

# Memorandum



DATE June 3, 2016  
TO Honorable Mayor and Members of the City Council  
SUBJECT **Economic Development Programs & Projects**

Attached is a briefing to be presented on June 8, 2016 regarding Office of Economic Development programs and projects, covering activities from 2006 to present.

Included are details of the primary and supplementary tools used by the department and a summary of funding for each program by council district. In the appendices there are lists of all projects within the timeframe by program and by council district.

Should you have any questions, please contact me at (214) 670-3302.



Ryan S. Evans

First Assistant City Manager

c: A.C. Gonzalez, City Manager  
Christopher D. Bowers, Interim City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
Daniel F. Solis, Administrative Judge  
Eric D. Campbell, Assistant City Manager

Jill A. Jordan, P.E., Assistant City Manager  
Mark McDaniel, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Sana Syed, Public Information Officer  
Eisa Cantu, Assistant to the City Manager – Mayor & Council



# Economic Development Programs & Projects

Dallas City Council  
June 8, 2016



# Purpose

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- Brief City Council on programs deployed by the Office of Economic Development (OED)
- Discuss how these tools are utilized
- Review current policy directives and implementation strategies
- Seek City Council input regarding evolving strategic direction and resource allocation

# Briefing Index

- Topics
  - Plans, goals & results
  - Primary tools
    - Public/Private Partnership (PPP) Program
    - Tax Increment Financing (TIF) Program
  - Supplementary tools
  - New initiatives and issues for discussion
  - Upcoming agenda items
- Appendices
  - A. Citywide property and sales tax trends and suburban comparison
  - B. Southern Dallas focus area core reinvestment zones map
  - C. Sustainable communities indicators detail
  - D. Public / Private Partnership Program projects by Council District (2006-16)
  - E. Public / Private Partnership Program impact analysis example
  - F. TIF projects by council district (2006-16)
  - G. TIF Program applicable state and local policies
  - H. TIF districts created since 2005
  - I. TIF districts real property general fund revenue contributions (2006-15)
  - J. TIF districts financial performance (base year-2015)
  - K. New Markets Tax Credits projects by council district (2011-16)
  - L. City of Dallas (EB-5) Regional Center projects by council district (2010-16)
  - M. South Dallas / Fair Park Trust Fund projects by council district (2006-16)
  - N. Business Assistance Centers by council district (2006-16)
  - O. Southern Dallas Development Corporation loans by council district (2006-16)
  - P. Small Business Adaptive Reuse Program projects by council district (2014-16)
  - Q. South Dallas Façade Program projects by council district (2013-16)
  - R. PID map
  - S. Council Briefing Request Memo

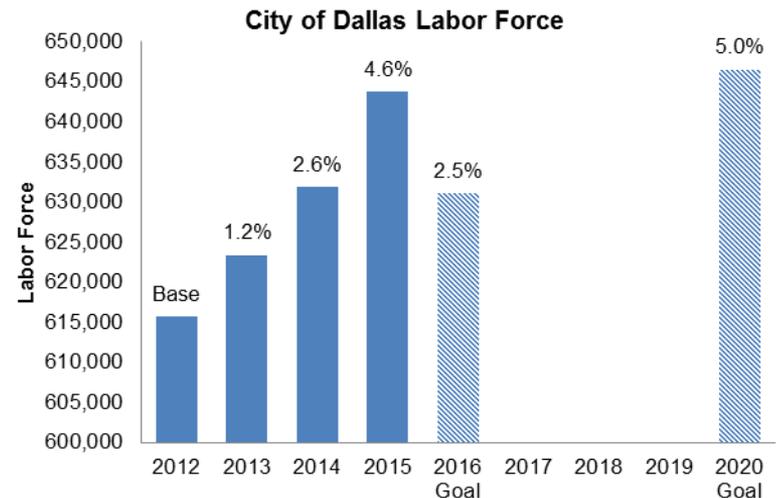
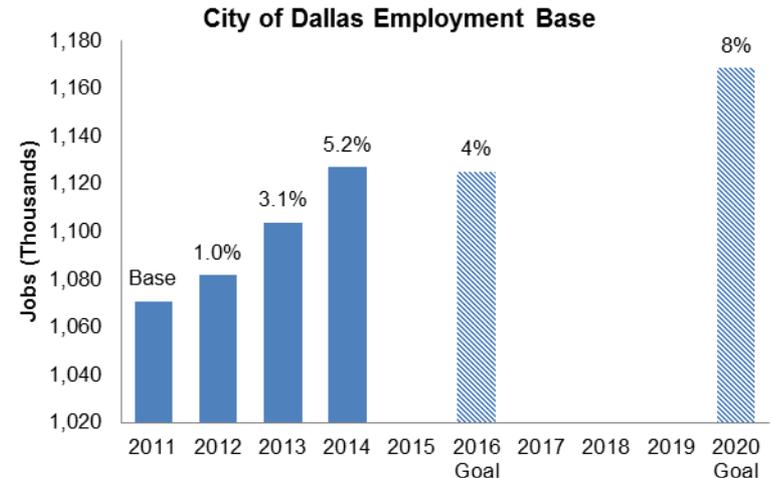
# Economic Development Plan Goals (2012 Base Year)

- A. Grow the economy
  - 1) Grow the job base 4% in four years and 8% in eight years
  - 2) Increase the size of the labor force 2.5% in four years and 5% in eight years
- B. Increase opportunities for residents
  - 3) Lower the unemployment rate to 7% in four years and to 6.5% in eight years
- C. Secure stable revenue for city services
  - 4) Increase the real property tax base in the Central Business District by 4% in four years and 12% in eight years
  - 5) Increase the real property tax base in Southern Dallas focus areas' core investment zones by 50% in four years and 100% in eight years
- D. Help communities be more sustainable
  - 6) Establish baseline indicators and track progress over 2012 base year

# Results vs. Plan Objectives:

## A) Grow the economy

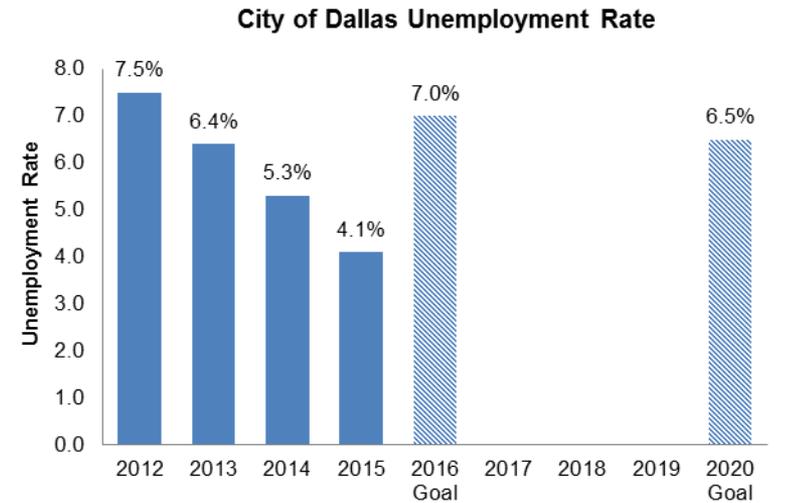
- 1) Grow the job base  
4% in four years and  
8% in eight years  
✓ Exceeded in year three
- 2) Increase the size of  
the labor force 2.5%  
in four years and 5%  
in eight years  
✓ Exceeded in year three



# Results vs. Plan Objectives:

## B) Increase opportunities for residents

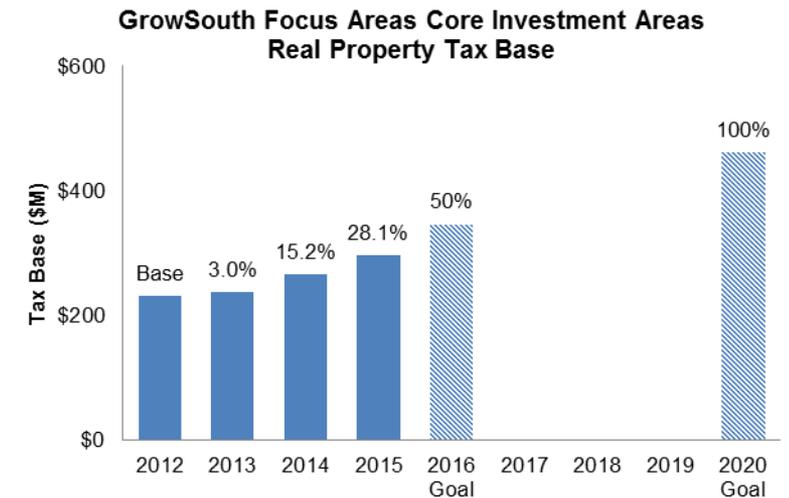
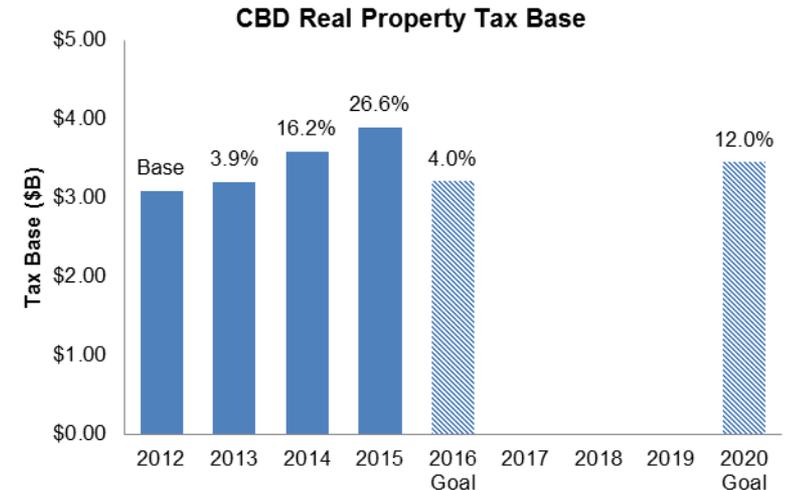
- 3) Lower the unemployment rate to 7% in four years and to 6.5% in eight years
- ✓ Exceeded in year one (will fluctuate with macroeconomic climate)



# Results vs. Plan Objectives:

## C) Secure stable revenue for city services

- 4) Increase the real property tax base in the Central Business District by 4% in four years and 12% in eight years
  - ✓ Exceeded in year two
- 5) Increase the real property tax base in Southern Dallas focus areas' core investment zones\* by 50% in four years and 100% in eight years
  - Achieved 56% of four-year goal to date and rate is accelerating
  - New construction needed to meet goal
- See Appendix A for 10 year city-wide property and sales tax receipts and comparison to suburban tax base growth



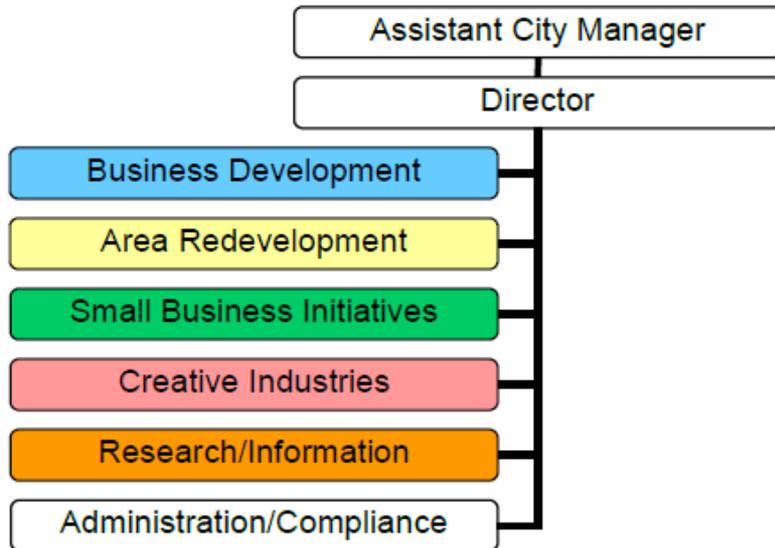
# Results vs. Plan Objectives:

## D) Develop Sustainable Community Indicators

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- Measures of Commitment: How invested are households in their communities?
  - Population
  - Households
  - Percentage of School Age Children
  - Local Public School Enrollment
  - Residential Investment
  - Real Property Values
- Measures of Resilience: How easily can households respond to hardships?
  - Percentage of College Educated Residents
  - Public High School Graduation Rate
  - Per Capita Income
  - Home Sale Prices
- Measures of Amenities: How marketable are neighborhoods?
  - Property Crimes per 1,000 Residents
  - Violent Crimes per 1,000 Residents
  - Retail Vibrancy (Occupied Retail Space per 1,000 Residents)
- Full set of measures, details, and sources are in Appendix C

# Economic Development Tools



## Primary tools:

- Public/Private Partnership Program (Grants, Tax Abatements, G.O. Bonds)
- Tax Increment Financing (TIF) Program

## Supplementary tools:

- 1) New Markets Tax Credits (NMTC)
- 2) City of Dallas (EB-5) Regional Center (CDRC)
- 3) South Dallas / Fair Park Trust Fund (SDFPTF)
- 4) Business Assistance Centers (BAC)
- 5) Southern Dallas Development Corporation (SDDC)
- 6) Small Business Adaptive Reuse Program
- 7) South Dallas / Fair Park Façade Program
- 8) Property Assessed Clean Energy (PACE)
- 9) Public Improvement Districts (PID)
- 10) State and federal incentives

PRIMARY TOOL

# PUBLIC / PRIVATE PARTNERSHIP (PPP) PROGRAM

# PPP Program: Council-Approved Projects by Council District (2006-16)

District	Projects	Total Required Investment	Total Required Jobs	Total Abatement Value	Total Grant Value	Total Incentive
1	3	\$50,000,000	0	\$0	\$5,845,000	\$5,845,000
2	8	\$116,275,000	1,038	\$4,682,997	\$3,190,000	\$7,872,997
3	24	\$524,350,000	1,697	\$21,591,383	\$4,686,213	\$26,277,596
4	8	\$47,233,000	0	\$0	\$7,075,000	\$7,075,000
5	4	\$12,236,519	60	\$0	\$1,950,000	\$1,950,000
6	16	\$300,645,000	4,880	\$5,561,005	\$8,131,500	\$13,692,505
7	9	\$51,827,000	420	\$4,046,858	\$4,587,939	\$8,634,797
8	29	\$493,250,000	912	\$27,215,938	\$34,146,408	\$61,362,346
9	1	\$10,000,000	0	\$0	\$1,000,000	\$1,000,000
10	3	\$101,300,000	500	\$4,512,944	\$100,000	\$4,612,944
11	3	\$41,000,000	1,092	\$0	\$3,510,000	\$3,510,000
12	3	\$16,250,000	1,300	\$0	\$792,750	\$792,750
13	1	\$250,000	100	\$0	\$100,000	\$100,000
14	20	\$491,088,186	7,317	\$8,088,559	\$26,041,845	\$34,130,404
Citywide	2	\$30,500,000	120	\$0	\$1,599,450	\$1,599,450
<b>Total</b>	<b>134</b>	<b>\$2,286,204,705</b>	<b>19,436</b>	<b>\$75,699,684</b>	<b>\$101,706,655</b>	<b>\$177,406,339</b>

# PPP Program: Funding

- Annual City Council approved PILOT (Payment-In-Lieu Of Taxes) allocation from DWU
  - FY16 PILOT: \$10.5 million
- Proceeds from GO Bond propositions specifically designated for economic development
  - 2012 Proposition allocated \$20 million to ECO and \$20 million to HOU)\*

\*\$15m additionally earmarked for UNT-Dallas area (CD 8) and The Canyon at Oak Cliff (CD 3)

# PPP Program: Guidelines

1. Designed to stimulate commercial / business activity
  - Biggest impact in areas with significant commercial development, such as office districts and industrial parks
2. Emphasis on targeted geographies for the following non-residential\* purposes:
  - Increase commercial tax base
  - Create and retain quality job opportunities for Dallas residents
  - Target investment and job growth in Southern Dallas
  - Foster growth and expansion of new and existing businesses
  - Maintain a competitive position relative to non-city of Dallas sites
  - Encourage redevelopment of sites and areas experiencing disinvestment
3. Program Guidelines & Criteria provide a framework for negotiations with businesses/developers on potential projects

\*Residential and mixed use projects considered with healthy mix of affordable and market units contributing to economic vitality.

# PPP Program: Tools

- Tax Abatement – an agreement to forego future real property or business property tax revenue from new investment\*
- Business Development Chapter 380 Grants – for the public purpose of economic development, e.g., jobs & investment
- Designated Council-Approved Initiatives – State law allows for the creation of programs for grants and/or loans to stimulate economic development (i.e. Southern Dallas Small Business Adaptive Re-use Grants, façade improvement program, and other companion programs Council may approve – recommendations on slide 24)

\*Property Redevelopment and Tax Abatement Act (Chapter 312 of Tax Code) requires Guidelines & Criteria be approved every two years for the city to provide tax abatements.

# PPP Program: Acceptance Criteria

- “But For” Criteria: the project would not otherwise occur or, without incentive, would be modified in a way that substantially reduces benefits to City.
- Primary consideration factors include job creation/retention and private investment
- Secondary factors include competition, financial gaps, location, zoning, wages, industry type, etc.
- Conformance with City’s Voluntary Compliance Agreement (VCA) and HUD rules.

# PPP Program: Current Eligibility Criteria

- City Council established minimum eligibility criteria:
  - Southern Dallas: 25 jobs or \$1 million invested
  - Northern Dallas & CBD: 100 jobs or \$5 million invested
  - Exceptions may be considered by City Council for nonconforming projects on case-by-case basis when warranted
- Specially designated Council approved 380 program initiatives such as Film, Small Business Adaptive Reuse and new initiatives related to Job Skills or Retail may have special criteria
- Staff seeks a six-month extension of the current PPP Program criteria on June 22, 2016 to allow for alignment with NeighborhoodPlus and housing policy

# PPP Program: Impact Analysis

- OED completes economic and fiscal impact analyses for majority of projects
  - Economic impact – changes in the number of jobs, income levels and value of goods and services produced within Dallas city limits
  - Fiscal impact – changes in Dallas' general fund spending and revenue caused by a development project
- Staff evaluation of project's viability and merit is based in part on results of fiscal impact analysis
  - See Appendix E for summary of example results

# PPP Program: Fiscal Impact Process

- Fiscal impact calculation, based on:
  - Jobs created
  - Number of new residents
  - Number of visitors
  - Income level
  - Property investment
  - Retail sales
  - City investment or incentives
- Projects typically create new jobs, new residents and visitors (represents revenue/costs to City in addition to facility itself)
- Project evaluation includes:
  - Total City general fund spending
  - Total City general fund revenue
  - Qualitative issues (traffic, adequacy of infrastructure, code compliance, etc.) assessed outside impact model

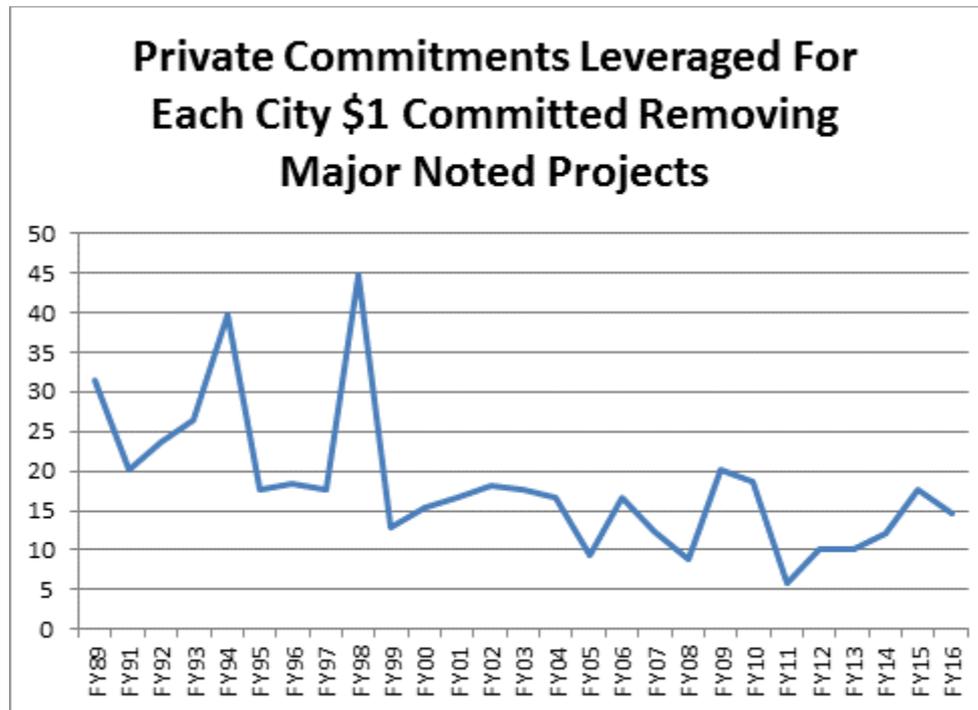
# PPP Program: Historic Context

- Since 1989, staff identified approximately 366 City Council approved projects with an associated creation or retention of 70,000 jobs and \$7 billion in new investment.

Area	Projects	Anticipated Jobs	Anticipated Private Investment (\$B)	Anticipated Public Investment (\$M)
Northern	114	30,998	1.170	45.7
Texas Instruments	3	1,950	2.618	50.8
CBD	50	15,231	1.021	70.9
Southern	199	21,881	2.191	179.7
<b>Total</b>	<b>366</b>	<b>70,060</b>	<b>6.999</b>	<b>347.2</b>

# PPP Program: Historic Context

- On average, City leverages \$14.70 in private investment for each \$1.00 committed (after removing projects like Texas Instruments' that distort data)
- The overall trend is of reduced return on City's investments, reflecting an increased focus on community reinvestment



# PPP Program: Community Reinvestment Examples

- Sierra Vista Shopping Center (W. Illinois Ave. at S. Westmoreland Blvd., CD 3)
  - Fiesta-anchored shopping center renovation
  - Total Project Cost: \$20M
  - City P/PPF \$1.04M grant + abatement value
- Torre Vista Shopping Center (Lake June Rd. at Masters Dr., CD 5)
  - El Rio Grande-anchored shopping center renovation
  - Total Project Cost: \$14M
  - City P/PPF \$1.5M grant
- Glen Oaks Crossing (E. Ledbetter Dr. at I-35E, CD 4)
  - Walmart-anchored shopping center development
  - Total Project Cost: \$29.8M
  - City P/PPF \$2M grant



# PPP Program: Community Reinvestment Examples

- Save-A-Lot (3540 Simpson Stuart Rd., CD 8)
  - 15,000 SF grocery store
  - 6,000 SF for three retail spaces
  - Total Project Cost: \$4m
  - City P/PPF \$2.8m; Debt \$1.1m; Owner Equity \$150k
- Lancaster Urban Village (4900 S. Lancaster Rd., CD 4)
  - 14,000 SF retail
  - 193 residential units
  - 395 structure/unstructured parking
  - Total Project Cost: \$27.8m
  - City P/PPF \$3.9m; HUD 108 \$8.4m; HUD 221d-4 \$12.5m; NMTC \$3.2m
- Parkland Clinic at Hatcher Station Village (4600 Scyene Rd., CD 7)
  - 44,000 SF medical clinic
  - Total Project Cost: \$19.8m
  - City P/PPF \$1.9m; NMTC \$4.3m; Debt \$11.6m; SD/FP Trust Fund \$0.2m; Housing Grant / Loan \$1.2m; Owner Equity \$0.5m



# PPP Program: Competition in the Headlines

Home > News

## Council approves economic development incentives for American Airlines

Posted Nov. 13, 2015

It looks like American Airlines will be grounded in Fort Worth for a long time.

The city council approved a 15-year, \$21.25 million tax incentive that will ensure the world's largest airline remains in Fort Worth, where a new headquarters complex

Frisco

## Frisco OKs \$122 million in incentives for Wade Park

Facebook Twitter Email Comments Print

By VALERIE WIGGLESWORTH  
Staff Writer

Published: 19 January 2015 10:33 PM  
Updated: 19 January 2015 10:33 PM

The Frisco City Council approved more than \$122 million in incentives on Monday for the Wade Park mixed-use development planned along the Dallas North Tollway.

## Kubota Tractor and Credit Corp. moving to Grapevine

Biz Beat Blog

## Irving spends incentive dollars to lure two corporate headquarters, almost 2,000 jobs



Steve Brown/Real Estate Editor

CBS 11 NEWS @ 5:30 PM | [Watch Live](#)

## Arlington Welcomes Williams-Sonoma With Incentive Package

2014 6:15 PM By Ken Molestina

Tags: Arlington, distribution center, Employment, Hiring, incentive package, incentives, Jobs, regional distribution center, Williams-Sonoma

## Irving City Council approves breaks for



Deborah F

Business > Biz Beat Blog

Biz Beat Blog

## Plano approves millions of dollars in incentives for new Liberty Mutual campus



Steve Brown/Real Estate Editor

Richardson Blog

## Richardson approves Raytheon agreement



Wendy Hundley

### BEST STATES FOR SUBSIDIES

Here are the top 10 states in terms of subsidies given to incentivize corporate relocations or expansions:

	SUBSIDIES	AMOUNT
1. New York	74,741	\$23.6B
2. Washington	16,756	\$13.2B
3. Michigan	15,208	\$13.1B
4. Louisiana	6,996	\$13B
5. Kentucky	4,522	\$7.7B
6. New Jersey	14,586	\$7.4B
7. Indiana	7,748	\$7.2B
8. Oregon	11,623	\$6.6B
		\$6.5B

## Plano approves \$6.75 million grant and other incentives for Toyota

By WENDY HUNDLEY  
Staff Writer

## Nebraska Furniture Mart is state's top incentive recipient

SUBSCRIBER CONTENT: Aug 7, 2015, 5:00am CDT

With Toyota receiving a projected \$55 million in incentive money and tax abatements for relocating its North American headquarters to Plano, and Facebook receiving up to \$147 million in similar subsidies over the next 20 years

# PPP Program: Plano / Frisco Comparison

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- The City of Plano's FY16 dedicated property tax allocation to economic development generated \$7.2m for cash incentives
- The City of Frisco's Economic Development Corporation received FY16 funding of \$19.4m from local sales tax receipts for economic development increasing Funds Available to \$105m

# PPP Program: Tax Base Impact Example

- Pinnacle Park & Mountain Creek Business Parks
  - Combined initial Dallas Central Appraisal District (DCAD) valuation of \$9.5m prior to development, increased to \$873.3m in 2015 for both parks
  - Approaching full development but an additional \$50m+ of new facilities currently under construction or nearing completion
- Full list of Council-approved projects from 2006-2016 in Appendix D

PRIMARY TOOL

# TAX INCREMENT FINANCING (TIF) PROGRAM

# TIF Program: Funding Commitments by Council District (2006-16)

Council District	Projects	Planned Investment	TIF Allocation
1	9	\$190,640,554	\$39,577,067
2	32	\$922,428,087	\$120,167,909
3	4	\$563,728,519	\$132,983,872
4	1	\$25,834,231	\$8,492,293
6	11	\$439,308,379	\$61,295,848
10	4	\$286,300,000	\$17,372,000
13	2	\$352,225,000	\$20,445,000
14	32	\$1,521,993,778	\$286,604,988
<b>Total</b>	<b>95</b>	<b>\$4,302,458,548</b>	<b>\$686,938,977</b>

# TIF Program: Definition

- Goal: stimulate new private investment and generate increased real estate values
  - Increases in property tax revenues in excess of base year value used to finance improvements within district (defined geographic area)
  - City's Financial Management Performance Criteria (FMPC) places a 10% cap on TIF districts and reinvestment zones as a percentage of City property tax base
    - Based on 2015 certified tax base information, City is at 9.0% and is not anticipated to hit the 10% cap within the next 5 years
    - State law permits 25% of real property
    - Details in Appendix G

# TIF Program: In Practice

- A tool committing future property tax revenues to encourage new real estate development
  - No upfront cash, unless supplied from other sources
  - Program cash generated from incremental property tax collections produced by completed new development projects
  - Project financing is combination of private debt and equity (sometimes receives additional public support such as HUD 108, tax credits, PPP)
  - Implemented through Development Agreements, authorized by Council prior to commencement of construction
  - Funding only occurs when project is completed and all Council approved requirements are met
- Minimal public funding risk because funding only occurs when project is completed and Council-approved requirements are met

# TIF Program: District Formation

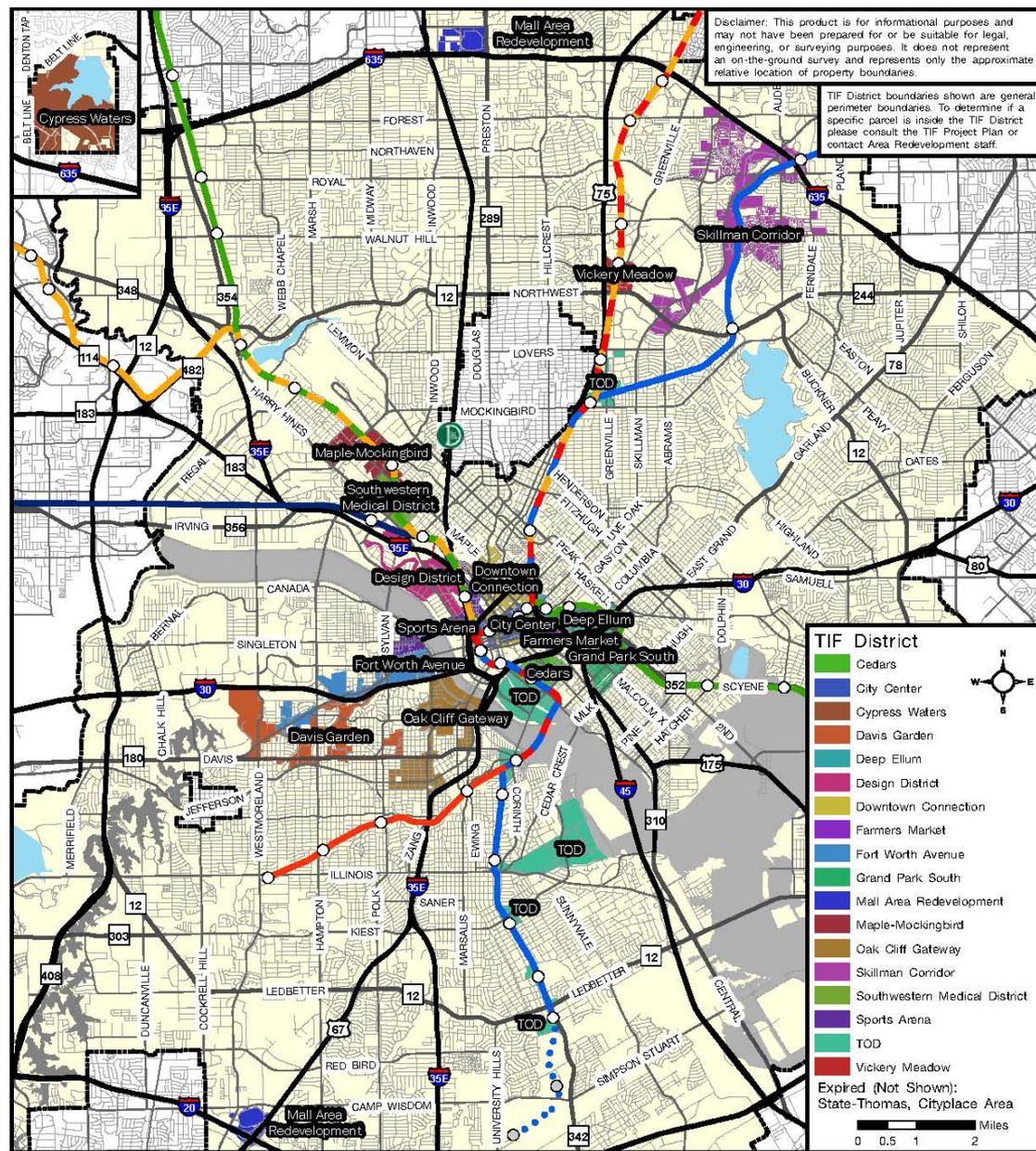
- Collaborative process involving developers, city staff and neighborhood stakeholders
  - Redevelopment plan created (proposed new land uses, necessary infrastructure improvements, urban design guidelines and a budget)
  - TIF Board nominated and approved by Council
  - Plan approved by TIF Board and Council
  - Individual subsidy funding requests also require TIF Board and Council approval

# TIF Program: Council-Approved Formation / Expansion Criteria

- Financial Performance
  - Assists projects that would otherwise not occur with desired densities/quality (“but for”)
  - Generate income for the district, but also enhances revenue for the General Fund
  - Taxes generated exceed taxes foregone
  - Financial participation by other taxing entities
  - Catalyst projects: minimum \$100 million investment over 5-year period
- Public Policy Initiatives
  - Mixed-income housing
  - Strong urban design
  - Hiring of neighborhood residents
  - Enhancement of other public investments and core assets of the City of Dallas
  - Benefits statistically low-income areas
  - Provides for and enhances park/trail/green space
  - M/WBE business hiring

# TIF: Districts & Map

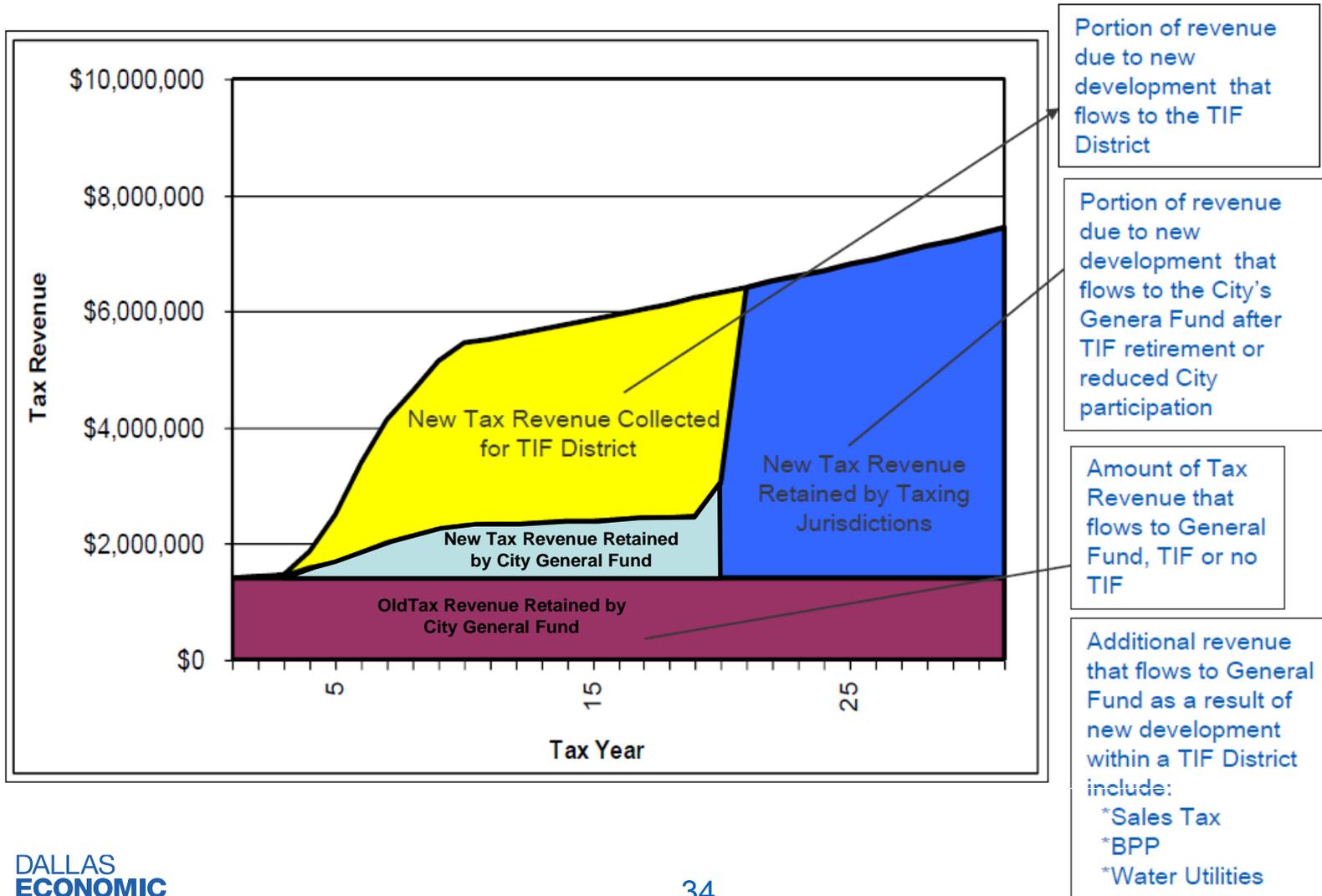
- 18 current TIF districts
  - 13 districts created since 2005
  - List of new districts in Appendix H
- 2 retired districts
  - State-Thomas
  - Cityplace Area



# TIF Program: District Revenues

- City contributions to TIF reimbursements is never 100% of real property incremental tax revenue
  - Varies by district and by year according to Council-approved TIF plan
- General fund receives any property tax revenue from increment not committed to the district and:
  - All city sales tax revenue generated by the new development
  - All city business personal property tax revenue
- Other taxing jurisdictions receive increment from additional property value
  - School district (100%)
    - Existing TIFs in Dallas, Richardson, and Coppell ISDs
  - Parkland Hospital & Health System (100%)
  - Dallas County Community College District (100%)
  - Dallas County (usually participating at 55%, with remaining 45% to County funds)
- Summary of revenues from TIF program in Appendix I

# TIF Program: Financial Model



# TIF Program: Mixed-Income Housing Guidelines

- All TIF Districts created after 2005 require an affordable housing set-aside
  - 20% of all housing receiving TIF funding must be set-aside for families earning less than 80% of AMFI - Area Median Income (\$56,300 for a family of 4) for a period of 15 years (except Downtown Connection – 10%)
  - Affordable units distributed geographically and by unit size
  - Maximum rents set each year at 30% of 80% of AMFI – method for determining income the same for affordable and market rate units
  - All units share access to same amenities
- Fair Housing Considerations
  - Must avoid disparate impact against protected classes (Example: limiting all income restricted housing to one-bedroom units would negatively impact families with children)
  - Affirmative Furtherance of Fair Housing: extends to all City funding programs related to Housing and Urban Development
- No 'Buy-outs' allowed in Mixed Income Housing Policy

# TIF Program: Accomplishments

- 190.8% increase in taxable value over respective district base years
  - See Appendix G for district results
- In 2015, TIF district property values increased by 11.8% compared to city-wide property value increase of 7.7%
- Cityplace Area and State-Thomas are examples of fully successful TIF implementation, in partnership with the private sector
  - Generate +/- \$10 million annually to general fund and more to other taxing districts
  - Property values increased 11 to 16 times the base year values
  - Reconstruction of aging infrastructure funded
  - Higher-density developments created value
  - Pedestrian amenities created
  - Light-rail and streetcar linkage created
- TIF commitments over the life of the program of \$1.05 billion have leveraged approximately \$9 billion of private investment in completed or approved projects
- City general fund revenue generated since 2006 of \$88.4M
  - See Appendix J for details

# TIF Program: Lessons Learned

- Identify under-performing real estate in locations proximate to areas with successful real estate markets
- Seek areas where property owners share a common vision for redevelopment and have a willingness to invest
- Establish minimum investment thresholds: TIF districts need private investment to generate incremental taxable property value
- Understand that “horizontal” developments have a long gestation period and are difficult to control
- Search for areas where other taxing entities will participate financially
- Layer TIF districts with Public Improvement Districts (PIDs)
- Use revenue-sharing combination TIF districts to “jump-start” investments in underserved areas

# SUPPLEMENTARY TOOLS

# Other OED Programs: Funding Commitments by Council District (2006-16)

Council District	New Markets Tax Credits	CDRC EB-5	SD/FP Trust Fund	BACs	SDDC	Adaptive Reuse	Façade Program	Total All Programs
1	\$0.0M	\$13.0M	\$0.0M	\$0.65M	\$0.80M	\$0.03M	\$0.0M	\$14.5M
2	\$14.5M	\$53.5M	\$0.0M	\$1.90M	\$0.63M	\$0.0M	\$0.0M	\$70.5M
3	\$0.0M	\$4.5M	\$0.0M	\$0.89M	\$0.46M	\$0.0M	\$0.0M	\$5.9M
4	\$2.9M	\$0.0M	\$0.0M	\$0.56M	\$0.54M	\$0.06M	\$0.0M	\$4.1M
5	\$0.0M	\$0.0M	\$0.0M	\$0.0M	\$0.52M	\$0.03M	\$0.0M	\$0.6M
6	\$0.0M	\$39.0M	\$0.0M	\$1.33M	\$0.33M	\$0.0M	\$0.0M	\$40.7M
7	\$8.1M	\$0.0M	\$3.7M	\$0.93M	\$1.84M	\$0.0M	\$0.19M	\$13.8M
8	\$4.8M	\$0.0M	\$0.0M	\$0.0M	\$0.07M	\$0.0M	\$0.0M	\$4.9M
14	\$0.0M	\$221M	\$0.0M	\$0.08M	\$0.0M	\$0.0M	\$0.0M	\$221.1M
<b>Total</b>	<b>\$30.3M</b>	<b>\$331.0M</b>	<b>\$3.7M</b>	<b>\$6.3M</b>	<b>\$5.2M</b>	<b>\$0.1M</b>	<b>\$0.2M</b>	<b>\$376.6M</b>

SUPPLEMENTARY TOOL

# NEW MARKETS TAX CREDITS

# New Markets Tax Credits (NMTC)

- Current uncommitted tax credit allocation: \$13 million
- NMTC's attract private investment for business and real estate developments in Low Income Neighborhoods
- NMTC is a federal tax credit program created in 2000
  - U.S. Treasury administers
  - Allocations made directly to local Community Development Entity (CDE)
  - Dallas Development Fund (DDF) runs the city's NMTC program
  - Tax credit is 39% of original investment over 7 years (5% first three years, 6% last four)
- NMTC program offers additional financial tool to achieve Dallas' development goals, particularly in southern Dallas

# NMTC by Council District (2011-2016)

District	Projects	Project Cost	Allocation Value	Net Cash Value
2	5	\$57,200,000	\$55,000,000	\$14,500,000
4	1	\$27,800,000	\$11,500,000	\$2,900,000
7	2	\$33,600,000	\$27,500,000	\$8,100,000
8	2	\$52,300,000	\$17,000,000	\$4,800,000
<b>Total</b>	<b>10</b>	<b>\$170,900,000</b>	<b>\$111,000,000</b>	<b>\$30,300,000</b>

- See Appendix K for Project Details

SUPPLEMENTARY TOOL

# CITY OF DALLAS (EB-5) REGIONAL CENTER

# City of Dallas (EB-5) Regional Center

- EB-5 is an employment-based visa program providing foreign capital investment that can be aligned with PPP Program priorities
- Requires foreign nationals to invest a minimum of \$500,000 through a Regional Center vehicle or direct investment in businesses or projects that generate a minimum of 10 full-time jobs for U.S. nationals within a 2 year period
  - Investment can take the form of senior debt, subordinated debt or equity
  - Investors are willing to accept lower returns, because investor, spouse, and unmarried children less than 21 years of age receive a permanent green card
- City of Dallas owns the City of Dallas Regional Center (CDRC), created in 2009
  - CDRC has invested over \$330,500,000 in 17 Dallas projects, generating approximately 660 jobs with a total investment exceeding \$1 billion
  - Investors from 30 countries to date
  - Independently administered by Civitas Capital Management (selected through an RFP process)
  - City promotes CDRC and can separately subsidize CDRC-financed projects, but has no financial liability

# CDRC by Council District (2010-2016)

District	Projects	Project Cost	CDRC Investment
1	2	\$50,000,000	\$13,000,000
2	5	\$175,000,000	\$53,500,000
3	1	\$15,000,000	\$4,500,000
6	3	\$135,000,000	\$39,000,000
14	6	\$505,000,000	\$220,500,000
<b>Total</b>	<b>17</b>	<b>\$880,000,000</b>	<b>\$330,500,000</b>

- See Appendix L for Project Details

SUPPLEMENTARY TOOL

# SOUTH DALLAS / FAIR PARK TRUST FUND

# South Dallas / Fair Park Trust Fund (SDFPTF)

- FY 2016 program budget: \$500,000
- Created in 1989 as an asset for South Dallas / Fair Park community
  - Allocations from funding sources began in FY 1992 and commenced operations in FY 1994
- Facilitate community and neighborhood development through grants and loans that support community service projects / programs, business and economic development activity, quality affordable housing
- 15 member Advisory Board appointed by City Council
  - Chairperson appointed by Mayor
  - Managed by OED staff
- 228 grants and 12 loans since FY 2006 totaling \$3,612,904 (grants) and \$559,640 (loans)

# SDFPTF Projects by Council District (2006-16)

District	Projects	Grant	Loan	Total
7	240	\$3,590,063	\$63,577	\$3,653,640
<b>Total</b>	<b>240</b>	<b>\$3,590,063</b>	<b>\$63,577</b>	<b>\$3,653,640</b>

- See Appendix M for Project Details

SUPPLEMENTARY TOOL

# BUSINESS ASSISTANCE CENTERS (BAC)

# Business Assistance Centers (BAC)

- FY 2016 program budget: \$640,000
- BAC Program created in 1993
- BAC contractors provide technical assistance, incubator space and other support services for low-to-moderate income persons owning or starting microenterprises
- Currently there are eight BACs
- Since December 1993, the City has authorized \$9,861,700 through FY 2016 of HUD CDBG funding
- FY 2017 CDBG proposed budget recommends the elimination of HUD CDBG financing for the program
- A to-be modified BAC program, funded by general fund, is part of City Manager's proposed FY 2017 budget

# BAC Funding by Council District (2006-2016)

District	BACs (In Years)	HUD CDBG Funding
1	8	\$645,000
2	24	\$1,895,000
3	11	\$885,000
4	7	\$560,000
6	17	\$1,325,000
7	12	\$925,000
14	1	\$80,000
<b>Total</b>	<b>80</b>	<b>\$6,315,000</b>

- See Appendix N for Funding Details

SUPPLEMENTARY TOOL

# SOUTHERN DALLAS DEVELOPMENT CORPORATION (SDDC)

# Southern Dallas Development Corporation (SDDC)

- Current fund balance: \$180,000
- SDDC created in 1989 to administer and implement a business loan program to help revitalize and enhance community and economic development in the City of Dallas
  - Business Revolving Loan Program which makes loans to for-profit businesses
  - Funded by HUD CDBG through 2005, now operating as a revolving fund
  - Must be located in CDBG-eligible low-income census tracts as designated by HUD
- Loans up to \$300,000
- Must create at least 1 job per \$35,000 of loan value

# SDDC Projects by Council District (2006-2016)

District	Projects	SDDC Loan Value
1	8	\$799,011
2	6	\$634,876
3	6	\$460,000
4	4	\$538,000
5	6	\$520,000
6	4	\$330,309
7	12	\$1,841,875
8	2	\$67,600
<b>Total</b>	<b>48</b>	<b>\$5,191,671</b>

- See Appendix O for Project Details

SUPPLEMENTARY TOOL

# SMALL BUSINESS ADAPTIVE REUSE PROGRAM

# Small Business Adaptive Reuse Program

- Last budgeted: \$250,000 (FY 2014)
- Grant program established in 2014 to assist owners of small businesses with the reuse of underperforming or vacant buildings in Southern Dallas
- Policy emerged from HUD Challenge Grant-funded Dallas TOD area plans in 2013
- Initial funding of \$250,000 from PPP Program funds
  - Maximum award of \$30,000
  - Minimum private investment of \$250,000 for acquisition and improvement
  - At least 51% of building space must be used for owner's business operation
  - Maximum building size of 10,000 SF

# Small Business Adaptive Reuse Program Projects by Council District (2014-2016)

District	Projects	Total Private Investment	Total Grant Value
1	1	\$600,000	\$30,000
4	2	\$578,000	\$60,000
5	1	\$265,500	\$30,000
<b>Total</b>	<b>4</b>	<b>\$1,443,500</b>	<b>\$120,000</b>

- See Appendix P for Project Details

SUPPLEMENTARY TOOL

# SOUTH DALLAS FAÇADE PROGRAM

# South Dallas Façade Program

- No funds currently allocated
- Created in 2013 to improve aesthetics and property conditions on public right-of-ways in South Dallas / Fair Park area
  - Eligible businesses must serve low-to-moderate income populations
  - Maximum grant of \$20,000
  - Businesses must have been in operation for at least three years prior to grant award and be current on property taxes
- Funded via HUD CDBG (\$100,000 total) in 2013 and PPP Program Funds (\$100,000 total) in 2014-15

# South Dallas Façade Program Projects by Council District (2013-15)

District	Projects	Grant
7	10	\$185,508
<b>Total</b>	<b>10</b>	<b>\$185,508</b>

- See Appendix Q for Project Details

SUPPLEMENTARY TOOL

# PROPERTY ASSESSED CLEAN ENERGY (PACE)

# New Program: Property Assessed Clean Energy (PACE)

- PACE legislation enacted by state legislature in 2013 enabling cities and municipalities to adopt PACE district
- Innovative financing program allowing owners of commercial, industrial and multi-family residential (5+ units) to obtain low-cost, long-term loans for water conservation, energy conservation and renewable retrofits
- Municipalities / counties work with lenders and private property owners to use contractual assessments, voluntarily imposed by the property owner, to finance eligible improvements to property
  - Assessment secured by senior lien on property until paid in full
- Council authorized establishment of PACE program in Dallas and selection of the third party administrator in May 2016

SUPPLEMENTARY TOOL

# PUBLIC IMPROVEMENT DISTRICTS (PID)

# Public Improvement District (PID)

- Special assessment area created at the request of property owners in proposed boundary
- Owners pay supplemental assessment with their property taxes to fund services that complement existing city services
- Eligible activities include: marketing, security, landscaping, lighting, street cleaning, cultural or recreational improvements
- Individual PIDs governed by property-owner elected boards and manager by non-profit or homeowners associations
- State law requires City Council annually to:
  - Adopt updated service plan
  - Hold public hearing to allow opportunity for property owner comments
  - Set annual assessment rate for each district
- 12 existing PIDs
  - Downtown Improvement District, Deep Ellum, Klyde Warren Park / Dallas Arts District, Knox Street, Lake Highlands, Oak Lawn-Hi Line, Prestonwood, South Side, Tourism, University Crossing, Uptown, Vickery Meadow
  - See map in Appendix R

# New Initiatives and Issues for Discussion

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- Retail redevelopment / adaptive reuse
  - Programs addressing Southern Dallas Supermarket Recruitment and aging and functionally obsolete retail centers citywide
- Job skills gap outreach
  - City role coordinated with existing and future stakeholder initiatives (Workforce Solutions of Greater Dallas, DCCCD, DISD, United Way, DRC, JP Morgan Chase, corporate partners)
- Funding prioritization in NeighborhoodPlus target areas

# Upcoming Agenda Items

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- June 22, 2016
  - Six-month extension of PPP Program to allow completion of NeighborhoodPlus planning initiatives and Council approval of new housing policy
  - Southern Sector Food Desert Grocery Recruitment Program
  - Contract for new OED web site and digital content strategy

# Appendices

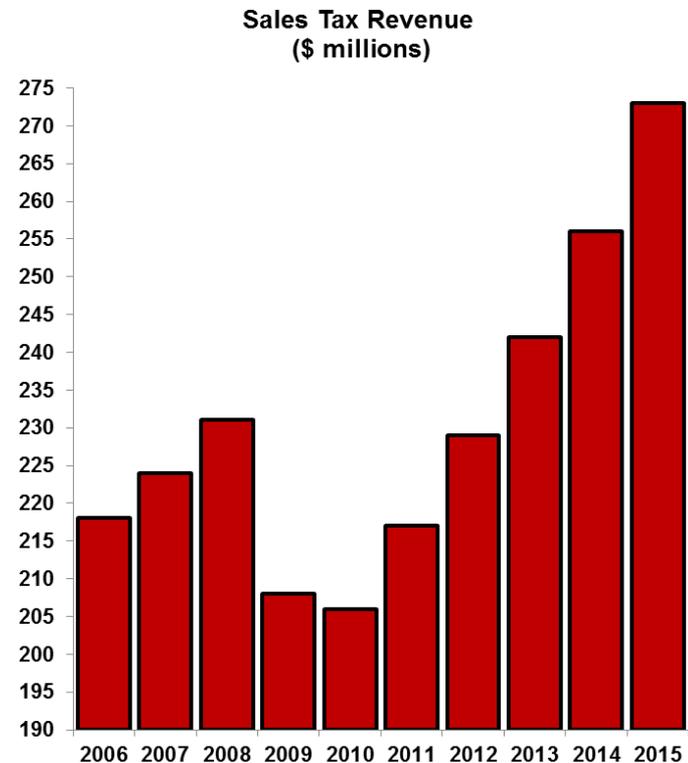
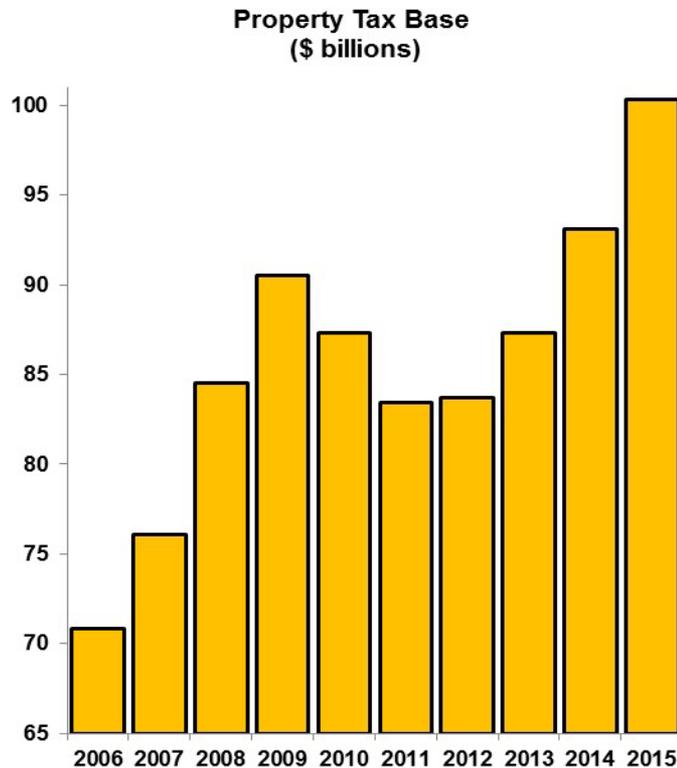
- A. Citywide property and sales tax trends and suburban comparison
- B. Southern Dallas focus area core reinvestment zones map
- C. Sustainable communities indicators detail
- D. Public / Private Partnership Program projects by Council District (2006-16)
- E. Public / Private Partnership Program impact analysis example
- F. TIF projects by council district (2006-16)
- G. TIF Program applicable state and local policies
- H. TIF districts created since 2005
- I. TIF districts real property general fund revenue contributions (2006-15)
- J. TIF districts financial performance (base year-2015)
- K. New Markets Tax Credits projects by council district (2011-16)
- L. City of Dallas (EB-5) Regional Center projects by council district (2010-16)
- M. South Dallas / Fair Park Trust Fund projects by council district (2006-16)
- N. Business Assistance Centers by council district (2006-16)
- O. Southern Dallas Development Corporation loans by council district (2006-16)
- P. Small Business Adaptive Reuse Program projects by council district (2014-16)
- Q. South Dallas Façade Program projects by council district (2013-16)
- R. PID map
- S. Council briefing request memo

Appendix A

# CITYWIDE PROPERTY AND SALES TAX TREND (2006- 2015)

# 10 Year Results: Property Tax Base & Sales Tax Revenue

- Negative effects of 2007 recession were delayed in Dallas until 2008–2009
- Property tax base and sales tax revenue have surpassed pre-recession levels



# City of Dallas vs. Neighboring Cities: Growth in Tax Base, 2014-2015

City	2014	2015	Change 2014-2015
Hutchins	\$283,614,296	\$365,892,296	29.01%
Wilmer	\$274,377,705	\$319,878,099	16.58%
Irving	\$19,280,434,934	\$21,145,852,790	9.68%
Coppell	\$5,650,222,241	\$6,185,615,949	9.48%
Richardson	\$11,273,526,883	\$12,306,742,027	9.16%
Plano	\$28,722,555,052	\$31,147,279,612	8.44%
Lancaster	\$1,641,866,054	\$1,776,715,230	8.21%
Highland Park	\$4,924,436,786	\$5,324,500,745	8.12%
Carrollton	\$10,318,700,091	\$11,150,172,340	8.06%
Farmers Branch	\$4,216,240,665	\$4,539,598,200	7.67%
University Park	\$6,348,970,328	\$6,831,257,440	7.60%
Garland	\$10,426,453,486	\$11,082,009,425	6.29%
Addison	\$3,805,580,841	\$4,036,723,767	6.07%
Cedar Hill	\$2,850,186,354	\$3,017,244,932	5.86%
Seagoville	\$468,319,380	\$494,621,920	5.62%
Balch Springs	\$676,413,707	\$712,093,332	5.27%

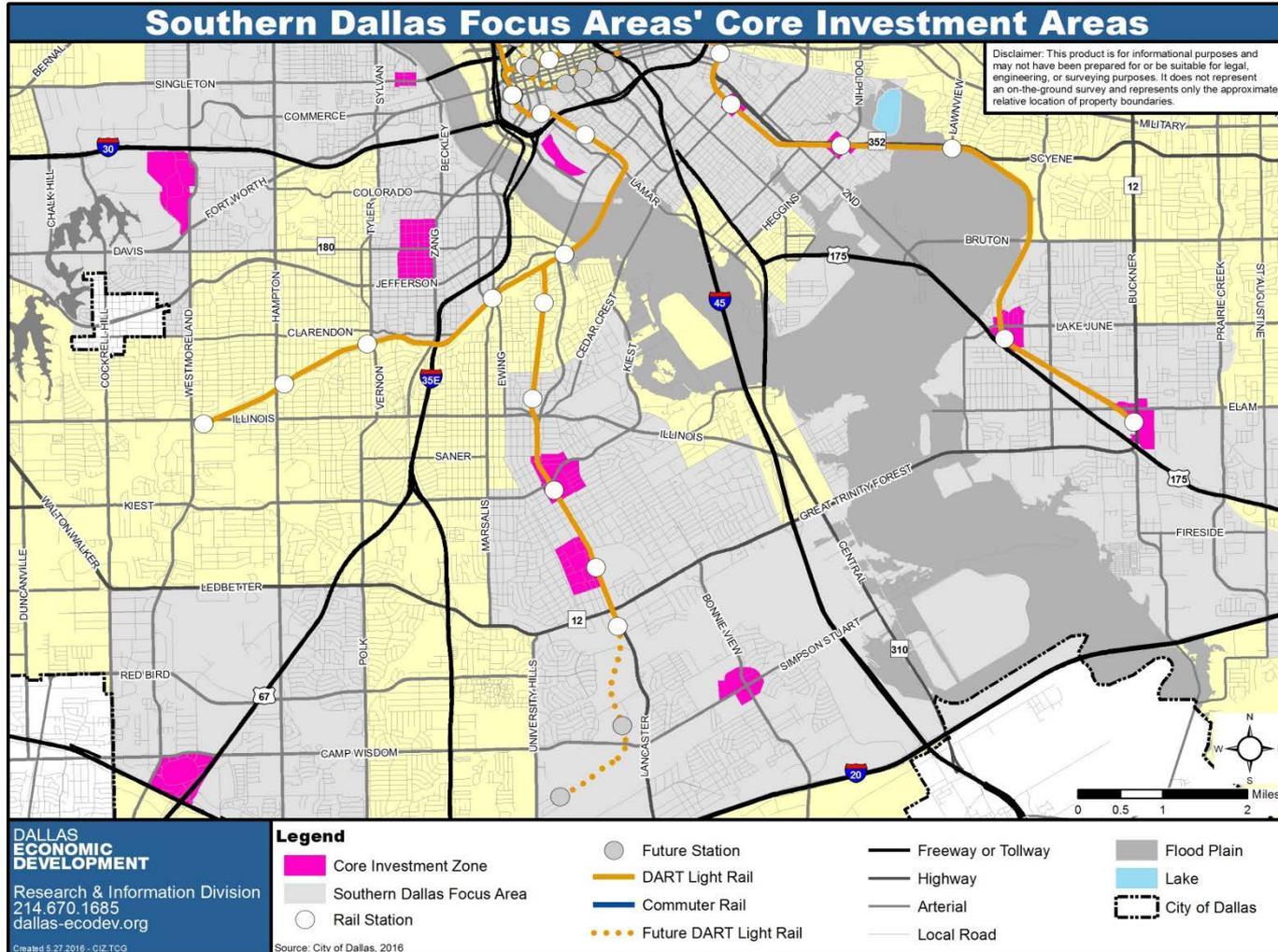
# City of Dallas vs. Neighboring Cities: Growth in Tax Base, 2014-2015

City	2014	2015	Change 2014-2015
Duncanville	\$1,724,322,489	\$1,812,540,784	5.12%
Mesquite	\$5,886,482,159	\$6,137,368,188	4.26%
De Soto	\$3,017,996,030	\$3,130,445,607	3.73%
Cockrell Hill	\$88,010,621	\$89,170,092	1.32%
Grand Prairie	\$10,538,980,727	\$10,695,389,294	1.48%
<b>Neighboring Cities Total</b>	<b>\$132,417,690,829</b>	<b>\$142,301,112,069</b>	<b>7.46%</b>
<b>Dallas</b>	<b>\$92,912,055,141</b>	<b>\$100,138,816,347</b>	<b>7.78%</b>

Appendix B

# SOUTHERN DALLAS CORE INVESTMENT ZONES MAP

# Southern Dallas Focus Areas Core Investment Zones



Appendix C

# SUSTAINABLE COMMUNITIES INDICATORS DETAIL

# Sustainable Communities Indicators: Detail

- **Measures of Commitment: how invested are households in their community?**
  - Population – are people staying or leaving? (US Census American Community Survey)
  - Households – are new households being added? (US Census American Community Survey)
  - Percentage of School Age Children – are families with children living in the neighborhood? (US Census American Community Survey)
  - Local Public School Attendance – are children enrolled in local schools? (Texas Education Agency)
  - Private residential investment – are people investing in the neighborhood? (City of Dallas Building Permits)
  - Real Property Values - are properties appreciating and attracting investment? (Dallas, Collin, Denton Central Appraisal Districts)
- **Measures of Resilience: how easily can households respond to hardships?**
  - Percentage of College Educated Residents – is the workforce attractive to business? (US Census American Community Survey)
  - Public High School Graduation Rate – are the local high schools graduating local residents? (Texas Education Agency)
  - Per Capita Income – are area residents earning enough to sustain local business? (US Census American Community Survey)
  - Home Sale Prices – how are home prices changing with the neighborhood? (Multiple Listings Service data via UT-Dallas)
- **Measures of Amenities: how marketable are neighborhoods?**
  - Property Crimes per 1,000 Residents – are properties safe? Does the neighborhood look clean and safe? (Dallas Police Department)
  - Violent Crimes per 1,000 Residents – are people safe in their homes and out in the neighborhood? (Dallas Police Department)
  - Retail Vibrancy (Occupied Retail Space per 1,000 Residents) – is the area underserved by retail opportunities? (CoStar)



# D) Sustainable Communities Indicators (Commitment)

2012 Base Year Measures		Population	Households	% of School Age Children	Public School Attendance	Residential Investment	Real Property Values
1	Pleasant Grove	98,928	26,553	28.4%	20,045	\$7,641,337	\$1,208,046,539
2	Kleberg	17,777	5,198	24.6%	3,499	\$9,169,435	\$309,894,413
3	Southeast Oak Cliff	26,947	9,683	24.5%	3,803	\$17,199,635	\$514,055,812
4	Central Oak Cliff	58,380	19,885	23.3%	13,546	\$5,153,965	\$683,521,573
5	North Oak Cliff	100,672	29,882	24.3%	23,855	\$20,757,163	\$2,665,260,497
6	Mountain Creek	33,495	10,022	30.7%	3,169	\$40,413,286	\$968,780,385
7	West Dallas	26,513	7,088	30.4%	6,922	\$4,782,146	\$673,528,113
8	Buckner Terrace	35,047	10,641	27.2%	7,824	\$4,865,888	\$758,449,830
9	South Dallas / Fair Park	27,279	10,833	19.2%	4,623	\$4,271,590	\$572,309,236
10	Red Bird	87,486	30,444	24.0%	10,808	\$3,978,928	\$1,937,678,920
11	Central Business District	5,027	3,039	2.3%	1,224	\$21,992,714	\$3,076,536,912
12	Stemmons Corridor	59,987	14,614	20.7%	3,594	\$634,807	\$4,390,100,614
13	Uptown / Oak Lawn	47,451	26,729	8.6%	3,747	\$34,106,617	\$8,681,597,400
14	Far East Dallas	87,125	33,138	19.7%	12,072	\$21,267,288	\$3,047,172,397
15	Lake Highlands	119,816	49,591	19.1%	18,746	\$20,380,817	\$6,038,643,190
16	North Dallas	37,585	18,490	14.0%	4,558	\$80,444,070	\$8,137,730,087
17	Far North Dallas	154,370	73,511	15.0%	12,550	\$44,689,552	\$10,539,838,807
18	Old East Dallas	99,926	46,759	14.0%	9,612	\$91,928,412	\$8,759,844,555
19	Northwest Dallas	66,733	24,671	20.0%	13,547	\$87,955,653	\$7,897,487,250

# D) Sustainable Communities Indicators (Commitment)

2015 Measures		Population	Households	% of School Age Children	Public School Attendance	Residential Investment	Real Property Values
1	Pleasant Grove	101,003	27,008	27.7%	20,139	\$10,178,806	\$1,306,676,130
2	Kleberg	17,343	5,211	24.8%	3,724	\$21,433,835	\$334,831,668
3	Southeast Oak Cliff	27,815	9,888	22.8%	5,052	\$3,546,765	\$565,258,291
4	Central Oak Cliff	59,895	20,151	23.1%	13,341	\$12,439,335	\$738,043,187
5	North Oak Cliff	100,882	30,103	24.7%	23,473	\$18,357,574	\$3,163,721,665
6	Mountain Creek	34,850	10,782	29.6%	2,998	\$24,782,114	\$1,132,223,050
7	West Dallas	26,687	7,197	29.4%	6,401	\$47,718,147	\$831,775,770
8	Buckner Terrace	35,191	10,884	26.2%	10,173	\$5,381,081	\$866,614,606
9	South Dallas / Fair Park	27,234	10,748	16.6%	5,595	\$8,349,429	\$656,053,233
10	Red Bird	90,193	30,863	24.3%	12,079	\$7,392,829	\$2,140,091,947
11	Central Business District	6,250	3,997	1.9%	1,241	\$45,421,761	\$3,904,969,116
12	Stemmons Corridor	59,932	15,824	20.1%	3,513	\$2,923,639	\$5,411,923,639
13	Uptown / Oak Lawn	50,516	28,209	7.5%	3,567	\$318,124,362	\$11,909,755,320
14	Far East Dallas	90,894	33,727	21.5%	12,016	\$18,302,575	\$3,505,266,394
15	Lake Highlands	118,969	48,396	19.2%	19,953	\$59,682,666	\$7,047,009,678
16	North Dallas	38,191	18,193	14.1%	4,663	\$131,319,106	\$9,918,073,036
17	Far North Dallas	158,042	74,390	15.1%	12,890	\$57,808,772	\$12,602,566,584
18	Old East Dallas	99,032	47,620	12.9%	9,751	\$281,688,116	\$11,342,795,386
19	Northwest Dallas	67,766	24,965	20.3%	13,778	\$111,700,917	\$9,453,380,693

# D) Sustainable Communities Indicators (Resiliency)

2012 Base Year Measures		Percentage of College Educated Residents	Public High School Graduation Rate	Per Capita Income	Median Home Sale Prices
1	Pleasant Grove	5.0%	68.0%	\$11,863	\$38,000
2	Kleberg	6.9%	87.8%	\$13,178	\$50,000
3	Southeast Oak Cliff	12.5%	58.6%	\$14,118	\$53,000
4	Central Oak Cliff	5.6%	80.5%	\$11,795	\$22,500
5	North Oak Cliff	12.2%	81.0%	\$16,111	\$95,000
6	Mountain Creek	20.4%	77.5%	\$17,643	\$104,950
7	West Dallas	4.8%	71.4%	\$10,306	\$64,500
8	Buckner Terrace	13.2%	78.9%	\$15,202	\$65,000
9	South Dallas / Fair Park	9.1%	83.8%	\$13,306	\$18,000
10	Red Bird	13.7%	73.9%	\$15,943	\$60,000
11	Central Business District	57.5%	93.5%	\$46,974	\$314,900
12	Stemmons Corridor	11.7%	72.5%	\$13,119	\$56,725
13	Uptown / Oak Lawn	55.5%	72.7%	\$55,393	\$361,250
14	Far East Dallas	23.4%	76.8%	\$23,614	\$125,245
15	Lake Highlands	33.6%	82.8%	\$27,086	\$216,700
16	North Dallas	62.3%	80.9%	\$69,777	\$477,500
17	Far North Dallas	46.1%	90.9%	\$40,007	\$263,500
18	Old East Dallas	47.8%	76.5%	\$37,762	\$299,900
19	Northwest Dallas	45.2%	76.3%	\$46,682	\$281,500

# D) Sustainable Communities Indicators (Resiliency)

2015 Measures		Percentage of College Educated Residents	Public High School Graduation Rate	Per Capita Income	Median Home Sale Prices
1	Pleasant Grove	4.8%	74.3%	\$12,310	\$50,000
2	Kleberg	7.1%	85.3%	\$14,115	\$68,990
3	Southeast Oak Cliff	10.9%	76.1%	\$15,127	\$49,500
4	Central Oak Cliff	5.5%	76.1%	\$11,928	\$33,195
5	North Oak Cliff	13.0%	87.6%	\$16,460	\$91,990
6	Mountain Creek	19.9%	86.7%	\$18,388	\$109,885
7	West Dallas	5.2%	87.2%	\$10,358	\$44,980
8	Buckner Terrace	11.8%	82.9%	\$15,320	\$76,235
9	South Dallas / Fair Park	10.9%	87.3%	\$14,908	\$24,270
10	Red Bird	13.4%	89.4%	\$15,798	\$75,445
11	Central Business District	56.1%	97.0%	\$49,121	\$397,310
12	Stemmons Corridor	14.3%	83.9%	\$15,311	\$79,580
13	Uptown / Oak Lawn	55.9%	81.7%	\$54,046	\$267,050
14	Far East Dallas	24.6%	85.9%	\$22,948	\$136,100
15	Lake Highlands	32.4%	85.0%	\$27,043	\$210,755
16	North Dallas	62.4%	85.5%	\$70,414	\$499,500
17	Far North Dallas	45.5%	92.9%	\$38,399	\$288,800
18	Old East Dallas	49.9%	86.0%	\$40,394	\$304,060
19	Northwest Dallas	46.1%	86.8%	\$47,650	\$303,000

# D) Sustainable Communities Indicators (Amenities)

2012 Base Year Measures		Property Crime Per 1,000 Residents	Violent Crime Per 1,000 Residents	Occupied Retail SF Per 1,000 Residents
1	Pleasant Grove	49.69	7.98	25,598
2	Kleberg	43.20	3.54	5,973
3	Southeast Oak Cliff	65.13	12.36	24,623
4	Central Oak Cliff	52.62	13.33	24,130
5	North Oak Cliff	46.48	5.91	38,442
6	Mountain Creek	31.74	3.08	3,208
7	West Dallas	49.41	7.17	30,213
8	Buckner Terrace	62.89	7.76	30,172
9	South Dallas / Fair Park	83.03	23.97	58,830
10	Red Bird	57.48	8.32	65,989
11	Central Business District	255.42	27.85	968,988
12	Stemmons Corridor	85.09	9.62	138,858
13	Uptown / Oak Lawn	63.86	5.88	83,335
14	Far East Dallas	46.36	6.04	41,571
15	Lake Highlands	55.82	8.67	61,115
16	North Dallas	48.34	2.71	119,844
17	Far North Dallas	33.11	3.15	68,339
18	Old East Dallas	51.97	5.14	77,589
19	Northwest Dallas	34.39	2.29	44,818

# D) Sustainable Communities Indicators (Amenities)

2015 Measures		Property Crime Per 1,000 Residents	Violent Crime Per 1,000 Residents	Occupied Retail SF Per 1,000 Residents
1	Pleasant Grove	30.32	8.56	27,741
2	Kleberg	36.96	5.07	10,665
3	Southeast Oak Cliff	46.56	13.59	22,168
4	Central Oak Cliff	35.46	13.47	21,567
5	North Oak Cliff	31.90	6.07	41,861
6	Mountain Creek	22.81	3.47	6,055
7	West Dallas	34.25	8.06	33,748
8	Buckner Terrace	40.15	9.83	30,771
9	South Dallas / Fair Park	57.61	27.14	59,191
10	Red Bird	42.79	10.05	60,373
11	Central Business District	164.64	21.44	180,697
12	Stemmons Corridor	65.66	10.01	134,326
13	Uptown / Oak Lawn	48.92	6.00	169,688
14	Far East Dallas	29.97	6.19	37,526
15	Lake Highlands	38.14	8.85	58,971
16	North Dallas	37.86	2.04	119,297
17	Far North Dallas	23.57	2.83	65,748
18	Old East Dallas	39.92	5.50	70,697
19	Northwest Dallas	24.56	2.51	48,982

Appendix D

# **PUBLIC / PRIVATE PARTNERSHIP PROGRAM PROJECTS BY COUNCIL DISTRICT (2006-2016)**

# PPP Program Council-Approved Projects by Council District (2006-16)

District	Year	Project	Required Investment	Required Jobs	Abatement Value	Grant Value	Total Incentive
1	2010	Bishop Arts Village, LLC	\$2,000,000	N/A	N/A	\$2,000,000	\$2,000,000
1	2012	Jefferson Monument, LLC	\$6,000,000	N/A	N/A	\$1,845,000	\$1,845,000
1	2014	Bishop Arts Village LLC	\$42,000,000	N/A	N/A	\$2,000,000	\$2,000,000
<b>District 1 Total</b>			<b>\$50,000,000</b>	<b>0</b>	<b>\$0</b>	<b>\$5,845,000</b>	<b>\$5,845,000</b>
2	2007	Gulfstream Aerospace Services Corporation	\$20,000,000	150	N/A	\$150,000	\$150,000
2	2007	Softlayer	\$24,000,000	93	\$448,740	N/A	448,740
2	2012	TRT Holdings	\$32,000,000	200	\$2,295,360	\$200,000	\$2,495,360
2	2012	Reel FX	\$2,000,000	375	N/A	\$1,750,000	\$1,750,000
2	2012	Encore International Investment Funds, LLC	\$75,000	220	N/A	\$440,000	\$440,000
2	2013	Dallas Entrepreneur Center (DEC)	\$200,000	N/A	N/A	\$200,000	\$200,000
2	2014	Cherokee Lamar Partners	\$27,000,000	N/A	\$1,938,897	N/A	1,938,897
2	2015	CCH Alamo, LP (Alamo Drafthouse)	\$11,000,000	N/A	N/A	\$450,000	\$450,000
<b>District 2 Total</b>			<b>\$116,275,000</b>	<b>1,038</b>	<b>\$4,682,997</b>	<b>\$3,190,000</b>	<b>\$7,872,997</b>

# PPP Program Council-Approved Projects by Council District (2006-16)

District	Year	Project	Required Investment	Required Jobs	Abatement Value	Grant Value	Total Incentive
3	2006	I-30 Distribution LP	\$16,000,000	25	\$1,045,797	\$519,073	\$1,564,870
3	2006	Pinnacle Industrial Center, LP	\$6,000,000	25	\$350,016	N/A	\$350,016
3	2006	Pinnacle Industrial Center, LP	\$5,400,000	25	\$295,326	N/A	\$295,326
3	2006	Nestle Waters North America	\$82,000,000	240	\$4,005,180	N/A	\$4,005,180
3	2007	Building No 4, Mt Creek LP	\$12,500,000	25	\$683,625	N/A	\$683,625
3	2007	Medline industries Inc	\$22,400,000	100	\$879,530	N/A	\$879,530
3	2008	Niagara Bottling, LLC	\$46,000,000	83	\$1,806,212	N/A	\$1,806,212
3	2008	Ambassador Aviation, Ltd. And DalExec,LLC.	\$750,000	N/A	N/A	\$750,000	\$750,000
3	2008	Holt Lunsford Commercial	\$12,000,000	N/A	\$502,589	N/A	\$502,589
3	2009	Square 67, L.P.	\$1,500,000	50	N/A	\$350,000	\$350,000
3	2010	Consolidated Container	\$7,800,000	40	\$175,000	\$25,000	\$200,000
3	2011	WhiteWave Foods (Dean)	\$23,000,000	90	\$1,673,964	\$250,000	\$1,923,964

# PPP Program Council-Approved Projects by Council District (2006-16)

District	Year	Project	Required Investment	Required Jobs	Abatement Value	Grant Value	Total Incentive
3	2012	Thrash Memorial Funeral Home	N/A	N/A	N/A	\$115,000	\$115,000
3	2012	Cummins	\$19,000,000	100	\$474,356	N/A	\$474,356
3	2013	SLF III - The Canyon TIF, LP	\$5,000,000	N/A	N/A	\$327,140	\$327,140
3	2013	Mt. Creek Investments	\$20,000,000	N/A	\$1,015,378	N/A	\$1,015,378
3	2014	Courtland Group (Crow Holdings)	\$33,000,000	N/A	\$2,618,145	N/A	\$2,618,145
3	2014	WWF Operating Company	\$90,000,000	85	N/A	\$300,000	\$300,000
3	2014	Commemorative Air Force	\$5,000,000	30	N/A	\$700,000	\$700,000
3	2014	Prologis / Ulta	\$18,000,000	450	\$1,291,140	\$1,000,000	\$2,291,140
3	2015	PIHV Mountain Creek (Pauls Corp)	\$10,000,000	N/A	\$573,840	N/A	\$573,840
3	2015	Prologis Kimberly Clark	\$22,000,000	99	\$1,578,060	\$350,000	\$1,928,060
3	2015	TC MT Creek Development	\$7,000,000	N/A	\$382,560	N/A	\$382,560
3	2016	Rolling Frito-Lay Sales, LP	\$60,000,000	230	\$2,240,665	N/A	\$2,240,665

# PPP Program Council-Approved Projects by Council District (2006-16)

District	Year	Project	Required Investment	Required Jobs	Abatement Value	Grant Value	Total Incentive
<b>District 3 Total</b>			<b>\$524,350,000</b>	<b>1,697</b>	<b>\$21,591,383</b>	<b>\$4,686,213</b>	<b>\$26,277,596</b>
4	2008	City Wide Community Dev. Corp. (Lancaster Urban Village)	N/A	N/A	N/A	\$850,000	\$850,000
4	2009	Jess Baroukh, LLC (Save-A-Lot / Crest Plaza)	\$1,000,000	N/A	N/A	\$200,000	\$200,000
4	2009	City Wide Community Dev. Corp. (Lancaster Urban Village)	\$25,000,000	N/A	N/A	\$3,000,000	\$3,000,000
4	2010	International Bazaar	\$1,000,000	N/A	N/A	\$200,000	\$200,000
4	2011	Silver Creek Investments	\$1,200,000	N/A	N/A	\$600,000	\$600,000
4	2012	Corinth Property (Walmart / Glen Oaks)	\$15,000,000	N/A	N/A	\$2,000,000	\$2,000,000
4	2014	Silver Creek Investments	\$1,800,000	N/A	N/A	\$250,000	\$250,000
4	2016	City Wide Community Dev. Corp. (Lancaster Kiest Village)	\$2,233,000	N/A	N/A	\$825,000	\$825,000
<b>District 4 Total</b>			<b>\$47,233,000</b>	<b>0</b>	<b>\$0</b>	<b>\$7,075,000</b>	<b>\$7,075,000</b>

# PPP Program Council-Approved Projects by Council District (2006-16)

District	Year	Project	Required Investment	Required Jobs	Abatement Value	Grant Value	Total Incentive
5	2008	Vista Property (El Rio Grande)	\$8,000,000	50	N/A	\$1,500,000	\$1,500,000
5	2010	Pleasant Grove Mission Possible	N/A	N/A	N/A	\$75,000	\$75,000
5	2013	GBD BDM, LLC	\$1,600,000	10	N/A	\$150,000	\$150,000
5	2014	Almass Investment Group, LP (AIG)	\$2,636,519	N/A	N/A	\$225,000	\$225,000
<b>District 5 Total</b>			<b>\$12,236,519</b>	<b>60</b>	<b>\$0</b>	<b>\$1,950,000</b>	<b>\$1,950,000</b>
6	2006	Turnpike West LLC	\$16,500,000	25	\$1,101,424	\$429,000	\$1,530,424
6	2007	KP Million LP (Shinchon Grand Plaza)	\$15,900,000	40	\$869,571	\$150,000	\$1,019,571
6	2010	Dallas Watersports Complex	\$1,845,000	25	N/A	\$250,000	\$250,000
6	2011	Stonegate	\$9,400,000	N/A	N/A	N/A	\$1,500,000
6	2012	Lynxette Exploration (Sylvan / Thirty)	\$30,000,000	N/A	N/A	\$1,500,000	\$1,500,000
6	2012	321 & 329 Commercial Avenue, LLC	\$30,500,000	25	\$2,154,330	\$575,000	\$2,729,330
6	2013	Lakewest	\$5,000,000	40	N/A	\$200,000	\$200,000

# PPP Program Council-Approved Projects by Council District (2006-16)

District	Year	Project	Required Investment	Required Jobs	Abatement Value	Grant Value	Total Incentive
6	2014	First Industrial Texas L.P.	\$18,000,000	N/A	\$957,480	N/A	\$957,480
6	2014	US Cold Storage	\$18,000,000	25	N/A	\$150,000	\$150,000
6	2015	AMN Healthcare	\$7,500,000	550	N/A	\$250,000	\$250,000
6	2015	CoreLogic Solutions, LLC	\$50,000,000	1,600	N/A	\$600,000	\$600,000
6	2015	Toyota Industries Com. Finance	\$4,000,000	150	N/A	\$277,500	\$277,500
6	2015	Argos Ready Mix (South Central) Corp	\$10,000,000	N/A	N/A	\$2,500,000	\$2,500,000
6	2015	TCDFW Industrial Development	\$10,000,000	N/A	\$478,200	N/A	\$478,200
6	2015	OneSource Virtual, Inc.	\$35,000,000	1,300	N/A	\$800,000	\$800,000
6	2016	Zale/Signet	\$39,000,000	1,100	N/A	\$450,000	\$450,000
<b>District 6 Total</b>			<b>\$300,645,000</b>	<b>4,880</b>	<b>\$5,561,005</b>	<b>\$8,131,500</b>	<b>\$13,692,505</b>
7	2006	EastPoint CatronLP	\$10,000,000	25	\$278,138	\$205,430	\$483,568
7	2007	ProLogis	\$14,000,000	150	\$1,950,610	\$932,509	\$2,883,119
7	2012	Progressive Steel and Wire	\$200,000	60	\$59,775	\$40,000	\$99,775

# PPP Program Council-Approved Projects by Council District (2006-16)

District	Year	Project	Required Investment	Required Jobs	Abatement Value	Grant Value	Total Incentive
7	2012	Prologis	\$10,000,000	35	\$418,425	\$800,000	\$1,218,425
7	2010	CCH Lamar Partners	\$398,000	N/A	N/A	\$100,000	\$100,000
7	2011	CCH Lamar Partners	N/A	N/A	N/A	\$235,000	\$235,000
7	2013	Borden Dairy Manufacturing	\$5,000,000	100	\$418,897	N/A	\$418,897
7	2014	Two Podner's Barbeque and Seafood Restaurant	\$2,229,000	N/A	N/A	\$275,000	\$275,000
7	2014	Frazier Revitalization (Parkland)	\$10,000,000	50	\$921,013	\$2,000,000	\$2,921,013
<b>District 7 Total</b>			<b>\$51,827,000</b>	<b>420</b>	<b>\$4,046,858</b>	<b>\$4,587,939</b>	<b>\$8,634,797</b>
8	2007	Dallas Morning News	\$19,000,000	152	\$692,740	\$1,300,000	\$1,992,740
8	2008	TCDFWI20 II LP	\$20,000,000	25	\$1,543,290	\$442,932	\$1,986,222
8	2008	Ridge South Dallas I, LLC	\$130,000,000	N/A	\$4,600,000	\$10,550,000	\$15,150,000
8	2009	Advanced H2O	\$29,000,000	100	\$1,009,665	N/A	\$1,009,665
8	2011	Home Depot	\$10,000,000	75	\$1,394,750	\$2,475,000	\$3,869,750
8	2011	JS & JH Enterprises	\$1,500,000	N/A	N/A	\$100,000	\$100,000
8	2011	Union Pacific (Kleberg Trail)	N/A	N/A	N/A	\$260,000	\$260,000

# PPP Program Council-Approved Projects by Council District (2006-16)

District	Year	Project	Required Investment	Required Jobs	Abatement Value	Grant Value	Total Incentive
8	2012	USAA/Seefried	\$1,000,000	N/A	N/A	\$1,400,000	\$1,400,000
8	2012	Ridge/L'Oreal	\$17,000,000	75	\$932,420	\$3,800,000	\$4,732,420
8	2012	MBA Consultants	N/A	N/A	N/A	\$22,750	\$22,750
8	2013	The Grocers Supply Co., Inc.	\$50,000,000	250	\$3,978,329	\$1,850,000	\$5,828,329
8	2013	Trammel Crow assigned	\$18,000,000	N/A	\$853,444	\$1,445,000	\$2,298,444
8	2013	Commerce 20 Development, LLC (Hillwood)	\$14,000,000	N/A	\$1,074,904	\$745,000	\$1,819,904
8	2013	Commerce 20 Development, LLC (Hillwood)	\$11,000,000	N/A	\$806,931	N/A	\$806,931
8	2014	TCDFW Industrial Development Inc.	\$10,000,000	N/A	\$474,135	\$875,000	\$1,349,135
8	2014	TCDFW Industrial Development Inc.	\$4,000,000	N/A	\$189,654	\$195,000	\$384,654
8	2014	DLH Master Land Holding, LLC	\$35,000,000	N/A	\$2,510,550	\$1,760,000	\$4,270,550
8	2014	StoneRidge XI	\$11,500,000	N/A	\$849,955	N/A	\$849,955
8	2014	StoneRidge XII	\$4,400,000	N/A	\$212,489	N/A	\$212,489

# PPP Program Council-Approved Projects by Council District (2006-16)

District	Year	Project	Required Investment	Required Jobs	Abatement Value	Grant Value	Total Incentive
8	2014	StoneRidge XIII	\$4,400,000	N/A	\$198,323	N/A	\$198,323
8	2014	US Real Estate LP / Seefried Industrial Properties	\$10,000,000	100	\$717,300	\$63,726	\$781,026
8	2014	KRR Construction, LTD (Save-A-Lot)	\$2,800,000	N/A	N/A	\$2,800,000	\$2,800,000
8	2015	Pioneer Frozen Foods	\$10,100,000	25	\$478,740	N/A	\$478,740
8	2015	VanTrust/DalParc I-12 Logistics LLC	\$22,500,000	N/A	\$1,613,925	\$312,000	\$1,925,925
8	2015	Cesar Chavez Foundation - Ed. Fund	\$50,000	N/A	N/A	\$50,000	\$50,000
8	2015	US Real Estate LP/Southwest Moulding	\$15,000,000	80	\$1,291,140	N/A	\$1,291,140
8	2015	DPF Tx I Bonnie View, LLC (Dermody)	\$19,000,000	N/A	\$1,362,870	\$1,300,000	\$2,662,870
8	2016	3662 W Camp Wisdom LLC (Brodsky)	\$15,000,000	N/A	N/A	\$2,400,000	\$2,400,000
8	2016	ATC Realty Investments	\$9,000,000	30	\$430,384	N/A	\$430,384
<b>District 8 Total</b>			<b>\$493,250,000</b>	<b>912</b>	<b>\$27,215,938</b>	<b>\$34,146,408</b>	<b>\$61,362,346</b>

# PPP Program Council-Approved Projects by Council District (2006-16)

District	Year	Project	Required Investment	Required Jobs	Abatement Value	Grant Value	Total Incentive
9	2013	Lincoln Property Co.	\$10,000,000	N/A	N/A	\$1,000,000	\$1,000,000
<b>District 9 Total</b>			<b>\$10,000,000</b>	<b>0</b>	<b>\$0</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>
10	2008	Chartwell at Lake Highlands LP	\$30,500,000	50	\$2,000,000	N/A	\$2,000,000
10	2009	Forest Medical	\$70,000,000	300	\$2,512,944	N/A	\$2,512,944
10	2010	Multi Packaging Solutions Inc.	\$800,000	150	N/A	\$100,000	\$100,000
<b>District 10 Total</b>			<b>\$101,300,000</b>	<b>500</b>	<b>\$4,512,944</b>	<b>\$100,000</b>	<b>\$4,612,944</b>
11	2010	Interstate Battery	\$4,000,000	617	N/A	\$300,000	\$300,000
11	2012	Dealertrack	\$1,000,000	250	N/A	\$210,000	\$210,000
11	2016	Costco	\$36,000,000	225	N/A	\$3,000,000	\$3,000,000
<b>District 11 Total</b>			<b>\$41,000,000</b>	<b>1,092</b>	<b>\$0</b>	<b>\$3,510,000</b>	<b>\$3,510,000</b>
12	2008	ZTE USA, Inc. and Prime Art and Jewel, Inc.	\$250,000	100	N/A	\$192,750	\$192,750
12	2010	Cambium Learning Group	\$1,000,000	200	N/A	\$100,000	\$100,000
12	2013	Kohls	\$15,000,000	1,000	N/A	\$500,000	\$500,000
<b>District 12 Total</b>			<b>\$16,250,000</b>	<b>1,300</b>	<b>\$0</b>	<b>\$792,750</b>	<b>\$792,750</b>

# PPP Program Council-Approved Projects by Council District (2006-16)

District	Year	Project	Required Investment	Required Jobs	Abatement Value	Grant Value	Total Incentive
13	2011	Borden Dairy	\$250,000	100	N/A	\$100,000	\$100,000
<b>District 13 Total</b>			<b>\$250,000</b>	<b>100</b>	<b>\$0</b>	<b>\$100,000</b>	<b>\$100,000</b>
14	2006	Sky Lofts of Dallas, LP	\$43,063,186	N/A	N/A	\$2,826,160	\$2,826,160
14	2007	Fireman's Fund Insurance Company	\$5,000,000	450	\$136,725	\$100,000	\$236,725
14	2007	Comerica	\$7,400,000	180	\$296,654	\$250,000	\$546,654
14	2008	AT&T Inc.	\$120,000,000	550	N/A	\$11,500,000	\$11,500,000
14	2009	Deloitte LLP	\$19,900,000	1,111	N/A	\$2,000,000	\$2,000,000
14	2010	MoneyGram International Inc	\$4,075,000	140	\$131,505	\$125,325	\$256,830
14	2011	Houseman Bldg	\$1,750,000	N/A	N/A	\$200,000	\$200,000
14	2011	PFSweb-Priority Fulfillment Services, Inc.	\$2,000,000	600	N/A	\$300,000	\$300,000
14	2012	Dallas High School Wynne/Jackson	\$40,000,000	N/A	\$2,859,200	N/A	\$2,859,200
14	2012	Firebird Restaurant Group	\$11,000,000	65	N/A	\$250,000	\$250,000
14	2012	Jacobs Engineering Group	\$2,000,000	160	N/A	\$300,000	\$300,000

# PPP Program Council-Approved Projects by Council District (2006-16)

District	Year	Project	Required Investment	Required Jobs	Abatement Value	Grant Value	Total Incentive
14	2012	Todd Interests/St. Paul Holdings	\$40,000,000	250	\$2,869,200	\$2,000,000	\$4,869,200
14	2013	Richards Group	\$40,000,000	650	\$1,795,275	\$0	\$1,795,275
14	2013	Fairfield Investment Company, LLC	\$35,000,000	N/A	N/A	\$535,360	\$535,360
14	2014	Santander Consumer USA Inc.	\$16,000,000	1,400	N/A	\$1,000,000	\$1,000,000
14	2014	Active Network	\$3,000,000	1,000	N/A	\$1,000,000	\$1,000,000
14	2014	Omnitracs	\$3,000,000	450	N/A	\$450,000	\$450,000
14	2014	1601 Elm Holdings	\$96,000,000	N/A	N/A	\$2,780,000	\$2,780,000
14	2015	Comparex	\$400,000	180	N/A	\$350,000	\$350,000
14	2016	Saatchi & Saatchi	\$1,500,000	131	N/A	\$75,000	\$75,000
<b>District 14 Total</b>			<b>\$491,088,186</b>	<b>7,317</b>	<b>\$8,088,559</b>	<b>\$26,041,845</b>	<b>\$34,130,404</b>
CW	2012	Horizon Scripted Television (Dallas)	\$12,500,000	60	N/A	\$400,000	\$400,000
CW	2015	TVM Productions (Queen of the South)	\$18,000,000	60	N/A	\$150,000	\$150,000
<b>Citywide Total</b>			<b>\$30,500,000</b>	<b>\$120</b>	<b>\$0</b>	<b>\$550,000</b>	<b>\$550,000</b>

Appendix E

# PUBLIC / PRIVATE PARTNERSHIP PROGRAM IMPACT ANALYSIS EXAMPLE

# Impact Analysis Example

## Exhibit B Proposed Project Information Worksheet Economic Development Committee

### A. Project Summary

City Council District	N/A	
Project/Company Name	Lone Star Foods	
Project Location	100 Lone Star Drive	
Project Type	New Facility	
Facilities (Square Feet)	200,000	
Construction Schedule	Begin	Oct-10
	Complete	Oct-11
Private Improvement Investment	Real Property	\$8,750,000
	Business Property	\$4,000,000
Jobs	Created	200
	Retained	0
Average Wage Rate	Salary	\$44,000
	Hourly	\$21
City Incentive Summary	Tax Abatement	\$327,205
	Infrastructure	\$200,000
	Other - Grant	\$0

A  
→

### B. Economic Impact Estimates (Dallas City Economy Only, \$ Million)

	10-Year		20-Year	
	Jobs	Economic Output	Jobs	Economic Output
Direct Impact	200	\$161,700,000	200	\$365,100,000
Indirect and Induced Impact*	220	\$114,100,000	220	\$256,400,000
<b>Total Impact</b>	<b>420</b>	<b>\$275,800,000</b>	<b>420</b>	<b>\$621,500,000</b>

B  
→

### C. City of Dallas General Fund Fiscal Impact (\$ Million)

(From direct, indirect and induced economic impacts)

	10-Year	20-Year
Total City GF Revenue Generated	\$2,729,000	\$6,599,000
Total City GF Service Costs	\$2,003,000	\$4,209,000
Net Impact Before Incentives	\$726,000	\$2,390,000
City Incentives	\$494,000	\$527,000
<b>Net City Fiscal Impact</b>	<b>\$232,000</b>	<b>\$1,863,000</b>

C  
→

\* Indirect impacts represent supplier effects, induced impacts represent spin-off household effects.

- Economic and fiscal impacts are summarized for Council presentation
- A – Project description
- B – City economic impact
- C – City general fund fiscal impact
- Project year one is for construction so ten-year impact results include first nine years of incentives. 20-year impacts include all ten years of incentives

Appendix F

# TAX INCREMENT FINANCING PROGRAM PROJECTS BY COUNCIL DISTRICT (2006-2016)

# TIF Program Council-Approved Projects by Council District (2006-16)

Council District	Year	Project	TIF District	Required Investment	TIF Allocation
1	2008	INCAP Horizontal	Davis Garden	\$4,008,247	\$4,008,247
1	2008	Bishop Colorado Retail	Oak Cliff Gateway	\$4,500,000	\$350,000
1	2009	Twelve Hills Nature Center	Davis Garden	\$118,820	\$118,820
1	2010	Zang Triangle (final amendment)	Oak Cliff Gateway	\$29,887,600	\$7,250,000
1	2011	Dallas Streetcar Funding	Davis Garden	\$3,000,000	\$3,000,000
1	2012	Alexan Trinity	Oak Cliff Gateway	\$18,000,000	\$4,000,000
1	2014	Bishop Arts Project	Oak Cliff Gateway	\$42,525,887	\$5,000,000
1	2015	Oxygen	Oak Cliff Gateway	\$38,600,000	\$4,600,000
1	2016	Alamo Manhattan	Oak Cliff Gateway	\$50,000,000	\$11,250,000
<b>District 1 Total</b>				<b>\$190,640,554</b>	<b>\$39,577,067</b>
2	2008	The Beat (Final Deal)	Cedars	\$14,400,000	\$800,000
2	2009	Downtown Dallas 360 Plan (split with CD 14)	Downtown Connection	\$256,232	\$256,232
2	2010	Olympia Arts	Deep Ellum	\$1,678,000	\$595,000
2	2011	1400 Belleview	Cedars	\$21,265,699	\$1,657,915
2	2011	InTown Homes	Farmers Market	\$32,900,000	\$3,000,000

# TIF Program Council-Approved Projects by Council District (2006-16)

Council District	Year	Project	TIF District	Required Investment	TIF Allocation
2	2011	Cedars Street Improvements	Cedars	\$45,329	\$31,759
2	2012	North Parking Garage	Sports Arena	\$464,000,000	\$33,271,841
2	2012	Lamar Streetscape Improvements	Cedars	\$5,665,213	\$207,830
2	2012	Victory Repositioning Study	Sports Arena	\$400,000	\$400,000
2	2012	Affordable Housing (split with CD 14)	City Center	\$325,229	\$175,229
2	2013	Victory Re-positioning study	Sports Arena	\$300,000	\$300,000
2	2013	UST South Garage	Sports Arena	\$50,000,000	\$12,825,000
2	2013	Alta Maple Station	Maple Mockingbird	\$36,000,000	\$8,000,000
2	2013	North Parking Garage Enhancements	Sports Arena	\$3,600,000	\$3,600,000
2	2013	Farmers Market design/etc	Farmers Market	\$30,000,000	\$1,664,832
2	2013	Hotel Lorenzo	Cedars	\$34,085,071	\$2,285,071
2	2013	Galleries on Hickory	Cedars	\$6,931,700	\$490,700
2	2013	Farmers Market Futsal	Farmers Market	\$2,421,626	\$339,035
2	2013	Farmers Market Harvest Lofts	Farmers Market	\$38,668,084	\$14,388,031

# TIF Program Council-Approved Projects by Council District (2006-16)

Council District	Year	Project	TIF District	Required Investment	TIF Allocation
2	2013	Farmers Market Shed 1	Farmers Market	\$989,884	\$365,369
2	2013	Farmers Market Shed 2	Farmers Market	\$3,124,842	\$519,232
2	2013	Farmers Market Taylor Building	Farmers Market	\$19,251,809	\$3,990,063
2	2013	Olive Street Improvement	Sports Arena	\$5,000,000	\$825,100
2	2013	Victory Park Lane Improvements	Sports Arena	\$4,000,000	\$1,226,500
2	2014	Two-way conversion	Sports Arena	\$4,748,500	\$4,748,500
2	2014	Cedar Branch Bridge	Southwestern Medical	\$826,500	\$826,500
2	2014	Cedar Branch Townhomes	Southwestern Medical	\$39,000,000	\$7,898,366
2	2014	42 Real Estate Project	Deep Ellum	\$18,000,000	\$3,500,000
2	2015	West Love Hotel	Maple Mockingbird	\$40,800,000	\$3,000,000
2	2015	Placemaking	Sports Arena	\$18,000,000	\$5,974,804
2	2015	Alamo Draft House	TOD	\$17,774,690	\$1,405,000
2	2015	Westdale Small Block	Deep Ellum	\$7,969,679	\$1,600,000
<b>District 2 Total</b>				<b>\$922,428,087</b>	<b>\$120,167,909</b>

# TIF Program Council-Approved Projects by Council District (2006-16)

Council District	Year	Project	TIF District	Required Investment	TIF Allocation
3	2009	IH-30 Frontage Road Design	Davis Garden	\$436,919	\$436,919
3	2009	Taylor Farms	Davis Garden	\$21,691,600	\$2,071,197
3	2010	Hillside West	Davis Garden	\$16,600,000	\$1,600,000
3	2011	Canyon Master Development Agreement	Davis Garden	\$525,000,000	\$128,875,756
<b>District 3 Total</b>				<b>\$563,728,519</b>	<b>\$132,983,872</b>
4	2010	Lancaster Urban Village	TOD	\$25,834,231	\$8,492,293
<b>District 4 Total</b>				<b>\$25,834,231</b>	<b>\$8,492,293</b>
6	2006	Design District-Wide Improvements	Design District	\$4,402,000	\$4,402,000
6	2011	Cypress Waters Phase I	Cypress Waters	\$78,000,000	\$9,978,487
6	2011	Metro Paws	Fort Worth Avenue	\$1,424,500	\$116,000
6	2012	Sylvan Thirty	Fort Worth Avenue	\$48,000,000	\$3,200,000
6	2012	Funding for Trinity Strand Trail	Design District	\$400,000	\$400,000
6	2012	Turtle Creek Median Improvements	Design District	\$116,356	\$116,356
6	2012	Alexan Trinity	Oak Cliff Gateway	\$18,000,000	\$4,000,000
6	2012	Cypress Waters II	Cypress Waters	\$80,000,000	\$6,522,398

# TIF Program Council-Approved Projects by Council District (2006-16)

Council District	Year	Project	TIF District	Required Investment	TIF Allocation
6	2014	Trinity Groves Ph I	Sports Arena	\$51,899,000	\$3,505,000
6	2014	Trinity Groves II	Sports Arena	\$51,200,000	\$13,950,000
6	2014	Alexan Riveredge	Design District	\$47,860,953	\$7,800,000
6	2016	Cliff View Apartments	Fort Worth Avenue	\$58,005,570	\$7,305,607
<b>District 6 Total</b>				<b>\$439,308,379</b>	<b>\$61,295,848</b>
10	2011	White Rock Place	Skillman Corridor	\$14,300,000	\$2,372,000
10	2011	RISD Improvements	Skillman Corridor	\$5,000,000	\$5,000,000
10	2011	Lake Highlands Town Center (amended)	Skillman Corridor	\$230,000,000	\$10,000,000
10	2013	White Rock Trail Apartments	Skillman Corridor	\$37,000,000	\$0
<b>District 10 Total</b>				<b>\$286,300,000</b>	<b>\$17,372,000</b>
13	2006	Park Lane - Amendment - Final Deal	Vickery Meadow	\$350,000,000	\$20,000,000
13	2013	Vickery Meadow TOD Plan	Vickery Meadow	\$2,225,000	\$445,000
<b>District 13 Total</b>				<b>\$352,225,000</b>	<b>\$20,445,000</b>
14	2006	Gables West Village - Amendment - Final Deal	Cityplace Area	\$12,000,000	\$554,999

# TIF Program Council-Approved Projects by Council District (2006-16)

Council District	Year	Project	TIF District	Required Investment	TIF Allocation
14	2006	1608 Main - Amendment - Final Deal	City Center	\$3,300,000	\$1,555,512
14	2006	Downtown Retail Program funding	City Center	\$979,275	\$979,275
14	2008	Surface Parking Lot Beautification	City Center	\$270,000	\$270,000
14	2008	Cityplace Median Improvements	Cityplace Area	\$50,000	\$50,000
14	2008	State-Thomas Public Improvements	State-Thomas	\$4,602,238	\$4,602,238
14	2008	Uptown PID / State-Thomas Projects	State-Thomas	\$2,600,000	\$2,600,000
14	2009	Continental Building (Final amendment)	Downtown Connection	\$57,100,000	\$22,528,288
14	2009	Downtown Dallas 360 Plan (split with CD 2)	Downtown Connection	\$256,232	\$256,232
14	2010	Cityplace Infrastructure	Cityplace Area	\$12,000,000	\$12,000,000
14	2010	Aloft on Young (final amendment)	Downtown Connection	\$32,598,756	\$3,734,419
14	2011	Atmos Building (final amendment)	Downtown Connection	\$40,916,045	\$23,000,000
14	2011	Cityville Cityplace	Cityplace Area	\$63,675,011	\$813,979

# TIF Program Council-Approved Projects by Council District (2006-16)

Council District	Year	Project	TIF District	Required Investment	TIF Allocation
14	2011	JLB Cityplace	Cityplace Area	\$51,212,170	\$815,930
14	2011	SMU Trail funding	TOD	\$2,000,000	\$400,000
14	2011	Joule Hotel	Downtown Connection	\$98,000,000	\$23,852,953
14	2012	Cityplace West Village II	Cityplace Area	\$99,428,000	\$2,851,000
14	2012	Affordable Housing (split with CD 2)	City Center	\$325,229	\$175,229
14	2013	Fairfield West End	City Center	\$44,264,938	\$6,600,000
14	2013	500 S Ervay	Downtown Connection	\$72,567,052	\$5,000,000
14	2013	1600 Pacific	Downtown Connection	\$67,520,108	\$17,500,000
14	2013	211 Ervay	City Center	\$13,458,630	\$2,000,000
14	2013	711 Elm	City Center	\$562,323	\$124,000
14	2014	1401 Elm	Downtown Connection	\$170,000,000	\$50,000,000
14	2014	Hartford Building	City Center	\$5,561,448	\$1,200,000

# TIF Program Council-Approved Projects by Council District (2006-16)

Council District	Year	Project	TIF District	Required Investment	TIF Allocation
14	2014	Statler Hilton/Library	Downtown Connection	\$175,299,650	\$46,500,000
14	2014	Mid Elm	City Center	\$18,900,000	\$3,900,000
14	2014	Thanksgiving Tower	City Center	\$173,745,558	\$6,000,000
14	2015	411 N Akard	Downtown Connection	\$56,109,085	\$10,000,000
14	2015	1712 Commerce	Downtown Connection	\$89,880,025	\$10,500,000
14	2015	Tower Petroleum/Corrigan Bldg	Downtown Connection	\$102,402,463	\$20,000,000
14	2015	Crozier Tech	Deep Ellum	\$50,409,542	\$6,240,934
<b>District 14 Total</b>				<b>\$1,521,993,778</b>	<b>\$286,604,988</b>

Appendix G

# TIF PROGRAM: APPLICABLE STATE AND LOCAL POLICIES

# TIF Program: State Law & City FMPC Definitions

- City's Financial Management Performance Criteria (FMPC) 10% cap on TIF districts as a percentage of City tax base (both real and business personal property) also includes tax abatements (TA RZs) that are classified as reinvestment zones under the FMPC and State definitions
- Based on 2015 certified TIF/TA RZ tax base information, we are currently at 9.0% and are not anticipated to hit the 10% cap within the next 5 years. Given recent economic conditions and the variation in real estate markets, it is difficult to predict tax values over time.
- Beyond the next 5 years, if the FMPC cap is reached the consequence would be the inability to create new TIF districts (existing ones remain), unless Council amends the FMPC to raise the cap, notwithstanding the State limit of 25% (on real property tax base).
- State limit on TIFs and TA RZs, as a percentage of the City's real property tax base was amended in the last legislature and is 25% (increased from 15%).
- For 2015, the TIF/TA RZ based on the State limit definition is only at 10.2% and is not projected to come close to a 25% limit.

Appendix H

# TAX INCREMENT FINANCING DISTRICTS CREATED SINCE 2005

# TIF Program: Districts Created 2005-2016

- Design District – Mixed-use development in previous warehousing/showroom area adjacent to the Trinity River. Property value is up \$321M (138.1%) since creation
- Vickery Meadow – Mixed-use development adjacent to Park Lane Light Rail station & planned future redevelopment of Vickery Meadow neighborhood to the east. Property value is up by \$228M (138.3%) since creation
- Downtown Connection – Downtown/Uptown redevelopment area. Property value is up by \$2.015 B since creation (356.6%)
- Southwestern Medical – Mixed-use development surrounding Parkland Light Rail Station. Property value is up by \$126M (186.4%) since creation
- Deep Ellum – Includes all of Deep Ellum/Exposition Park area located east of downtown. Property value is up by \$126M (86.6%) since creation
- Grand Park South – Planned redevelopment area west of Fair Park. Property value is up by \$10M (22.5%) since creation
- Skillman Corridor – Originally focused on funding development of Lake Highlands Town Center. Property value is up by \$251M (74.8%) since creation

# TIF Program: Districts Created 2005-2016

- Fort Worth Avenue – Includes the West Commerce/Fort Worth Avenue corridor west of downtown. Property value is up by \$88M (101.9%) since creation
- Davis Garden – Includes several vacant sites and aging apartment complexes in the West Davis corridor southwest of downtown and The Canyon. Property value is up by \$54M (39.0%) since creation
- TOD – Includes several light rail station areas north and south of downtown. Property value is up by \$190M (94.2%) since creation
- Maple-Mockingbird – Includes property situated between Southwestern Medical District and Love Field. Property value is up by \$196M (106.3%)
- Cypress Waters - Master planned mixed-use community near the LBJ/Belt Line interchange near DFW Airport. Property value is up by \$127M (178,236%) since creation
- Mall Area Redevelopment – Includes property around Valley View and Southwest Center Mall sites. Created in last 18 months

Appendix I

# TIF DISTRICT REAL PROPERTY GENERAL FUND REVENUE CONTRIBUTION (2006-2015)

# TIF Program: Real Property General Fund Revenue Contributions

Fiscal Year	City General Fund Real Property Tax Revenue After TIF Contribution (Contribution Varies According to District Plan)
FY 2005-06	\$3,851,523
FY 2006-07	\$5,073,040
FY 2007-08	\$5,959,861
FY 2008-09	\$7,758,048
FY 2009-10	\$7,642,759
FY 2010-11	\$8,185,387
FY 2011-12	\$9,483,041
FY 2012-13	\$11,915,076
FY 2013-14	\$13,158,300
FY 2014-15	\$15,325,045
<b>Total</b>	<b>\$88,352,081</b>

- Additional revenues to City general fund from business personal property and sales tax
- Additional real and business personal property tax revenues to other taxing jurisdictions including school districts (Dallas, Richardson or Coppell), Dallas County, Dallas County Health District (Parkland), and Dallas County Community College District
- Additional sales tax revenues to Dallas Area Rapid Transit (DART)

Appendix J

# TAX INCREMENT FINANCING DISTRICT PERFORMANCE

# TIF Program: District Property Value Growth

Certified 2015 TIF District Values compared to Final 2014 & Base Year with City Increment Estimate						
July 29, 2015 - DCAD values						
TIF District	Initial (Base)	Final 2014 Value <sup>^</sup>	DCAD reported 2015 prelim	DCAD reported 2015 certified	Base vs. 2015 (\$ Change)	Base vs 2015 (% Change)
<b>TIF Districts created between 1988-1998</b>						
State-Thomas	\$47,506,802		n/a	\$567,419,170	\$519,912,368	1094.4%
Cityplace	\$45,065,342	\$691,781,618		\$761,862,672	\$716,797,330	1590.6%
<i>Oak Cliff Gateway (all sub-districts)</i>	\$145,239,702	\$168,554,015	\$237,351,194	\$341,947,744	\$196,708,042	135.4%
Cedars	\$35,300,760	\$85,929,776	\$107,003,362	\$105,112,608	\$69,811,848	197.8%
<i>City Center (all sub-districts)</i>	\$674,751,494	\$1,353,773,717	\$1,696,267,134	\$1,239,414,953	\$564,663,459	83.7%
<i>Farmers Market (all sub-districts)</i>	\$34,814,831	\$173,864,381	\$224,036,067	\$209,378,300	\$174,563,469	501.4%
<i>Sports Arena (all sub-districts)</i>	\$63,730,369	\$563,002,185	\$753,236,726	\$715,929,969	\$652,199,600	1023.4%
<b>Subtotal</b>	<b>\$1,046,409,300</b>	<b>\$2,345,124,074</b>	<b>\$3,017,894,483</b>	<b>\$3,941,065,416</b>	<b>\$2,894,656,116</b>	<b>276.6%</b>
<b>TIF Districts created since 2005</b>						
<i>Design District (all sub-districts)</i>	\$281,873,753	\$539,348,904	\$658,001,189	\$603,320,937	\$321,447,184	114.0%
<i>*Vickery Meadow (all sub-districts)</i>	\$164,779,090	\$352,034,240	\$416,703,190	\$392,667,920	\$227,888,830	138.3%
<i>SW Medical (all sub-districts)</i>	\$67,411,054	\$155,243,322	\$198,694,388	\$193,073,878	\$125,662,824	186.4%
<i>Downtown Connection (all sub-districts)</i>	\$564,917,317	\$2,336,630,090	\$2,760,575,319	\$2,579,538,992	\$2,014,621,675	356.6%
<i>Deep Ellum (all sub-districts)</i>	\$189,162,613	\$251,259,111	\$333,798,945	\$315,062,667	\$125,900,054	66.6%
Grand Park South	\$44,850,019	\$49,031,827	\$55,992,550	\$54,936,261	\$10,086,242	22.5%
Skillman Corridor	\$335,957,311	\$511,426,994	\$648,607,703	\$587,358,744	\$251,401,433	74.8%
Fort Worth Avenue	\$86,133,447	\$126,113,215	\$177,757,664	\$173,893,272	\$87,759,825	101.9%
<i>Davis Garden (all sub-districts)</i>	\$137,834,597	\$183,395,336	\$200,980,037	\$191,565,107	\$53,730,510	39.0%
<i>TOD (all sub-districts)</i>	\$202,074,521	\$330,253,777	\$442,284,176	\$392,330,687	\$190,256,166	94.2%
<i>Maple Mockingbird (all sub-districts)</i>	\$184,005,009	\$305,448,269	\$395,433,597	\$379,680,038	\$195,675,029	106.3%
Cypress Waters	\$71,437	\$59,427,196	\$170,404,460	\$127,397,964	\$127,326,527	178236.1%
<i>Mall Area (all sub-districts)</i>	\$168,357,630	\$168,357,630	\$170,917,150	\$170,084,490	\$1,726,860	1.0%
<b>Subtotal</b>	<b>\$2,427,427,798</b>	<b>\$5,367,969,911</b>	<b>\$6,630,150,368</b>	<b>\$6,160,910,957</b>	<b>\$3,733,483,159</b>	<b>153.8%</b>
<b>Total All Districts</b>	<b>\$3,473,837,098</b>	<b>\$7,713,093,985</b>	<b>\$9,648,044,851</b>	<b>\$10,101,976,373</b>	<b>\$6,628,139,275</b>	<b>190.8%</b>

<sup>^</sup>Final 2014 figures based on increment billing using Dallas County payment information (for those districts collecting increment; otherwise DCAD values used). State-Thomas & Cityplace TIFs are no longer collecting increment and have legally expired

Appendix K

# NEW MAKRETS TAX CREDITS PROJECTS BY COUNCIL DISTRICT (2006- 2016)

DALLAS  
ECONOMIC  
DEVELOPMENT

# NMTC Projects by Council District (2006-15)

District	Year	Project	Project Cost	Allocation Value	Net Cash Value
2	2011	NYLO Hotel	\$19,100,000	\$18,500,000	\$4,400,000
2	2011	Kroger	\$12,000,000	\$12,500,000	\$3,200,000
2	2012	Vogel Alcove	\$5,900,000	\$6,000,000	\$1,700,000
2	2013	CitySquare Opportunity Center	\$13,800,000	\$12,500,000	\$3,800,000
2	2016	The Family Place	\$11,800,000	\$11,500,000	\$3,400,000
2	2016	Resource Center	\$8,400,000	\$6,500,000	\$1,800,000
<b>District 2 Total</b>			<b>\$71,000,000</b>	<b>\$67,500,000</b>	<b>\$18,300,000</b>
4	2012	Lancaster Urban Village	\$27,800,000	\$11,500,000	\$2,900,000
<b>District 4 Total</b>			<b>\$27,800,000</b>	<b>\$11,500,000</b>	<b>\$2,900,000</b>
7	2014	Parkland Clinic at Hatcher Station Village	\$19,800,000	\$15,000,000	\$4,300,000
<b>District 7 Total</b>			<b>\$19,800,000</b>	<b>\$15,000,000</b>	<b>\$4,300,000</b>
8	2015	Serta / Dormae	\$15,500,000	\$9,000,000	\$2,500,000
8	2016	Pioneer Frozen Foods	\$36,800,000	\$8,000,000	\$2,300,000
<b>District 8 Total</b>			<b>\$52,300,000</b>	<b>\$17,000,000</b>	<b>\$4,800,000</b>

Appendix L

# CITY OF DALLAS (EB-5) REGIONAL CENTER PROJECTS BY COUNCIL DISTRICT (2010-2016)

# CDRC Projects by Council District (2010-16)

District	Year	Project	Project Cost	CDRC Investment
1	2011	Zang Triangle	\$30,000,000	\$8,000,000
1	2012	Trammell Crow Residential	\$20,000,000	\$5,000,000
<b>District 1 Total</b>			<b>\$50,000,000</b>	<b>\$13,000,000</b>
2	2010	Encore Enterprises	\$40,000,000	\$15,000,000
2	2011	NYLO Hotel	\$20,000,000	\$5,500,000
2	2013	Wood Partners	\$35,000,000	\$11,500,000
2	2013	Dallas Farmers Market	\$40,000,000	\$10,000,000
2	2015	Element / Aloft Hotel	\$40,000,000	\$11,500,000
<b>District 2 Total</b>			<b>\$175,000,000</b>	<b>\$53,500,000</b>
3	2015	Marriott Residence Inn	\$15,000,000	\$4,500,000
<b>District 3 Total</b>			<b>\$15,000,000</b>	<b>\$4,500,000</b>
6	2012	Stonegate Skilled Nursing	\$30,000,000	\$10,000,000
6	2014	Wood Partners / The Strand	\$70,000,000	\$20,000,000
6	2015	Wood Partners / Alta Yorktown	\$35,000,000	\$9,000,000
<b>District 6 Total</b>			<b>\$135,000,000</b>	<b>\$39,000,000</b>
14	2012	Forest City West Village	\$90,000,000	\$64,000,000

# CDRC Projects by Council District (2010-16)

District	Year	Project	Project Cost	CDRC Investment
14	2012	El Fenix (multiple locations)	\$35,000,000	\$8,500,000
14	2013	Trammell Crow Residential / Alexan Skyline	\$90,000,000	\$53,500,000
14	2013	Hall Arts / KPMG Plaza	\$170,000,000	\$65,000,000
14	2013	The Tradition Senior Living	\$90,000,000	\$26,500,000
14	2015	Wood Partners / Uptown	\$30,000,000	\$3,000,000
<b>District 14 Total</b>			<b>\$505,000,000</b>	<b>\$220,500,000</b>

Appendix M

# **SOUTH DALLAS / FAIR PARK TRUST FUND PROJECTS BY COUNCIL DISTRICT (2006-2016)**

# South Dallas / Fair Park Trust Fund Projects by Council District (2006-15)

District	Year	Project	Category	Grant	Loan
7	2005-06	Biddy Basketball	Challenge Grant	\$5,000	N/A
7	2005-06	Circle of Support	Challenge Grant	\$5,000	N/A
7	2005-06	MLK Recreation Advisory Board	Challenge Grant	\$5,000	N/A
7	2005-06	Preservation LINK	Challenge Grant	\$5,000	N/A
7	2005-06	Girls Inc.	Challenge Grant	\$5,000	N/A
7	2005-06	American Care Foundation	Public Safety Grant	\$9,500	N/A
7	2005-06	South Dallas Weed and Seed	Public Safety Grant	\$7,533	N/A
7	2005-06	St. Anthony's	Public Safety Grant	\$10,000	N/A
7	2005-06	Academic Realities	Community-Based Nonprofit Grant	\$35,000	N/A
7	2005-06	A Sister's Gift	Community-Based Nonprofit Grant	\$25,000	N/A
7	2005-06	Dallas Bethlehem Center	Community-Based Nonprofit Grant	\$35,000	N/A
7	2005-06	Juneteenth Film Festival	Community-Based Nonprofit Grant	\$20,000	N/A
7	2005-06	SD Business and Professional Women's Club	Community-Based Nonprofit Grant	\$15,000	N/A
7	2005-06	Teens at Work	Community-Based Nonprofit Grant	\$34,000	N/A

# South Dallas / Fair Park Trust Fund Projects by Council District (2006-15)

District	Year	Project	Category	Grant	Loan
7	2005-06	Owens Restaurant	Business Loan	N/A	\$13,577
7	2006-07	1 Tax Man, Inc.	Business Loan	N/A	\$25,000
7	2006-07	Biddy Basketball	Challenge Grant	\$5,000	N/A
7	2006-07	Circle of Support	Challenge Grant	\$5,000	N/A
7	2006-07	Dallas Rams Competitive Cheer	Challenge Grant	\$5,000	N/A
7	2006-07	Generation to Generation	Challenge Grant	\$5,000	N/A
7	2006-07	Girls Inc.	Challenge Grant	\$5,000	N/A
7	2006-07	Holmes Street Foundation	Challenge Grant	\$5,000	N/A
7	2006-07	St. Anthony's	Challenge Grant	\$5,000	N/A
7	2006-07	Streets University Community Center	Challenge Grant	\$5,000	N/A
7	2006-07	YMCA	Challenge Grant	\$5,000	N/A
7	2006-07	Act of Change	Public Safety Grant	\$5,000	N/A
7	2006-07	American Care Foundation	Public Safety Grant	\$10,000	N/A
7	2006-07	Holmes Street Foundation	Public Safety Grant	\$5,000	N/A

# South Dallas / Fair Park Trust Fund Projects by Council District (2006-15)

District	Year	Project	Category	Grant	Loan
7	2006-07	YMCA	Public Safety Grant	\$10,000	N/A
7	2006-07	A Sister's Gift	Community-Based Nonprofit Grant	\$30,000	N/A
7	2006-07	Preservation LINK	Community-Based Nonprofit Grant	\$35,000	N/A
7	2006-07	Jubilee Park & Community Center Corporation	Special Economic Development Grant	\$96,000	N/A
7	2006-07	#1 Tax Mann	Business Loan	N/A	\$25,000
7	2007-08	ANTHEM	Challenge Grant	\$5,000	N/A
7	2007-08	A Sister's Gift	Challenge Grant	\$5,000	N/A
7	2007-08	Biddy Basketball	Challenge Grant	\$5,000	N/A
7	2007-08	Circle of Support	Challenge Grant	\$5,000	N/A
7	2007-08	Dallas Dribblers	Challenge Grant	\$5,000	N/A
7	2007-08	Dallas Rams Competitive Cheer	Challenge Grant	\$5,000	N/A
7	2007-08	Dallas Restoration Church	Challenge Grant	\$5,000	N/A
7	2007-08	Fishers of Men	Challenge Grant	\$5,000	N/A
7	2007-08	Holmes Street Foundation	Challenge Grant	\$5,000	N/A

# South Dallas / Fair Park Trust Fund Projects by Council District (2006-15)

District	Year	Project	Category	Grant	Loan
7	2007-08	Kommunities Kan Kampaign	Challenge Grant	\$5,000	N/A
7	2007-08	Love Ministries	Challenge Grant	\$5,000	N/A
7	2007-08	Project Still I Rise	Challenge Grant	\$5,000	N/A
7	2007-08	Project Still I Rise	Challenge Grant	\$5,000	N/A
7	2007-08	New Vine Missionary Baptist Church	Challenge Grant	\$5,000	N/A
7	2007-08	Simple Faith International	Challenge Grant	\$5,000	N/A
7	2007-08	The Gift of Life Community Home	Challenge Grant	\$5,000	N/A
7	2007-08	University Outreach Center	Challenge Grant	\$5,000	N/A
7	2007-08	YMCA	Challenge Grant	\$5,000	N/A
7	2007-08	Jeffries Street Community Center	Challenge Grant	\$5,000	N/A
7	2007-08	American Care Foundation	Public Safety Grant	\$15,000	N/A
7	2007-08	Anthem Alliance	Public Safety Grant	\$10,000	N/A
7	2007-08	Generation to Generation	Public Safety Grant	\$5,000	N/A
7	2007-08	Delta Sigma Theta	Public Safety Grant	\$10,000	N/A

# South Dallas / Fair Park Trust Fund Projects by Council District (2006-15)

District	Year	Project	Category	Grant	Loan
7	2007-08	Gift of Life Community Home	Public Safety Grant	\$10,000	N/A
7	2007-08	Girls Inc.	Public Safety Grant	\$10,000	N/A
7	2007-08	Holmes Street Foundation	Public Safety Grant	\$10,000	N/A
7	2007-08	In House Vital Med	Public Safety Grant	\$10,000	N/A
7	2007-08	Jubilee Park Community Center	Public Safety Grant	\$10,000	N/A
7	2007-08	Love Ministries	Public Safety Grant	\$10,000	N/A
7	2007-08	Mill City Neighborhood Association	Public Safety Grant	\$4,335	N/A
7	2007-08	New Millennium Bible Fellowship	Public Safety Grant	\$10,000	N/A
7	2007-08	North Texas Trans. Learning Centers	Public Safety Grant	\$10,000	N/A
7	2007-08	Planet Earth Fire Safety Prevention	Public Safety Grant	\$10,000	N/A
7	2007-08	YMCA	Public Safety Grant	\$10,000	N/A
7	2007-08	Academic Realities	Community-Based Nonprofit Grant	\$35,000	N/A

# South Dallas / Fair Park Trust Fund Projects by Council District (2006-15)

District	Year	Project	Category	Grant	Loan
7	2007-08	Council on Career Development for Minority Youth	Community-Based Nonprofit Grant	\$35,000	N/A
7	2007-08	Dallas Restoration Church	Community-Based Nonprofit Grant	\$35,000	N/A
7	2007-08	Love Ministries	Community-Based Nonprofit Grant	\$35,000	N/A
7	2007-08	New Next Generation	Community-Based Nonprofit Grant	\$35,000	N/A
7	2007-08	Preservation LINK	Community-Based Nonprofit Grant	\$35,000	N/A
7	2007-08	Real Men Cook	Community-Based Nonprofit Grant	\$15,600	N/A
7	2007-08	Services of Hope	Community-Based Nonprofit Grant	\$35,000	N/A
7	2007-08	Simple Faith International	Community-Based Nonprofit Grant	\$12,400	N/A
7	2008-09	The Act of Change	Challenge Grant	\$5,000	N/A
7	2008-09	Circle of Support	Challenge Grant	\$5,000	N/A
7	2008-09	Delta Sigma Theta	Challenge Grant	\$5,000	N/A
7	2008-09	Fair Park Merchants Association	Challenge Grant	\$5,000	N/A
7	2008-09	Happy Nia Dance Theatre	Challenge Grant	\$5,000	N/A

# South Dallas / Fair Park Trust Fund Projects by Council District (2006-15)

District	Year	Project	Category	Grant	Loan
7	2008-09	Jubilee Park Community Center	Challenge Grant	\$5,000	N/A
7	2008-09	Simple Faith International	Challenge Grant	\$5,000	N/A
7	2008-09	University Outreach Center	Challenge Grant	\$5,000	N/A
7	2008-09	African American Museum	Public Safety Grant	\$10,000	N/A
7	2008-09	The Family Place	Public Safety Grant	\$10,000	N/A
7	2008-09	South Fair CDC	Public Safety Grant	\$10,000	N/A
7	2008-09	African American Museum	Community-Based Nonprofit Grant	\$25,000	N/A
7	2008-09	Big Thought	Community-Based Nonprofit Grant	\$10,000	N/A
7	2008-09	Cornerstone Crossroads Academy	Community-Based Nonprofit Grant	\$35,000	N/A
7	2008-09	Dallas Black Dance Theatre	Community-Based Nonprofit Grant	\$12,500	N/A
7	2008-09	In-Flame Foundation	Community-Based Nonprofit Grant	\$25,000	N/A
7	2008-09	Jubilee Park Community Center	Community-Based Nonprofit Grant	\$35,000	N/A
7	2008-09	Services of Hope	Community-Based Nonprofit Grant	\$25,000	N/A
7	2008-09	Simple Faith International	Community-Based Nonprofit Grant	\$12,400	N/A

# South Dallas / Fair Park Trust Fund Projects by Council District (2006-15)

District	Year	Project	Category	Grant	Loan
7	2008-09	South Fair CDC	Community-Based Nonprofit Grant	\$25,000	N/A
7	2009-10	Biddy Basketball	Challenge Grant	\$5,000	N/A
7	2009-10	Dallas Dribblers	Challenge Grant	\$5,000	N/A
7	2009-10	Dallas Rams Competitive Cheer	Challenge Grant	\$5,000	N/A
7	2009-10	YMCA	Challenge Grant	\$5,000	N/A
7	2009-10	Dallas Local Organizing Committee	Challenge Grant	\$5,000	N/A
7	2009-10	James Madison Athletic Booster Club	Challenge Grant	\$35,000	N/A
7	2009-10	Cornerstone Crossroads Academy	Challenge Grant	\$5,000	N/A
7	2009-10	Delta Sigma Theta	Challenge Grant	\$5,000	N/A
7	2009-10	Generation to Generation	Challenge Grant	\$5,000	N/A
7	2009-10	Frazier Neighborhood Initiative	Challenge Grant	\$5,000	N/A
7	2009-10	Jeffrey Street Learning Center	Challenge Grant	\$5,000	N/A

# South Dallas / Fair Park Trust Fund Projects by Council District (2006-15)

District	Year	Project	Category	Grant	Loan
7	2009-10	Project Still I Rise	Challenge Grant	\$5,000	N/A
7	2009-10	South Dallas Cultural Center Association	Challenge Grant	\$5,000	N/A
7	2009-10	Cornerstone Crossroads Academy	Challenge Grant	\$5,000	N/A
7	2009-10	Holmes Street Foundation	Public Safety Grant	\$10,000	N/A
7	2009-10	Delta Sigma Theta	Public Safety Grant	\$10,000	N/A
7	2009-10	King David Lodge No. 151 Inc.	Public Safety Grant	\$10,000	N/A
7	2009-10	Project Still I Rise	Public Safety Grant	\$10,000	N/A
7	2009-10	The Family Place	Public Safety Grant	\$10,000	N/A
7	2009-10	Association for Improv. Medical Services, Inc.	Community-Based Nonprofit Grant	\$25,000	N/A
7	2009-10	Cornerstone Crossroads Academy	Community-Based Nonprofit Grant	\$23,926	N/A
7	2009-10	Dallas Black Dance Theatre	Community-Based Nonprofit Grant	\$10,000	N/A
7	2009-10	Education is Freedom	Community-Based Nonprofit Grant	\$35,000	N/A

# South Dallas / Fair Park Trust Fund Projects by Council District (2006-15)

District	Year	Project	Category	Grant	Loan
7	2009-10	Mothers/Fathers For the Advancement of Social Systems	Community-Based Nonprofit Grant	\$35,000	N/A
7	2009-10	National Kidney Foundation	Community-Based Nonprofit Grant	\$29,000	N/A
7	2009-10	Services of Hope	Community-Based Nonprofit Grant	\$15,000	N/A
7	2009-10	The Plan Fund	Special Economic Development Grant	\$33,000	N/A
7	2009-10	Project Still I Rise	Special Economic Development Grant	\$25,000	N/A
7	2009-10	South Dallas Café	Special Economic Development Grant	\$16,474	N/A
7	2009-10	African American Museum	Special Economic Development Grant	\$25,000	N/A
7	2010-11	Academy of Young Victors dba Eco Life Services International	Community-Based Nonprofit Grant	\$35,000	N/A
7	2010-11	Big Thought	Community-Based Nonprofit Grant	\$35,000	N/A
7	2010-11	Cornerstone Crossroads Academy	Community-Based Nonprofit Grant	\$16,074	N/A

# South Dallas / Fair Park Trust Fund Projects by Council District (2006-15)

District	Year	Project	Category	Grant	Loan
7	2010-11	The Family Place	Community-Based Nonprofit Grant	\$35,000	N/A
7	2010-11	Jeffrey Street Learning Center	Community-Based Nonprofit Grant	\$35,000	N/A
7	2010-11	HIS Bridge Builders	Community-Based Nonprofit Grant	\$35,000	N/A
7	2010-11	MASS	Community-Based Nonprofit Grant	\$25,000	N/A
7	2010-11	National Kidney Foundation	Community-Based Nonprofit Grant	\$25,000	N/A
7	2010-11	St. Phillips School & Community Center	Community-Based Nonprofit Grant	\$35,000	N/A
7	2010-11	Generation to Generation	Challenge Grant	\$5,000	N/A
7	2010-11	Fair Park Revitalization Initiative	Challenge Grant	\$5,000	N/A
7	2010-11	Jeffries Street Learning	Challenge Grant	\$5,000	N/A
7	2010-11	Muhammad Mosque No. 48	Challenge Grant	\$5,000	N/A
7	2010-11	Muhammad Mosque No. 48	Challenge Grant	\$5,000	N/A
7	2010-11	Muhammad Mosque No. 48	Challenge Grant	\$5,000	N/A
7	2010-11	South Fair CDC	Public Safety Grant	\$5,000	N/A
7	2010-11	Delta Sigma Theta	Public Safety Grant	\$5,000	N/A

# South Dallas / Fair Park Trust Fund Projects by Council District (2006-15)

District	Year	Project	Category	Grant	Loan
7	2010-11	Frazier Revitalization, Inc.	Public Safety Grant	\$5,000	N/A
7	2010-11	Graham Barbershop	Special Economic Development Grant	\$23,499	N/A
7	2011-12	Abounding Prosperity	Community-Based Nonprofit Grant	\$35,000	N/A
7	2011-12	Big Thought	Community-Based Nonprofit Grant	\$30,000	N/A
7	2011-12	Baylor Health Care System / Diabetes Wellness Institute	Community-Based Nonprofit Grant	\$16,500	N/A
7	2011-12	Dallas Black Dance Theatre	Community-Based Nonprofit Grant	\$10,000	N/A
7	2011-12	Education is Freedom	Community-Based Nonprofit Grant	\$35,000	N/A
7	2011-12	National Kidney Foundation	Community-Based Nonprofit Grant	\$21,000	N/A
7	2011-12	The Family Place	Community-Based Nonprofit Grant	\$20,000	N/A
7	2011-12	The People Fund	Community-Based Nonprofit Grant	\$30,000	N/A
7	2011-12	Succeeding at Work	Community-Based Nonprofit Grant	\$25,000	N/A
7	2011-12	YMCA Park South	Community-Based Nonprofit Grant	\$35,000	N/A
7	2011-12	Dallas Beauticians Association	Challenge Grant	\$5,000	N/A

# South Dallas / Fair Park Trust Fund Projects by Council District (2006-15)

District	Year	Project	Category	Grant	Loan
7	2011-12	Dallas Elite Youth Organization	Challenge Grant	\$5,000	N/A
7	2011-12	Life After Adovcacy Group	Challenge Grant	\$5,000	N/A
7	2011-12	Operation Relief	Challenge Grant	\$5,000	N/A
7	2011-12	Sunshine Adult Services	Challenge Grant	\$5,000	N/A
7	2011-12	Think Safe	Challenge Grant	\$5,000	N/A
7	2011-12	Services of Hope	Challenge Grant	\$5,000	N/A
7	2011-12	Abounding Prosperity	Public Safety Grant	\$10,000	N/A
7	2011-12	American Care Foundation	Public Safety Grant	\$10,000	N/A
7	2011-12	Services of Hope	Public Safety Grant	\$10,000	N/A
7	2012-13	Abounding Prosperity	Community-Based Nonprofit Grant	\$34,000	N/A
7	2012-13	CitySquare	Community-Based Nonprofit Grant	\$35,000	N/A
7	2012-13	Cornerstone Crossroads Academy	Community-Based Nonprofit Grant	\$25,000	N/A
7	2012-13	Dallas Black Dance Theatre	Community-Based Nonprofit Grant	\$25,000	N/A
7	2012-13	Dallas Leadership Foundation	Community-Based Nonprofit Grant	\$15,000	N/A

# South Dallas / Fair Park Trust Fund Projects by Council District (2006-15)

District	Year	Project	Category	Grant	Loan
7	2012-13	Hands of Destiny, Inc.	Community-Based Nonprofit Grant	\$24,000	N/A
7	2012-13	North Texas Fatherhood Initiative	Community-Based Nonprofit Grant	\$35,000	N/A
7	2012-13	Services of Hope	Community-Based Nonprofit Grant	\$35,000	N/A
7	2012-13	Skill Quest	Community-Based Nonprofit Grant	\$35,000	N/A
7	2012-13	The People Fund	Community-Based Nonprofit Grant	\$20,000	N/A
7	2012-13	YMCA Park South	Community-Based Nonprofit Grant	\$30,000	N/A
7	2012-13	Abounding Prosperity	Challenge Grant	\$5,000	N/A
7	2012-13	CitySquare	Challenge Grant	\$5,000	N/A
7	2012-13	Cornerstone Crossroads Academy	Challenge Grant	\$5,000	N/A
7	2012-13	Cornerstone Crossroads Academy	Challenge Grant	\$5,000	N/A
7	2012-13	Edge Education Group	Challenge Grant	\$5,000	N/A
7	2012-13	Generation to Generation	Challenge Grant	\$5,000	N/A
7	2012-13	Just Believe International	Challenge Grant	\$5,000	N/A
7	2012-13	Miles of Freedom	Challenge Grant	\$5,000	N/A

# South Dallas / Fair Park Trust Fund Projects by Council District (2006-15)

District	Year	Project	Category	Grant	Loan
7	2012-13	National Council of Negro Women	Challenge Grant	\$5,000	N/A
7	2012-13	Tigerland Foundation	Challenge Grant	\$5,000	N/A
7	2012-13	Youth Conflict Resolution Center	Challenge Grant	\$5,000	N/A
7	2012-13	Abounding Prosperity	Public Safety Grant	\$10,000	N/A
7	2012-13	American Care Foundation	Public Safety Grant	\$10,000	N/A
7	2012-13	YMCA Park South	Public Safety Grant	\$10,000	N/A
7	2012-13	Divine Church of Grace	Public Safety Grant	\$10,000	N/A
7	2013-14	Boys and Girls Club	Community-Based Nonprofit Grant	\$22,750	N/A
7	2013-14	CitySquare	Community-Based Nonprofit Grant	\$19,500	N/A
7	2013-14	Cornerstone Crossroads Academy	Community-Based Nonprofit Grant	\$16,250	N/A
7	2013-14	Dallas Black Dance Theatre	Community-Based Nonprofit Grant	\$22,750	N/A
7	2013-14	Dallas Leadership Foundation	Community-Based Nonprofit Grant	\$22,750	N/A
7	2013-14	Hands of Destiny, Inc.	Community-Based Nonprofit Grant	\$15,275	N/A

# South Dallas / Fair Park Trust Fund Projects by Council District (2006-15)

District	Year	Project	Category	Grant	Loan
7	2013-14	North Texas Fatherhood Initiative	Community-Based Nonprofit Grant	\$22,750	N/A
7	2013-14	St. Phillips School & Community Center	Community-Based Nonprofit Grant	\$13,585	N/A
7	2013-14	Abounding Prosperity	Public Safety Grant	\$10,000	N/A
7	2013-14	Hope Housing Foundation	Public Safety Grant	\$10,000	N/A
7	2013-14	Jubilee Park Community Center	Public Safety Grant	\$10,000	N/A
7	2013-14	Cornerstone Crossroads Academy	Challenge Grant	\$5,000	N/A
7	2013-14	Circle of Support	Challenge Grant	\$5,000	N/A
7	2013-14	Edge Education Group	Challenge Grant	\$5,000	N/A
7	2013-14	Hope Beyond Hope Foundation	Challenge Grant	\$5,000	N/A
7	2013-14	North Texas Fatherhood Initiative	Challenge Grant	\$5,000	N/A
7	2013-14	Project Still I Rise	Challenge Grant	\$5,000	N/A
7	2013-14	Video Association of Dallas	Challenge Grant	\$2,500	N/A

# South Dallas / Fair Park Trust Fund Projects by Council District (2006-15)

District	Year	Project	Category	Grant	Loan
7	2013-14	Frazier Revitalization, Inc.	Special Economic Development Grant	\$200,000	N/A
7	2014-15	Advocates for Community Transformation	Community-Based Nonprofit Grant	\$35,000	N/A
7	2014-15	Alley's House	Community-Based Nonprofit Grant	\$15,000	N/A
7	2014-15	Association of Persons Affected by Addiction	Community-Based Nonprofit Grant	\$35,000	N/A
7	2014-15	Baylor Health Care System Foundation Diabetes Health & Wellness Institute	Community-Based Nonprofit Grant	\$25,000	N/A
7	2014-15	Boys and Girls Club Greater Dallas	Community-Based Nonprofit Grant	\$35,000	N/A
7	2014-15	Cornerstone Community Development Corporation	Community-Based Nonprofit Grant	\$33,000	N/A
7	2014-15	Family Care Connection	Community-Based Nonprofit Grant	\$15,000	N/A
7	2014-15	Hope Beyond Hope Foundation	Community-Based Nonprofit Grant	\$35,000	N/A
7	2014-15	Incentive for Kids	Community-Based Nonprofit Grant	\$35,000	N/A

# South Dallas / Fair Park Trust Fund Projects by Council District (2006-15)

District	Year	Project	Category	Grant	Loan
7	2014-15	Jubilee Park & Community Center	Community-Based Nonprofit Grant	\$35,000	N/A
7	2014-15	Junior Players	Community-Based Nonprofit Grant	\$4,000	N/A
7	2014-15	Marcus Graham Project	Community-Based Nonprofit Grant	\$35,000	N/A
7	2014-15	National Kidney Foundation Serving Texas	Community-Based Nonprofit Grant	\$35,000	N/A
7	2014-15	North Texas Capacity Builders	Community-Based Nonprofit Grant	\$35,000	N/A
7	2014-15	Jubilee Park & Community Center	Public Safety Grant	\$10,000	N/A
7	2014-15	Dickerson Center for Civic Responsibility	Challenge Grant	\$5,000	N/A
7	2014-15	Education First Step	Challenge Grant	\$3,213	N/A
7	2014-15	Generation to Generation	Challenge Grant	\$5,000	N/A
7	2014-15	Texas Discovery Garden	Challenge Grant	\$5,000	N/A
<b>District 7 Total</b>				<b>\$3,590,063</b>	<b>\$63,577</b>

Appendix N

# **BUSINESS ASSISTANCE CENTERS BY COUNCIL DISTRICT (2006-2016)**

# Business Assistance Centers by Council District (2006-16)

District	Year	BAC Operator	HUD CDBG Funding
1	2006-07	Greater Dallas Hispanic Chamber of Commerce	\$85,000
1	2007-08	Greater Dallas Hispanic Chamber of Commerce	\$80,000
1	2008-09	Greater Dallas Hispanic Chamber of Commerce	\$80,000
1	2009-10	Greater Dallas Hispanic Chamber of Commerce	\$80,000
1	2010-11	Greater Dallas Hispanic Chamber of Commerce	\$80,000
1	2011-12	Greater Dallas Hispanic Chamber of Commerce	\$80,000
1	2012-13	Greater Dallas Hispanic Chamber of Commerce	\$80,000
1	2013-14	Greater Dallas Hispanic Chamber of Commerce	\$80,000
<b>District 1 Total</b>			<b>\$645,000</b>
2	2005-06	Greater Dallas Hispanic Chamber of Commerce	\$80,000
2	2005-06	Greater Dallas Asian American Chamber of Commerce	\$80,000
2	2006-07	Greater Dallas Hispanic Chamber of Commerce	\$85,000
2	2006-07	Greater Dallas Asian American Chamber of Commerce	\$85,000
2	2006-07	Dallas Fashion Incubator, Inc.	\$85,000
2	2007-08	Greater Dallas Hispanic Chamber of Commerce	\$80,000
2	2007-08	Greater Dallas Asian American Chamber of Commerce	\$80,000

# Business Assistance Centers by Council District (2006-16)

District	Year	BAC Operator	HUD CDBG Funding
2	2008-09	Greater Dallas Hispanic Chamber of Commerce	\$80,000
2	2008-09	Greater Dallas Asian American Chamber of Commerce	\$80,000
2	2009-10	Greater Dallas Hispanic Chamber of Commerce	\$80,000
2	2009-10	Greater Dallas Asian American Chamber of Commerce	\$80,000
2	2009-10	Greater Dallas Indo American Chamber of Commerce	\$80,000
2	2010-11	Greater Dallas Hispanic Chamber of Commerce	\$80,000
2	2011-12	Greater Dallas Hispanic Chamber of Commerce	\$80,000
2	2012-13	Greater Dallas Hispanic Chamber of Commerce	\$80,000
2	2012-13	Greater Dallas Asian American Chamber of Commerce	\$80,000
2	2013-14	Greater Dallas Hispanic Chamber of Commerce	\$80,000
2	2013-14	Greater Dallas Asian American Chamber of Commerce	\$80,000
2	2014-15	Greater Dallas Hispanic Chamber of Commerce	\$80,000
2	2014-15	CEN-TEX Certified Development Corporation dba Business & Community Lenders (BCL) of Texas	\$80,000
2	2015	CEN-TEX Certified Development Corporation dba Business & Community Lenders (BCL) of Texas	\$40,000

# Business Assistance Centers by Council District (2006-16)

District	Year	BAC Operator	HUD CDBG Funding
2	2015-16	Greater Dallas Hispanic Chamber of Commerce	\$80,000
2	2015-16	CEN-TEX Certified Development Corporation dba Business & Community Lenders (BCL) of Texas	\$80,000
2	2015-16	CEN-TEX Certified Development Corporation dba Business & Community Lenders (BCL) of Texas	\$80,000
<b>District 2 Total</b>			<b>\$1,895,000</b>
3	2005-06	MBA Consultants, Inc.	\$80,000
3	2006-07	MBA Consultants, Inc.	\$85,000
3	2007-08	MBA Consultants, Inc.	\$80,000
3	2008-09	MBA Consultants, Inc.	\$80,000
3	2009-10	MBA Consultants, Inc.	\$80,000
3	2010-11	MBA Consultants, Inc.	\$80,000
3	2011-12	Business Assistance Center, Inc.	\$80,000
3	2012-13	Business Assistance Center, Inc.	\$80,000
3	2013-14	Business Assistance Center, Inc.	\$80,000
3	2014-15	Business Assistance Center, Inc.	\$80,000

# Business Assistance Centers by Council District (2006-16)

District	Year	BAC Operator	HUD CDBG Funding
3	2015-16	Business Assistance Center, Inc.	\$80,000
<b>District 3 Total</b>			<b>\$885,000</b>
4	2009-10	Organization of Hispanic Contractors dba Regional Hispanic Contractors Association	\$80,000
4	2010-11	Organization of Hispanic Contractors dba Regional Hispanic Contractors Association	\$80,000
4	2011-12	Organization of Hispanic Contractors dba Regional Hispanic Contractors Association	\$80,000
4	2012-13	Organization of Hispanic Contractors dba Regional Hispanic Contractors Association	\$80,000
4	2013-14	Organization of Hispanic Contractors dba Regional Hispanic Contractors Association	\$80,000
4	2014-15	Organization of Hispanic Contractors dba Regional Hispanic Contractors Association	\$80,000
4	2015-16	Organization of Hispanic Contractors dba Regional Hispanic Contractors Association	\$80,000
<b>District 4 Total</b>			<b>\$560,000</b>
6	2005-06	Greater Dallas Hispanic Chamber of Commerce	\$80,000

# Business Assistance Centers by Council District (2006-16)

District	Year	BAC Operator	HUD CDBG Funding
6	2006-07	Greater Dallas Hispanic Chamber of Commerce	\$85,000
6	2007-08	Greater Dallas Hispanic Chamber of Commerce	\$80,000
6	2008-09	Greater Dallas Hispanic Chamber of Commerce	\$80,000
6	2009-10	Greater Dallas Hispanic Chamber of Commerce	\$80,000
6	2010-11	Greater Dallas Hispanic Chamber of Commerce	\$80,000
6	2010-11	Greater Dallas Asian American Chamber of Commerce	\$80,000
6	2010-11	Greater Dallas Indo American Chamber of Commerce	\$80,000
6	2011-12	Greater Dallas Hispanic Chamber of Commerce	\$80,000
6	2011-12	Greater Dallas Asian American Chamber of Commerce	\$80,000
6	2011-12	Greater Dallas Indo American Chamber of Commerce	\$80,000
6	2012-13	Greater Dallas Hispanic Chamber of Commerce	\$80,000
6	2012-13	Greater Dallas Indo American Chamber of Commerce	\$80,000
6	2013-14	Greater Dallas Hispanic Chamber of Commerce	\$80,000
6	2014-15	Greater Dallas Hispanic Chamber of Commerce	\$80,000
6	2015	Organization of Hispanic Contractors dba Regional Hispanic Contractors Association	\$40,000

# Business Assistance Centers by Council District (2006-16)

District	Year	BAC Operator	HUD CDBG Funding
6	2015-16	Organization of Hispanic Contractors dba Regional Hispanic Contractors Association	\$80,000
<b>District 6 Total</b>			<b>\$1,325,000</b>
7	2005-06	InnerCity Community Development	\$80,000
7	2006-07	InnerCity Community Development	\$85,000
7	2007-08	InnerCity Community Development	\$80,000
7	2008-09	InnerCity Community Development	\$80,000
7	2009-10	InnerCity Community Development	\$80,000
7	2010-11	InnerCity Community Development	\$80,000
7	2011-12	InnerCity Community Development	\$80,000
7	2012-13	InnerCity Community Development	\$80,000
7	2013-14	InnerCity Community Development	\$80,000
7	2014-15	CEN-TEX Certified Development Corporation dba Business & Community Lenders (BCL) of Texas	\$80,000
7	2015	Dallas Black Chamber of Commerce Business Development Corporation	\$40,000

# Business Assistance Centers by Council District (2006-16)

District	Year	BAC Operator	HUD CDBG Funding
7	2015-16	Dallas Black Chamber of Commerce Business Development Corporation	\$80,000
<b>District 7 Total</b>			<b>\$925,000</b>
14	2005-06	Dallas Fashion Incubator, Inc.	\$80,000
<b>District 14 Total</b>			<b>\$80,000</b>

Appendix O

# SOUTHERN DALLAS DEVELOPMENT CORPORATION LOANS BY COUNCIL DISTRICT (2006- 2016)

DALLAS  
ECONOMIC  
DEVELOPMENT



# Southern Dallas Development Corporation Loans by Council District (2006-16)

District	Year	Project	SDDC Loan Value
1	2006	Creative Events	\$35,000
1	2008	On-Target Supplies & Logistics	\$300,000
1	2010	Center Auto Sales	\$35,000
1	2010	Park Place	\$41,011
1	2010	On-Target Supplies & Logistics	\$75,000
1	2011	Salcedo Group	\$50,000
1	2014	On-Target Supplies & Logistics	\$100,000
1	2015	9.G.R.R. Lake June, Inc.	\$163,000
<b>District 1 Total</b>			<b>\$799,011</b>
2	2007	Cedruc B's Barber Style Shop	\$65,000
2	2009	Kangaroo Cases, LLC	\$209,876
2	2010	Dallas Iron Works	\$150,000
2	2011	Thirteen 26 Ventures, LLC	\$75,000
2	2011	Al-Rousan and Ware Group	\$100,000
2	2013	2720 Restaurant Group dba J. Pepe's Mexican Restaurant	\$35,000
<b>District 2 Total</b>			<b>\$634,876</b>

# Southern Dallas Development Corporation Loans by Council District (2006-16)

District	Year	Project	SDDC Loan Value
3	2009	Del Rey Partners dba Fronteras Restaurant	\$30,000
3	2009	Thrash Funeral Home	\$70,000
3	2012	7.G.R.R. Greenville, LLC dba Wingstop	\$25,000
3	2012	Transportes Juventino Rosas, Inc.	\$55,000
3	2012	Thrash Funeral Home	\$180,000
3	2013	Rina Investments	\$100,000
<b>District 3 Total</b>			<b>\$460,000</b>
4	2006	Dr. Lawal-Solarin	\$60,000
4	2010	Lantern Dental	\$33,000
4	2010	ADI Engineering	\$300,000
4	2013	CFG Park Corp dba Chicken House	\$145,000
<b>District 4 Total</b>			<b>\$538,000</b>
5	2006	Integra Finishes	\$40,000
5	2006	Integra Finishes	\$60,000
5	2008	Footgear	\$75,000
5	2013	Dental Delite	\$75,000

# Southern Dallas Development Corporation Loans by Council District (2006-16)

District	Year	Project	SDDC Loan Value
5	2013	Palomo Auto Kare	\$75,000
5	2015	A-Zap Welding & Construction	\$195,000
<b>District 5 Total</b>			<b>\$520,000</b>
6	2008	Zycomm dba Constant Marketing	\$156,309
6	2008	Tizoc's Inc.	\$65,000
6	2009	Dilbeck dba Belmont Hotel	\$74,000
6	2013	Furniture Design & Upholstery	\$35,000
<b>District 6 Total</b>			<b>\$330,309</b>
7	2006	ISIS, LLC	\$220,000
7	2008	Elaine's Kitchen	\$76,850
7	2008	Alto Insurance & Tax Service	\$150,000
7	2008	Kasi Grocery	\$138,000
7	2008	Genesis Transmission	\$162,025
7	2009	CF&H dba South Dallas Nursing Home	\$240,000
7	2010	Modern Senior Living	\$300,000
7	2011	Phil's Tires & Wheels	\$50,000

# Southern Dallas Development Corporation Loans by Council District (2006-16)

District	Year	Project	SDDC Loan Value
7	2011	Neighborhood Grocery	\$50,000
7	2013	Remarkable Health of Dallas	\$150,000
7	2013	Moblini Martini	\$195,000
7	2014	Coverall Management & Associates	\$110,000
<b>District 7 Total</b>			<b>\$1,841,875</b>
8	2007	Stanley's Catfish & Wings	\$32,600
8	2012	Tandy Pizza dba Little Caesar's	\$35,000
<b>District 8 Total</b>			<b>\$67,600</b>

Appendix P

# SMALL BUSINESS ADAPTIVE REUSE PROGRAM PROJECTS BY COUNCIL DISTRICT (2014- 2016)

DALLAS  
ECONOMIC  
DEVELOPMENT



# Small Business Adaptive Reuse Program Projects by Council District (2006-15)

District	Year	Project	Private Investment	Grant Value
1	2014	Bombay	\$600,000	\$30,000
<b>District 1 Total</b>			<b>\$600,000</b>	<b>\$30,000</b>
4	2014	Southside City Tacos	\$303,000	\$30,000
4	2014	Friendly Food Mart	\$275,000	\$30,000
<b>District 4 Total</b>			<b>\$578,000</b>	<b>\$60,000</b>
5	2015	A-Zap	\$265,500	\$30,000
<b>District 5 Total</b>			<b>\$265,500</b>	<b>\$30,000</b>

Appendix Q

# SOUTH DALLAS FAÇADE PROGRAM PROJECTS BY COUNCIL DISTRICT (2013- 2016)

DALLAS  
ECONOMIC  
DEVELOPMENT

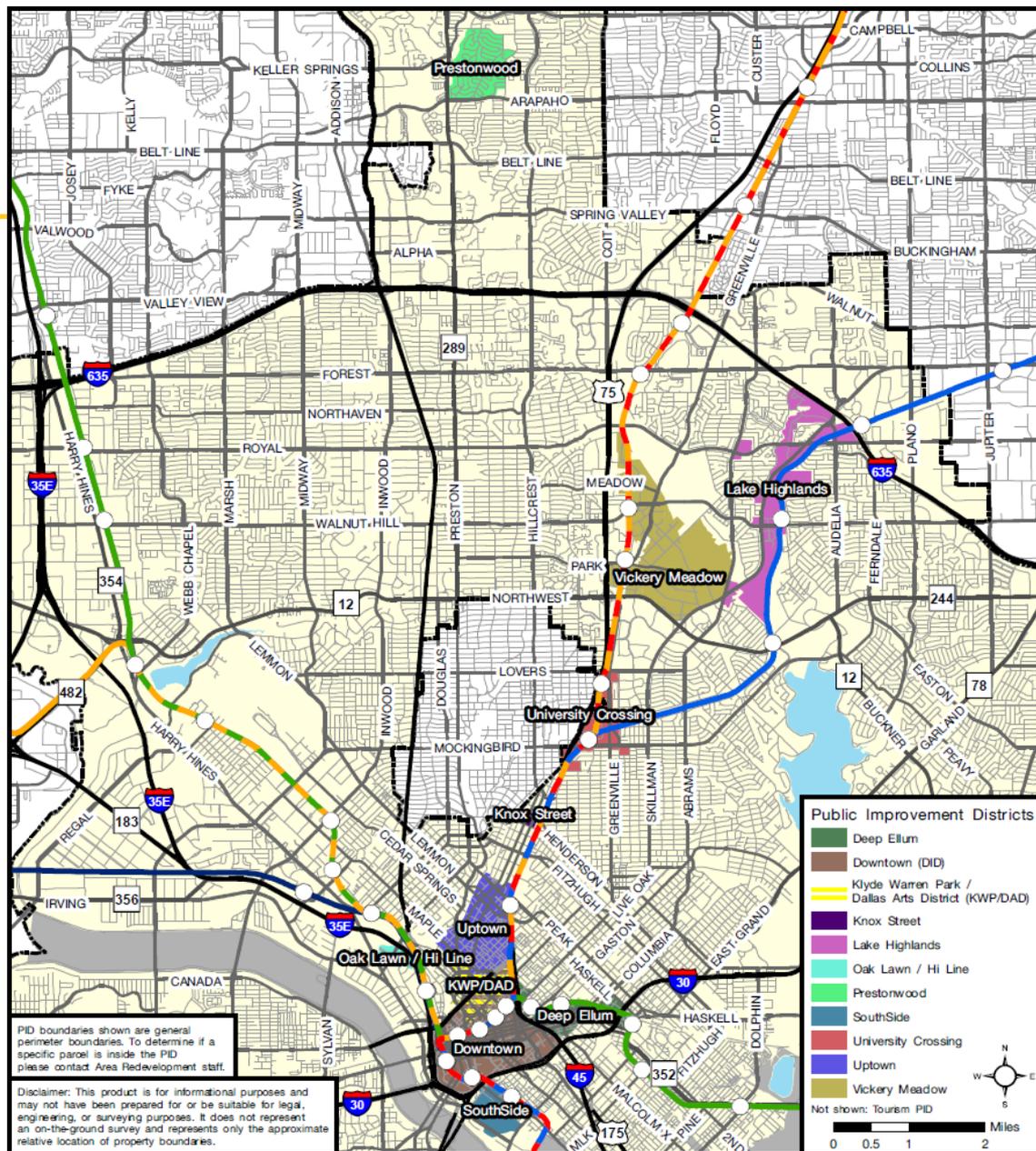
# South Dallas Façade Program Projects by Council District (2006-15)

District	Year	Project	Funding Source	Grant Value
7	2013	Catfish Smith Foods, Inc.	CDBG	\$15,447
7	2013	S3D Group – Black Jack Pizza	CDBG	\$20,000
7	2013	Dallas Weekly	CDBG	\$18,806
7	2013	The Bridge at Fair Park	CDBG	\$20,000
7	2013	St. Martin’s Place	CDBG	\$17,530
7	2014	Christian Hair Fantaysia	PPP	\$13,725
7	2014	Freedom Fashion	PPP	\$20,000
7	2015	Coverall Management & Associates, Inc.	PPP	\$20,000
7	2015	CNB Real Estate, LLC	PPP	\$20,000
7	2015	Dallas Beautician Association	PPP	\$20,000
<b>District 7 Total</b>				<b>\$185,508</b>

Appendix R

# PUBLIC IMPROVEMENT DISTRICTS MAP

# Public Improvement Districts Map



Appendix S

# COUNCIL BRIEFING REQUEST MEMO

# Council Briefing Request Memo

## Memorandum

RECEIVED

2016 MAY -4 PH 5: 04



DATE: May 4, 2016

TO: Honorable Mayor Mike Rawlings

SUBJECT: Economic Development Briefing

We, the undersigned, request a briefing on the Economic Development Department and all streams of funding, including the total budget and projects funded from 2010 to date. We request the first available date, preferably, the May 18, 2016, Council briefing.

Thank you for your time and consideration.

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C: A. C. Gonzalez, City Manager