

# 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.

## HIGHLIGHTED ACCOMPLISHMENTS FOR FY2003-04

1. Continued implementing the project plans of the seven Tax Increment Financing (TIF) districts by specifically developing a Retail Recruitment Grant Program for downtown, developing financing incentives that allow for the redevelopment of the Interurban Building (with an urban grocery store), Republic Center Tower I, the Elm Street Fire Corridor, the Dallas Power and Light Building and 1524-1530 Main Street in the City Center TIF District; Unity Plaza and the Mondrian in the Cityplace Area TIF District; and the ZaZa Condominiums and Sundance Townhomes in the State-Thomas TIF District. TIF Bonds were sold in the Cityplace Area TIF District was further spur the redevelopment of that neighborhood.
2. Implemented the Urban Land Bank Demonstration Program initiating the acquisition of 106 parcels for affordable housing development.

## HIGHLIGHTED OBJECTIVES FOR FY2004-05

1. Continue Urban Land Bank Demonstration Program, completing acquisition of 106 parcels and initiating acquisition of 375 parcels for affordable housing development.
2. Create three new Tax Increment Financing (TIF) Districts and one new Public Improvement District (PID).

3. Add over 400 new public, \$1/hour, parking spaces within the City Center TIF District.
4. Add three retail tenants with a minimum of 20,000 square feet of square feet in the Main Street Retail Core District.
5. Develop, with the Public Works and Transportation Department, a program to design and build remaining TIF capital improvements in the State-Thomas TIF District to complete public improvements in the area prior to December 31, 2006.
6. Implement infrastructure assistance program utilizing 2003 Bond Program funding to promote commercial, retail and industrial development in Southern Dallas.

## 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.

## 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.

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**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.

**Economic and Business Development** Street, utility and other infrastructure improvements in furtherance of economic and business development in the Southern area of the City.

**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 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 06-30-04</u>	<u>Spent or Committed 06-30-04</u>	<u>Remaining as of 06-30-04</u>	<u>FY2004-05 Adopted</u>	<u>FY2005-06 Estimated</u>	<u>FY2006-07 Estimated</u>	<u>Total Estimated Cost</u>
1998 General Obligation Bonds	15,950,000	12,409,139	3,540,861	242,856	0	0	16,192,856
2003 General Obligation Bonds	2,000,000	265,000	1,735,000	4,126,941	2,200,000	800,000	9,126,941
Cedars Tax Increment	634,361	426,504	207,857	140,897	0	0	775,258
City Center Tax Increment	53,584,599	34,310,563	19,274,036	2,552,524	0	0	56,137,123
Cityplace Tax Increment	21,496,892	19,234,190	2,262,702	3,901,032	0	0	25,397,924
Farmer's Market Tax Increment	8,202,768	5,482,883	2,719,885	294,049	0	0	8,496,817
Neighborhood Revitalization Initiatives Funds	2,000,000	2,000,000	0	0	0	0	2,000,000
Oak Cliff Gateway Tax Increment	3,072,879	2,483,013	589,866	304,152	0	0	3,377,031
Public/Private Partnership	15,465,838	12,283,947	3,181,891	2,000,000	0	0	17,465,838
Sports Arena Tax Increment	24,018,885	23,905,051	113,834	360,703	0	0	24,379,588
State-Thomas Tax Increment	27,695,872	23,696,972	3,998,900	1,729,018	0	0	29,424,890
<b>Total Sources of Funds</b>	<b>174,122,094</b>	<b>136,497,262</b>	<b>37,624,832</b>	<b>15,652,172</b>	<b>2,200,000</b>	<b>800,000</b>	<b>192,774,266</b>

## ECONOMIC DEVELOPMENT PROGRAMS AND INITIATIVES

<u>Use of Funds</u>	<u>Budget as of 06-30-04</u>	<u>Spent or Committed 06-30-04</u>	<u>Remaining as of 06-30-04</u>	<u>FY2004-05 Adopted</u>	<u>FY2005-06 Estimated</u>	<u>FY2006-07 Estimated</u>	<u>Total Estimated Cost</u>
Affordable Housing	3,000,000	1,265,000	1,735,000	1,030,000	0	0	4,030,000
Cedars Tax Increment Financing District	634,361	426,504	207,857	140,897	0	0	775,258
City Center Tax Increment Financing District	53,584,599	34,310,563	19,274,036	2,552,524	0	0	56,137,123
Cityplace Tax Increment Financing District	21,496,892	19,234,190	2,262,702	3,901,032	0	0	25,397,924
Economic and Business Development	0	0	0	2,977,500	2,183,500	794,000	5,955,000
Farmers Market Tax Increment Financing District	8,202,768	5,482,883	2,719,885	294,049	0	0	8,496,817
Neighborhood Revitalization Initiatives	1,000,000	1,000,000	0	0	0	0	1,000,000
Oak Cliff Gateway Tax Increment Financing District	3,072,879	2,483,013	589,866	304,152	0	0	3,377,031
Professional Services and Debt Issuance	90,000	50,000	40,000	339,797	0	0	429,797
Public Art	0	0	0	22,500	16,500	6,000	45,000
Public Private Partnership	31,325,838	24,643,086	6,682,752	2,000,000	0	0	33,325,838
Sports Arena Tax Increment Financing District	24,018,885	23,905,051	113,834	360,703	0	0	24,379,588
State-Thomas Tax Increment Financing District	27,695,872	23,696,972	3,998,900	1,729,018	0	0	29,424,890
<b>Total Uses of Funds</b>	<b>174,122,094</b>	<b>136,497,262</b>	<b>37,624,832</b>	<b>15,652,172</b>	<b>2,200,000</b>	<b>800,000</b>	<b>192,774,266</b>

## ECONOMIC DEVELOPMENT PROGRAMS AND INITIATIVES

Project	Project Category	Council District	Funding Source	Budget as of 06/30/04	Spent or Committed 06/30/04	Remaining as of 06/30/04	FY2004-05 Adopted	FY2005-06 Estimated	FY2006-07 Estimated	Total Estimated Cost	In Service Date
1530 Main St.- Façade Improvement	City Center TIF	14	Tax Incr Finance	4,300,000	0	4,300,000	0	0	0	4,300,000	2nd/05
1600 Main Street - Redevelopment	City Center TIF	14	Tax Incr Finance	1,555,512	0	1,555,512	0	0	0	1,555,512	4th/04
Affordable Housing Participation	Affordable Housing	Citywide	Neigh Revital Initiative	1,000,000	1,000,000	0	0	0	0	1,000,000	TBD
Akard St./Young St. to Bryan Streetscape	City Center TIF	14	Tax Incr Finance	683,557	683,557	0	0	0	0	683,557	2nd/04
Blackburn Avenue Reconstruction	Cityplace TIF	02,14	Tax Incr Finance	2,764,186	2,744,137	20,049	0	0	0	2,764,186	N/A
Bond Sale Expense - Economic Development	Professional Services and Debt Issuance	Citywide	03 Bond Program	0	0	0	6,576	0	0	6,576	N/A
Bond Sale Expense - Land Acquisition	Professional Services and Debt Issuance	Citywide	03 Bond Program	0	0	0	2,258	0	0	2,258	N/A
Capital Database Management System	Professional Services and Debt Issuance	Citywide	98 Bond Program	50,000	50,000	0	0	0	0	50,000	N/A
Cedars TIF Public Improvements	Cedars TIF	02	Tax Incr Finance	242,778	81,149	161,629	95,897	0	0	338,675	N/A
Cedars Miscellaneous/Professional Services	Cedars TIF	02	Tax Incr Finance	127,408	101,904	25,504	0	0	0	127,408	N/A
Cedars TIF Administration	Cedars TIF	02	Tax Incr Finance	219,175	198,451	20,724	45,000	0	0	264,175	N/A
CIP Engineering - Economic Development	Professional Services and Debt Issuance	Citywide	03 Bond Program	0	0	0	30,000	0	0	30,000	N/A
CIP Engineering - Economic Development	Professional Services and Debt Issuance	Citywide	98 Bond Program	0	0	0	155,348	0	0	155,348	N/A
CIP Engineering - Land Acquisition	Professional Services and Debt Issuance	Citywide	03 Bond Program	0	0	0	36,428	0	0	36,428	N/A
City Center TIF - Administration	City Center TIF	02,14	Tax Incr Finance	1,292,018	981,576	310,442	300,000	0	0	1,592,018	N/A

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City Center TIF - Parking	City Center TIF	02,14	Tax Incr Finance	12,287,308	12,278,695	8,613	0	0	0	12,287,308	TBD
City Center TIF - Repayment of Advances	City Center TIF	02,14	Tax Incr Finance	6,861,837	3,547,052	3,314,785	2,252,524	0	0	9,114,361	N/A
City Center TIF - Streetscaping	City Center TIF	02,14	Tax Incr Finance	2,819,441	2,817,034	2,407	0	0	0	2,819,441	TBD
City Center TIF - Tax Increment	City Center TIF	02,14	Tax Incr Finance	4,413,469	4,363,469	50,000	0	0	0	4,413,469	N/A
City Center TIF Miscellaneous and Professional Services	City Center TIF	02,14	Tax Incr Finance	150,000	84,373	65,627	0	0	0	150,000	N/A
Cityplace Apartments	Cityplace TIF	02,14	Tax Incr Finance	960,000	940,287	19,713	0	0	0	960,000	4th/04
Cityplace Miscellaneous/Professional Services	Cityplace TIF	02,14	Tax Incr Finance	50,000	42,500	7,500	150,000	0	0	200,000	N/A
Cityplace TIF - Administration	Cityplace TIF	02,14	Tax Incr Finance	400,899	399,777	1,122	100,115	0	0	501,014	N/A
Cityplace TIF - Repayment of Advances and Debt Service	Cityplace TIF	02,14	Tax Incr Finance	13,396,403	11,301,530	2,094,873	3,650,917	0	0	17,047,320	N/A
Dallas Eco-Business Park (McCommas)	Public Private Partnership	05	Public Private	2,163,269	1,958,831	204,438	0	0	0	2,163,269	Various
Dallas Eco-Business Park (McCommas)	Public Private Partnership	05	98 Bond Program	600,000	592,893	7,107	0	0	0	600,000	Various
Dallas Eco-Business Park (McCommas)	Public Private Partnership	05	Public Private	1,500,000	1,500,000	0	0	0	0	1,500,000	Various
Developer Fee Rebates	Neigh. Revitalization Initiatives	Citywide	Neigh Revital Initiative	1,000,000	1,000,000	0	0	0	0	1,000,000	N/A
DP & L Building Redevelopment	City Center TIF	14	Tax Incr Finance	6,503,159	6,503,159	0	0	0	0	6,503,159	3rd/05
Economic and Business Development in the Southern Area	Economic and Business Development	Citywide	03 Bond Program	0	0	0	2,977,500	2,183,500	794,000	5,955,000	Various

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Economic Redevelopment	Public Private Partnership	Citywide	Public Private	3,625,707	3,434,379	191,328	0	0	0	3,625,707	Various
Elm Street Fire Corridor	City Center TIF	14	Tax Incr Finance	63,000	63,000	0	0	0	0	63,000	4th/04
Farmers Market Miscellaneous/Professional Services	Farmers Market TIF	14	Tax Incr Finance	50,000	0	50,000	0	0	0	50,000	N/A
Farmers Market TIF Administration	Farmers Market TIF	14	Tax Incr Finance	199,111	173,650	25,461	54,779	0	0	253,890	N/A
Farmers Market TIF Public Improvement	Farmers Market TIF	14	Tax Incr Finance	514,023	0	514,023	239,270	0	0	753,293	N/A
Farmers Market Townhomes	Farmers Market TIF	14	Tax Incr Finance	525,000	322,979	202,021	0	0	0	525,000	1st/04
Farmers Market Way	Farmers Market TIF	14	Tax Incr Finance	1,345,734	738,349	607,385	0	0	0	1,345,734	4th/06
Gables - Allen St Apartments	State-Thomas TIF	14	Tax Incr Finance	537,267	237,267	300,000	0	0	0	537,267	1st/05
Gables State - Thomas II	State-Thomas TIF	14	Tax Incr Finance	5,885,710	5,876,089	9,621	0	0	0	5,885,710	N/A
Gulf State Building Redevelopment	City Center TIF	14	Tax Incr Finance	4,666,650	0	4,666,650	0	0	0	4,666,650	2nd/05
Harlan Building	Farmers Market TIF	14	Tax Incr Finance	649,900	0	649,900	0	0	0	649,900	1st/02
Heights Development - Phase V - A (Block 588)	State-Thomas TIF	14	Tax Incr Finance	1,166,839	1,166,839	0	0	0	0	1,166,839	4th/04
Houston Street Extension	Sports Arena TIF	02	Tax Incr Finance	22,369,870	22,369,870	0	0	0	0	22,369,870	3rd/01
Interurban Bldg. 1500 Jackson Street	City Center TIF	14	Tax Incr Finance	5,000,000	0	5,000,000	0	0	0	5,000,000	N/A
J W Ray Park Public Improvement	Cityplace TIF	02,14	Tax Incr Finance	70,000	3,535	66,465	0	0	0	70,000	4th/04

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Jefferson at Kessler Heights	Oak Cliff TIF	01,03	Tax Incr Finance	1,505,514	1,467,583	37,931	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	2,000,000	265,000	1,735,000	1,030,000	0	0	3,030,000	N/A
Metroplex Greenhouse	Cedars TIF	02	Tax Incr Finance	45,000	45,000	0	0	0	0	45,000	TBD
Miscellaneous Economic Redevelopment Area Wide	Public Private Partnership	Citywide	Public Private	3,263,968	3,263,968	0	0	0	0	3,263,968	Various
Mondrain at CityPlace	Cityplace TIF	14	Tax Incr Finance	1,800,000	1,762,271	37,729	0	0	0	1,800,000	TBD
Mountain Creek Industrial Business Park	Public Private Partnership	08	98 Bond Program	7,000,000	5,216,788	1,783,212	0	0	0	7,000,000	N/A
National Register of Historic Places	City Center TIF	14	Tax Incr Finance	40,294	40,294	0	0	0	0	40,294	TBD
North/South Linkages	City Center TIF	02,14	Tax Incr Finance	1,969,354	1,969,354	0	0	0	0	1,969,354	3rd/04
Oak Cliff Gateway Public Improvements	Oak Cliff TIF	01,03	Tax Incr Finance	687,365	591,189	96,176	244,152	0	0	931,517	N/A
Oak Cliff Gateway TIF Administration	Oak Cliff TIF	01,03	Tax Incr Finance	160,490	148,412	12,078	60,000	0	0	220,490	N/A
Oak Cliff Gateway TIF Increment	Oak Cliff TIF	01,03	Tax Incr Finance	19,510	0	19,510	0	0	0	19,510	N/A
Public Art Administration - Economic Development	Public Art	Citywide	03 Bond Program	0	0	0	4,500	3,300	1,200	9,000	Various
Public Art Projects - Economic Development	Public Art	Citywide	03 Bond Program	0	0	0	18,000	13,200	4,800	36,000	Various
Public Private Economic Development Infrastructure	Public Private Partnership	Citywide	Public Private	0	0	0	2,000,000	0	0	2,000,000	N/A
Public Private Infrastructure Cost Participation	Public Private Partnership	Citywide	Public Private	1,604,894	1,604,894	0	0	0	0	1,604,894	Various

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Repayment of Developer Advances	Oak Cliff TIF	01,03	Tax Incr Finance	700,000	275,829	424,171	0	0	0	700,000	N/A
Retail Recruitment Initiative	Public Private Partnership	14	Public Private	2,500,000	21,875	2,478,125	0	0	0	2,500,000	N/A
South Dallas Economic Development Transportation Lobby	Public Private Partnership	Citywide	Public Private	268,000	0	268,000	0	0	0	268,000	N/A
Southport Business Park	Public Private Partnership	08	98 Bond Program	8,300,000	6,549,458	1,750,542	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	500,000	1st/05
Sports Arena TIF - Administration	Sports Arena TIF	02	Tax Incr Finance	275,000	186,166	88,834	0	0	0	275,000	N/A
Sports Arena TIF - Miscellaneous/Professional Services	Sports Arena TIF	02	Tax Incr Finance	50,000	25,000	25,000	0	0	0	50,000	N/A
Sports Arena TIF - Repayment of Advances	Sports Arena TIF	02,14	Tax Incr Finance	1,324,015	1,324,015	0	360,703	0	0	1,684,718	N/A
State-Thomas TIF - Repayment of Advances	State-Thomas TIF	02,14	Tax Incr Finance	18,649,761	15,854,593	2,795,168	1,654,018	0	0	20,303,779	N/A
State-Thomas TIF - Administration	State-Thomas TIF	14	Tax Incr Finance	366,500	318,765	47,735	75,000	0	0	441,500	N/A
State-Thomas TIF - Miscellaneous and Professional Services	State-Thomas TIF	02,14	Tax Incr Finance	114,454	380	114,074	0	0	0	114,454	N/A
Stone Street Gardens	City Center TIF	02,14	Tax Incr Finance	979,000	979,000	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	697,302	4th/04
The Parks at Farmers Market	Farmers Market TIF	14	Tax Incr Finance	4,919,000	4,247,905	671,095	0	0	0	4,919,000	4th/04
Transfer to the Debt Service Fund - Economic Development	Professional Services and Debt Issuance	Citywide	98 Bond Program	0	0	0	87,508	0	0	87,508	N/A

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Transfer to the Debt Service Fund - Land Acquisition	Professional Services and Debt Issuance	Citywide	03 Bond Program	0	0	0	21,679	0	0	21,679	N/A
Transfer to the General Fund	Professional Services and Debt Issuance	Citywide	Public Private	40,000	0	40,000	0	0	0	40,000	N/A
West Boulevard Utilities	Cityplace TIF	02,14	Tax Incr Finance	2,055,404	2,040,153	15,251	0	0	0	2,055,404	4th/04
Woodside Plaza	State-Thomas TIF	02	Tax Incr Finance	278,039	243,039	35,000	0	0	0	278,039	2nd/05
<b>Total Economic Development Programs and Initiatives</b>				<b>174,122,094</b>	<b>136,497,262</b>	<b>37,624,832</b>	<b>15,652,172</b>	<b>2,200,000</b>	<b>800,000</b>	<b>192,774,266</b>	