

**Uptown Public Improvement District (Uptown PID)
Petition for Renewal**

HONORABLE MAYOR AND MEMBERS OF THE DALLAS CITY COUNCIL:

The undersigned (“Petitioner”) who is an owner of real property in the Uptown PID respectfully files this petition (the “Petition”) requesting the Dallas City Council (the “City Council”) establish or renew the Uptown PID in accordance with Chapter 372 of the Texas Local Government Code (the “Act”).

X	
Owner Signature or Authorized Representative	Date
DALLAS	TX
Property Address	State
Account Number	
Printed Name of Owner	
Printed name of authorized representative signing on behalf of owner	
() -	
Phone Number <i>*Please provide valid daytime phone if verification is required</i>	
E-Mail Address	
<i>*Exhibit C: Additional addresses may be attached listed for multiple addresses</i>	

The Petitioner whose signature and initials appear herein represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above and requests or concurs with the establishment or renewal of the Uptown PID.

With respect to community property, the City may accept the signature of a single spouse as a representation of both spouses that they consent to the creation or renewal of the Uptown PID absent a separate property agreement. However, if staff is made aware of any disagreement between the owners of community property that petition will not be counted.

Original executed petitions should be returned on or before February 15, 2019 to:

Uptown Dallas, Inc.
Attn: Noelle LeVeaux
3600 McKinney Ave, Suite 210
Dallas, Texas 75204

By signing this petition, Petitioner agrees to pay a special assessment to be levied against their property for services and improvements to be provided by Uptown Dallas, Inc. Petitioner further agrees and concurs with all the following concerning the establishment or renewal of the Uptown PID and the method of assessment including excluded classes of assessable property as detailed herein:

- 1) **General Nature of the Proposed Services and Improvements.** The assessments to be levied in the Uptown PID shall be used for improvements to be provided by Uptown Dallas, Inc., including but not limited to capital improvements such as median landscaping, gateway markers, walking trails, parks, streetscape and Katy Trail improvements. The assessments will also be used for the following services: safety programs, trolley maintenance and operations, traffic and parking, marketing and promotion of the Uptown PID and Uptown Dallas, Inc., staff salaries and benefits, rent, office expenses, audit and insurance costs as further described in the attached Service Plan.
- 2) **Estimated Cost of the Services and Improvements; No Bonded Indebtedness.** During the seven (7) year term of the Uptown PID, the annual cost of services and improvements to be provided by Uptown Dallas, Inc., is estimated to range from \$3,013,977 to \$5,348,612 annually. The total cost for the entire seven-year term is not anticipated to exceed \$28,631,962. The Uptown PID shall not incur bonded indebtedness. The seven (7) year budget detailing the estimated cost per year and the total estimated costs for the entire term (the “Service Plan”) is attached as **Exhibit B**.
- 3) **Uptown PID Boundaries.** The Uptown PID is located wholly within the City of Dallas, Texas, a Texas home rule municipality. The boundaries of the Uptown PID are shown on the attached map marked **Exhibit A**.
- 4) **Proposed Method of Assessment.** Petitioners request that the City Council establish by ordinance the following excluded classes of property from assessment:
 - a. City of Dallas-owned property including rights-of-way and public parks;
 - b. Railroad rights-of-way;
 - c. Cemeteries;
 - d. The real property of the persons age 65 or older that have obtained an exemption from the Dallas Central Appraisal District; and
 - e. Religious organizations.

Real property owned by other taxing jurisdictions is also not subject to assessment unless established by contract. A detailed listing of properties liable for assessment within the Uptown PID is available upon request from Uptown Dallas, Inc.

Petitioner requests that the City Council apportion the costs of the services and improvements each year among the remaining non-excluded property on the basis of special benefits accruing to such property. The costs shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The total assessment shall not exceed \$0.045 per \$100.00 of appraised value as determined by the Dallas Central Appraisal District.

- 5) **Apportionment of Cost between the Uptown PID and the City.** Property owners that

are not excluded from assessment in the Uptown PID shall pay the costs of the services and improvements by special assessment against their property. The City is not responsible for payment of assessment against City-owned property in the Uptown PID.

- 6) **Uptown PID Management.** The Uptown PID shall be managed by contract between the City and Uptown Dallas, Inc., a private nonprofit corporation. Uptown Dallas, Inc., or its successor or assigns approved by the City Council, shall develop and recommend the annual Service Plan and perform other responsibilities pursuant to contract with the City.
- 7) **Advisory Body.** Although an advisory body may be established to develop and recommend the Service Plan to the City Council, Petitioners specifically request that the City Council not appoint such an advisory board. Instead Petitioners request that the Uptown PID be managed by Uptown Dallas, Inc., or a successor entity approved by the City Council.

Attachments:

Exhibit A – Map of the Uptown PID

Exhibit B – Service Plan/Proposed Improvement Order

Exhibit C – Additional addresses (if needed)

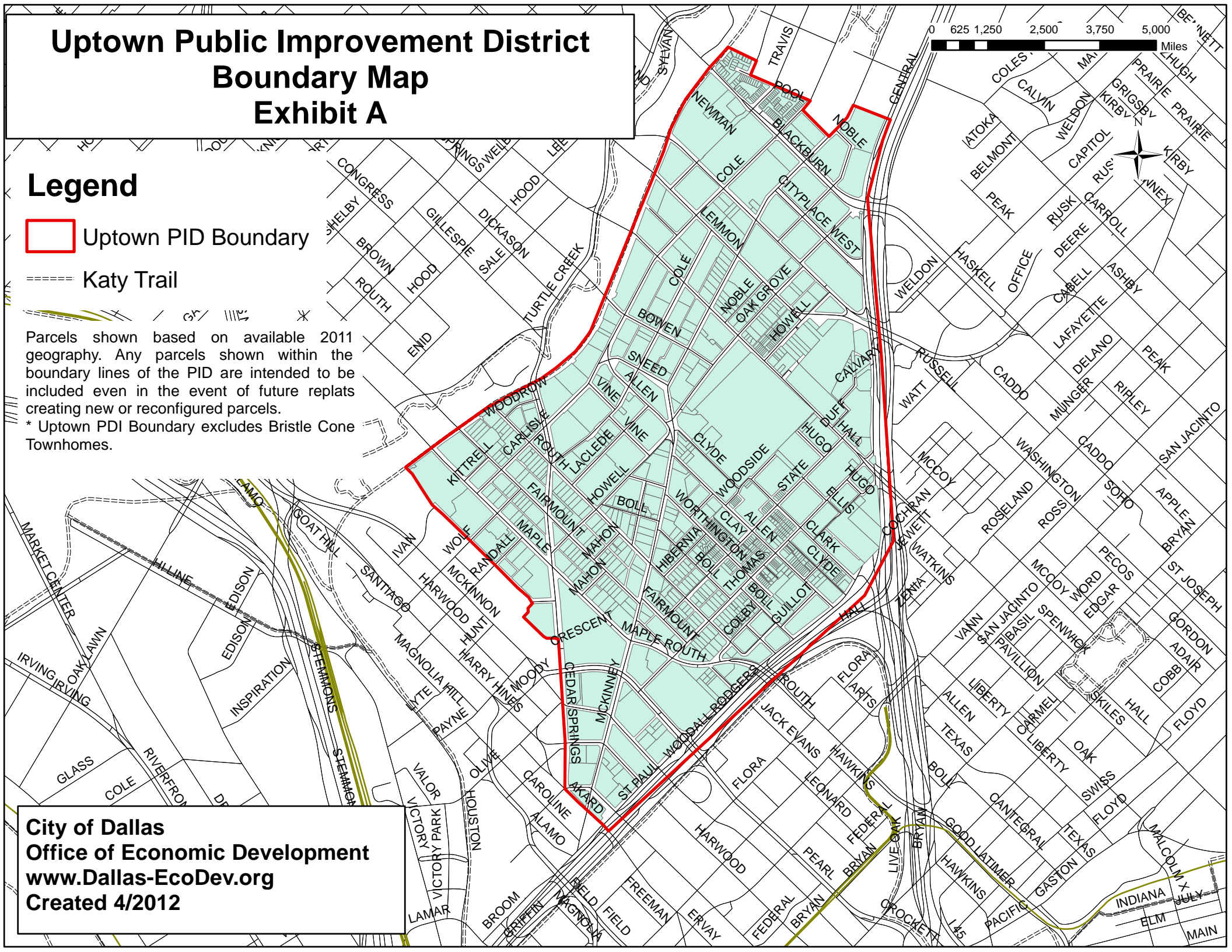
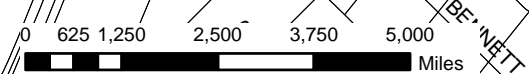
Uptown Public Improvement District Boundary Map Exhibit A

Legend

 Uptown PID Boundary

 Katy Trail

Parcels shown based on available 2011 geography. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats creating new or reconfigured parcels.
* Uptown PDI Boundary excludes Bristle Cone Townhomes.



City of Dallas
Office of Economic Development
www.Dallas-EcoDev.org
Created 4/2012

EXHIBIT B

UPTOWN PUBLIC IMPROVEMENT DISTRICT
SERVICE PLAN (2020 - 2026)

Income	2020	2021	2022	2023	2024	2025	2026
Net Assessments	\$2,971,977	\$3,270,675	\$3,599,242	\$3,960,666	\$4,358,233	\$4,795,556	\$5,276,612
Interest	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Marketing Sponsorships (for events)	\$40,000	\$45,000	\$50,000	\$55,000	\$60,000	\$65,000	\$70,000
Total	\$3,013,977	\$3,317,675	\$3,651,242	\$4,017,666	\$4,420,233	\$4,862,556	\$5,348,612
Expenditures							
Capital Improvements (Median Landscaping, gateway markers, walking trails, parks, streetscape, Katy Trail)	\$904,193	\$995,302	\$1,095,373	\$1,205,300	\$1,326,070	\$1,458,767	\$1,604,584
Services (Safety programs, maintenance & landscaping, trolley operations, traffic & parking, marketing and promotion)	\$1,597,948	\$1,759,008	\$1,935,898	\$2,130,203	\$2,343,664	\$2,578,195	\$2,835,904
Finance & Administration (Staff Salaries & benefits, rent, office expenses, audit, insurance)	\$452,097	\$497,651	\$547,686	\$602,650	\$663,035	\$729,383	\$802,292
Contingency ¹	\$59,740	\$65,713	\$72,285	\$79,513	\$87,465	\$96,211	\$105,832
Total	\$3,013,977	\$3,317,675	\$3,651,242	\$4,017,666	\$4,420,233	\$4,862,556	\$5,348,612

¹ Contingency funds: Allowance made for anticipated tax refunds due to protests by property owners (2% of assessments)

Notes: The Service Plan budget is an estimate based on current assessment rolls and assumes a 10% increase in value each year based on the high growth of Uptown. If growth rates exceed the estimated seven-year estimate, additional funds collected will be used for Capital Improvements and Services and shall be distributed pro-rata to those categories. Carryover in excess of 20% annually shall also be distributed between the Capital Improvements and Services categories. In the last year of assessment, if there are unspent carryover funds, City Council reserves the right to adjust the assessment rate.

Additional Properties

EXHIBIT C

Exhibit C is an extension of the Uptown Dallas PID Petition. Below are additional addresses that correspond with the petition signee.

Account Number

Street Address

Suite #

City

State

Zip Code

Account Number

Street Address

Suite #

City

State

Zip Code

Account Number

Street Address

Suite #

City

State

Zip Code