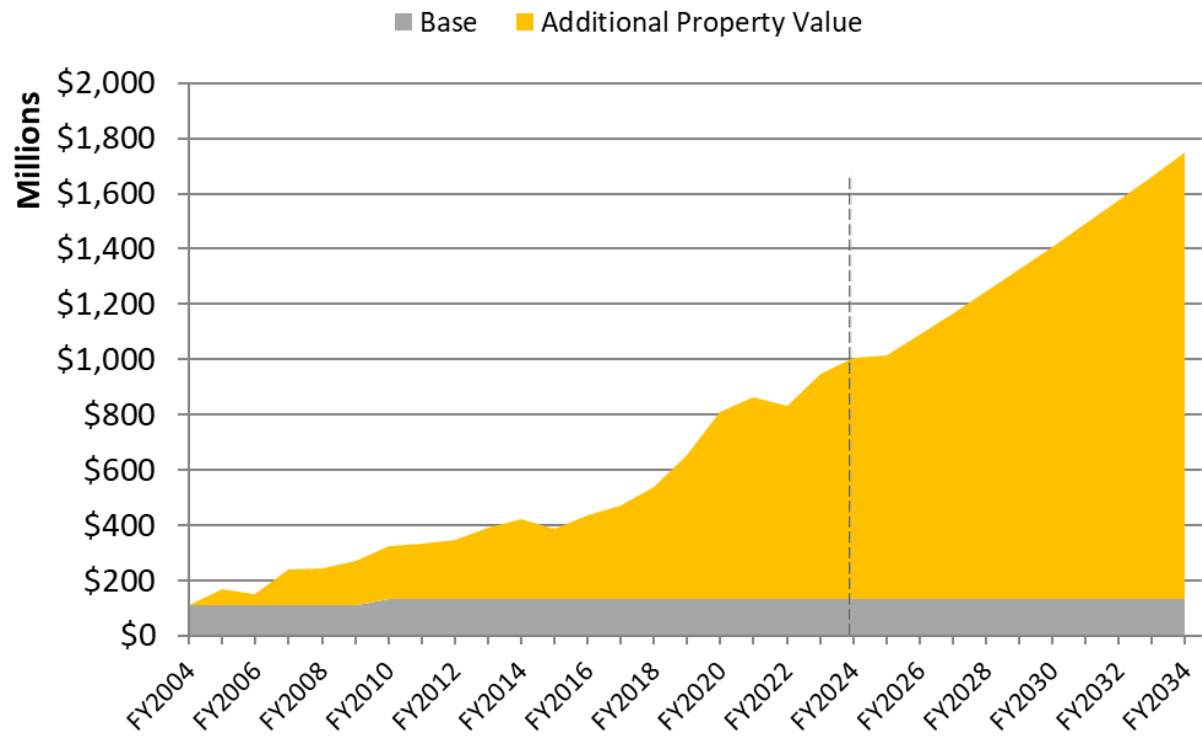
# TIF 9: Trinity River Vision

*December 16, 2003 – December 31, 2054*  
*3,980 acres*

## Overall Performance

Base value of TIF	\$130,744,298
Current taxable value of TIF	\$1,007,959,679
Total increase in taxable value to date	\$877,215,381
Percent increase in taxable value to date	670.9%
Taxable value after termination	\$3,935,319,299
Total projected increase in taxable value	\$3,804,575,001
Total revenues produced by termination of TIF	\$769,736,165
Percent increase in taxable value by termination	2,909.9%
Base value per acre	\$32,850
Current taxable value of TIF per acre	\$253,256
Projected taxable value per acre after termination	\$988,774
Increase in taxable value per acre to date	\$220,406
Increase in taxable value per acre by termination	\$955,923





# TIF 9: Trinity River Vision

*December 16, 2003 – December 31, 2054*  
*3,980 acres*

## TIF 9: Trinity River Vision (5-YEAR Growth by Land Use)

	Land Use	2018 Taxable Value	2024 Taxable Value <i>July Certified</i>	% of Total Taxable Value	5-yr Nominal Growth Taxable Value	Total % 5-yr Growth Taxable Value	5-yr CAGR Taxable Value
Residential	A	55,270,577	80,688,984	8.0%	25,418,407	46%	7.9%
	AC	8,850	-	0.0%	(8,850)	-100%	-100.0%
	B	56,854	99,594	0.0%	42,740	75%	11.9%
	C1	105,387	607,728	0.1%	502,341	477%	42.0%
Non-Residential	BC	288,078,483	643,596,051	63.4%	355,517,568	123%	17.4%
	C1C	30,663,794	23,752,093	2.3%	(6,911,701)	-23%	-5.0%
	C2C	8,951,613	7,722,328	0.8%	(1,229,285)	-14%	-2.9%
	D1	5,305	22,984	0.0%	17,679	333%	34.1%
	F1	245,329,184	219,067,785	21.6%	(26,261,399)	-11%	-2.2%
	F2	21,749,316	34,086,157	3.4%	12,336,841	57%	9.4%
	J2	4,063,115	3,959,003	0.4%	(104,112)	-3%	-0.5%
	J3	1,103,273	947,190	0.1%	(156,083)	-14%	-3.0%
	J5	8,494	8,494	0.0%	-	0%	0.0%
	J6	27,181	27,181	0.0%	-	0%	0.0%
	<b>Total</b>	<b>655,421,426</b>	<b>1,014,585,572</b>	<b>100.0%</b>	<b>359,164,146</b>	<b>55%</b>	<b>9.1%</b>

- |   |  |
|---|--|
| A Single-family Residential             | F1 Commercial                            |
| AC Single-family Interim Use            | F2 Industrial                            |
| B Multi-family Residential              | J2 Commercial Utility Gas Companies      |
| C1 Vacant Land Residential              | J3 Commercial Utility Electric Companies |
| BC Multi-family Commercial              | J5 Commercial Utility Railroads          |
| C1C Vacant Land Commercial              | J6 Commercial Utility Pipelines          |
| C2C Commercial Land w Improvement Value |  |
| D1 Qualified Open Space Land            |  |



## TIF 9: Trinity River Vision FY2024 Budget to Actual

	Budgeted FY2024	Actual FY2024
<b>FUND BALANCE CARRYOVER</b> <i>(previous year)</i>	\$ 6,533.97	\$ 8,288.71
<b>REVENUE</b>		
City of Fort Worth:	\$ 4,364,250.86	\$ 4,364,250.86
Tarrant County:	\$ 1,373,149.70	\$ 1,273,046.43
Tarrant County Hospital District:	\$ 1,373,149.70	\$ 1,366,620.48
Tarrant County College District:	\$ 795,882.95	\$ 795,882.95
Tarrant Regional Water District:	\$ 189,580.97	\$ 189,580.97
<b>Subtotal</b>	\$ 8,096,014.18	\$ 7,989,381.69
Other Revenue		
Interest Generated	\$ 21,170.00	\$ 42,499.14
<b>TOTAL FUNDS AVAILABLE</b>	\$ 8,124,319.89	\$ 8,040,169.54
<b>EXPENDITURES</b>		
TRVA Loan	\$ 8,094,021.28	\$ 8,039,644.22
<b>TOTAL EXPENDITURES</b>	\$ 8,094,021.28	\$ 8,039,644.22
<b>ENDING FUND BALANCE</b>	\$ 30,298.61	\$ 525.32

# TIF 10: Lone Star

**June 15, 2004 – December 31, 2025 | 981 acres**

TIF 10 was created to finance the development of public space and infrastructure on and near the site of Cabela's, a 200,000 square foot hunting and outdoor retail facility in north Fort Worth.

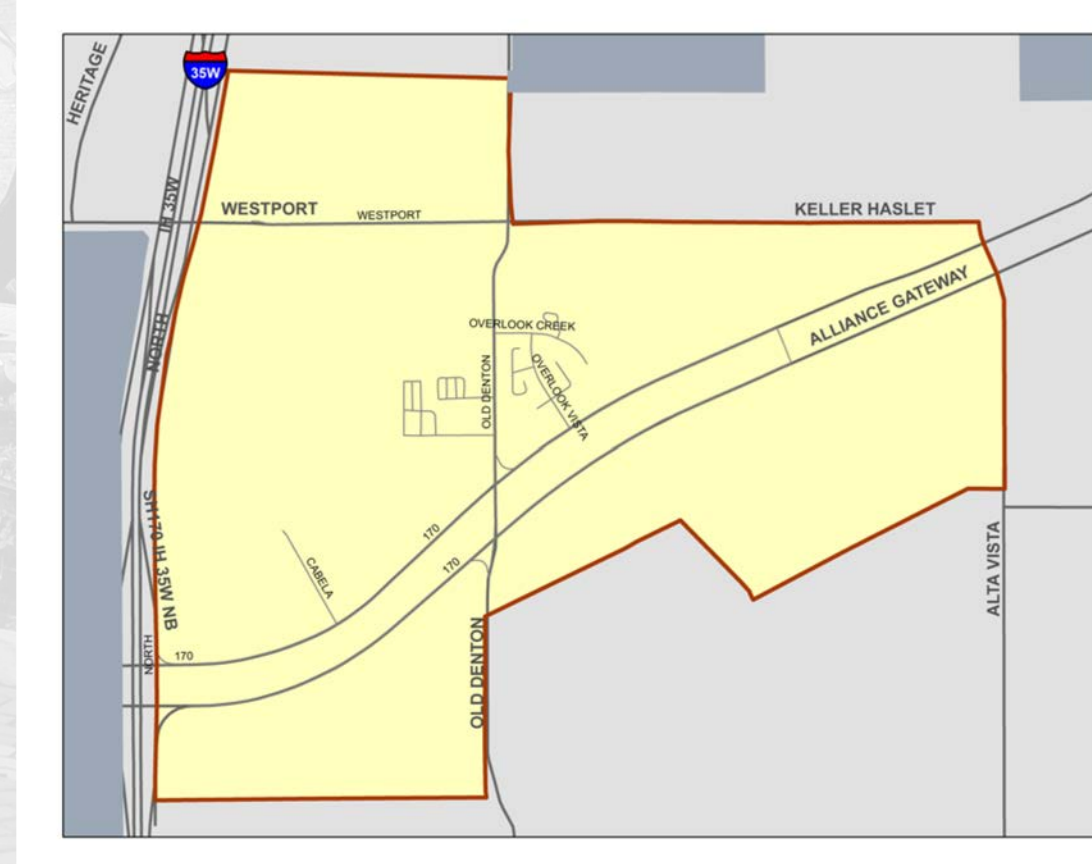
Overall, TIF 10 has experienced positive revenue growth, with a year over year (YOY) increase of approximately 44.66% from FY 23 to FY 24. Despite earlier concerns about a decline in taxable value due to Cabela's sales performance, recent developments indicate a significant recovery and an upward trend in revenue. Additionally, nearby developments at Alliance Airport continue to attract new businesses, further contributing to Fort Worth's economy and reinforcing the city's position as a prime location for aerospace, manufacturing, and transportation innovation.

## Major developments

- Revenues from TIF 10 were initially dedicated to financing public improvements and exhibition space that supported the Cabela's development. As of now, no further development projects can be funded by TIF resources, as all amounts collected are being used to pay down the existing infrastructure costs.
- Cabela's purchased the bonds that provided the up-front funding for the project. These bonds were backed by tax increments collected within the TIF district.

## Bond Write-Off Details

- In accordance with the terms of the Indenture of Trust, any remaining unpaid principal and interest on the bonds will be forgiven as of July 1, 2024, if the trust estate is insufficient to cover these amounts. As of the bond maturity, the trust estate lacked sufficient funds to fully pay the outstanding principal and interest, resulting in the following write-offs:
- Principal: \$31,617,000.00
- Interest: \$28,377,718.02 (accrued as of September 30, 2024)
- These unpaid amounts are now considered forgiven.





# TIF 10: Lone Star

June 15, 2004 – December 31, 2025 | 981 acres

**FY24 Estimated TIF Balance: \$0.00**

A total of **\$1,802,656.49** has been committed to the following projects in FY2024:

- The Lone Star Local Government Corporation in support of Cabela's project
- *\*The TIF was dissolved on October 16, 2024 per the lien release of outstanding principal on bonds.*

## Entities and Levels of Participation:

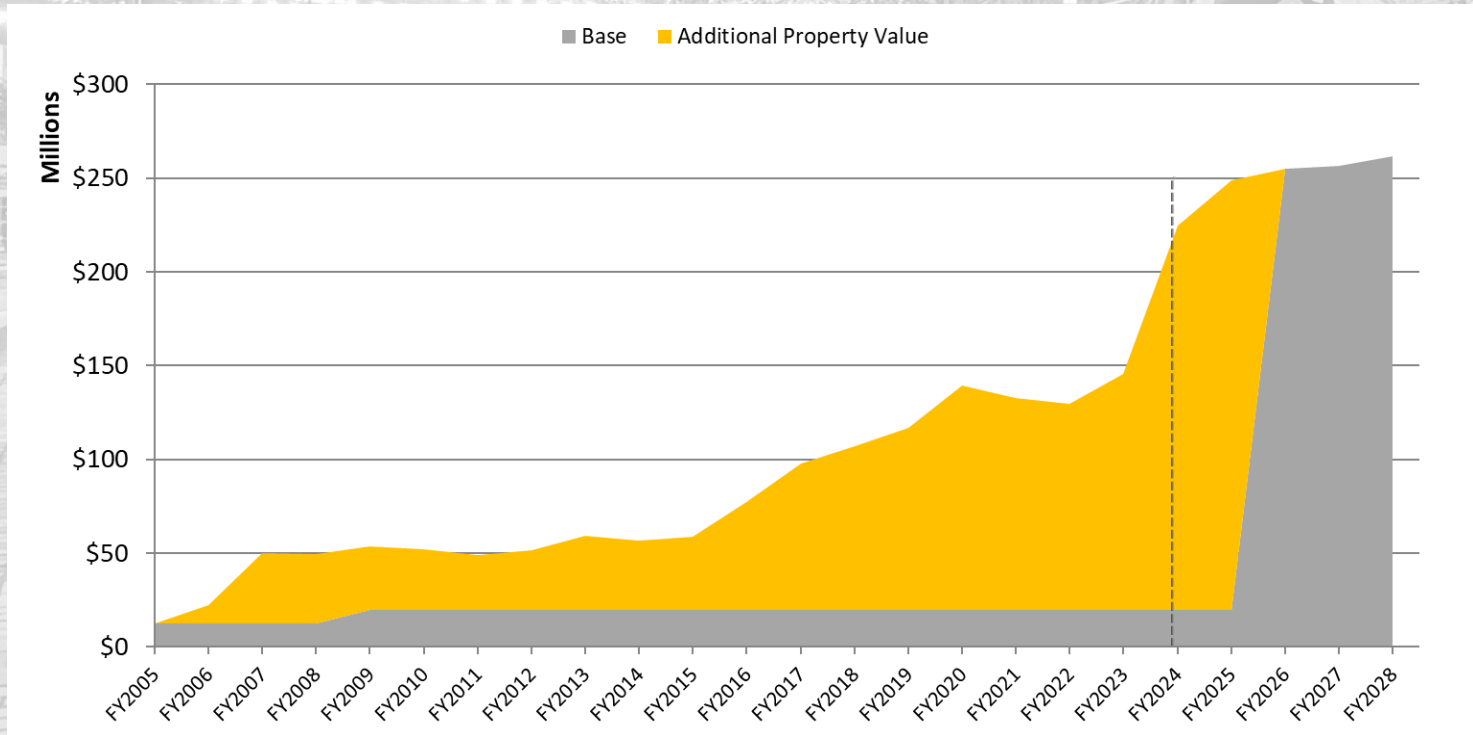
- City of Fort Worth – 90%
  - Contributed \$1,242,484.37 this FY
- Tarrant County Hospital District – 50%
  - Contributed \$202,125.30 this FY
- Tarrant County College District – 50%
  - Contributed \$118,820.67 this FY
- Tarrant Regional Water District – 60%
  - Contributed \$14,531.24 this FY
- Tarrant County – 50%
  - Contributed \$195,803.00 this FY

# TIF 10: Lone Star

*June 15, 2004 – December 31, 2025*  
*981 acres*

## Overall Performance

Base value of TIF	\$16,073,937
Current taxable value of TIF	\$221,358,425
Total increase in taxable value to date	\$205,284,488
Percent increase in taxable value to date	1,277.1%
Taxable value after termination	\$245,535,336
Total projected increase in taxable value	\$229,461,399
Total revenues produced by termination of TIF	\$16,615,732
Percent increase in taxable value by termination	1,427.5%
Base value per acre	\$16,385
Current taxable value of TIF per acre	\$225,646
Projected taxable value per acre after termination	\$250,291
Increase in taxable value per acre to date	\$209,260
Increase in taxable value per acre by termination	\$233,906



# TIF 10: Lone Star

*June 15, 2004 – December 31, 2025 981 acres*



## TIF 10: Lone Star (5-YEAR Growth by Land Use)

	Land Use	2018 Taxable Value	2024 Taxable Value <i>July Certified</i>	% of Total Taxable Value	5-yr Nominal Growth Taxable Value	Total % 5-yr Growth Taxable Value	5-yr CAGR Taxable Value
<b>Residential</b>	A	21,841,175	34,580,857	13.9%	12,739,682	58%	9.6%
	C1	215,348	2,457,161	1.0%	2,241,813	1041%	62.7%
	E	453,000	639,315	0.3%	186,315	41%	7.1%
	O	621,500	-	0.0%	(621,500)	-100%	-100.0%
<b>Non-Residential</b>	BC	36,630,000	56,200,000	22.7%	19,570,000	53%	8.9%
	C1C	611,734	11,045,581	4.5%	10,433,847	1706%	78.4%
	C2C	200	1,100	0.0%	900	450%	40.6%
	D1	64,349	45,322	0.0%	(19,027)	-30%	-6.8%
	F1	52,899,466	142,966,000	57.7%	90,066,534	170%	22.0%
	<b>Total</b>	<b>113,336,772</b>	<b>247,935,336</b>	<b>100.0%</b>	<b>134,598,564</b>	<b>119%</b>	<b>16.9%</b>

- A Single-family Residential
- E Rural Land and Improvements Residential
- O Residential Inventory
- C1 Vacant Land Residential
- BC Multi-family Commercial
- C1C Vacant Land Commercial
- C2C Commercial Land w Improvement Value
- D1 Qualified Open Space Land
- F1 Commercial

## TIF 10: Lone Star FY2024 Budget to Actual

	Budgeted FY2024	Actual FY2024
<b>FUND BALANCE CARRYOVER</b> <i>(previous year)</i>	12,558.72	12,569.44
<b>REVENUE</b>		
City of Fort Worth:	1,268,019.00	1,242,484.37
Tarrant County:	207,534.00	195,803.00
Tarrant County Hospital District:	207,534.00	202,125.30
Tarrant County College District:	121,306.00	118,820.67
Tarrant Regional Water District:	15,229.00	14,531.24
<b>Subtotal</b>	1,819,622.00	1,773,764.58
Other Revenue		
Interest Generated	24,739.00	16,322.47
<b>TOTAL FUNDS AVAILABLE</b>	1,856,919.72	1,802,656.49
<b>EXPENDITURES</b>		
Lone Star Local Government Coporation	1,241,883.93	1,802,656.49
<b>TOTAL EXPENDITURES</b>	1,241,883.93	1,802,656.49
<b>ENDING FUND BALANCE</b>	615,035.79	-

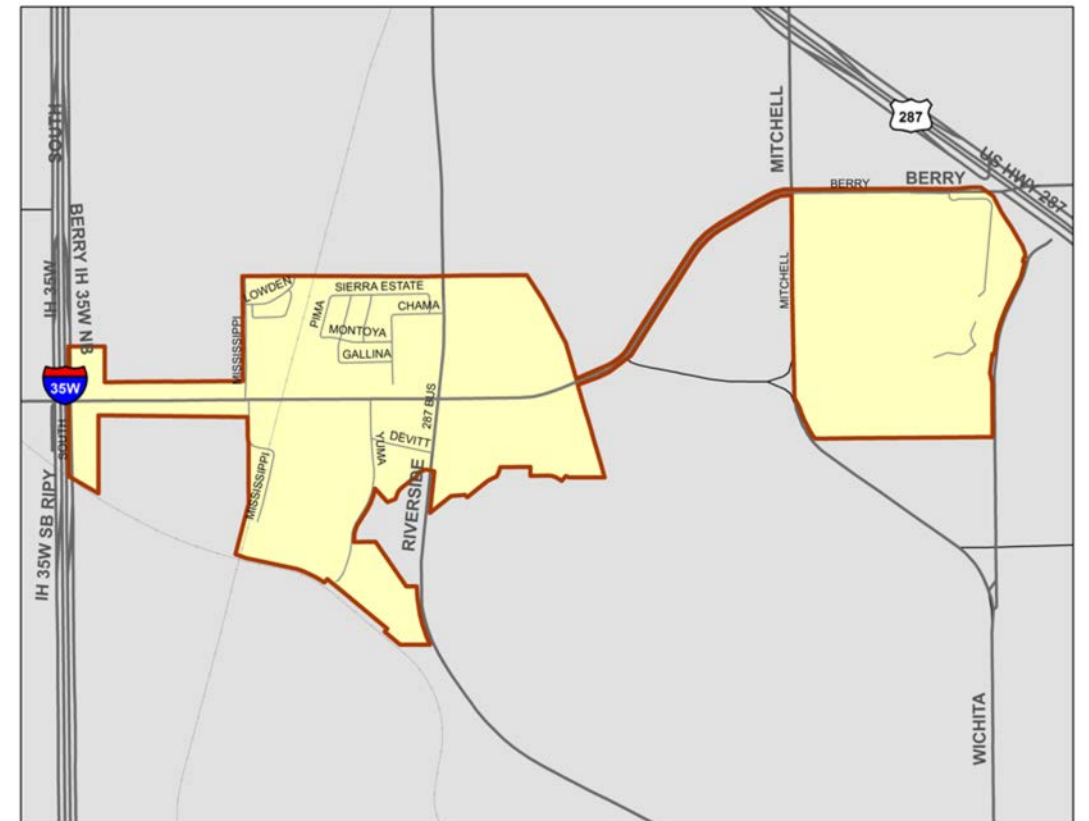
# TIF 12: East Berry Renaissance

*June 18, 2006 – December 31, 2027 | 604 acres*

TIF 12 was created to help fund public infrastructure improvements along the East Berry Street corridor and promote redevelopment and growth throughout the area, particularly in the Renaissance Heights Purpose Built Community.

## Major developments supported by TIF in FY2024

- The TIF is currently supporting the E. Berry master corridor transformation plan from I-35 to Lake Arlington. The plan will look at transportation, public infrastructure improvements, development opportunities, smart city infrastructure and more, and is supported by \$2.5 million in bond funds from the City's 2022 bond package. Final recommendations and implementation are set to begin early 2025.
- The TIF has made its final payment for the Mason Heights multi-use development that included Colombia Renaissance's multifamily and senior housing projects, YMCA, Uplift School, and ACH office. The TIF is awaiting updated plans for final phase of the Renaissance Heights Purpose Built Community's development, with plans to bring additional mixed income housing opportunities with Housing Channel and a community land trust, enhancements to Happy Park, neighborhood commercial space, and Colombia Renaissance's final affordable housing building.





# TIF 12: East Berry Renaissance

*June 18, 2006 – December 31, 2027 | 604 acres*

**FY24 Estimated TIF Balance: \$1,397,670.70**

A total of **\$200,092** has been committed to the following projects and administration, prioritizing those in Renaissance Heights:

- \$200,092 for TIF administration in remaining years of the term

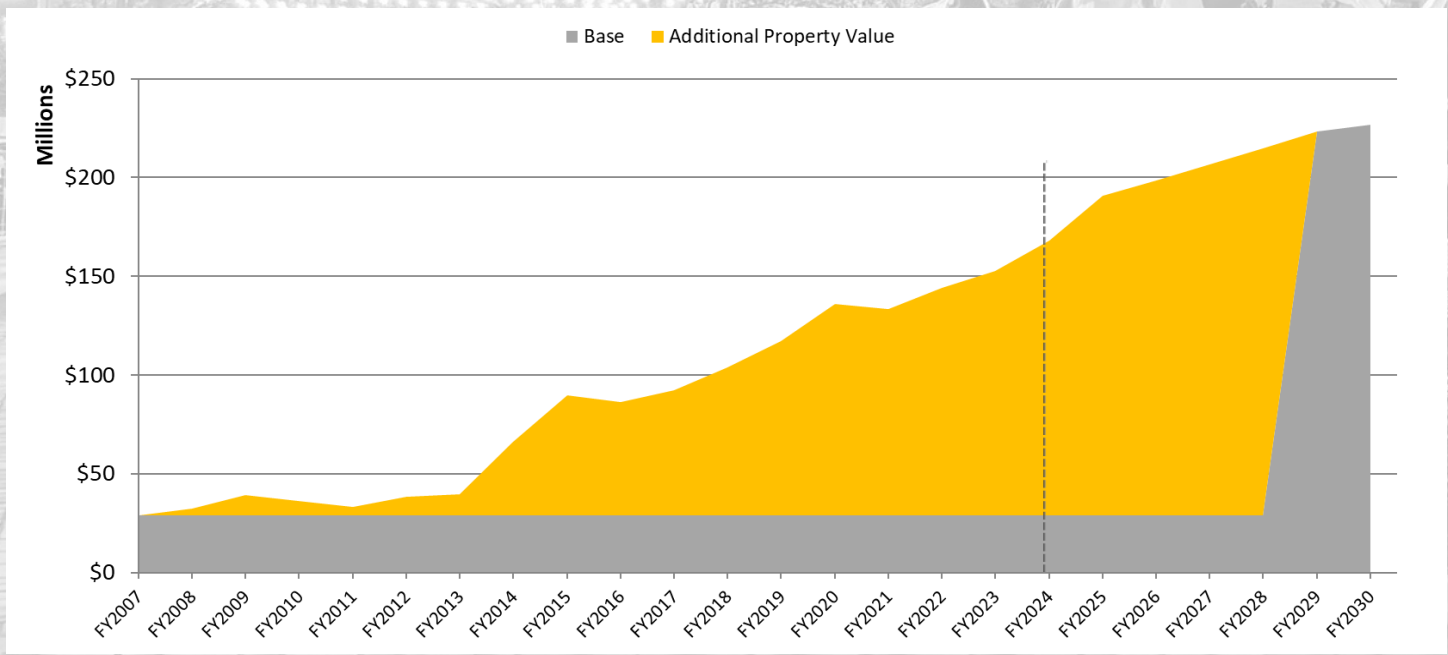
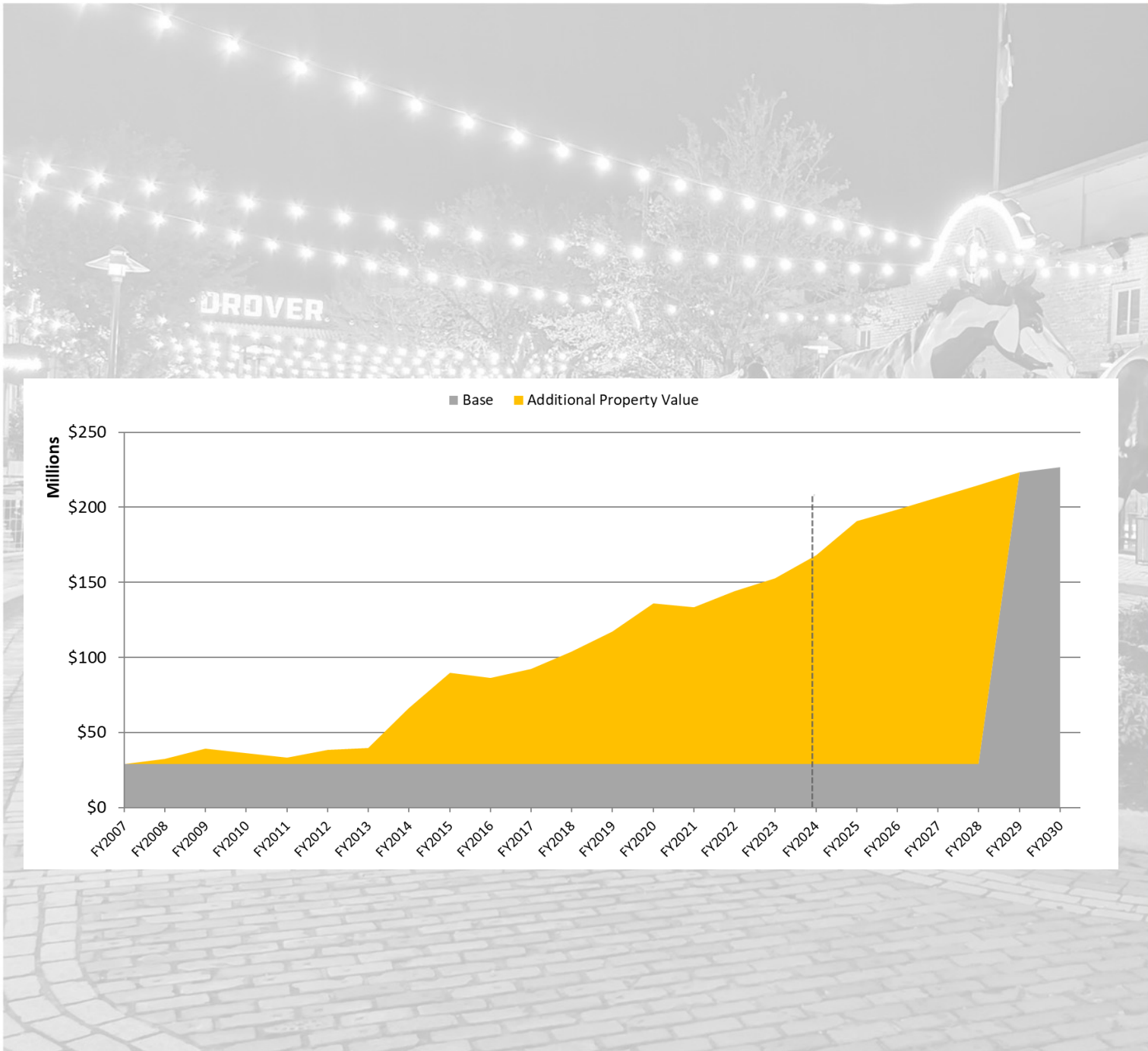
## **Entities and Levels of Participation:**

- City of Fort Worth – 100%
  - Contributed \$933,831.73 this FY
- Tarrant County Hospital District – 80% (Capped at \$4,472,590)
  - Contributed \$211,019.70 this FY
- Tarrant County College District – 50%
  - Contributed \$80,302.47 this FY
- Tarrant Regional Water District – 100%
  - Contributed \$38,400.32 this FY
- Tarrant County – 100% (Capped at \$7,100,000)
  - Contributed \$258,815.51 this FY

# TIF 12: East Berry Renaissance

*June 18, 2006 – December 31, 2027  
604 acres*

Overall Performance	
Base value of TIF	\$ 29,176,323
Current taxable value of TIF	\$168,035,911
Total increase in taxable value to date	\$138,859,588
Percent increase in taxable value to date	475.9%
Taxable value after termination	\$214,807,867
Total projected increase in taxable value	\$185,631,544
Total revenues produced by termination of TIF	\$18,774,608
Percent increase in taxable value by termination	636.2%
Base value per acre	\$48,305
Current taxable value of TIF per acre	\$278,205
Projected taxable value per acre after termination	\$355,642
Increase in taxable value per acre to date	\$229,900
Increase in taxable value per acre by termination	\$307,337



# TIF 12: East Berry Renaissance

*June 18, 2006 – December 31, 2027*  
*604 acres*



## TIF 12: East Berry Renaissance (5-YEAR Growth by Land Use)

	Land Use	2018 Taxable Value	2024 Taxable Value <i>July Certified</i>	% of Total Taxable Value	5-yr Nominal Growth Taxable Value	Total % 5-yr Growth Taxable Value	5-yr CAGR Taxable Value
<b>Residential</b>	A	15,542,198	64,733,980	33.9%	49,191,782	317%	33.0%
	O	558,600	21,863	0.0%	(536,737)	-96%	-47.7%
	C1	132,422	208,587	0.1%	76,165	58%	9.5%
<b>Non-Residential</b>	BC	15,300,000	38,815,029	20.3%	23,515,029	154%	20.5%
	C1C	11,641,490	10,464,669	5.5%	(1,176,821)	-10%	-2.1%
	C2C	336,888	327,728	0.2%	(9,160)	-3%	-0.5%
	D1	-	7,631	0.0%	7,631	-	-
	F1	70,973,783	70,166,725	36.7%	(807,058)	-1%	-0.2%
	F2	2,724,755	6,217,200	3.3%	3,492,445	128%	17.9%
	<b>Total</b>	<b>117,210,136</b>	<b>190,963,412</b>	<b>100.0%</b>	<b>73,753,276</b>	<b>63%</b>	<b>10.3%</b>

- A Single-family Residential
- O Residential Inventory
- C1 Vacant Land Residential
- BC Multi-family Commercial
- C1C Vacant Land Commercial
- C2C Commercial Land w Improvement Value
- D1 Qualified Open Space Land
- F1 Commercial
- F2 Industrial

## TIF 12: East Berry Renaissance FY2024 Budget to Actual

	Budgeted FY2024	Actual FY2024
<b>FUND BALANCE CARRYOVER</b> <i>(previous year)</i>	\$ 88,295.15	\$ 88,690.47
<b>REVENUE</b>		
City of Fort Worth:	\$ 961,244.00	\$ 933,830.73
Tarrant County:	\$ 282,742.00	\$ 258,815.51
Tarrant County Hospital District:	\$ 226,194.00	\$ 211,019.70
Tarrant County College District:	\$ 82,454.00	\$ 80,302.47
Tarrant Regional Water District:	\$ 39,420.00	\$ 38,400.32
<b>Subtotal</b>	\$ 1,592,054.00	\$ 1,522,368.73
Other Revenue	\$ -	
Interest Generated	\$ 22,467.00	\$ 34,390.50
<b>TOTAL FUNDS AVAILABLE</b>	\$ 1,702,816.15	\$ 1,645,449.70
<b>EXPENDITURES</b>		
E Berry Corridor Design & Planning Study	\$ 200,000.00	\$ 200,000.00
TIF Administration	\$ 47,779.00	\$ 47,779.00
<b>TOTAL EXPENDITURES</b>	\$ 247,779.00	\$ 247,779.00
<b>ENDING FUND BALANCE</b>	\$ 1,455,037.15	\$ 1,397,670.70

# TIF 13: Woodhaven

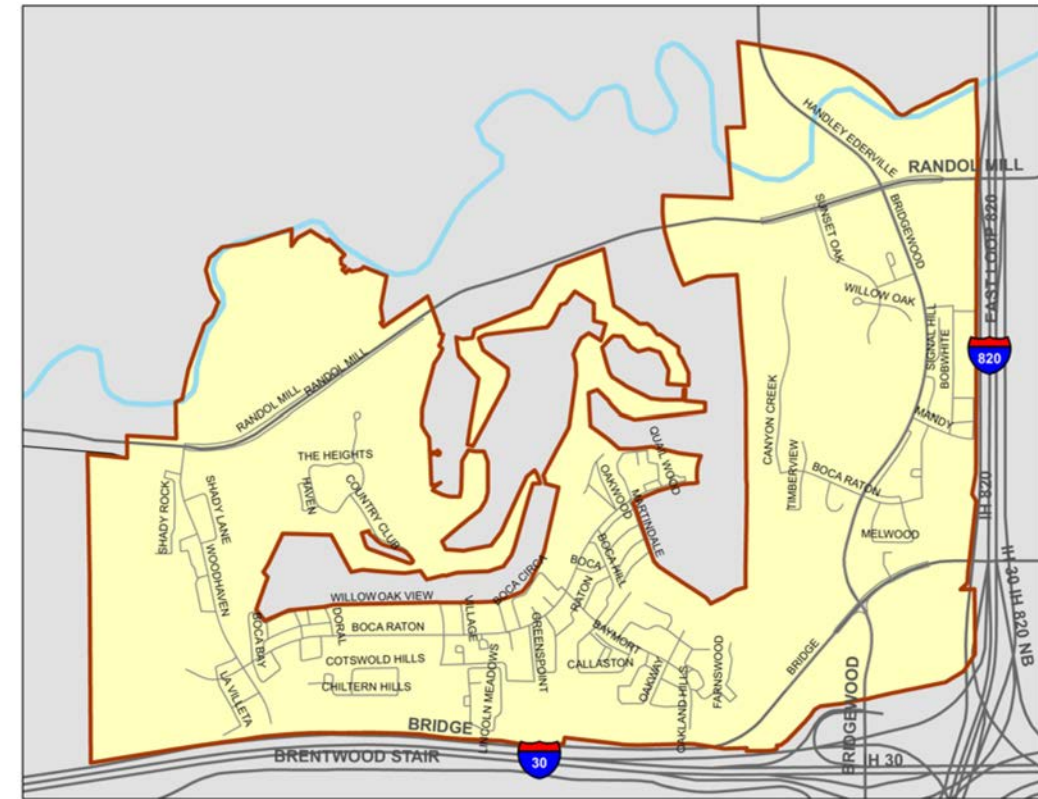
*November 27, 2007 – December 31, 2028 | 1,100 acres*

TIF 13 was created to help fund public infrastructure improvements that will provide a “foundation for development” to encourage and support the long-term public needs of the neighborhood and secure mixed-use economic growth opportunities in the Woodhaven area.

The district has continued a strong pace of growth seen in recent years, with appraised values increasing 15% year-over-year.

## Major developments

- EMC Development, LLC, completed the second phase of Highwoods Village, a single-family residential development located at the corner of Randol Mill Road and Highwoods Trail.
- The City hired Interface Studios to conduct a Conservation Plan, to analyze the opportunities for development/redevelopment and what investments would best encourage new investments. Plan set to be complete in early 2025.





# TIF 13: Woodhaven

November 27, 2007 – December 31, 2028 | 1,100 acres

**FY24 Estimated TIF Balance: \$17,305,632.02**

A total of **\$915,524.00** of this balance has been committed to the following projects:

- \$532,197.00 for Administration
- \$184,951.00 to Highwoods Village Development
- \$198,376.00 to Woodhaven Conservation Plan

**Current remaining funds: \$16,390,108.02**

*Note: In 2022, Transportation and Public Works (TPW) received \$4,200,000 from TIF13 for the Randol Mill Sidewalk project; the project has since been cancelled. However, the TIF13 Board has approved a \$75,000.00 expenditure to pay for public engagement due to work already been contracted. Economic Development is currently in the process of receiving the \$4,200,000 back from TPW.*

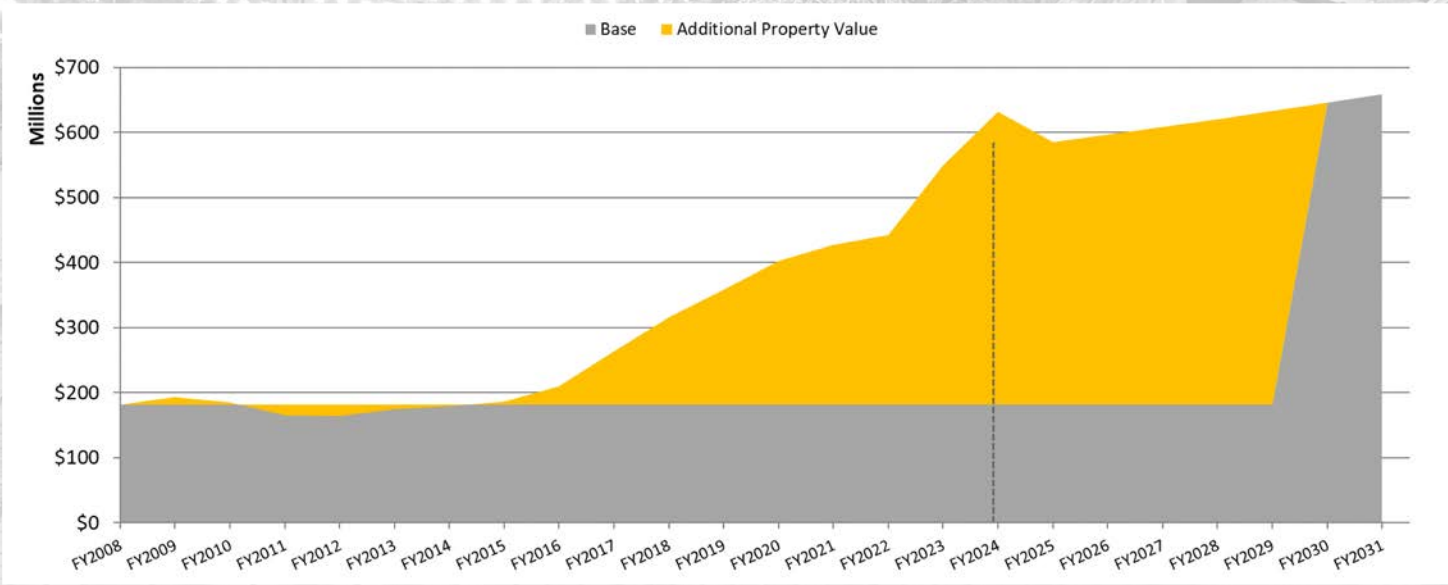
## Entities and Levels of Participation:

- City of Fort Worth – 100%
  - Contributed \$3,025,752.69 this FY
- Tarrant Regional Water District – 100%
  - Contributed \$121,326.41 this FY
- Tarrant County – 80% (Capped)
  - Contributed \$124,208.26 this FY
- Tarrant County Hospital District – 80% (Fulfilled)
  - Contributed \$0.00 this FY
- Tarrant County College District – 50%
  - Contributed \$254,111.29 this FY

# TIF 13: Woodhaven

*November 27, 2007 – December 31, 2028  
1,100 acres*

Overall Performance	
Base value of TIF	\$181,859,151
Current taxable value of TIF	\$631,785,201
Total increase in taxable value to date	\$449,926,050
Percent increase in taxable value to date	247.4%
Taxable value after termination	\$632,731,239
Total projected increase in taxable value	\$450,872,088
Total revenues produced by termination of TIF	\$41,251,125
Percent increase in taxable value by termination	247.9%
Base value per acre	\$165,327
Current taxable value of TIF per acre	\$531,405
Projected taxable value per acre after termination	\$575,210
Increase in taxable value per acre to date	\$366,079
Increase in taxable value per acre by termination	\$409,884



# TIF 13: Woodhaven

*November 27, 2007 – December 31, 2028*  
*1,100 acres*



## TIF 13: Woodhaven (5-YEAR Growth by Land Use)

	Land Use	2018 Taxable Value	2024 Taxable Value <i>July Certified</i>	% of Total Taxable Value	5-yr Nominal Growth Taxable Value	Total % 5-yr Growth Taxable Value	5-yr CAGR Taxable Value
Residential	A	42,683,813	84,194,919	14.4%	41,511,106	97%	14.6%
	B	3,683,350	7,194,208	1.2%	3,510,858	95%	14.3%
	C1	236,014	1,359,764	0.2%	1,123,750	476%	41.9%
Non-Residential	BC	223,651,946	386,027,697	66.0%	162,375,751	73%	11.5%
	C1C	7,016,534	8,407,787	1.4%	1,391,253	20%	3.7%
	C2C	839,821	417,187	0.1%	(422,634)	-50%	-13.1%
	F1	79,895,955	96,281,520	16.5%	16,385,565	21%	3.8%
	J2	5,220	5,220	0.0%	-	0%	0.0%
	J3	748,909	657,559	0.1%	(91,350)	-12%	-2.6%
	<b>Total</b>	<b>358,761,562</b>	<b>584,545,861</b>	<b>100.0%</b>	<b>225,784,299</b>	<b>63%</b>	<b>10.3%</b>

- A Single-family Residential
- B Multi-family Residential
- C1 Vacant Land Residential
- BC Multi-family Commercial
- C1C Vacant Land Commercial
- C2C Commercial Land w Improvement Value
- F1 Commercial
- J2 Commercial Utility Gas Companies
- J3 Commercial Utility Electric Companies

## TIF 13: Woodhaven FY2024 Budget to Actual

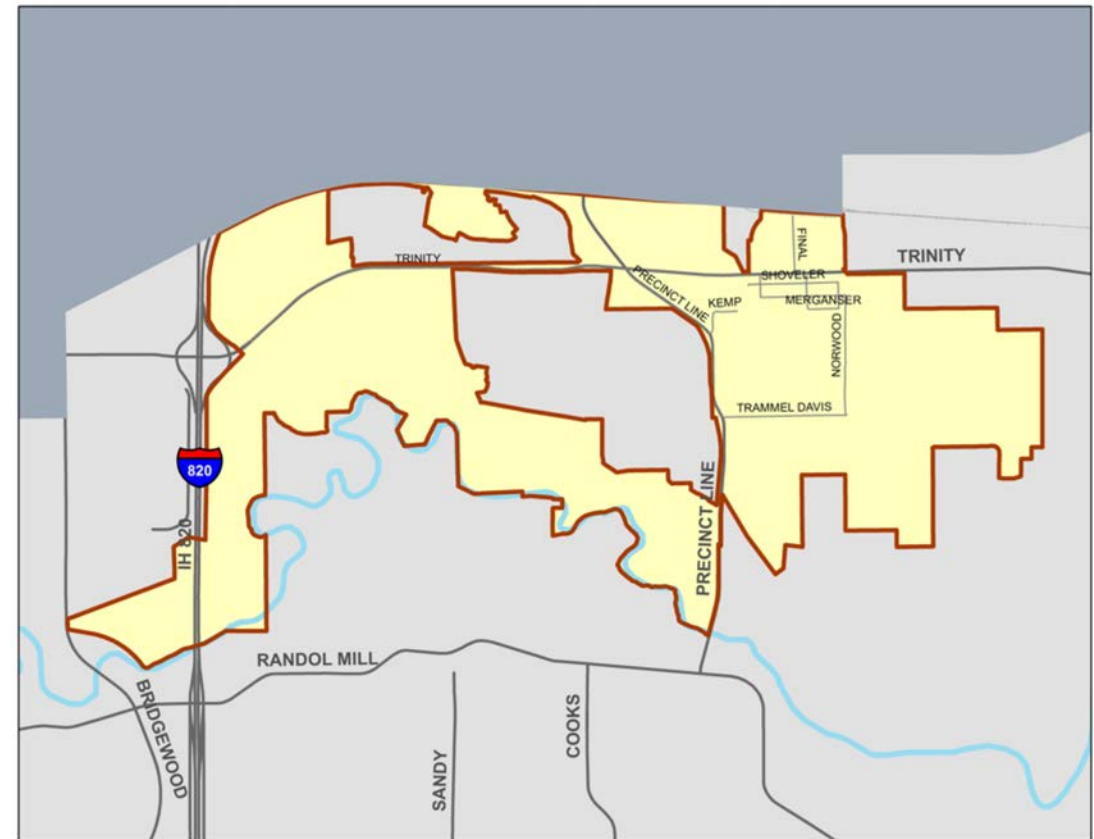
	Budgeted FY2024	Actual FY2024
<b>FUND BALANCE CARRYOVER</b> <i>(previous year)</i>	\$ 13,628,762.57	\$ 13,743,154.78
<b>REVENUE</b>		
City of Fort Worth:	\$ 3,047,658.02	\$ 3,025,752.69
Tarrant County:	\$ 124,208.26	\$ 124,208.26
Tarrant County Hospital District:	\$ -	\$ -
Tarrant County College District:	\$ 256,031.95	\$ 254,111.29
Tarrant Regional Water District:	\$ 122,233.29	\$ 121,326.41
<b>Subtotal</b>	<b>\$ 3,550,131.52</b>	<b>\$ 3,525,398.65</b>
Other Revenue		
Interest Generated	\$ 354,258.00	\$ 700,516.40
<b>TOTAL FUNDS AVAILABLE</b>	<b>\$ 17,533,152.09</b>	<b>\$ 17,969,069.83</b>
<b>EXPENDITURES</b>		
Sidewalk Connectivity	\$ 4,200,000.00	\$ 151,623.81
Highwoods Village Development, LLC	\$ 184,951.00	\$ 369,902.00
TIF Administration	\$ 141,912.00	\$ 141,912.00
<b>TOTAL EXPENDITURES</b>	<b>\$ 4,526,863.00</b>	<b>\$ 663,437.81</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 13,006,289.09</b>	<b>\$ 17,305,632.02</b>

# TIF 14: Trinity Lakes

*November 12, 2012 – December 31, 2032 | 1,800 acres*

TIF 14 was created to help finance public infrastructure improvements in the area east of Loop 820 surrounding Trinity Boulevard, including improvements to arterials (Trinity Boulevard and Precinct Line Road), the Trinity Trails system, and other eligible projects that help encourage redevelopment in the Trinity Lakes area as a Transit-Oriented Development.

The Trinity Lakes TIF experienced its fifth consecutive year of double-digit growth in appraisals in tax year 2023, posting a growth rate of 19% year-over-year. Growth in appraisals is being driven in the district by continued development and upward pricing in single-family homes in the area. However, the completion of a new TRE commuter rail station and improvements to Trinity Boulevard, have set the stage for future commercial development anticipated for the area.





# TIF 14: Trinity Lakes

*November 12, 2012 – December 31, 2032 | 1,800 acres*

**FY24 Estimated TIF Balance: \$6,199,516.27**

A total of **\$21,144,633** has been committed to the following projects:

- Trinity Boulevard (Debt service reimbursement)

## **Entities and Levels of Participation:**

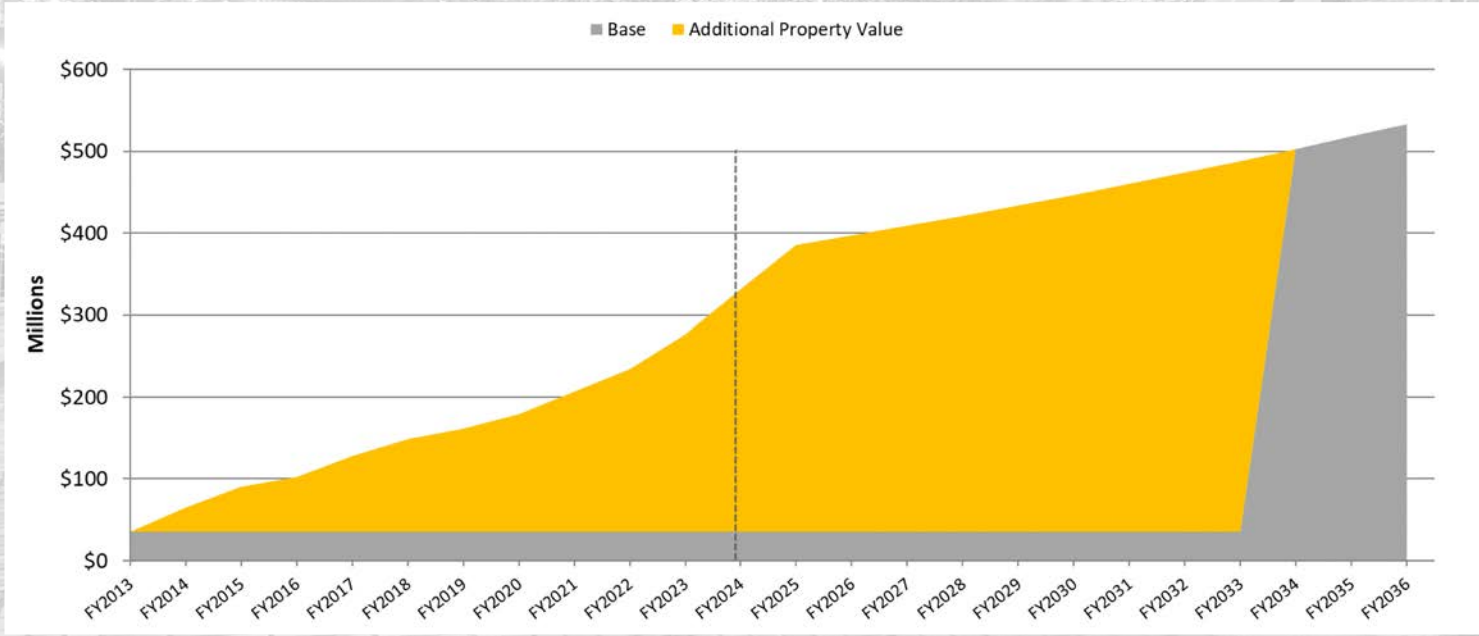
- City of Fort Worth – 85%
  - Contributed \$1,698,344.59 this FY
- Tarrant County Hospital District – 0%
  - Contributed \$0 this FY
- Tarrant County College District – 0%
  - Contributed \$0 this FY
- Tarrant Regional Water District – 85%
  - Contributed \$78,005.28 this FY
- Tarrant County – 50%
  - Contributed \$304,386.19 this FY

# TIF 14: Trinity Lakes

*November 12, 2012 – December 31, 2032  
1,800 acres*

## Overall Performance

Base value of TIF	\$35,035,971
Current taxable value of TIF	\$332,144,143
Total increase in taxable value to date	\$297,108,172
Percent increase in taxable value to date	848.0%
Taxable value after termination	\$488,202,432
Total projected increase in taxable value	\$453,166,461
Total revenues produced by termination of TIF	\$40,842,568
Percent increase in taxable value by termination	\$1,293.4%
Base value per acre	\$19,464
Current taxable value of TIF per acre	\$214,106
Projected taxable value per acre after termination	\$271,224
Increase in taxable value per acre to date	\$194,642
Increase in taxable value per acre by termination	\$251,759



# TIF 14: Trinity Lakes

*November 12, 2012 – December 31, 2032*  
*1,800 acres*



## TIF 14: Trinity Lakes (5-YEAR Growth by Land Use)

	Land Use	2018 Taxable Value	2024 Taxable Value <i>July Certified</i>	% of Total Taxable Value	5-yr Nominal Growth Taxable Value	Total % 5-yr Growth Taxable Value	5-yr CAGR Taxable Value
Residential	A	106,790,652	281,687,069	73.1%	174,896,417	164%	21.4%
	C1	611	397,068	0.1%	396,457	64887%	265.2%
	O	64,900	766,857	0.2%	701,957	1082%	63.9%
Non-Residential	BC	35,500,000	50,500,000	13.1%	15,000,000	42%	7.3%
	C1C	7,102,022	3,807,356	1.0%	(3,294,666)	-46%	-11.7%
	C2C	137,962	44,108	0.0%	(93,854)	-68%	-20.4%
	D1	9,851	7,923	0.0%	(1,928)	-20%	-4.3%
	F1	12,352,268	48,181,127	12.5%	35,828,859	290%	31.3%
	<b>Total</b>	<b>161,958,266</b>	<b>385,391,508</b>	<b>100.0%</b>	<b>223,433,242</b>	<b>138%</b>	<b>18.9%</b>

- A Single-family Residential
- C1 Vacant Land Residential
- O Residential Inventory
- BC Multi-family Commercial
- C1C Vacant Land Commercial
- C2C Commercial Land w Improvement Value
- D1 Qualified Open Space Land
- F1 Commercial

## TIF 14: Trinity Lakes FY2024 Budget to Actual

	Budgeted FY2024	Actual FY2024
<b>FUND BALANCE CARRYOVER</b> <i>(previous year)</i>	\$ 5,958,445.85	\$ 6,637,164.79
<b>REVENUE</b>		
City of Fort Worth:	\$ 1,471,783.01	\$ 1,698,344.59
Tarrant County	\$ 310,169.72	\$ 304,386.19
Tarrant Regional Water District:	\$ 63,974.20	\$ 78,005.28
<b>Subtotal</b>	\$ 1,845,926.93	\$ 2,080,736.06
Other Revenue		
Interest Generated	\$ 212,158.28	\$ 287,879.42
<b>TOTAL FUNDS AVAILABLE</b>	\$ 8,016,531.06	\$ 9,005,780.27
<b>EXPENDITURES</b>		
Trinity Boulevard Phase I	\$ 1,324,950.00	\$ 2,748,950.00
TIF Administration	\$ 57,314.00	\$ 57,314.00
<b>TOTAL EXPENDITURES</b>	\$ 1,382,264.00	\$ 2,806,264.00
<b>ENDING FUND BALANCE</b>	\$ 6,634,267.06	\$ 6,199,516.27

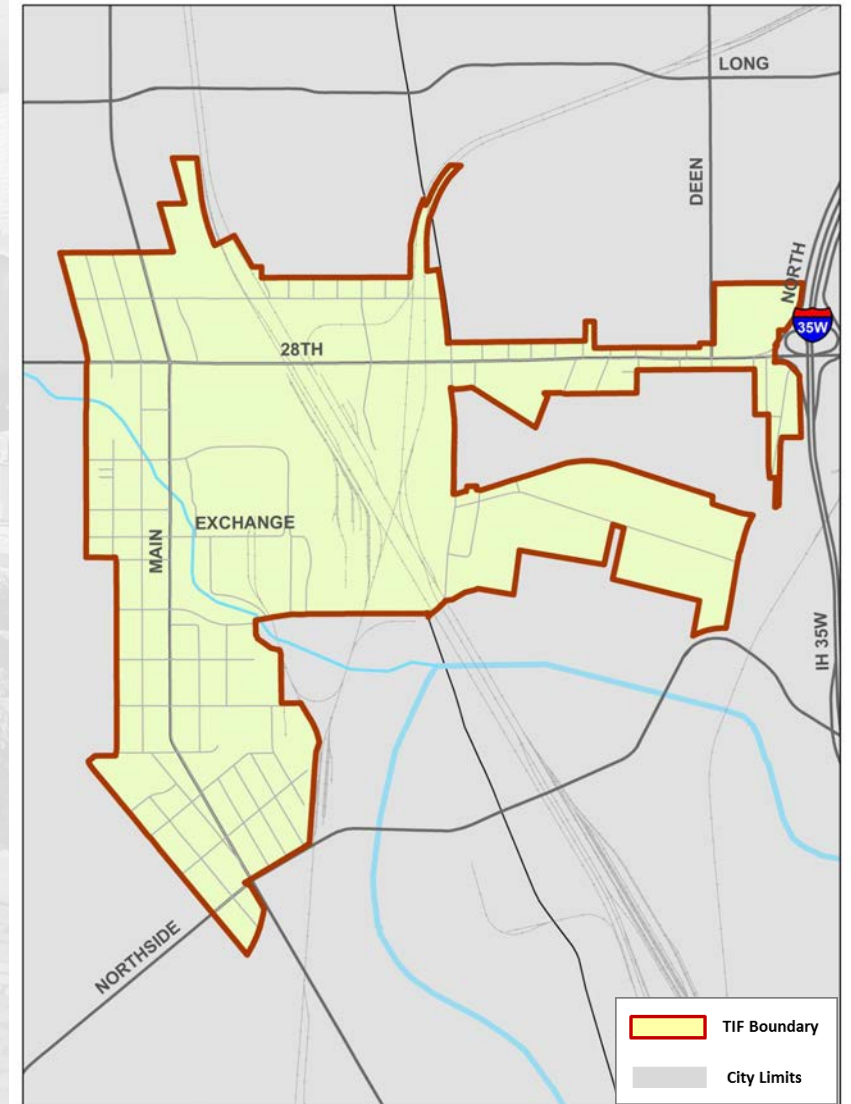
# TIF 15: Stockyards/Northside

*December 2, 2014 – December 31, 2034 | 925 acres*

TIF 15 has experienced exceptional growth in recent years, adding 38% growth in value in tax year 2023 to the prior year's 20% growth on a year-over-year basis. The success of improvements to Mule Alley and the Hotel Drover and the investments made to properties located throughout the district have brought increased activity and heightened the prospects for future investment.

## Major developments

- The second major phase of development by Fort Worth Heritage Development was committed to as part of a joint City-TIF effort to support the project which will lead to an estimated \$630M in overall investment, including the delivery of 300,000 sq.ft. of new commercial space, 500 new hotel rooms, 295 multi-family units and 1,300 spaces in a sub-grade garage.





# TIF 15: Stockyards/Northside

*December 2, 2014 – December 31, 2034 | 925 acres*

**FY24 Estimated TIF Balance: \$470,562.12**

A total of **\$37,200,000** has been committed to the following projects:

- \$200,000 for a district drainage study
- \$37,000,000 for the reimbursement of the City in relation to improvements to the Cowtown Coliseum and the delivery of new below-grade parking garages

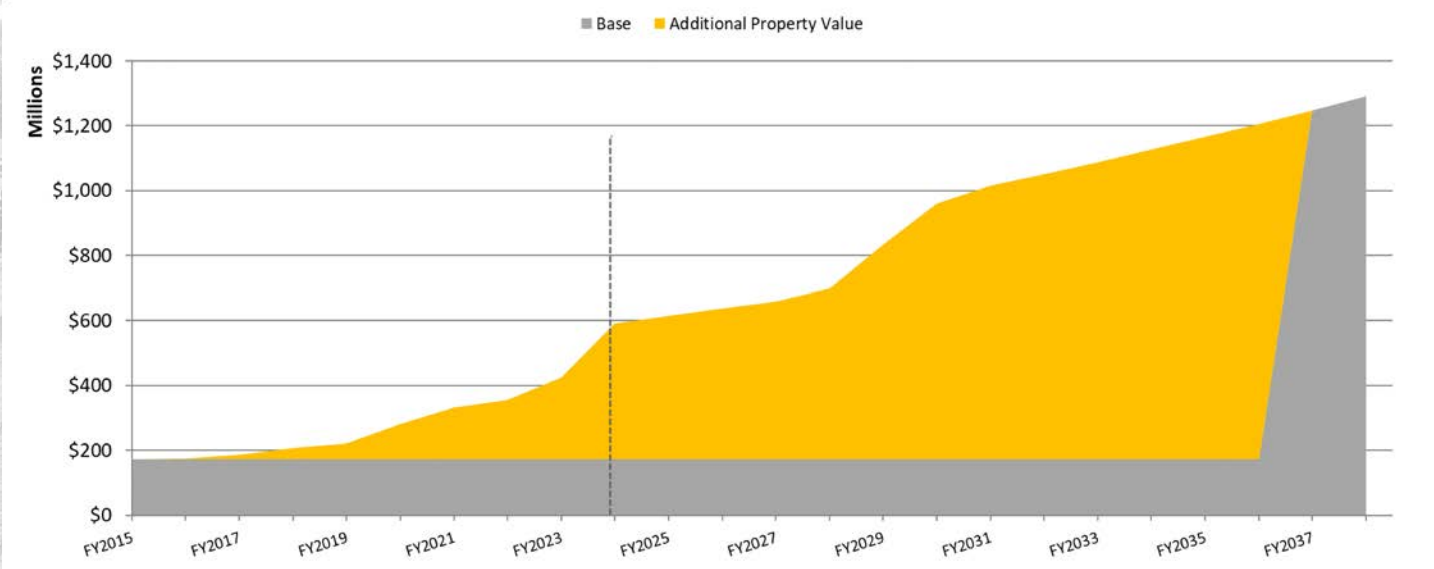
## **Entities and Levels of Participation:**

- City of Fort Worth – 50%
  - Contributed \$1,405,331.20 this FY
- Tarrant County Hospital District – 0%
  - Contributed \$0 this FY
- Tarrant County College District – 50%
  - Contributed \$235,872.30 this FY
- Tarrant Regional Water District – 50%
  - Contributed \$56,256.88 this FY
- Tarrant County – 50%
  - Contributed \$319,753.39 this FY

# TIF 15: Stockyards/ Northside

*December 2, 2014 – December 31, 2034*  
925 acres

Overall Performance	
Base value of TIF	\$173,277,642
Current taxable value of TIF	\$591,220,007
Total increase in taxable value to date	\$417,942,365
Percent increase in taxable value to date	241.2%
Taxable value after termination	\$1,205,627,345
Total projected increase in taxable value	\$1,032,349,703
Total revenues produced by termination of TIF	\$49,671,101
Percent increase in taxable value by termination	595.8%
Base value per acre	\$187,327
Current taxable value of TIF per acre	\$639,157
Projected taxable value per acre after termination	\$1,303,381
Increase in taxable value per acre to date	\$451,830
Increase in taxable value per acre by termination	\$1,116,054



# TIF 15: Stockyards / Northside

*December 2, 2014 – December 31, 2034*  
*925 acres*



# TIF 15: Stockyards / Northside (5-YEAR Growth by Land Use)

	Land Use	2018 Taxable Value	2024 Taxable Value <i>July Certified</i>	% of Total Taxable Value	5-yr Nominal Growth Taxable Value	Total % 5-yr Growth Taxable Value	5-yr CAGR Taxable Value
Residential	A	21,723,274	48,425,800	7.9%	26,702,526	123%	17.4%
	AC	-	-	0.0%	-	-	-
	B	534,089	1,315,322	0.2%	781,233	146%	19.8%
	C1	500,385	1,811,729	0.3%	1,311,344	262%	29.3%
Non-Residential	BC	1,515,126	3,491,317	0.6%	1,976,191	130%	18.2%
	C1C	5,466,569	16,070,965	2.6%	10,604,396	194%	24.1%
	C2C	3,821,616	8,560,402	1.4%	4,738,786	124%	17.5%
	F1	165,814,260	500,921,646	81.4%	335,107,386	202%	24.7%
	F2	22,301,279	34,991,931	5.7%	12,690,652	57%	9.4%
	J2	600	600	0.0%	-	0%	0.0%
	J3	72,962	58,316	0.0%	(14,646)	-20%	-4.4%
	J5	88,155	76,829	0.0%	(11,326)	-13%	-2.7%
<b>Total</b>		<b>221,838,315</b>	<b>615,724,857</b>	<b>100.0%</b>	<b>393,886,542</b>	<b>178%</b>	<b>22.7%</b>

- A Single-family Residential
- AC Single-family Interim Use
- B Multi-family Residential
- C1 Vacant Land Residential

- BC Multi-family Commercial
- C1C Vacant Land Commercial
- C2C Commercial Land with Improvement Value
- F1 Commercial
- F2 Industrial
- J2 Commercial Utility Gas Companies
- J3 Commercial Utility Electric Companies
- J5 Commercial Utility Railroads

## TIF 15: Stockyards FY2024 Budget to Actual

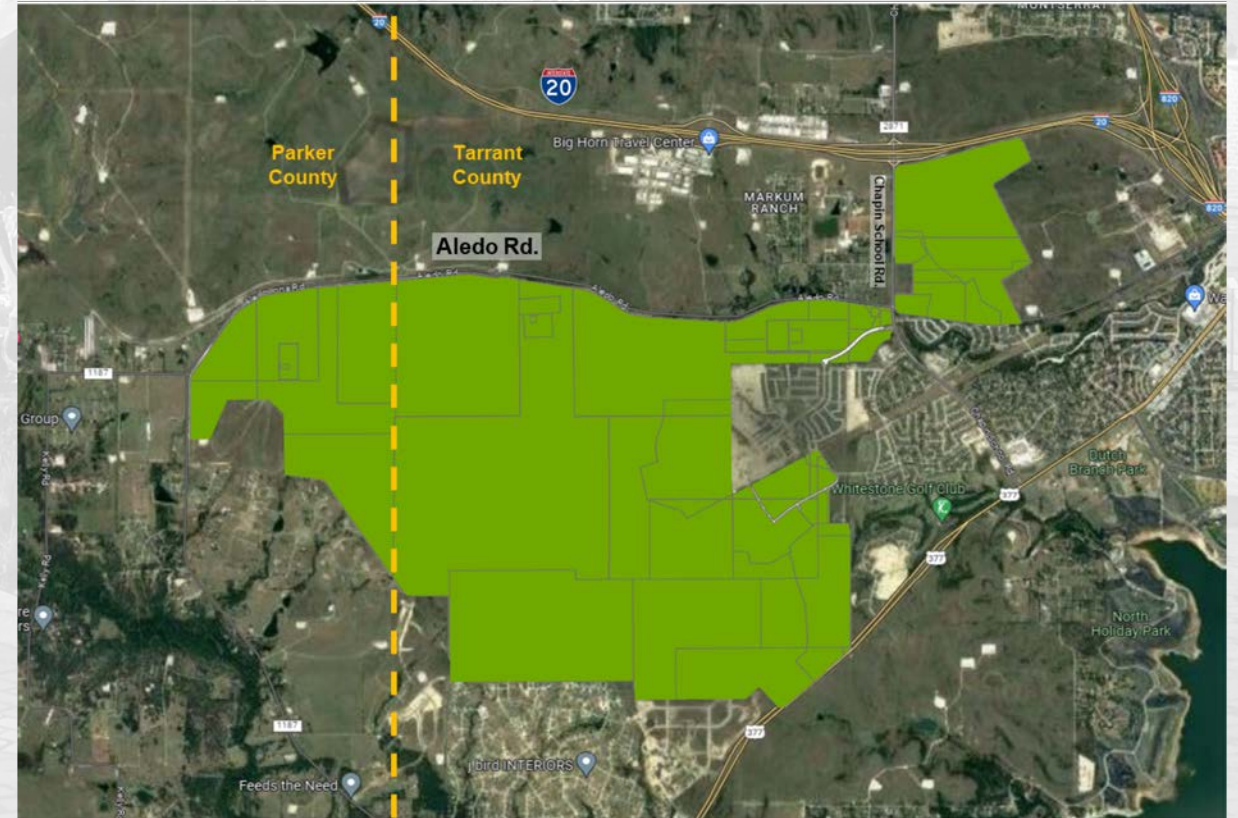
	<b>Budgeted FY2024</b>	<b>Actual FY2024</b>
<b>FUND BALANCE CARRYOVER</b> <i>(previous year)</i>	\$ 1,213,853.82	\$ 1,219,288.53
<b>REVENUE</b>		
City of Fort Worth:	\$ 1,489,752.00	\$ 1,405,331.20
Tarrant County:	\$ 432,771.00	\$ 319,753.39
Tarrant Regional Water District:	\$ 59,642.00	\$ 56,256.88
Tarrant County College District:	\$ 250,111.00	\$ 235,872.30
<b>Subtotal</b>	<b>\$ 2,232,276.00</b>	<b>\$ 2,017,213.77</b>
New Isis Theatre Loan	\$ 181,818.00	\$ -
Interest Generated	\$ 45,102.63	\$ 92,906.20
<b>TOTAL FUNDS AVAILABLE</b>	<b>\$ 3,673,050.45</b>	<b>\$ 3,329,408.50</b>
<b>EXPENDITURES</b>		
CFW Exchange Ave/Mule Alley	\$ 3,658,618.00	\$ 2,844,414.38
TIF Administration	\$ 14,432.00	\$ 14,432.00
<b>TOTAL EXPENDITURES</b>	<b>\$ 3,673,050.00</b>	<b>\$ 2,858,846.38</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 0.45</b>	<b>\$ 470,562.12</b>

# TIF 16: Veale Ranch

*Sept. 12, 2023 – Dec. 31, 2105 | 5,200 acres*

The Veale Ranch TIRZ was established to support a master-planned development of the area, offsetting or paying a portion of any assessments levied within the development to achieve a desired tax rate equivalent for the Veale Ranch PID. It will also provide incremental funding for public infrastructure, as well as economic development incentives in alignment with the City of Fort Worth's incentives policy.

The Veale Ranch TIRZ is expected to grow exponentially over the next several years, even though development is expected to span the next 30 years.



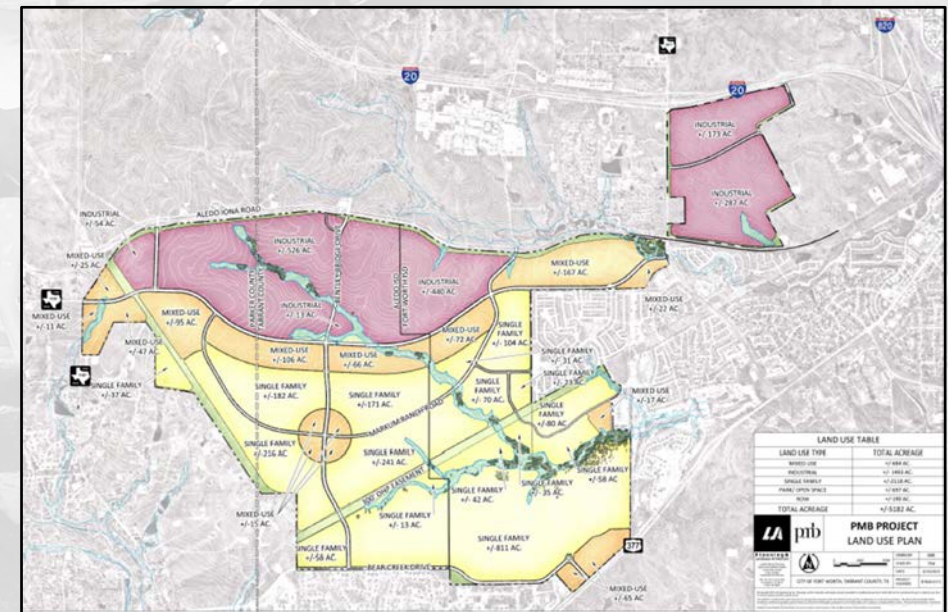


# TIF 16: Veale Ranch

Sept. 12, 2023 – Dec. 31, 2105 | 5,200 acres

## Major developments

- March 2023, PMB Capital and the City of Fort Worth entered into a Development Agreement for Veale Ranch
  - Mutual objective of realizing the envisioned project and securing funding for specific enhancements
- Development Agreement included the following key provisions:
  - Veale would annex into City of Fort Worth in phases
  - An overlapping Public Improvement District (PID) and Tax Increment Reinvestment Zone (TIRZ) would be created on the entirety of Veale
- Ventana, a 492-acre master-planned community is just one of the many developments planned for the Veale Ranch TIRZ. Construction has already been completed in many of the phases and homes are being sold to homeowners.
- Ventana Improvement Area #5 is expected to issue the first series of bonds next year for the Veale Ranch PID.
- September 2023, the **City established TIRZ 16**



# TIF 16: Veale Ranch

*Sept. 12, 2023 – Dec. 31, 2105 | 5,200 acres*

**FY24 Estimated TIF Balance: \$0.00**

No funds have been committed in relation to any active agreement for TIF 16 as of the end of FY 2024

## **Entities and Levels of Participation:**

- City of Fort Worth – 65%
  - Contributed \$0.00 this FY
- Tarrant County – 50%
  - Contributed \$0.00 this FY



# TIF 16: Veale Ranch

*Sept. 12, 2023 – Dec. 31, 2105*  
*5,200 acres*

## Overall Performance

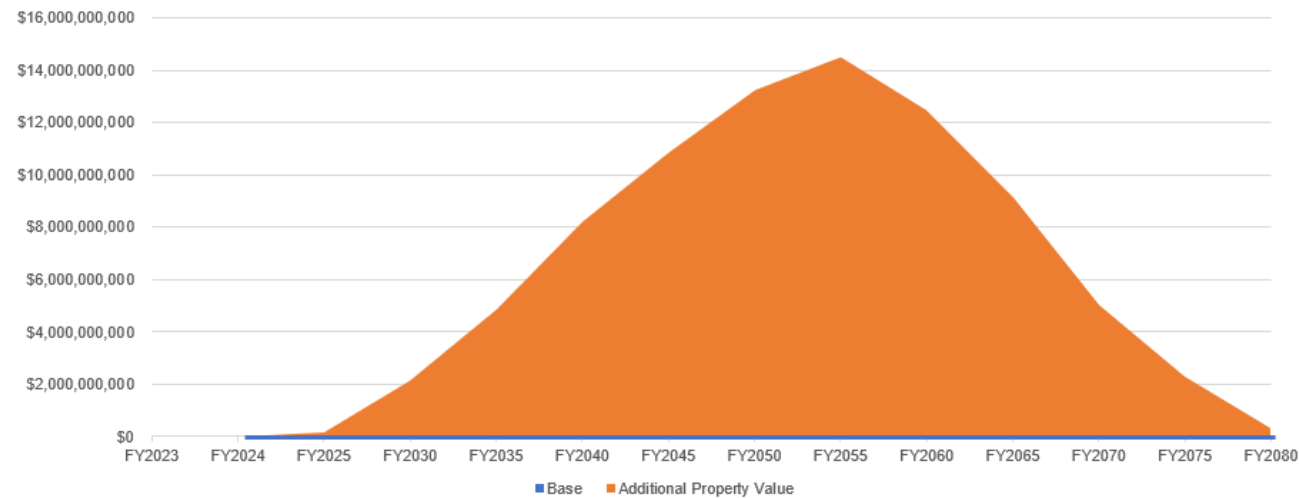
Base value of TIF	\$2,115,393
Current taxable value of TIF	\$12,350,239
Total increase in taxable value to date	\$10,234,846
Percent increase in taxable value to date	583.8%
Taxable value after termination	\$39,808,758,624
Total projected increase in taxable value	\$39,806,643,231
Total revenues produced by termination of TIF	\$1,818,656,218
Percent increase in taxable value by termination	1881861.1%
Base value per acre	\$3,475
Current taxable value of TIF per acre	\$20,290
Projected taxable value per acre after termination	\$65,401,248
Increase in taxable value per acre to date	583.8%
Increase in taxable value per acre by termination	1881861.1%





# TIF 16: Veale Ranch

*Sept. 12, 2023 – Dec. 31, 2105  
5,200 acres*



Note: The base year value is \$5,570,466, consisting of parcels in both Tarrant and Parker counties. This is shown by the thin blue line.



**For more information contact:  
Economic Development Department at: 817-392-6021**

**Or visit our website at:  
<https://www.fortworthtexas.gov/departments/econdev/tif>**