

# ECONOMIC DEVELOPMENT PROGRAMS AND INITIATIVES

## **MISSION**

The Economic Development Capital Improvement Program assists the creation of an adaptive and resilient economy by promoting job growth and increasing the tax base. Bond program projects include infrastructure improvements to protect the existing public and private assets, balance growth in all areas of the City and adjust historical disparities in development and facilities. The Public/Private Partnership program facilitates private development by providing infrastructure cost participation, development fee rebates and right-of-way abandonment fee rebates. The projects for the seven tax increment financing districts (TIFs), in which the City participates, provide funding for public improvements within the boundaries of the TIF.

## **ACCOMPLISHMENTS FOR FY2002-03**

1. Construction completed on a new shopping center in southeast Dallas and construction ongoing for new shopping center in southwest Dallas.
2. Developed major facilities at Mountain Creek and Pinnacle business parks and initiated construction of second phase of infrastructure improvements at Southport Business Park.
3. Secured major redevelopment projects in the City Center TIF District and attracted new investment in State-Thomas, Cityplace and Farmers Market TIF Districts.
4. Completed construction on the International Environmental Training and Technology Center at Dallas Business Eco-Park.

## **OBJECTIVES FOR FY2003-04**

1. Continue to facilitate the development of Southern Dallas business parks including Southport, Pinnacle Park and Mountain Creek.
2. Continue implementing the project plans of the seven tax increment financing districts.
3. Implement a new Southern Dallas retail development program.
4. Implement an “in-fill” housing development program through the land acquisition proposition in the 2003 Bond Program

## **OPERATING & MAINTENANCE COST**

Upon completion, certain capital improvement projects will have on-going costs associated with operating and maintaining the new facility, improvement or expansion. At this time, no additional operating and maintenance costs have been identified in the Economic Development Capital Program.

# ECONOMIC DEVELOPMENT PROGRAMS AND INITIATIVES

## PROJECT CATEGORY DESCRIPTIONS

**Affordable Housing** Land acquisition for the development of low and moderate-income, owner-occupied, single-family homes.

**Cedars Tax Increment Financing District** Initiated in 1992, the Cedars Area Tax Increment Financing District provides infrastructure improvements in the Cedars area. The TIF will expire in 2011.

**City Center Tax Increment Financing District** Initiated in 1996, the City Center Tax Increment Financing District provides a long-term program to replace and upgrade the area's infrastructure and create a vibrant downtown core district. The intent of the program is to improve the economics for developing residential investment in the downtown core and executing a destination retail district that serves downtown residents and visitors. The TIF will expire in 2011.

**Cityplace Tax Increment Financing District** Initiated in 1992, the Cityplace Tax Increment Financing District consists of a program of public improvements intended to stimulate new private investment in the Cityplace neighborhood over a 20-year period. Projects such as Target, West Village, and several apartment communities make the Cityplace TIF District a model redevelopment area. The TIF will expire in 2011.

**Farmers Market Tax Increment Financing District** Initiated in 1998, the Farmers Market Tax Increment Financing District has been instrumental in stimulating private investment and leasing demand in the Farmers Market area. The TIF will expire in 2013.

**Neighborhood Revitalization Initiatives** Funding for developer fee rebates and housing construction cost participation.

**Oak Cliff Gateway Tax Increment Financing District** Initiated in 1992, the Oak Cliff Gateway Tax Increment Financing District has worked for the promotion of the redevelopment, stabilization, and growth of the Oak Cliff Gateway TIF District area. TIF District funding was an important part of the financing for the JPI Kessler apartment community. The TIF will expire in

2011.

**Professional Services and Debt Issuance** Provides funding for certain costs associated with capital improvement projects. These costs include studies and long-range plans, debt issuance costs, and reimbursements to the General Fund for professional staff services such as design, survey, land acquisition fees and engineering.

**Public Art** Includes the public art initiatives throughout the City of Dallas. Funds generated by Public Art appropriations are used for the design services of artists, for the selection, acquisition, commissioning and display of artworks and for administration of the public art projects.

**Public Private Partnership** Provides a funding source for qualified business related projects to facilitate private investment and job creation in the City of Dallas. Funds are primarily targeted for business development projects occurring in Southern Dallas and the City's Enterprise Zones. Eligible expenditures include infrastructure cost participation for improvements made within public easements/rights-of-way, rebates of development fees charged in the regulation of land development and building construction, rebates and/or credits for right-of-way abandonment and the provision of loans and grants to certain qualifying projects.

**Sports Arena Tax Increment Financing District** Initiated in 1998, the Sports Arena Tax Increment Financing District is expected to stimulate development and redevelopment that would not otherwise occur solely through private investment in the area of Dallas. The TIF will expire in 2023, although the amount of property included in the Sports Arena district will be reduced by two-thirds in 2018.

**State-Thomas Tax Increment Financing District** Initiated in 1989, the State-Thomas Tax Increment Financing District was the first to be created. The district has been successful at utilizing TIF funded public infrastructure improvements to attract and enable private sector development. Development, which has occurred in the State-Thomas TIF District, has had a substantial impact on the surrounding community. The TIF will expire in 2007.

## ECONOMIC DEVELOPMENT PROGRAMS AND INITIATIVES

<u>Source of Funds</u>	<u>Budget as of 06-30-03</u>	<u>Spent or Committed 06-30-03</u>	<u>Remaining as of 06-30-03</u>	<u>FY2003-04 Adopted</u>	<u>FY2004-05 Estimated</u>	<u>FY2005-06 Estimated</u>	<u>FY2006-07 Estimated</u>	<u>Total Estimated Cost</u>
1998 General Obligation Bonds	18,458,349	8,690,306	9,768,043	134,765	0	0	0	18,593,114
2000 CityPlace TIF Bonds	75,000	75,000	0	0	0	0	0	75,000
2003 General Obligation Bonds	0	0	0	2,023,549	1,030,000	0	0	3,053,549
Cedars Tax Increment	498,192	352,640	145,552	136,169	0	0	0	634,361
City Center Tax Increment	58,369,682	15,273,512	43,096,170	1,889,830	0	0	0	60,259,512
Cityplace Tax Increment	22,777,100	17,955,006	4,822,094	3,424,481	0	0	0	26,201,581
Farmer's Market Tax Increment	7,980,400	4,706,834	3,273,566	286,368	0	0	0	8,266,768
Neighborhood Revitalization Initiatives Funds	1,525,000	1,522,386	2,614	0	0	0	0	1,525,000
Oak Cliff Gateway Tax Increment	2,766,961	2,136,873	630,088	303,028	0	0	0	3,069,989
Public/Private Partnership	18,337,178	17,563,128	774,050	302,954	0	0	0	18,640,132
Sports Arena Tax Increment	23,004,720	18,252,984	4,751,736	354,530	0	0	0	23,359,250
State-Thomas Tax Increment	36,861,728	24,413,688	12,448,040	6,085,366	0	0	0	42,947,094
<b>Total Sources of Funds</b>	<b>190,654,310</b>	<b>110,942,357</b>	<b>79,711,953</b>	<b>14,941,040</b>	<b>1,030,000</b>	<b>0</b>	<b>0</b>	<b>206,625,350</b>

## ECONOMIC DEVELOPMENT PROGRAMS AND INITIATIVES

<u>Use of Funds</u>	<u>Budget as of 06-30-03</u>	<u>Spent or Committed 06-30-03</u>	<u>Remaining as of 06-30-03</u>	<u>FY2003-04 Adopted</u>	<u>FY2004-05 Estimated</u>	<u>FY2005-06 Estimated</u>	<u>FY2006-07 Estimated</u>	<u>Total Estimated Cost</u>
Affordable Housing	500,000	497,501	2,499	2,000,000	1,030,000	0	0	3,530,000
Cedars Tax Increment Financing District	498,192	352,640	145,552	136,169	0	0	0	634,361
City Center Tax Increment Financing District	58,369,682	15,273,512	43,096,170	1,889,830	0	0	0	60,259,512
Cityplace Tax Increment Financing District	22,852,100	18,030,006	4,822,094	3,424,481	0	0	0	26,276,581
Farmers Market Tax Increment Financing District	7,980,400	4,706,834	3,273,566	286,368	0	0	0	8,266,768
Neighborhood Revitalization Initiatives	1,025,000	1,024,885	115	0	0	0	0	1,025,000
Oak Cliff Gateway Tax Increment Financing District	2,766,961	2,136,873	630,088	303,028	0	0	0	3,069,989
Professional Services and Debt Issuance	1,258,349	44,173	1,214,176	461,268	0	0	0	1,719,617
Public Private Partnership	35,537,178	26,209,261	9,327,917	0	0	0	0	35,537,178
Sports Arena Tax Increment Financing District	23,004,720	18,252,984	4,751,736	354,530	0	0	0	23,359,250
State-Thomas Tax Increment Financing District	36,861,728	24,413,688	12,448,040	6,085,366	0	0	0	42,947,094
<b>Total Uses of Funds</b>	<b>190,654,310</b>	<b>110,942,357</b>	<b>79,711,953</b>	<b>14,941,040</b>	<b>1,030,000</b>	<b>0</b>	<b>0</b>	<b>206,625,350</b>

## ECONOMIC DEVELOPMENT PROGRAMS AND INITIATIVES

Project	Project Category	Council District	Funding Source	Budget as of 06/30/03	Spent or Committed 06/30/03	Remaining as of 06/30/03	FY2003-04 Adopted	FY2004-05 Estimated	FY2005-06 Estimated	FY2006-07 Estimated	Total Estimated Cost	In Service Date
1414 Elm Street	City Center TIF	14	Tax Incr Finance	1,073,280	0	1,073,280	0	0	0	0	1,073,280	2nd/05
1520-22 Main Street	City Center TIF	14	Tax Incr Finance	970,000	0	970,000	0	0	0	0	970,000	2nd/04
1530 Main St. Façade Improvement	City Center TIF	14	Tax Incr Finance	2,950,000	0	2,950,000	0	0	0	0	2,950,000	2nd/05
1600 Main Street - Redevelopment	City Center TIF	14	Tax Incr Finance	1,555,512	0	1,555,512	0	0	0	0	1,555,512	4th/04
1717 Main Street Façade	City Center TIF	14	Tax Incr Finance	250,000	0	250,000	0	0	0	0	250,000	2nd/04
Affordable Housing Participation	Affordable Housing	Citywide	Neigh	500,000	497,501	2,499	0	0	0	0	500,000	TBD
Akard St./Young St. to Bryan Streetscape	City Center TIF	14	Tax Incr Finance	683,557	0	683,557	0	0	0	0	683,557	2nd/04
Bark Park Central - Phase II	Farmers Market TIF	14	Tax Incr Finance	32,000	0	32,000	0	0	0	0	32,000	4th/03
Blackburn Avenue Reconstruction	Cityplace TIF	02,14	Tax Increment Fnce	3,500,000	2,943,436	556,564	0	0	0	0	3,500,000	N/A
Blackburn Street Lighting	Cityplace TIF	02,14	Tax Incr Finance	75,000	75,000	0	0	0	0	0	75,000	N/A
Bond Sale Expense - Land Acquisition	Professional Services and Debt Issuance	Citywide	03 Bond Program	0	0	0	4,378	0	0	0	4,378	N/A
Cedars Miscellaneous/Professional Services	Cedars TIF	02	Tax Incr Finance	86,583	86,583	0	25,000	0	0	0	111,583	N/A
Cedars Tax Increment	Cedars TIF	02	Tax Incr Finance	196,609	81,149	115,460	46,169	0	0	0	242,778	N/A
Cedars TIF Administration	Cedars TIF	02	Tax Incr Finance	170,000	139,908	30,092	65,000	0	0	0	235,000	N/A
CIP Engineering - Economic Development	Professional Services and Debt Issuance	Citywide	98 Bond Program	207,836	30,928	176,908	134,765	0	0	0	342,601	N/A

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CIP Engineering - Land Acquisition	Professional Services and Debt Issuance	Citywide	03 Bond Program	0	0	0	19,171	0	0	0	19,171	N/A
City Center Miscellaneous/Professional Services	City Center TIF	02,14	Tax Incr Finance	100,000	1,421	98,579	0	0	0	0	100,000	N/A
City Center Parking	City Center TIF	02,14	Tax Incr Finance	10,591,308	485,585	10,105,724	0	0	0	0	10,591,308	TBD
City Center Streetscaping	City Center TIF	02,14	Tax Incr Finance	4,269,441	24,658	4,244,783	0	0	0	0	4,269,441	TBD
City Center TIF Administration	City Center TIF	02,14	Tax Incr Finance	632,500	618,708	13,792	400,000	0	0	0	1,032,500	N/A
City Center TIF Tax Increment	City Center TIF	02,14	Tax Incr Finance	4,413,468	4,363,468	50,000	0	0	0	0	4,413,468	N/A
City Center TIF-Repayment of Advances	City Center TIF	02,14	Tax Incr Finance	3,972,007	982,981	2,989,026	1,489,830	0	0	0	5,461,837	N/A
Cityplace Apartments	Cityplace TIF	02,14	Tax Increment Fnce	960,000	960,000	0	0	0	0	0	960,000	4th/04
Cityplace Miscellaneous/Professional Services	Cityplace TIF	02,14	Tax Increment Fnce	50,000	0	50,000	0	0	0	0	50,000	N/A
Cityplace Station	Cityplace TIF	02,14	Tax Increment Fnce	4,276,873	4,276,873	0	0	0	0	0	4,276,873	TBD
Cityplace TIF - Repayment of Advances and Debt Service	Cityplace TIF	02,14	Tax Increment Fnce	10,980,227	7,392,493	3,587,734	3,374,481	0	0	0	14,354,708	N/A
Cityplace TIF Administration	Cityplace TIF	02,14	Tax Increment Fnce	340,000	326,800	13,200	50,000	0	0	0	390,000	N/A
Columbus Realty Zone	State-Thomas TIF	02	Tax Incr Finance	3,800,000	2,863,680	936,320	0	0	0	0	3,800,000	N/A
Dallas Eco-Business Park (McCommas)	Public Private Partnership	05	Public Private	1,500,000	1,133,343	366,657	0	0	0	0	1,500,000	Various
Dallas Eco-Business Park (McCommas)	Public Private Partnership	05	Public Private	2,313,269	2,313,269	0	0	0	0	0	2,313,269	Various

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Dallas Eco-Business Park (McCommas)	Public Private Partnership	05	98 Bond Program	600,000	592,893	7,107	0	0	0	0	600,000	Various
Dallas Education Center	City Center TIF	02,14	Tax Incr Finance	3,000,000	3,000,000	0	0	0	0	0	3,000,000	Various
Davis Building	City Center TIF	02,14	Tax Incr Finance	60,000	60,000	0	0	0	0	0	60,000	1st/01
Davis Façade	City Center TIF	14	Tax Incr Finance	1,290,000	15,000	1,275,000	0	0	0	0	1,290,000	3rd/03
Debt Transfer - Economic Development	Professional Services and Debt Issuance	Citywide	98 Bond Program	350,513	13,245	337,268	0	0	0	0	350,513	N/A
Developer Fee Rebates	Neigh. Revitalization Initiatives	Citywide	Neigh	1,000,000	1,000,000	0	0	0	0	0	1,000,000	N/A
DP and L Building Redevelopment	City Center TIF	14	Tax Incr Finance	6,500,000	0	6,500,000	0	0	0	0	6,500,000	3rd/05
Economic Redevelopment	Public Private Partnership	Citywide	Public Private	3,471,072	3,280,180	190,892	0	0	0	0	3,471,072	Various
Economic Redevelopment - Transfer to Public/Private Partnership Fund	Professional Services and Debt Issuance	Citywide	98 Bond Program	700,000	0	700,000	0	0	0	0	700,000	N/A
Farmers Market Miscellaneous/Professional Services	Farmers Market TIF	14	Tax Incr Finance	50,000	0	50,000	0	0	0	0	50,000	N/A
Farmers Market TIF Administration	Farmers Market TIF	14	Tax Incr Finance	149,111	135,950	13,161	50,000	0	0	0	199,111	N/A
Farmers Market TIF Tax Increment	Farmers Market TIF	14	Tax Incr Finance	277,655	0	277,655	236,368	0	0	0	514,023	N/A
Farmers Market Townhomes	Farmers Market TIF	14	Tax Incr Finance	525,000	322,979	202,021	0	0	0	0	525,000	1st/04
Farmers Market Way	Farmers Market TIF	14	Tax Incr Finance	1,345,734	0	1,345,734	0	0	0	0	1,345,734	4th/06
Gables - Allen St Apartments	State-Thomas TIF	14	Tax Incr Finance	1,582,886	311,587	1,271,299	0	0	0	0	1,582,886	N/A

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Gables State-Thomas II	State-Thomas TIF	14	Tax Incr Finance	5,900,164	5,885,710	14,454	0	0	0	0	5,900,164	N/A
Gulf State Building Redevelopment	City Center TIF	14	Tax Incr Finance	3,200,000	0	3,200,000	0	0	0	0	3,200,000	2nd/05
Harlan Building	Farmers Market TIF	14	Tax Incr Finance	649,900	0	649,900	0	0	0	0	649,900	1st/02
Hart Furniture	City Center TIF	14	Tax Incr Finance	1,370,000	1,206,517	163,483	0	0	0	0	1,370,000	4th/03
Heights Development - Phase V - A	State-Thomas TIF	14	Tax Incr Finance	1,300,000	1,166,839	133,162	0	0	0	0	1,300,000	TBD
Heights Development - Phase V - B	State-Thomas TIF	14	Tax Incr Finance	1,295,481	1,144,995	150,486	0	0	0	0	1,295,481	TBD
Houston Street Extension	Sports Arena TIF	02	Tax Incr Finance	22,169,939	17,764,564	4,405,375	0	0	0	0	22,169,939	3rd/01
J W Ray Park Public Improvement	Cityplace TIF	02,14	Tax Increment Fnce	70,000	0	70,000	0	0	0	0	70,000	4th/04
Jefferson at Kessler Heights	Oak Cliff TIF	01,03	Tax Incr Finance	1,505,514	1,495,925	9,589	0	0	0	0	1,505,514	4th/04
Land Acquisition for development of low/mod Income, Owner-Occupied Single Family Homes	Affordable Housing	Citywide	03 Bond Program	0	0	0	2,000,000	1,030,000	0	0	3,030,000	N/A
Land Bank	Neigh. Revitalization Initiatives	Citywide	Neigh	25,000	24,885	115	0	0	0	0	25,000	Various
Marquis State Thomas	State-Thomas TIF	14	Tax Incr Finance	730,000	0	730,000	0	0	0	0	730,000	4th/04
Metroplex Greenhouse	Cedars TIF	02	Tax Incr Finance	45,000	45,000	0	0	0	0	0	45,000	TBD
Miscellaneous Economic Redevelopment Area Wide	Public Private Partnership	Citywide	Public Private	3,300,403	3,300,403	0	0	0	0	0	3,300,403	Various
Mountain Creek Industrial Business Park	Public Private Partnership	08	98 Bond Program	7,000,000	5,342,378	1,657,622	0	0	0	0	7,000,000	N/A

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Nasher Garden	Public Private Partnership	14	Public Private	2,000,000	2,000,000	0	0	0	0	0	2,000,000	4th/03
North/South Linkages	City Center TIF	02,14	Tax Incr Finance	1,969,354	1,495,919	473,435	0	0	0	0	1,969,354	3rd/04
Oak Cliff Gateway Tax Increment	Oak Cliff TIF	01,03	Tax Incr Finance	529,155	529,155	0	125,320	0	0	0	654,475	N/A
Oak Cliff Gateway TIF Administration	Oak Cliff TIF	01,03	Tax Incr Finance	150,000	111,792	38,208	60,000	0	0	0	210,000	N/A
Park Master Plan Downtown	City Center TIF	14	Tax Incr Finance	182,500	182,500	0	0	0	0	0	182,500	N/A
Pinnacle Park - MPI	Public Private Partnership	03	98 Bond Program	1,300,000	1,208,924	91,076	0	0	0	0	1,300,000	2nd/01
Pinnacle Park - MPI	Public Private Partnership	03	Public Private	2,969,640	2,969,640	0	0	0	0	0	2,969,640	2nd/01
Public Private Infrastructure Cost Participation	Public Private Partnership	Citywide	Public Private	2,282,794	2,066,294	216,500	0	0	0	0	2,282,794	Various
Public/Private Partnership Transfer to Capital Construction	Professional Services and Debt Issuance	Citywide	Public Private	0	0	0	302,954	0	0	0	302,954	N/A
Redevelopment 1600-1604 Elm Station	City Center TIF	14	Tax Incr Finance	1,900,000	0	1,900,000	0	0	0	0	1,900,000	3rd/04
Repayment of Developer Advances	Oak Cliff TIF	01,03	Tax Incr Finance	582,292	0	582,292	117,708	0	0	0	700,000	N/A
Southport Business Park	Public Private Partnership	08	98 Bond Program	8,300,000	1,501,936	6,798,064	0	0	0	0	8,300,000	N/A
Southwest Center Mall	Public Private Partnership	08	Public Private	500,000	500,000	0	0	0	0	0	500,000	1st/05
Sports Arena Miscellaneous/Professional Services	Sports Arena TIF	02	Tax Incr Finance	25,000	25,000	0	25,000	0	0	0	50,000	N/A
Sports Arena TIF - Repayment of Advances	Sports Arena TIF	02,14	Tax Incr Finance	549,781	315,000	234,781	279,530	0	0	0	829,311	N/A

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Sports Arena TIF Administration	Sports Arena TIF	02	Tax Incr Finance	260,000	148,420	111,580	50,000	0	0	0	310,000	N/A
State Worthington Townhomes	State-Thomas TIF	14	Tax Incr Finance	1,025,000	878,581	146,419	0	0	0	0	1,025,000	2nd/04
State-Thomas - Repayment of Advances	State-Thomas TIF	02,14	Tax Incr Finance	20,144,395	11,913,041	8,231,354	6,005,366	0	0	0	26,149,761	N/A
State-Thomas Miscellaneous/Professional Services	State-Thomas TIF	14	Tax Incr Finance	50,000	59	49,941	0	0	0	0	50,000	N/A
State-Thomas TIF Administration	State-Thomas TIF	14	Tax Incr Finance	336,500	249,196	87,304	80,000	0	0	0	416,500	N/A
Stone Street Gardens	City Center TIF	02,14	Tax Incr Finance	979,000	979,000	0	0	0	0	0	979,000	1st/01
Sundance Row - Block 576	State-Thomas TIF	14	Tax Incr Finance	697,302	0	697,302	0	0	0	0	697,302	4th/04
The Parks at Farmers Market	Farmers Market TIF	14	Tax Incr Finance	4,951,000	4,247,904	703,096	0	0	0	0	4,951,000	4th/04
Thompson Building Improvement	City Center TIF	14	Tax Incr Finance	1,857,755	1,857,755	0	0	0	0	0	1,857,755	2nd/04
Tower Petroleum and 1900 Pacific	City Center TIF	14	Tax Incr Finance	4,600,000	0	4,600,000	0	0	0	0	4,600,000	2nd/05
West Boulevard Utilities	Cityplace TIF	02,14	Tax Increment Fnce	2,600,000	2,055,404	544,596	0	0	0	0	2,600,000	N/A
<b>Total</b>				<b>190,654,310</b>	<b>110,942,357</b>	<b>79,711,953</b>	<b>14,941,040</b>	<b>1,030,000</b>	<b>0</b>	<b>0</b>	<b>206,625,350</b>	