City of Fort Worth

Housing and Economic Development

ANNUAL PROJECTS REPORT & UPDATE

2012

FORT WORTH

October 2, 2012

It's my pleasure to present the third Annual Projects Report of the Housing & Economic Development Department of the City of Fort Worth. In this report you will find that the department participates and leads a wide variety of projects that bring new wealth and investment to our community.

The Housing and Economic Development Department plays an integral role in the development of the City and we strive to implement efficient and effective programs that further the quality of life for our citizens. This report is designed to provide an overview of the various projects undertaken in which the city has participated. These projects range from corporate relocations that have contributed thousands of new jobs to Fort Worth, to infill quality affordable accessible housing and commercial retail developments that help invigorate and revitalize neighborhoods. The success of these projects is a testament to the strong partnerships the City has fostered with the private sector and our economic development partners at the various Chambers of Commerce, other local economic development organizations, and state and federal agencies. Internally, within the City, I want to highlight the great working relationship we enjoy with other City departments that allow us to be successful in facilitating new investment and development. To all of our partners, we say thank you.

The projects outlined in the report are the most visible that directly impact our community, but the department is responsible for a wide range of other programs and initiatives that have also been outlined to provide a full view of what we do.

It is our hope that you find this report useful and informative.

Sincerely,

Jesus "Jay" Chapa
Housing and Economic Development Director

Mission Statement:
To promote a strong economy and enhance the quality of life by providing sustainable housing and economic development programs throughout Fort Worth.

HOUSING & ECONOMIC DEVELOPMENT DEPARTMENT INITIATIVES

Business and Development Incentives Program

Business Recruitment & Retention

Quality Affordable Accessible Housing Development

Federal Grant Contract Compliance

Commercial Development and Redevelopment

Down Payment and Closing Cost Assistance Program

Grant Fund Administration and Accounting

Directions Home (Implementation of 10-Year Homelessness Plan)

Minority/Women Business Enterprise Ordinance Implementation

Public Improvement Districts Administration

Public Service Contract Administration

Management of Tax Foreclosed & Fee Owned Properties

Small Business Development

Tax Increment Finance Districts Administration

Housing Repair and Construction Management

Weatherization Programs

Housing Development Financing

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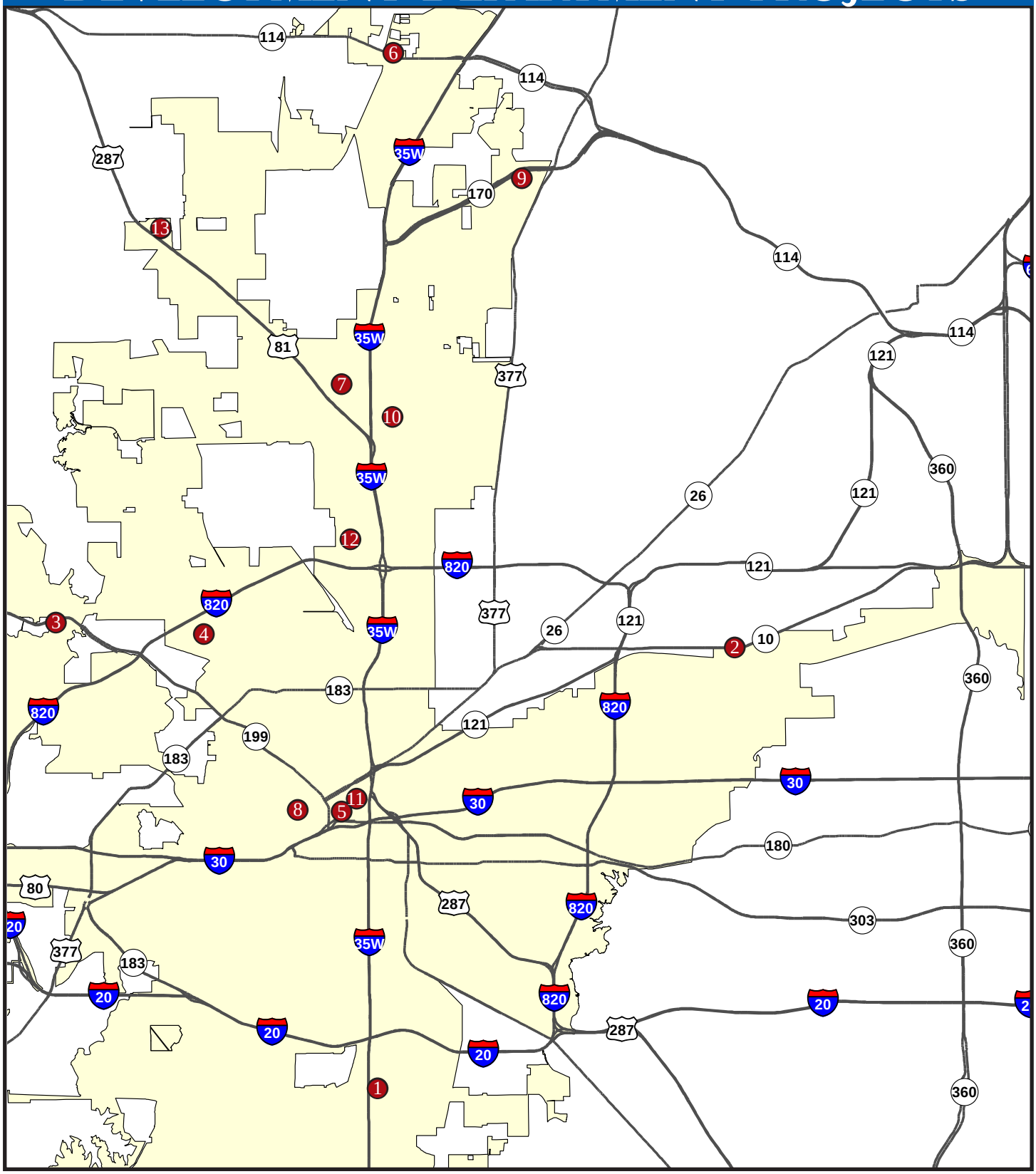
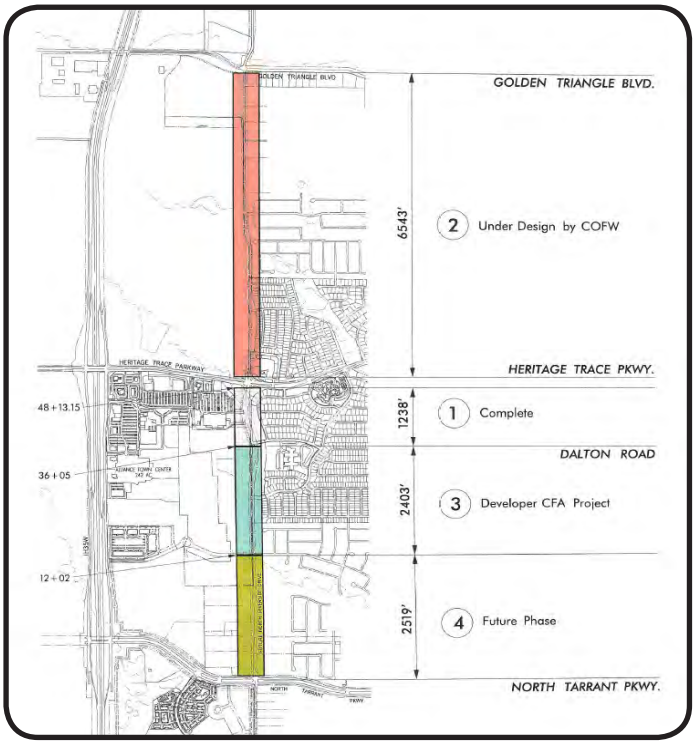
NEW 2011-2012 HOUSING & ECONOMIC DEVELOPMENT DEPARTMENT PROJECTS



1. Alcon Laboratories Holdings Corp.
2. Bell Helicopter Textron Inc.
3. Casino Beach -Patterson Equity Partners, LLC
4. Commercial Metals Company
5. FW Hunter Plaza, LP
6. GE Transportation Systems Phase II
7. Harmon Villas - Sphinx Dev. Group
8. Lancaster Properties, LLC
9. NGC Renewables, LLC
10. North Riverside Drive
11. Sundance Square Management LP
12. The Reserve - Miller Valentine Group
13. Wal-Mart Stores Texas, LLC

NORTH RIVERSIDE DRIVE

TIF | North Riverside Drive from Golden Triangle Blvd to North Tarrant Pkwy | Fort Worth, TX



Project Terms and Commitments	
Approved: 07/24/2012	Council District: 2 - Sal Espino
Investment	
Amount Funded by City/Federal*	$10,400,000
Amount Funded by Private/Other**	$0
Total Investment	$10,400,000
Ratio	0:1
Funding Details	
* $10.4M through an interfund loan agreement between the City of Fort Worth Aviation Department and Transportation and Public Works Department, reimbursed by TIF 7 (North Tarrant Parkway) funds to fund improvements to North Riverside Drive between Golden Triangle Boulevard and North Tarrant Parkway	

NGC RENEWABLES, LLC

TAX ABATEMENT | 5500 Alliance Gateway Freeway | Fort Worth, Texas 76177

Construction of a 120,000 SF new North American headquarters and manufacturing facility at Alliance Texas.

Project Terms and Commitments	
Approved: 07/10/2012	Council District: 2 - Sal Espino
Maximum Agreement: 80% Real and Business Personal Property (10-yr term) Ratio (Private/Public) - 20:1	
Employment	
Total Full Time Employees	40
Fort Worth Residents	30%
Central City Residents	10%
Supply & Service Contracts	
Total Amount	NA
Amount to Fort Worth Businesses	30% or $180,000
Amount to M/WBE Businesses	15% or $90,000
Personal Property	
Value of Personal Property	$87,500,000
Project Construction	
Structures & Site Development	$8,500,000
Amount to Fort Worth Businesses	30% or $2,550,000
Amount to M/WBE Businesses	25% or $2,120,000

PATTERSON EQUITY PARTNERS, LLC

CHAPTER 380 EDPA | Jacksboro Hwy & Watercress Dr.| Fort Worth, Texas 76135

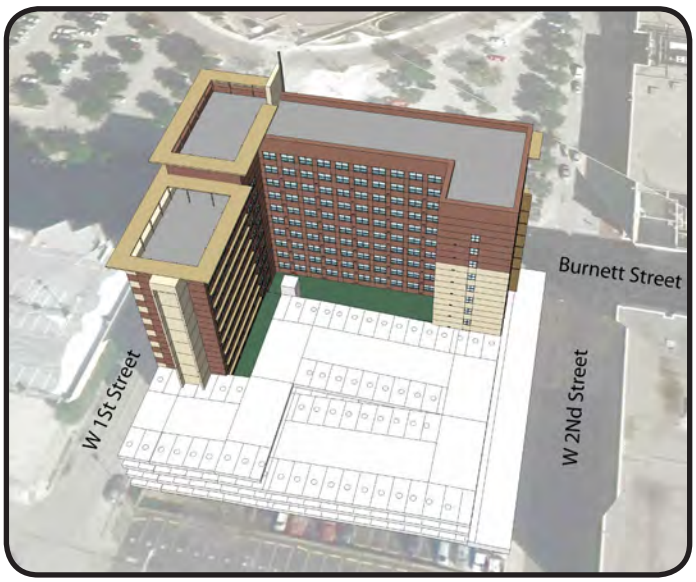
Project Terms and Commitments	
Approved: 6/12/2012	Council District: 7- Dennis Shingleton
Maximum Agreement: (20-yr term) Revenue from Lake Worth Mineral Leases up to $10,000,000	
Employment	
Total Full Time Employees	25
Fort Worth Residents	NA
Central City Residents	NA
Supply & Service Contracts	
Total Amount	NA
Amount to Fort Worth Businesses	$100,000
Amount to M/WBE Businesses	$50,000
Personal Property	
Value of Personal Property	NA
Project Construction	
Structures & Site Development	$10,000,000
Amount to Fort Worth Businesses	30%
Amount to M/WBE Businesses	25%

Construction of retail space, movie theater, entertainment facilities to enhance the lake area and accessibility and use.

HUNTER PLAZA

605 W. 1st Street | Fort Worth, Texas 76102

Project Terms and Commitments	
Approved: 06/12/2012	Council District: 9 - Joel Burns
Investment	
Amount Funded by City/Federal*	$1,800,000
Amount Funded by Private/Other**	$22,200,000
Total Investment	$24,000,000
Ratio	1:12
Funding Details	
* HOME, Low Income Housing Tax Credits, Private	



Hunter Plaza is located in the downtown area and is currently vacant. Through this project, the development will consist of renovating the Hunter Plaza Apartments into a mixed income residential development with retail/commercial space on the ground floor. The 11 story building will have up to 180 units, of which 60 percent will be market rate units and 40 percent will be available for rent to households earning 60 percent or less of Area Median Income as determined by the United States Department of Housing and Urban Development.

SUNDANCE SQUARE MANAGEMENT, LP

CHAPTER 380 EDPA | Throckmorton Street and Commerce Street | Fort Worth, Texas 76102

The project consist of the construction of three new mixed use buildings, the reconditioning of two historic buildings and the construction of a central plaza in the Sundance Square area of downtown Fort Worth.

Project Terms and Commitments	
Approved: 05/01/2012	Council District: 9 - Joel Burns
Maximum Agreement: 85% Sales Tax (15-yr term) Ratio (Private/Public) - 44:1	
Employment	
Total Full Time Employees	5
Fort Worth Residents	40% or 2
Central City Residents	20% or 1
Supply & Service Contracts	
Total Amount	NA
Amount to Fort Worth Businesses	$200,000
Amount to M/WBE Businesses	$100,000
Personal Property	
Value of Personal Property	NA
Project Construction	
Structures & Site Development	$65,000,000
Amount to Fort Worth Businesses	30% or $19,500,000
Amount to M/WBE Businesses	25% or $16,250,000

HARMON VILLAS

9592 Harmon Road | Fort Worth, Texas 76177

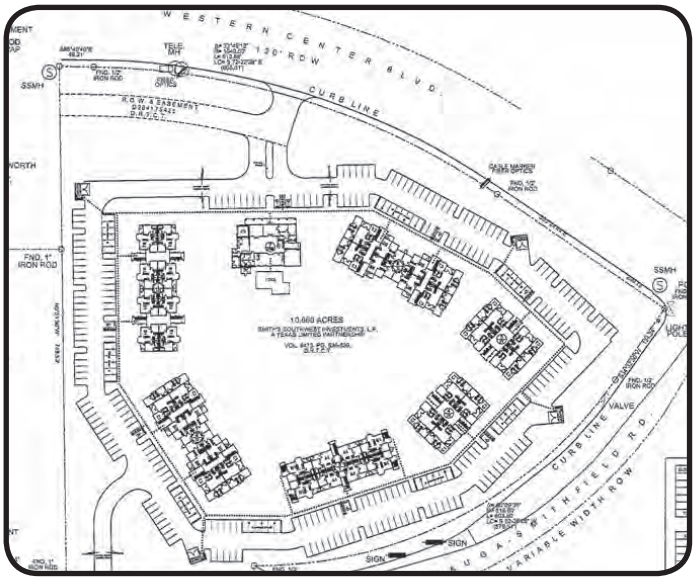
Project Terms and Commitments	
Approved: 03/20/2012	Council District: 2 - Sal Espino
Investment	
Amount Funded by City/Federal*	$300,000
Amount Funded by Private/Other**	$19,501,920
Total Investment	$19,801,920
Ratio	1:66
Funding Details	
* HOME and Low Income Housing Tax Credits	

Harmon Villas is a proposed 150 unit multifamily complex by Sphinx Development Corporation. The complex will consist of one, two, three bedroom units. All of the units will be available for rent to households earning 60 percent or less of Area Median Income (AMI) a determined by HUD. The complex will include amenities such as controlled access gates, furnished clubhouse, fitness room, activity room, water features and a gazebo. Future residents will have access to shopping, dining, and entertainment located at Alliance Town Center.

RESERVE AT WESTERN CENTER

Intersection of Western Center Blvd & Blue Mound Road | Fort Worth, Texas 76131

Project Terms and Commitments	
Approved: 03/20/2012	Council District: 2 - Sal Espino
Investment	
Amount Funded by City/Federal*	$240,000
Amount Funded by Private/Other**	$23,132,000
Total Investment	$23,372,000
Ratio	1:97
Funding Details	
* HOME and Low Income Housing Tax Credits	

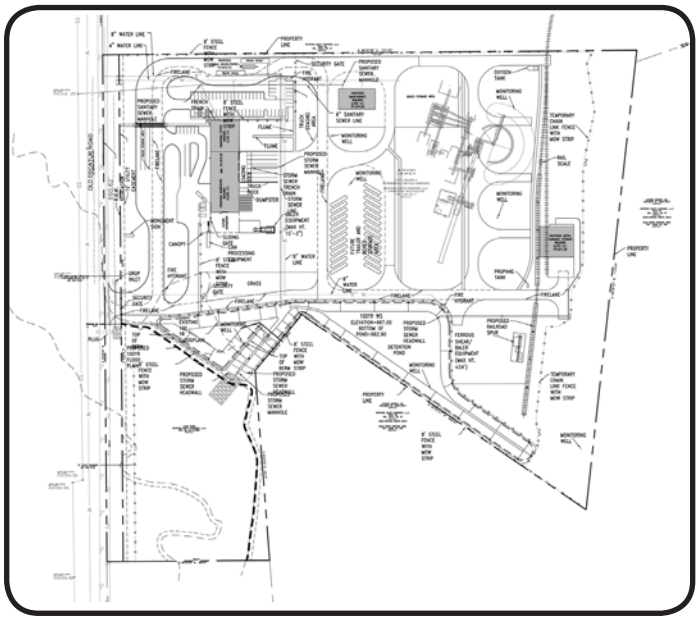


The Reserve at Western Center is a proposed multifamily unit complex at the intersection of Western Center Blvd and Blue Mound Road by Miller Valentine Group. The development will consist of one, two, and three bedroom units for a total of 120. All of the units will be available for rent to households earning 60 percent or less of Area Median Income (AMI) as determined by HUD. Unit amenities will include nine foot ceilings, ceiling fans and berber carpet. The complex will include amenities such as a pool, fitness center, computer learning center, community room and barbeque grills. The development is within minutes from shopping, dining, and entertainment located at Fossil Creek.

COMMERCIAL METALS COMPANY

RELOCATION TAX ABATEMENT | 4500 Old Decatur Road | Fort Worth, Texas 76106

Project Terms and Commitments	
Approved: 03/06/2012	Council District: 2 - Sal Espino
Maximum Agreement: 75% Real & Business Personal Property (8-yr term) Ratio (Private/Public) - 19.5:1	
Employment	
Total Full Time Employees	NA
Fort Worth Residents	NA
Central City Residents	NA
Supply & Service Contracts	
Total Amount	NA
Amount to Fort Worth Businesses	NA
Amount to M/WBE Businesses	NA
Personal Property	
Value of Personal Property	$1,800,000
Project Construction	
Structures & Site Development	$6,300,000
Amount to Fort Worth Businesses	NA
Amount to M/WBE Businesses	NA



Commercial Metals Co. is being displaced due to the Trinity River Uptown Project and plans to construct a metal recycling facility in the Quarry Lands Industrial Park.

BELL HELICOPTER TEXTRON, INC.

TAX ABATEMENT & CHAPTER 380 EDPA | 600 E. Hurst Blvd | Fort Worth, Texas 76053

Bell Helicopter is expanding and consolidating the main headquarters operations and associated facilities including the central distribution center in the vicinity of Highway 10 and Trinity Blvd.

Project Terms and Commitments	
Approved: 12/13/2011	Council District: 5 - Frank Moss
Maximum Agreement: 80% Real & Business Personal Property (1-yr TA and 19-yr EDPA) Ratio (Private/Public) - 16:1	
Employment	
Total Full Time Employees	4,500
Fort Worth Residents	20%
Central City Residents	5%
Supply & Service Contracts	
Total Amount	NA
Amount to Fort Worth Businesses	$1,000,000
Amount to M/WBE Businesses	$500,000
Personal Property	
Value of Personal Property	$160,000,000
Project Construction	
Structures & Site Development	$75,000,000
Amount to Fort Worth Businesses	30%
Amount to M/WBE Businesses	25%

GE TRANSPORTATION SYSTEMS PHASE 2

TAX ABATEMENT | 12850 Three Wide Drive | Fort Worth, Texas 76177

GE Transportation Phase 2 includes the construction of mining equipment manufacturing facility just north of the Phase 1 development. The size of the new facility is approximately 236,000 SF.

Project Terms and Commitments	
Approved: 12/31/2011	Council District: 2 - Sal Espino
Maximum Agreement: 85% Real & Business Personal Property (10-yr term) Ratio (Private/Public) - 18:1	
Employment	
Total Full Time Employees	20 by 12/31/2012 100 by 12/31/2013
Fort Worth Residents	30%
Central City Residents	10%
Supply & Service Contracts	
Total Amount	N/A
Amount to Fort Worth Businesses	30% or $200,000
Amount to M/WBE Businesses	10% or $65,000
Personal Property	
Value of Personal Property	$30,000,000
Project Construction	
Structures & Site Development	$20,000,000
Amount to Fort Worth Businesses	25% or $5,000,000
Amount to M/WBE Businesses	25% or $5,000,000

WAL-MART STORES TEXAS, LLC

CHAPTER 380 EDPA | Avondale-Haslet Rd and Hwy 287 | Fort Worth, Texas 76052

Project Terms and Commitments	
Approved: 12/31/2011	Council District: 7 - Dennis Shingleton
Maximum Agreement: 50% Real & Sales Tax (3-yr term) Ratio (Private/Public) - 10:1	
Employment	
Total Full Time Employees	50 (goal)
Fort Worth Residents	NA
Central City Residents	NA
Supply & Service Contracts	
Total Amount	N/A
Amount to Fort Worth Businesses	NA
Amount to M/WBE Businesses	NA
Personal Property	
Value of Personal Property	NA
Project Construction	
Structures & Site Development	$10,000,000
Amount to Fort Worth Businesses	NA
Amount to M/WBE Businesses	25%

Wal-Mart will construct at least 140,000 SF retail store in the vicinity of Avondale-Haslet Road and U.S. Highway 287 along with the City's share of the roadway improvements at their own expense.

ALCON LABORATORIES HOLDINGS CORP.

TAX ABATEMENT | 6801 South Freeway | Fort Worth, Texas 76134

Project Terms and Commitments	
Approved: 10/25/2011	Council District: 8 -Kelly Allen Gray
Maximum Agreement: 80% Real & Business Personal Property (10-yr term) Ratio (Private/Public) - 22.4:1	
Employment	
Total Full Time Employees	400 by 12/31/2013 750 by 12/31/2018
Fort Worth Residents	30%
Central City Residents	20%
Supply & Service Contracts	
Total Amount	NA
Amount to Fort Worth Businesses	$50,000 or 30%
Amount to M/WBE Businesses	$25,000 or 15%
Personal Property	
Value of Personal Property	$8,000,000
Project Construction	
Structures & Site Development	$3,000,000
Amount to Fort Worth Businesses	30% or $1,000,000
Amount to M/WBE Businesses	25% or $1,000,000

Alcon plans to expand and renovate the existing facilities at the Alcon campus and create a Finance Center for North American Operations. Alcon also plans to renovate its facility at 6801 Will Rogers Blvd.

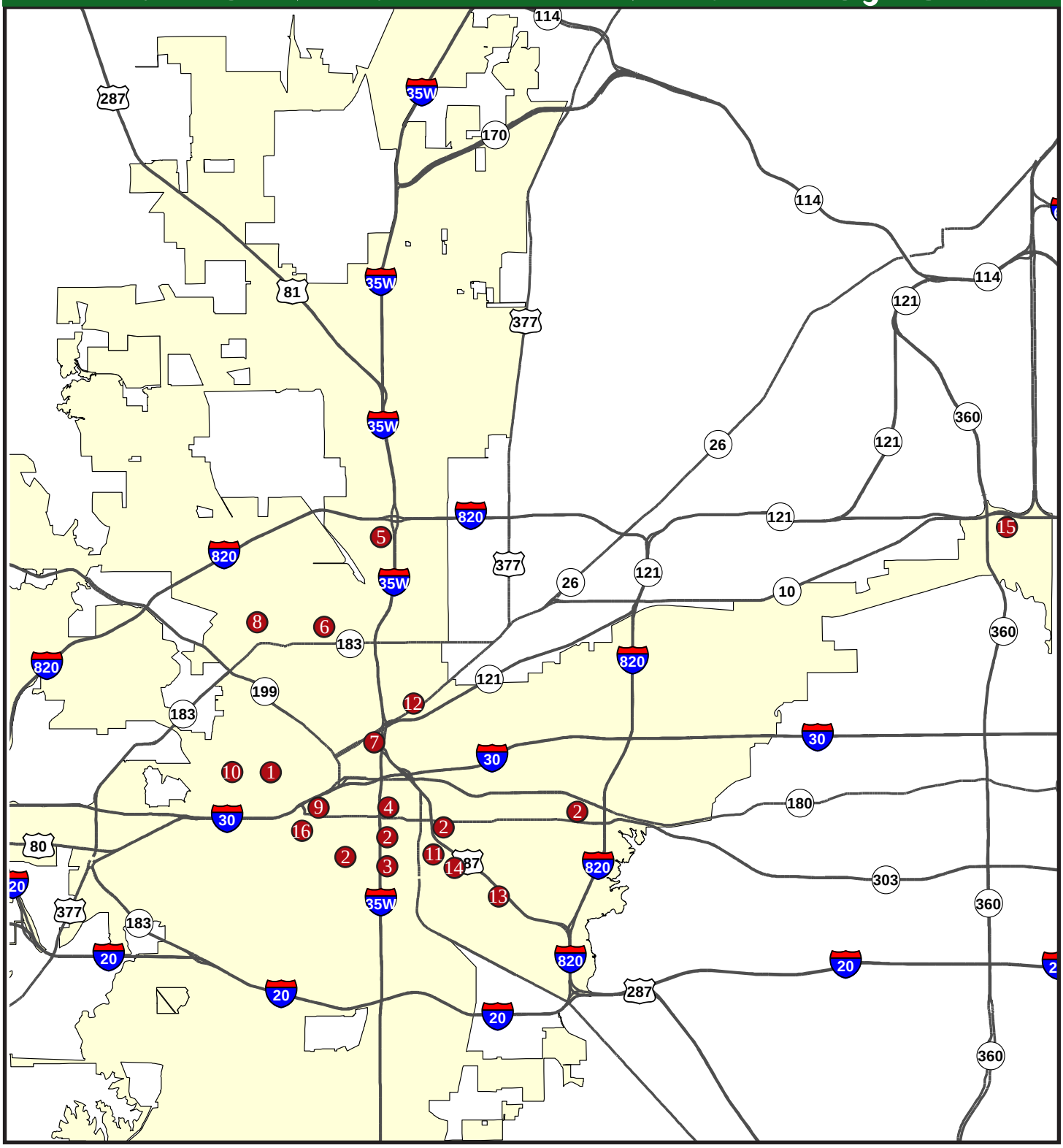
LANCASTER PROPERTIES, LLC

TAX ABATEMENT | 2920 West Lancaster Avenue & 1020 Currie Street | Fort Worth, Texas 76107

Lancaster Properties, LLC is constructing a 315 unit multifamily apartment complex at 2920 West Lanaster Avenue and 1020 Currie Street.

Project Terms and Commitments	
Approved: 09/27/2011	Council District: 9 - Joel Burns
Maximum Agreement: 85% Real Property (5-yr term) Ratio (Private/Public) - 16.7:1	
Employment	
Total Full Time Employees	3
Fort Worth Residents	NA
Central City Residents	1
Supply & Service Contracts	
Total Amount	NA
Amount to Fort Worth Businesses	$60,000
Amount to M/WBE Businesses	$25,000
Quality, Accessible, Affordable Housing	
Affordable Units (=>80% AMI)	10%
Fully Handicap	8
Project Construction	
Structures & Site Development	$23,252,000
Amount to Fort Worth Businesses	30% or $6,975,600
Amount to M/WBE Businesses	25% or $5,813,000

ACTIVE HOUSING & ECONOMIC DEVELOPMENT DEPARTMENT PROJECTS



1. Carlyle/Cypress West 7th LP
2. CHDO Developments
3. Cowtown Market
4. Evans and Rosedale
5. Ferris Mfg. Corp.
6. Hardy Street Project
7. Knights of Pythias
8. Lee Avenue Townhomes
9. Midtown Urban Village
10. Museum Place Development
11. Pilgrim Valley
12. Race Street Lofts
13. Renaissance Square
14. Southeast Community Health Center
15. Station Venture Operations, LP
16. Trademark River Plaza/West Bend

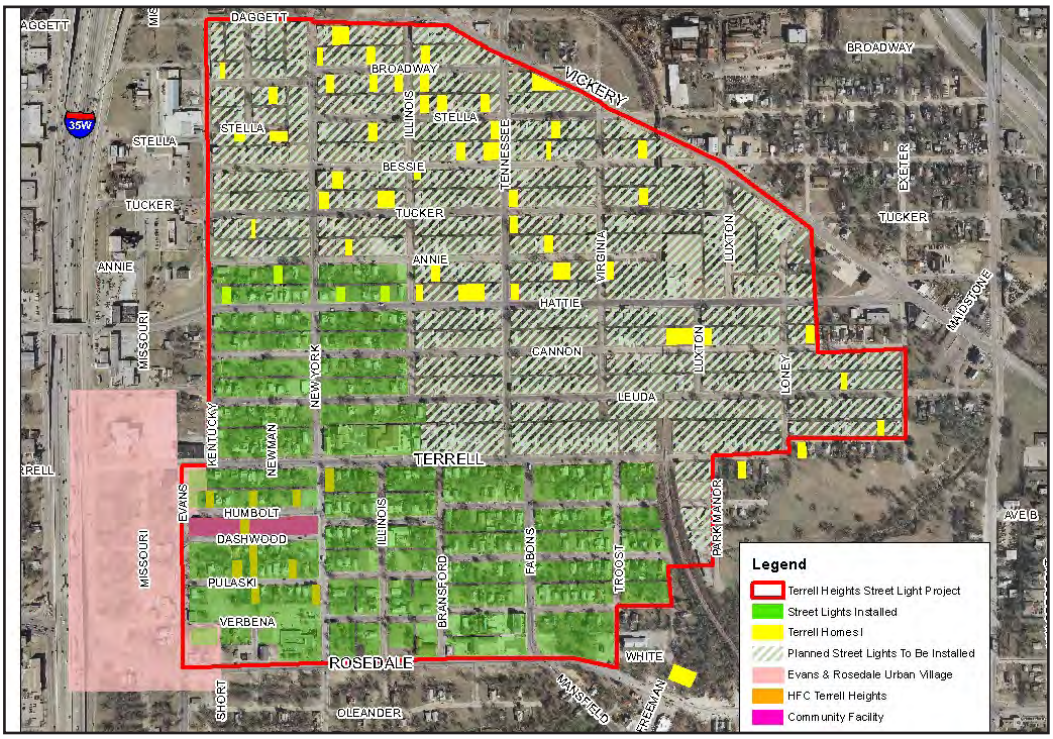
EVANS AND ROSEDALE

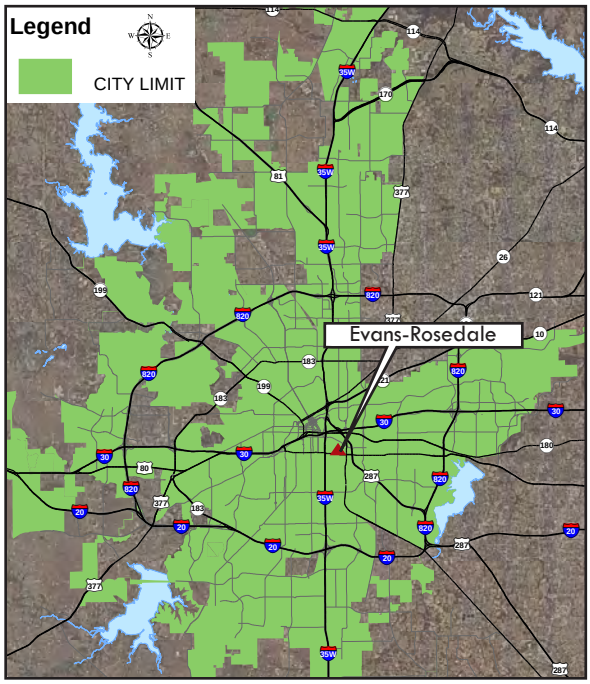
Evans and Rosedale Streets | Fort Worth, Texas 76104

COUNCIL APPROVED
2000 - Present
COUNCIL DISTRICT
8 - Kelly Allen Gray
AMOUNT FUNDED BY CITY/FEDERAL *
$29,000,000
AMOUNT FUNDED BY PRIVATE/OTHER **
$15,075,905
TOTAL INVESTMENT
$44,075,905
RATIO
2:1
FUNDING DETAILS
*Projects funded by City, TIF, Federal funds and General Obligation Bonds, EDI and Section 108 Funds

Centrally located near downtown Fort Worth, the Terrell Heights Neighborhood offers prime redevelopment opportunities for businesses and a variety of affordable lifestyle opportunities for residents. Growth has been spurred by affordable land values and a family and business-friendly setting.

Through the collaboration of both City and private investments, the City seeks to promote quality projects that will continue to spur additional economic and housing development in Terrell Heights.





Examples of Terrell Heights Infill Homes to be built by NRP Holdings, LLC

Examples of Terrell Heights Infill Homes to be built by the Fort Worth Housing Finance Corporation (HFC)

EVANS AND ROSEDALE

Evans and Rosedale Streets | Fort Worth, Texas 76104

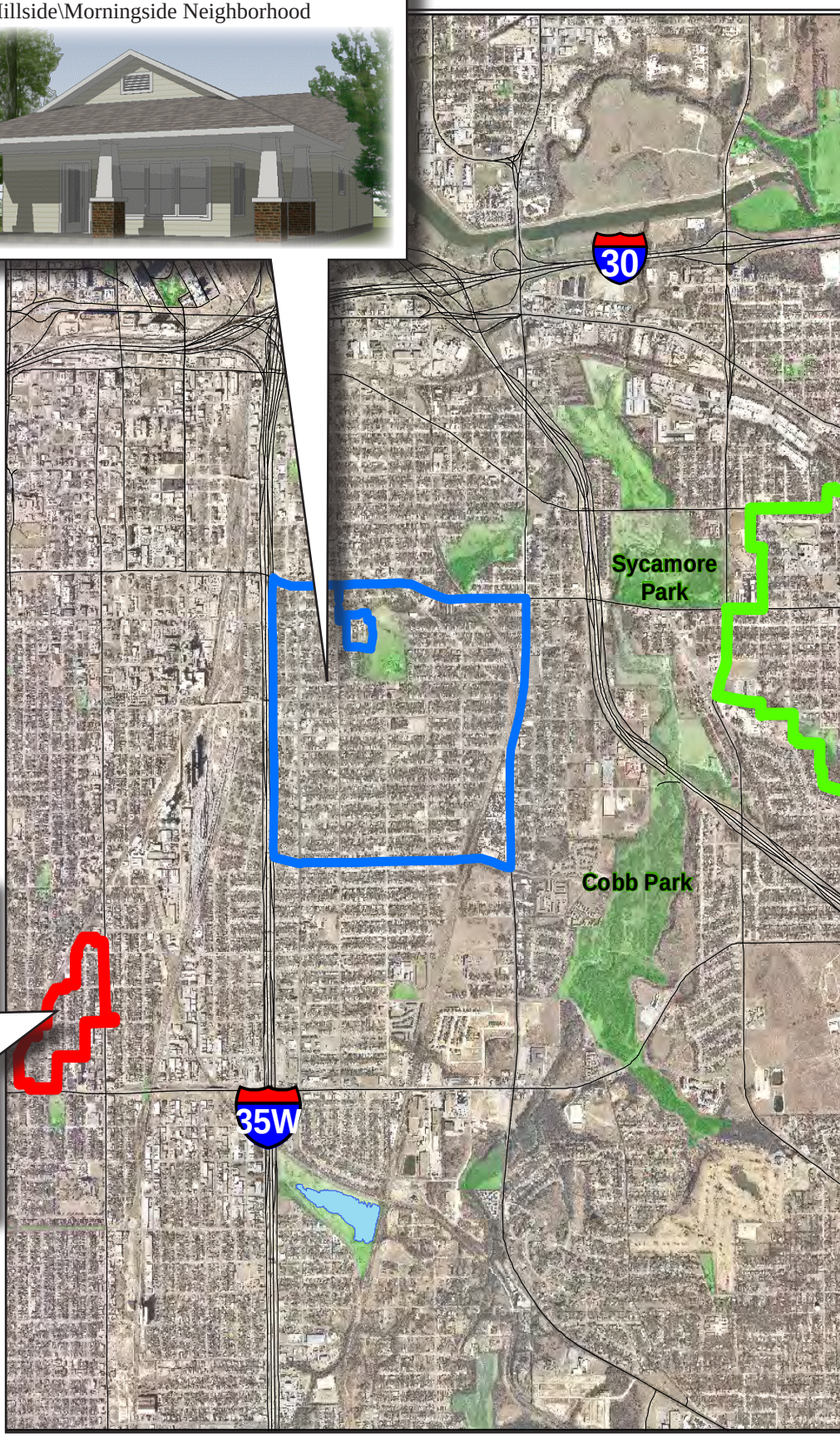
The Evans and Rosedale area includes private and public investment. The area has the Shamblee Library (2008), the Hazel Harvey Peace Center for Neighborhoods (2009), as well as a plaza that can be used by the neighborhood for community events. These public improvements are complimented by a Jack in the Box (2011) and a new 7-Eleven (2012). In addition to the commercial and public improvements, the area also includes the construction of 54 single family rental units (Jan 2013) and 11 single family units (2013-2014). Lastly, the city is installing period lighting in the neighborhood(2013).

COMMUNITY HOUSING DEVELOPMENT ORGANIZATION

Scattered Sites Throughout the City of Fort Worth

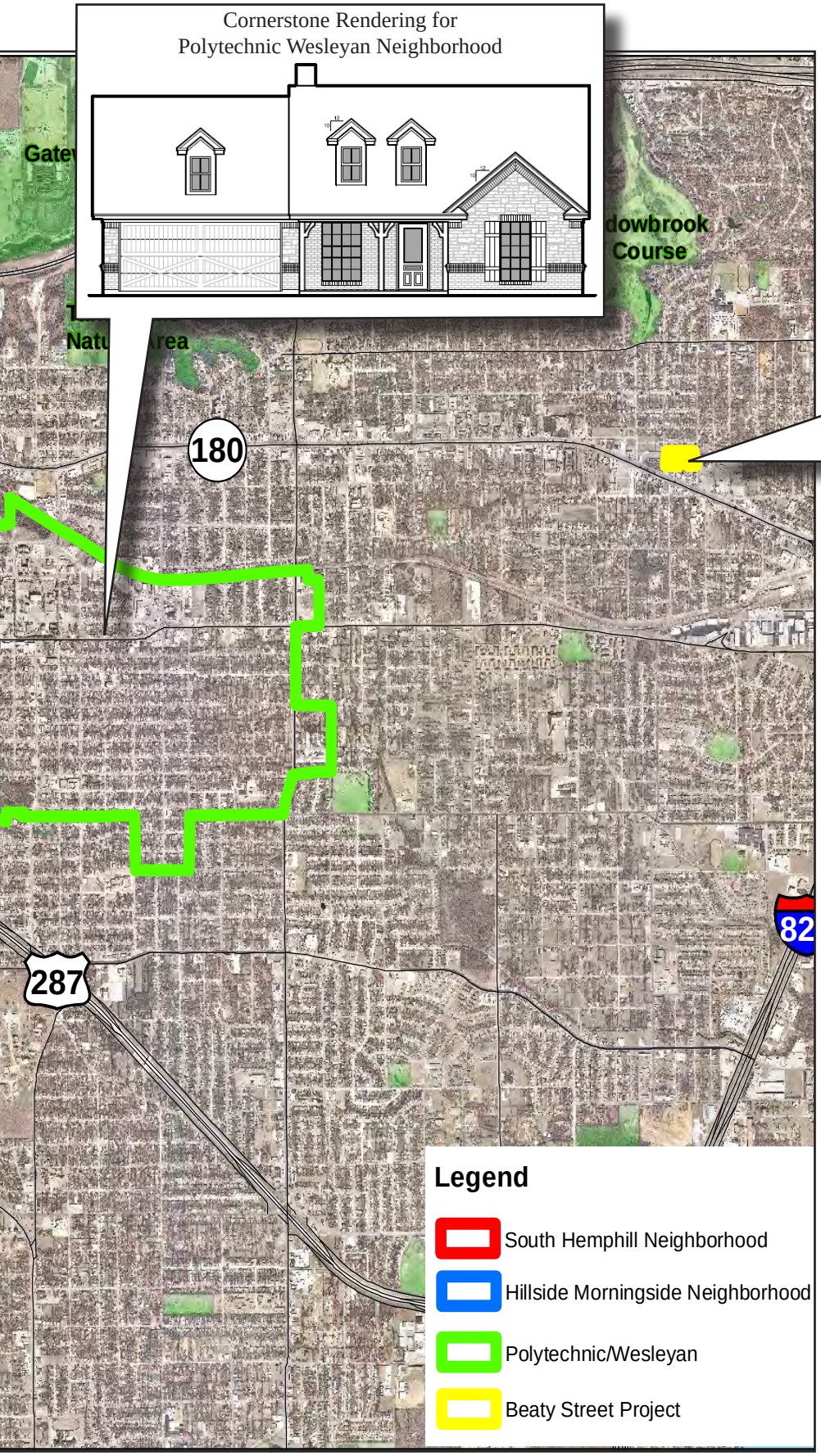
COUNCIL APPROVED
2009 - Present
COUNCIL DISTRICT
5 - Frank Moss, 8 - Kelly Allen Gray, 9 - Joel Burns
AMOUNT FUNDED BY CITY/FEDERAL *
$5,377,894
AMOUNT FUNDED BY PRIVATE/OTHER **
$1,012,723
TOTAL INVESTMENT
$6,390,617
RATIO
5:1
FUNDING DETAILS
*HOME Funds and NSP Funds

TCHP Rendering for
Hillside\Morningside Neighborhood



TCHP Rendering for
South Hemphill Height Neighborhood

Scattered Sites Throughout the City of Fort Worth



The City has provided HOME and Neighborhood Stabilization Program (NSP) funds to TCHP to redevelop the previously foreclosed complex at 5500 Beaty Street. The original 73 multifamily units are being redeveloped into 64 units that will be leased to households with incomes at or below 50% of AMI. On-site enrichment programs will be held in the community center.

Beaty Street Apartments

The City of Fort Worth is committed to the continued success of its certified Community Housing Development Organizations (CHDOs) by fostering strong partnerships. The City partners with CHDOs for the provision of quality, affordable, and accessible single family houses. The City and CHDOs develop strong relationships with the neighborhoods in which the houses are built and are committed to ensuring the houses compliment the existing fabric and context of the neighborhood. Currently, the City and its CHDOs are concentrating efforts in three established neighborhoods with single family infill developments.

All of the single family homes will be affordable to individuals or households earning at or below 80% of area median income.

Tarrant County Housing Partnership (TCHP) proposes to develop a total of 21 houses. The City is partnering with TCHP to construct 4 houses in the South Hemphill Heights neighborhood and 17 houses in the Hillside\Morningside neighborhood. TCHP proposes three floor plans that will be at minimum 1,200 square feet.

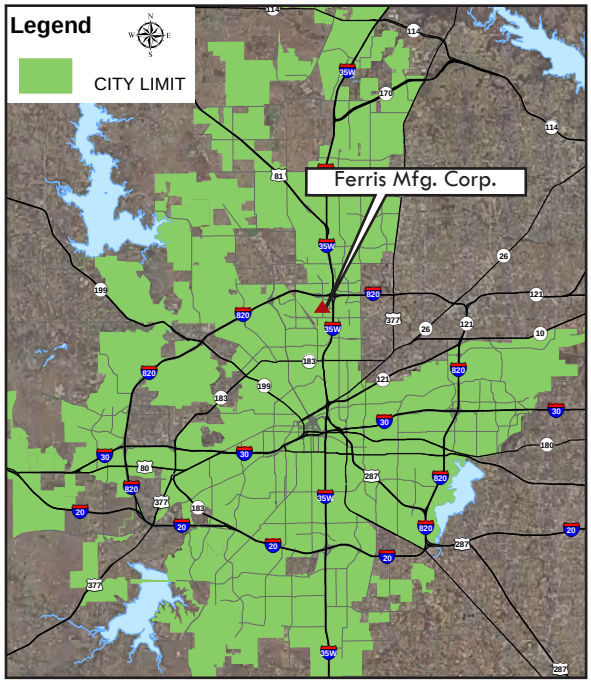
Cornerstone Housing Development Corporation (CANHDC) proposes to develop 5 houses in the Polytechnic Wesleyan neighborhood. The houses will have three bedrooms, two baths, with an attached garage and range between 1,400 and 1,475 SF.

FERRIS MFG. CORP.

CHAPTER 380 EDPG | 5133 Northeast Parkway | Fort Worth, Texas 76106

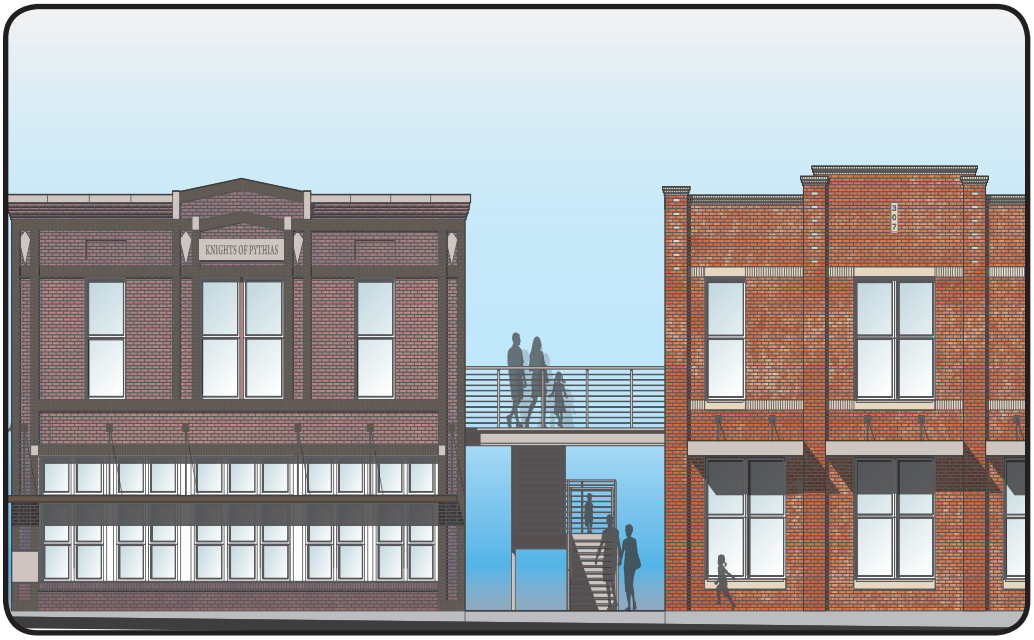
COUNCIL APPROVED
09/20/2011
2011 INCENTIVE TERM
No Benefit to Company until 2014 when the Project is Complete
MAXIMUM AGREEMENT
40% Business Personal Property
MIN. CAPITAL INVESTMENT
$3,500,000
COUNCIL DISTRICT
2 - Sal Espino

Ferris Mfg. Corp. (Ferris) is a manufacturer and distributor of wound care dressings and gauzes. The company is relocating its corporate headquarters from Burr Ridge, Illinois to Fort Worth at 5133 Northeast Parkway. The company will be creating sixty jobs.



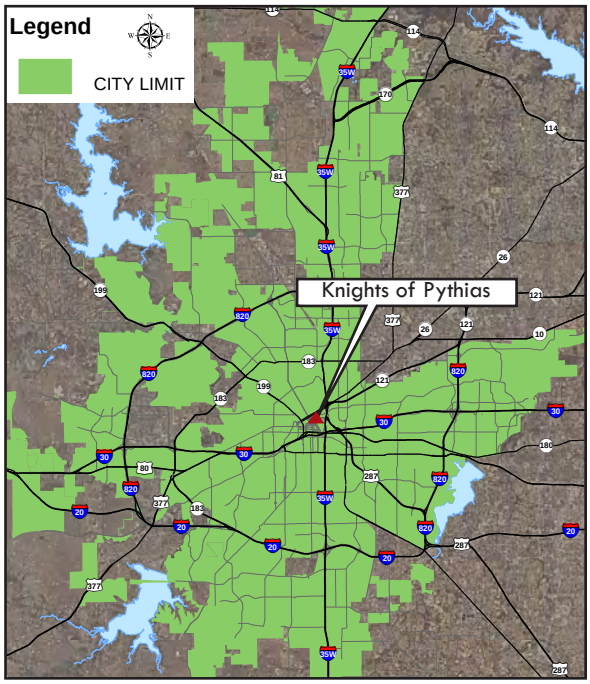
KNIGHTS OF PYTHIAS

303 and 307 Crump Street and 915 E. 3rd Street | Fort Worth, Texas 76102



COUNCIL APPROVED
06/14/2011
COUNCIL DISTRICT
9 - Joel Burns
AMOUNT FUNDED BY CITY/FEDERAL *
$950,000
AMOUNT FUNDED BY PRIVATE/OTHER **
$1,250,000
TOTAL INVESTMENT
$2,200,000
RATIO
1:2
FUNDING DETAILS
* Community Development Block Grant Funds (CDBG)

The Hillside Public Facility Corporation acquired the property. The development will consist of the rehabilitation of the Knights of Pythias Lodge which will contain eight units, and construct an adjacent, architecturally compatible structure which will contain ten units for a total of eighteen units plus the provision of twenty parking spaces. Ten or 51% of the available units will be affordable to individuals or households earning less than 80% of Area Median Income for fifteen years.

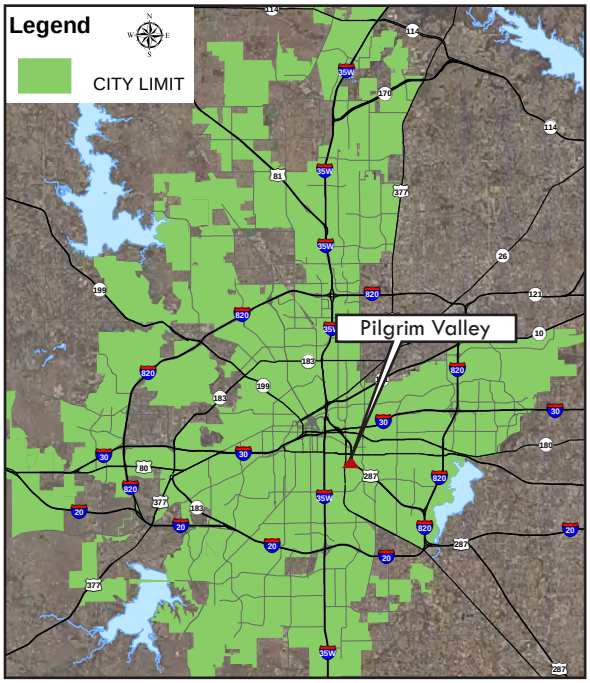


PILGRIM VALLEY

1701 E. Robert Street | Fort Worth, Texas 76104

COUNCIL APPROVED
06/14/2011
COUNCIL DISTRICT
8 - Kelly Allen Gray
AMOUNT FUNDED BY CITY/FEDERAL *
$200,000
AMOUNT FUNDED BY PRIVATE/OTHER **
$16,734,894
TOTAL INVESTMENT
$16,934,894
RATIO
1:85
FUNDING DETAILS
* HOME Funds

The Pilgrim Valley Manor Apartments is a 168 unit multifamily complex. The apartments currently have a Section 8 HAP contract through the U.S. Department of Housing and Urban Development (HUD) but the complex requires substantial rehabilitaiton in order to prevent the cancellation of the HUD Section 8 contract and to preserve the affordable housing currently available. The complex consists of one, two and three bedroom units which will be available to individuals or families earning 60% or less of Area Median Income.

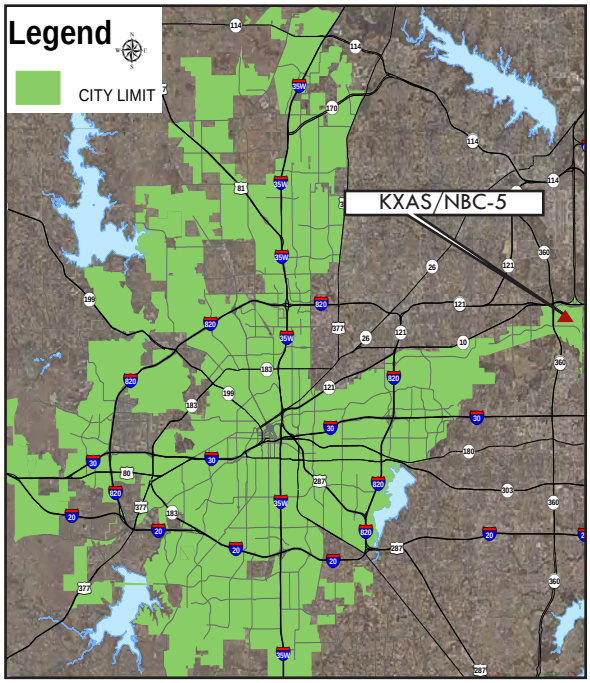


STATION VENTURE OPERATIONS, LP (KXAS/NBC-5)

TAX ABATEMENT & CHAPTER 380 EDPA | 4801 Amon Carter Blvd | Fort Worth, Texas 76155

COUNCIL APPROVED
06/14/2011
2011 INCENTIVE TERM
No Benefit to Company until 2015 when the Project is Complete
MAXIMUM AGREEMENT
85% Real & Business Personal Property
MIN. CAPITAL INVESTMENT
$16,000,000
COUNCIL DISTRICT
5 - Frank Moss

KXAS/NBC-5 is constructing a new production studio at the southwest corner of Amon Carter Blvd and FAA Blvd in the Centreport Business Park and has committed to achieve a minimum LEED Certified status.

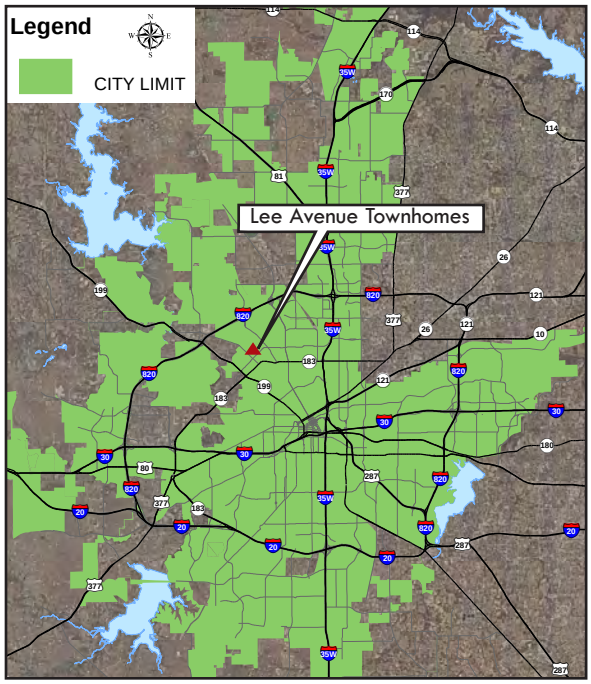


LEE AVENUE TOWNHOMES

1402, 1404, 1419, 1421 Lee Ave. and 406, and 408 Central Ave. | Fort Worth, Texas 76164

COUNCIL APPROVED
06/14/2011
COUNCIL DISTRICT
2 - Sal Espino
AMOUNT FUNDED BY CITY/FEDERAL *
$1,000,000
AMOUNT FUNDED BY PRIVATE/OTHER **
$0
TOTAL INVESTMENT
$1,000,000
RATIO
1:0
FUNDING DETAILS
* HOME Funds

The project is a proposed development of up to seven townhomes located on Central Avenue and Lee Avenue. The townhouses will be both two-bedroom/two-bath and/or three-bedroom/two-bath units ranging in size from 1,400 to 2,000 SF. Each townhouse will have a double garage. The townhouses will be sold to home buyers earning 80% or less of the Area Median Income as determined by the United States Department of Housing and Urban Development (HUD).

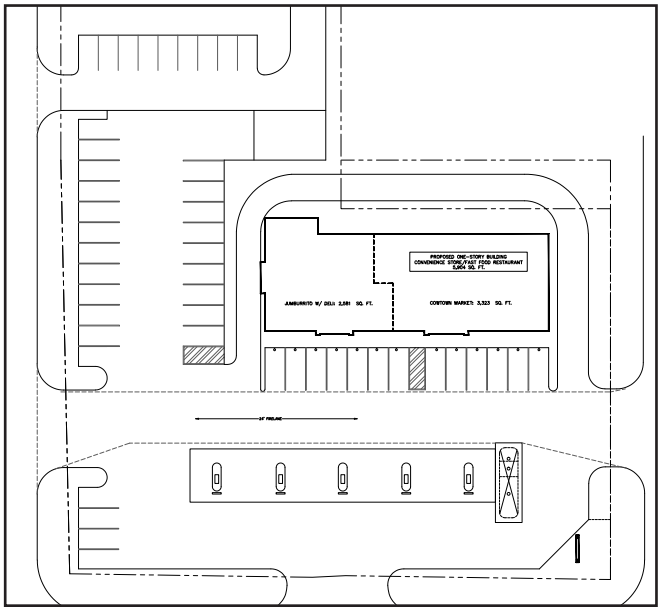


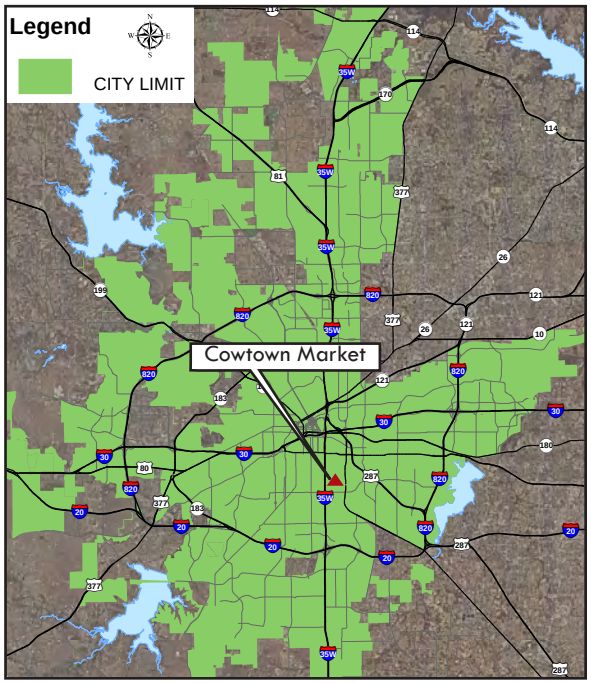
COWTOWN MARKET

1703 S. Freeway and 800 Allen Avenue | Fort Worth, Texas 76104

COUNCIL APPROVED
05/17/2011
COUNCIL DISTRICT
8 - Kelly Allen Gray
AMOUNT FUNDED BY CITY/FEDERAL *
$265,000
AMOUNT FUNDED BY PRIVATE/OTHER **
$2,136,000
TOTAL INVESTMENT
$2,401,000
RATIO
1:8
FUNDING DETAILS
*Urban Development Action Grant and five-year NEZ Tax Abatement

Developer proposes to develop a gas station and restaurant called Cowtown Market at the intersection of the Interstate 35 Frontage Road and Allen Avenue. The development will include a Shell gas station and a Jumburrito restaurant which is the first of its kind in the Metroplex. The Developer will invest at least $2,000,000 into the project and has agreed to a goal of creating 15 new full-time jobs following completion.



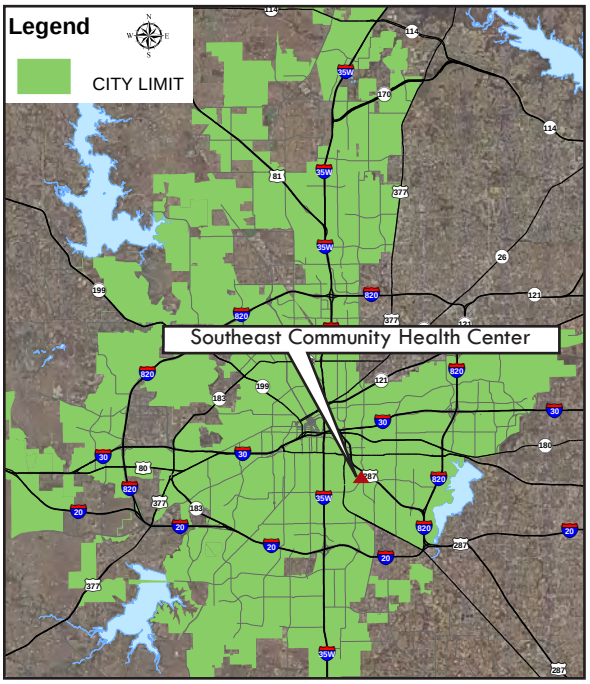


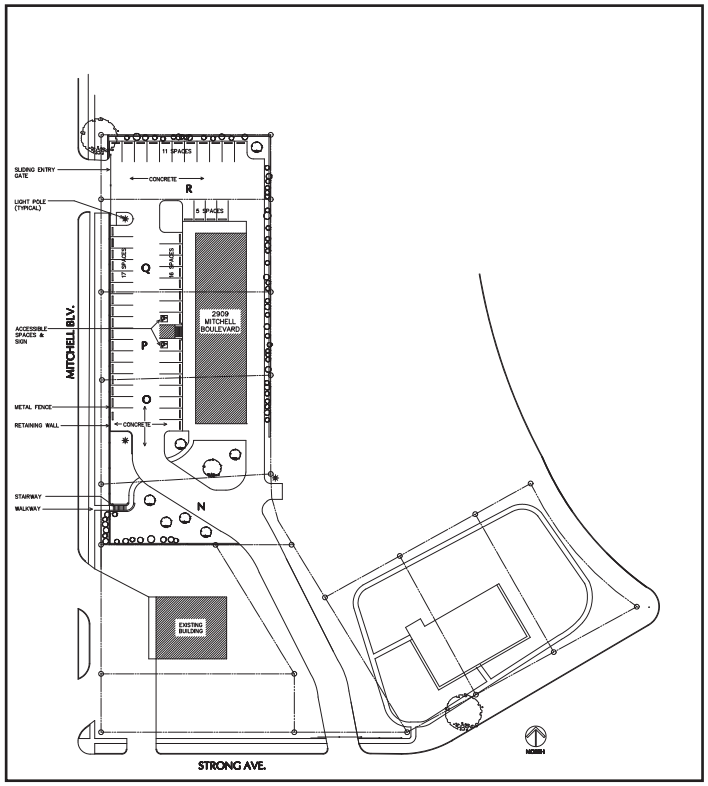
SOUTHEAST COMMUNITY HEALTH CENTER

2909 Mitchell Blvd.| Fort Worth, Texas 76105

COUNCIL APPROVED
03/08/2011
COUNCIL DISTRICT
8 - Kelly Allen Gray
AMOUNT FUNDED BY CITY/FEDERAL *
$67,605
AMOUNT FUNDED BY PRIVATE/OTHER **
$584,015
TOTAL INVESTMENT
$651,620
RATIO
1:10
FUNDING DETAILS
*Community Development Block Grant Funds (CDBG)

The project consists of the finish-out and development of the Southeast Community Health Center to provide health care services to the community especially the low-and-moderate income persons in the area. The clinic will provide high quality, low cost health care services to the southeast community of Fort Worth. In addition, the community health center will employ approximately 20 full-time staff members and once fully operational, will serve a total of 16,000 patients annually.





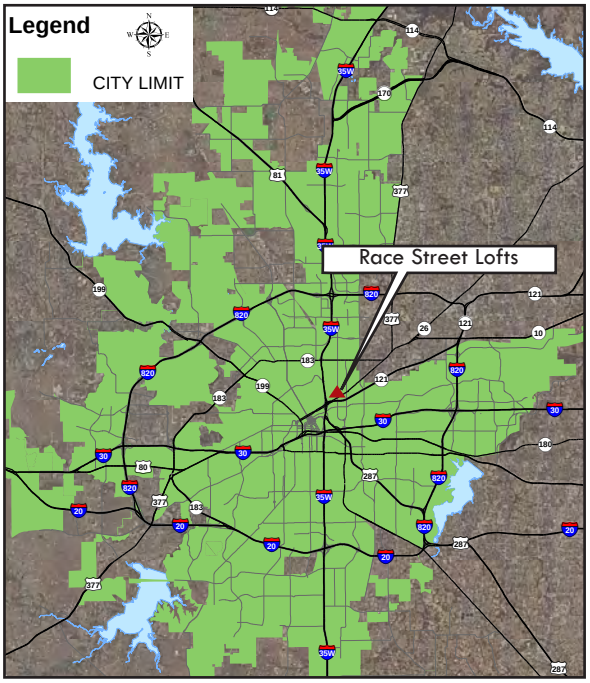
RACE STREET LOFTS

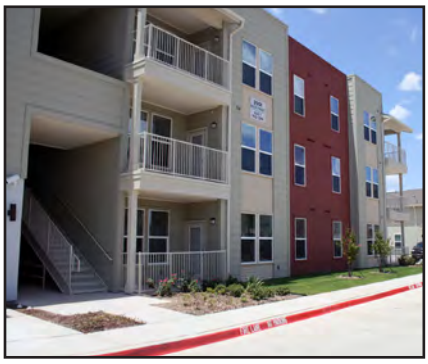
2817 Race Street | Fort Worth, Texas 76111

COUNCIL APPROVED
06/22/2010
COUNCIL DISTRICT
2 - Sal Espino
AMOUNT FUNDED BY CITY/FEDERAL *
$1,662,584
AMOUNT FUNDED BY PRIVATE/OTHER **
$6,337,416
TOTAL INVESTMENT
$8,000,000
RATIO
1:4
FUNDING DETAILS
*HOME Funds and General Funds

Race Street Lofts, Ltd., a limited partnership between the Fort Worth Housing Finance Corporation and the NRP Group, developed Race Street Lofts in Fort Worth, Texas. The development was awarded 9% competitive Low Income Housing Tax Credits in 2010. Located in one of the sixteen designated Urban Villages in the City of Fort Worth, the Race Street Lofts development offers urban living at its best. Urban Villages were created to promote a dense mix of uses including retail, office, and residential in pedestrian friendly and mass transit oriented environment. Future residents will be able to live, work, and play just minutes away from Downtown, the Cultural District, and other local attractions.

Race Street Lofts, Ltd. acquired five lots located between the 2800 and 2900 blocks of Race Street and McLemore Avenue. The partnership abated and demolished existing structures including a dilapidated apartment building, and constructed 36 units on the assembled site. The complex consists of one, two, and three bedroom units ranging in size from 800 to 1,200 SF. These units are available to households earning 30%, 50%, and 60% of the Area Median Income (AMI). The new multifamily complex includes a clubhouse that offers such amenities as a health and wellness room, lounge area, and kitchenette. The property also features a mailroom, and laundry facilities. The project completed in June 2012.



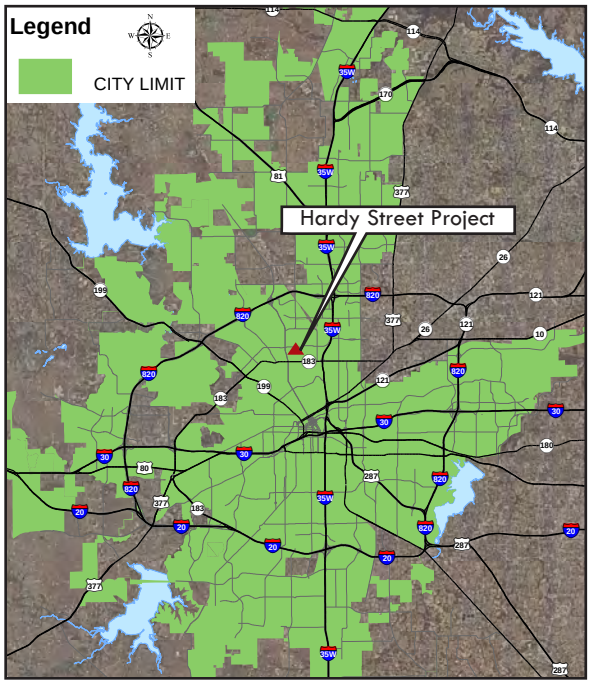


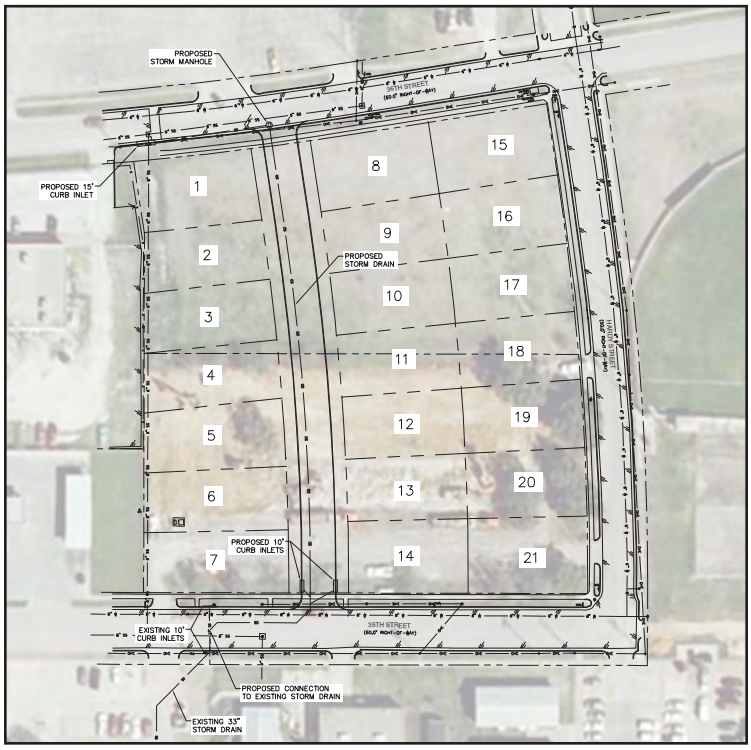
HARDY STREET PROJECT

3600 Block Hardy Street | Fort Worth, Texas 76106

COUNCIL APPROVED
02/23/2010
COUNCIL DISTRICT
2 - Sal Espino
AMOUNT FUNDED BY CITY/FEDERAL *
$1,153,724
AMOUNT FUNDED BY PRIVATE/OTHER **
$0
TOTAL INVESTMENT
$1,153,724
RATIO
1:0
FUNDING DETAILS
*Community Development Block Grant Funds (CDBG)

The Hardy Street Project consists of the acquisition of 2 acres of land and a vacant dilapidated nursing home in the Diamond Hill area. The property will be redeveloped into single family homes. The City used CDBG funds to acquire the property, demolish the nursing home and to construct infrastructure improvements, such as water, sewer, streets, and sidewalks in order to make the property ready for the construction of 21 new quality, affordable and accessible single family homes. Once the infrastructure improvements have been constructed, the City will market the property to home builders for the construction of the homes.



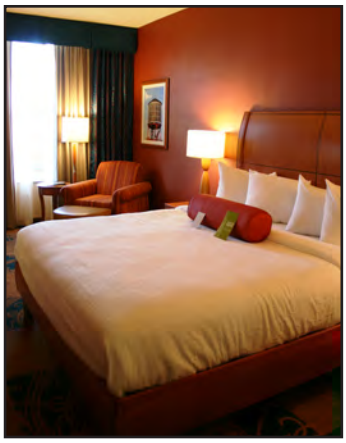


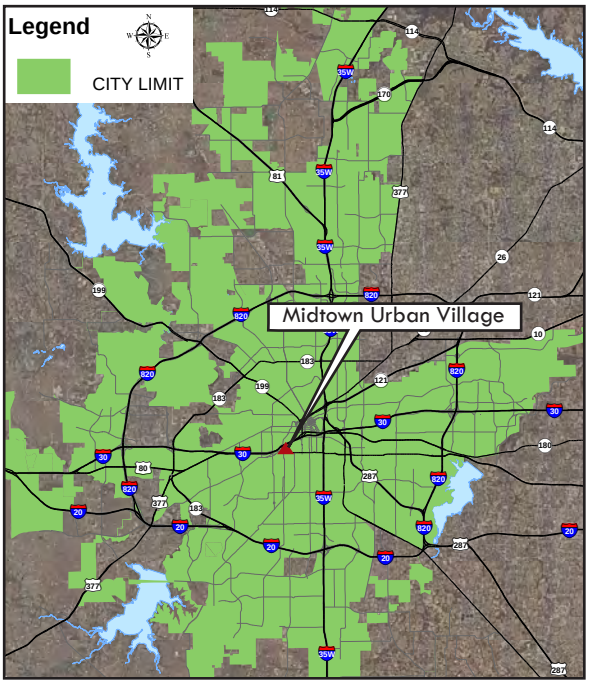
MIDTOWN URBAN VILLAGE

TIF DEVELOPMENT | Corner of Forest Park Blvd & W. Rosedale Street | Fort Worth, Texas 76104

BOARD APPROVED
10/07/2009
2011 INCENTIVE TERM
Under Construction
MAXIMUM AGREEMENT
$7,819,495
MIN. CAPITAL INVESTMENT
$62,643,240
COUNCIL DISTRICT
9 - Joel Burns

Midtown Urban Village Development consists of the construction of two hotels, an office building, commercial retail space and a parking garage. The project is phased and is not expected to be completed until June 2014. The City is participating under the TIF program for reimbursement to the developer on public infrastructure, street construction, streetscape enhancements, and public improvements. To date the Hilton Garden Inn Hotel has been completed.



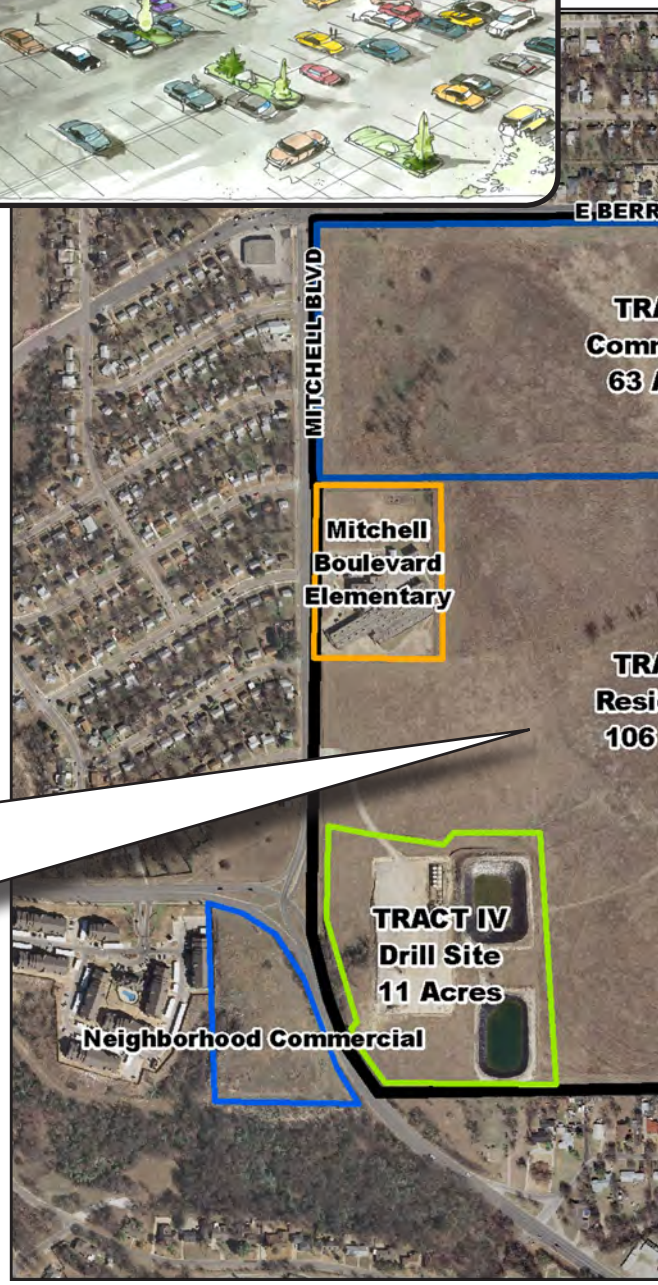


RENAISSANCE SQUARE

Southwest Corner of US Highway 287 and East Berry Street | Fort Worth, Texas 76105

COUNCIL APPROVED
03/24/2009
COUNCIL DISTRICT
8 - Kelly Allen Gray
AMOUNT FUNDED BY CITY/FEDERAL *
$12,750,000
AMOUNT FUNDED BY PRIVATE/OTHER **
$75,000,000
TOTAL INVESTMENT
$87,750,000
RATIO
1:6
FUNDING DETAILS

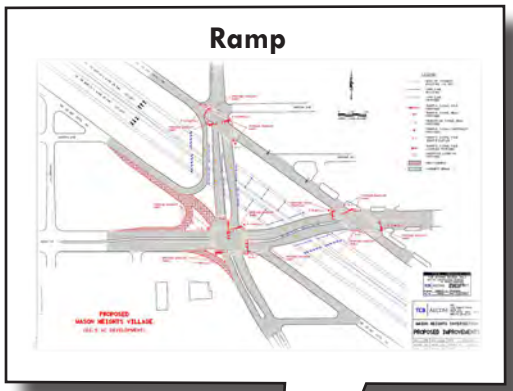
* TIF money and Chapter 380 Economic Development Program Grant
** Minimum investment of $46M but estimated about $75M

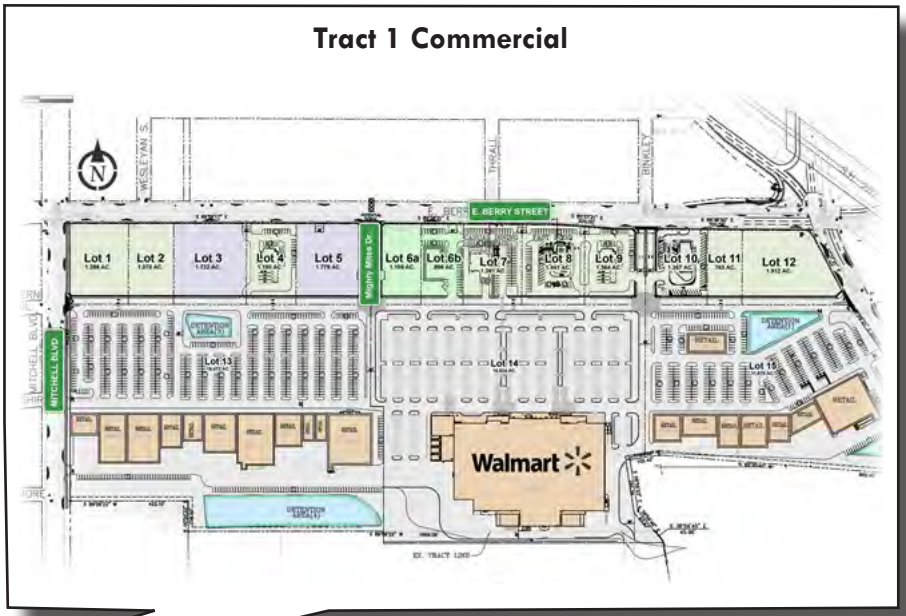


Tract II Residential

RENAISSANCE SQUARE

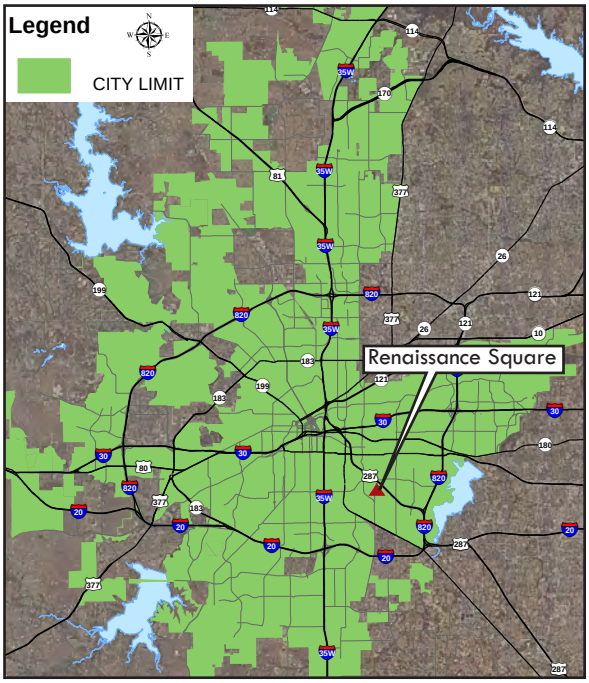
Southwest Corner of US Highway 287 and East Berry Street | Fort Worth, Texas 76105





Wal-Mart under construction due to open February 2013

Renaissance Square is a 67-acre grocery-anchored shopping center located in the heart of Fort Worth, Texas. A joint venture between Lockard Development, Moriah Real Estate Company of Midland Texas, and Synergy Properties of Fort Worth, Texas. Renaissance Square features over 500,000 SF of shopping, sit down restaurants, fast food, and much more; located just off the Martin Luther King Freeway at the intersection of East Berry and Vaughn Streets.

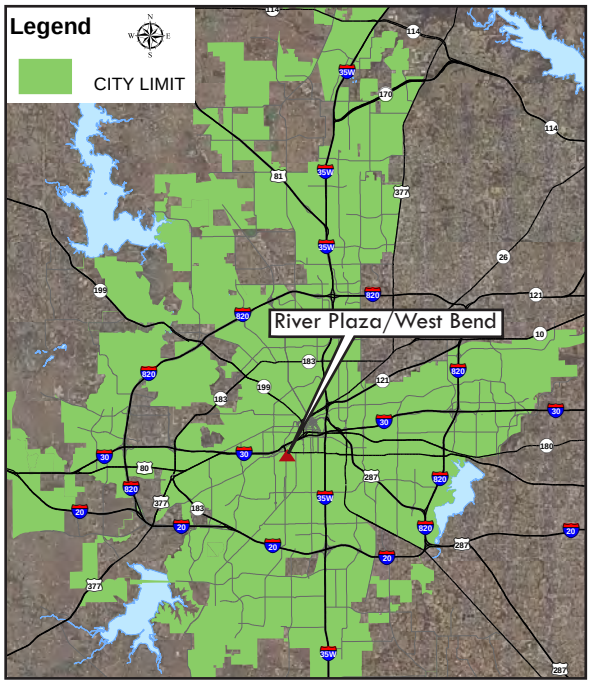


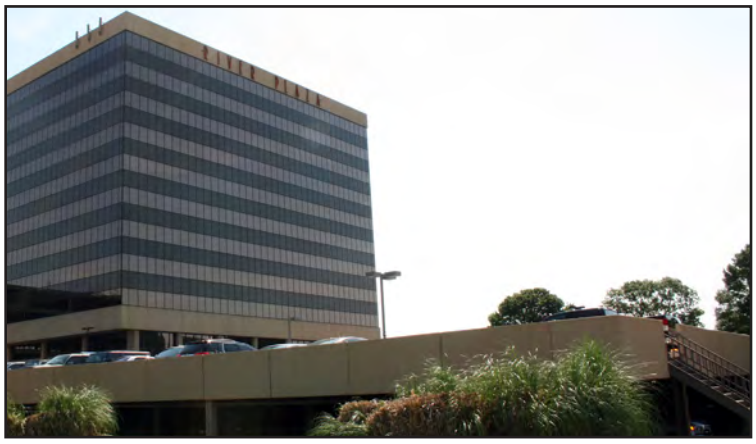
TRADEMARK RIVER PLAZA/WEST BEND

CHAPTER 380 EDPA | 1701 River Run | Fort Worth, Texas 76107

COUNCIL APPROVED
07/10/2007
2011 INCENTIVE TERM
No Benefit to the Company Until 2017 when the Project is Complete
MAXIMUM AGREEMENT
50% Sales, Real & Business Personal Property
MIN. CAPITAL INVESTMENT
$50,000,000
COUNCIL DISTRICT
9 - Joel Burns

Project consist of constructing a parking garage with 700 spaces, 80,000 SF of retail space, 100,000 SF of office space and a 50,000 SF hotel.



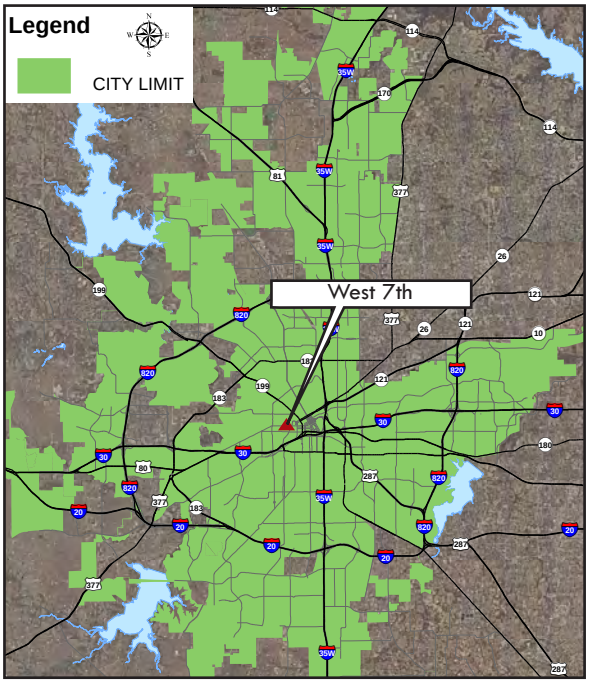


CARLYLE/CYPRESS WEST 7TH, LP

CHAPTER 380 EDPA | West 7th Street | Fort Worth, Texas 76107

COUNCIL APPROVED
07/31/2007
2011 INCENTIVE TERM
Year 1 of 15
MAXIMUM AGREEMENT
70% Sales, Real & Business Personal Property
MIN. CAPITAL INVESTMENT
$150,000,000
COUNCIL DISTRICT
9 - Joel Burns

Construction of a mixed-use development consisting of residential units, office space, retail space, and a hotel on property in the vicinity of West 7th, Crockett, Norwood and Foch Street. This development will occur in three levels. Level 1 was completed on December 31, 2011 and Level 2 is currently under construction.

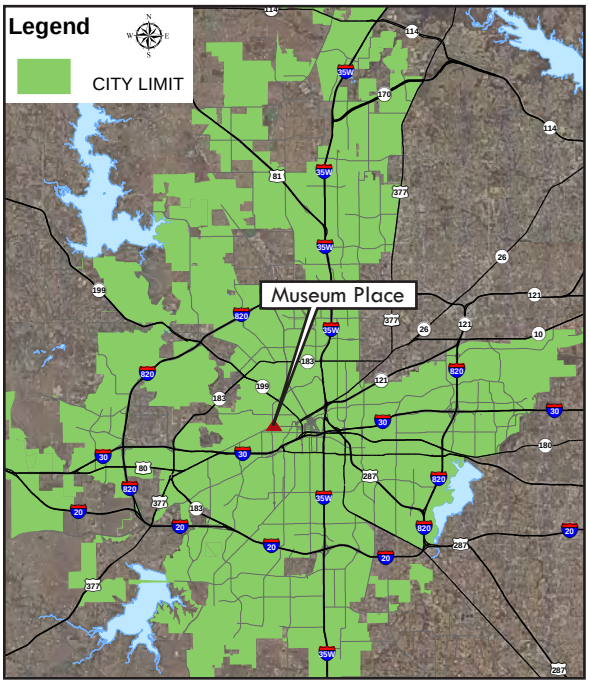


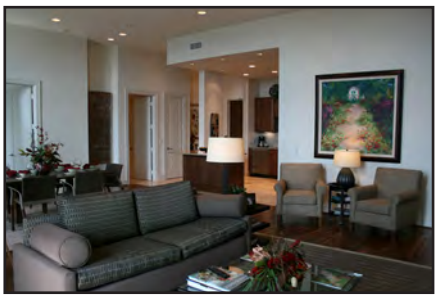
MUSEUM PLACE DEVELOPMENT GROUP

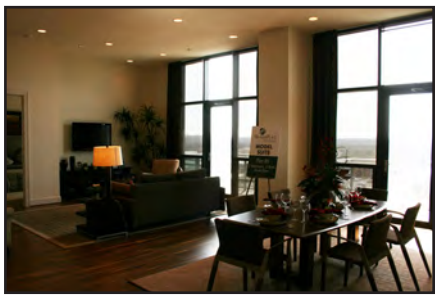
CHAPTER 380 EDPA | University at W. 7th Street | Fort Worth, Texas 76107

COUNCIL APPROVED
05/15/2007
2011 INCENTIVE TERM
Year 2 of 15
MAXIMUM AGREEMENT
55% Sales, Real & Business Personal Property
MIN. CAPITAL INVESTMENT
$50 M (PH 1) $170 M Estimate
COUNCIL DISTRICT
7 - Dennis Shingleton

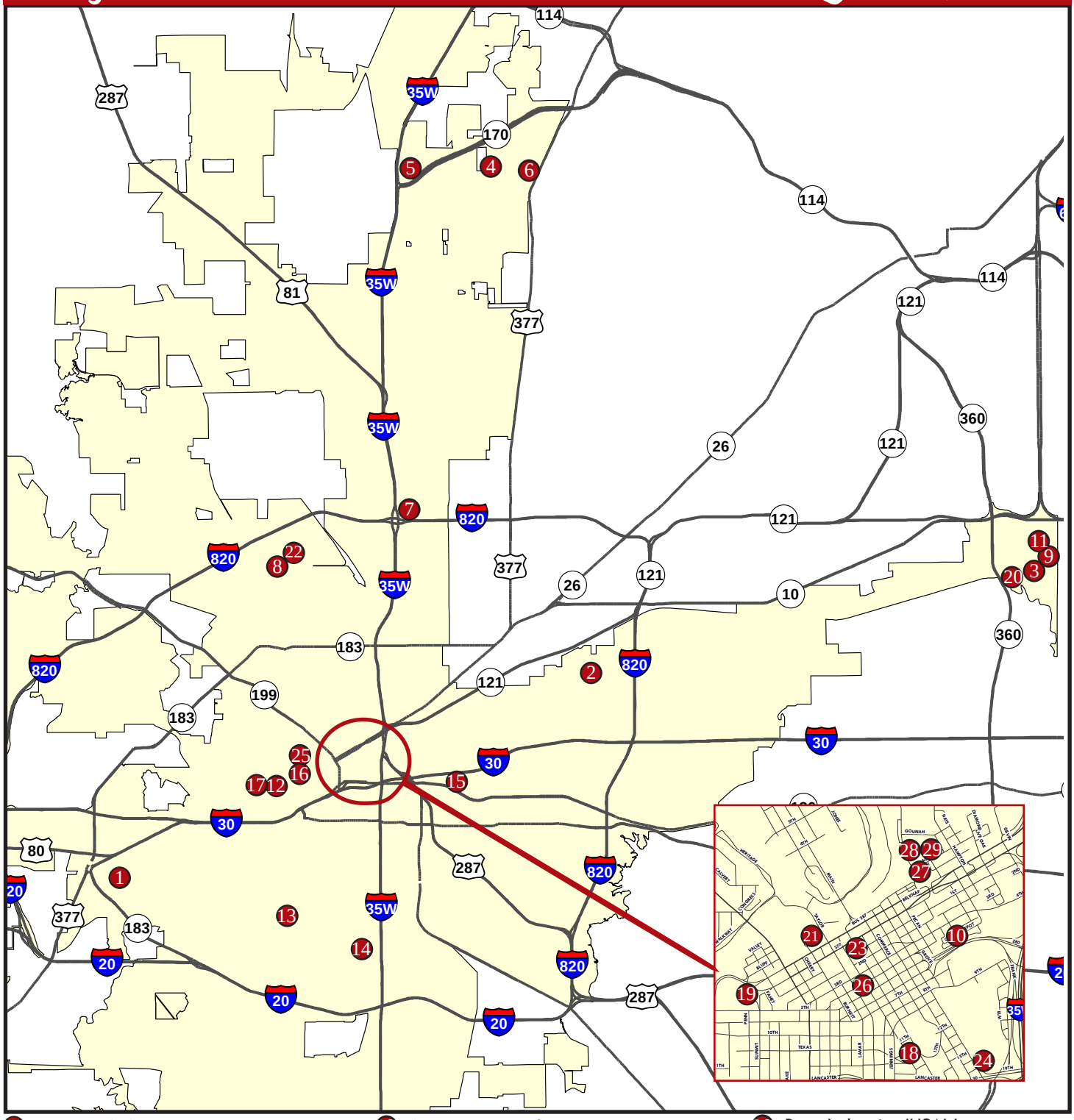
Project includes 163,000 SF of ground-level retail, 130,000 SF of Class A office above retail and more than 500 residential units above retail. This project is being constructed in four phases.







COMPLETED HOUSING & ECONOMIC DEVELOPMENT PROJECTS WITH ANNUAL REPORTING REQUIREMENTS



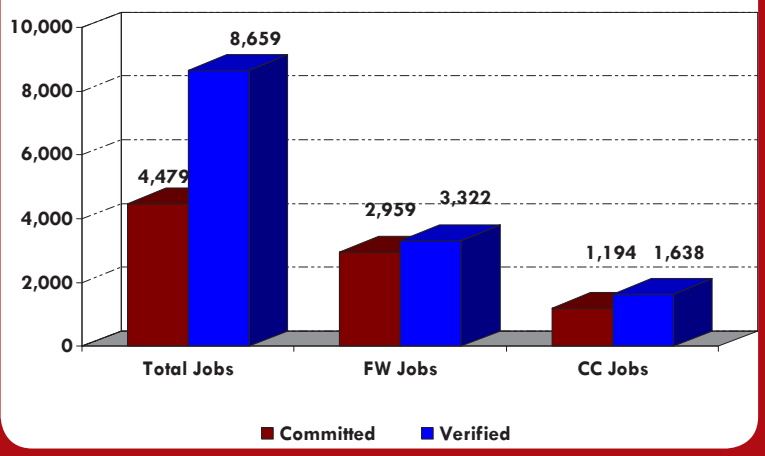
1. Acme Brick Company
2. Allied Electronics, Inc.
3. Bank One/Chase Operations Center
4. Blue Cross Blue Shield of Texas
5. Cabela's
6. Cinram Wireless, LLC
7. Coca-Cola Enterprises, Inc.
8. ConAgra Foods, Inc.
9. Cott Beverages USA
10. Cotton Depot Lofts
11. Cuna Mutual Group
12. Cypress Equities West 7th
13. Grandmarc at West Berry Place
14. La Gran Plaza
15. Lancaster Avenue Ltd.
16. Montgomery Plaza-KIMCO
17. Museum Place Development
18. Omni Fort Worth Hotel
19. Pier 1 Imports
20. Pratt Industries (USA) Inc.
21. Radioshack Corporation
22. Railhead Business Park
23. Renaissance Worthington
24. Sheraton Grande Hotel & Spa
25. Target Corporation
26. The Tower
27. Trinity Bluff Development Phase I
28. Trinity Bluff Development, Phase II
29. Trinity Bluff Development, Phase III

2011

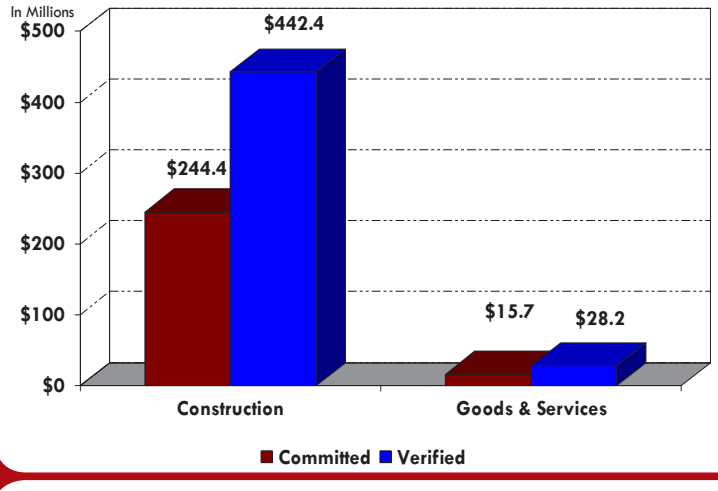
Audit Results

Chapter 380 Economic Development Program Grant and Tax Abatement Agreements

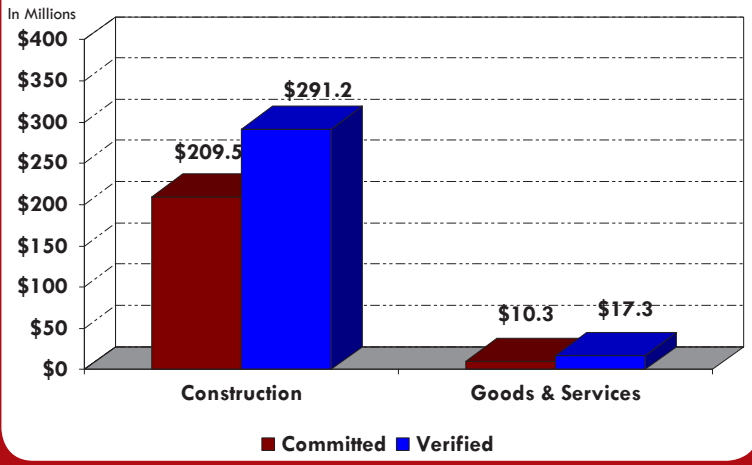
2011 Employment Summary



2011 Fort Worth Business Participation



2011 M/WBE Business Participation



PRATT INDUSTRIES (USA), INC.

TAX ABATEMENT | 3300 High River Road | Fort Worth, Texas 76155

2011 Actual Figures			
Approved: 07/13/2010		Council District: 5 - Frank Moss	
Maximum Agreement: 60% Real and Business Personal Property (Year 1 of 10)			
Minimum Investment		**Supply & Service Contracts**	
Total Investment	$3,500,000	Total Amount	$0
Personal Property		Amount to Fort Worth Businesses	$0
Value of Personal Property	$26,419,793	Amount to M/WBE Businesses	$0
Project Construction		**Employment**	
Structures & Site Development	$3,580,848	Total Full Time Employees	108
Amount to Fort Worth Businesses	$1,181,313	Fort Worth Residents	23
Amount to M/WBE Businesses	$1,181,313	Central City Residents	9

BLUE CROSS BLUE SHIELD OF TEXAS

TAX ABATEMENT | 14100 Park Vista Road | Fort Worth, Texas 76262

2011 Actual Figures			
Approved: 02/26/2008		Council District: 2 - Sal Espino	
Maximum Agreement: 50% Real and Business Personal Property (Year 2 of 10)			
Minimum Investment		**Supply & Service Contracts**	
Total Investment	$153,000,000	Total Amount	$3,892,006
Personal Property		Amount to Fort Worth Businesses	$124,750
Value of Personal Property	$29,566,606	Amount to M/WBE Businesses	$124,750
Project Construction		**Employment**	
Structures & Site Development	$154,460,665	Total Full Time Employees	43
Amount to Fort Worth Businesses	NA	Fort Worth Residents	12
Amount to M/WBE Businesses	NA	Central City Residents	NA

CINRAM WIRELESS, LLC

TAX ABATEMENT | 5300 Westport Parkway | Fort Worth, Texas 76177

2011 Actual Figures			
Approved: 09/18/2007		Council District: 2 - Sal Espino	
Maximum Agreement: 75% Real and Business Personal Property (Year 3 of 10)			
Minimum Investment		**Supply & Service Contracts**	
Total Investment	$15,500,00	Total Amount	$1,004,492
Personal Property		Amount to Fort Worth Businesses	$1,004,492
Value of Personal Property	$15,000,000	Amount to M/WBE Businesses	$0
Project Construction		**Employment**	
Structures & Site Development	$27,229,010	Total Full Time Employees	1,254
Amount to Fort Worth Businesses	$2,411,592	Fort Worth Residents	728
Amount to M/WBE Businesses	$1,209,212	Central City Residents	377

CARLYLE/CYPRESS WEST 7TH, LP

CHAPTER 380 EDPA | West 7th Street | Fort Worth, Texas 76107

2011 Actual Figures			
Approved: 07/31/2007		Council District: 9- Joel Burns	
Maximum Agreement: 70% Real, Business Personal Property, and Sales (Year 1 of 15)			
Minimum Investment		**Supply & Service Contracts**	
Total Investment	$150,000,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	NA
Value of Personal Property	$0	Amount to M/WBE Businesses	NA
Project Construction		**Employment**	
Structures & Site Development	$163,165,764	Total Full Time Employees	NA
Amount to Fort Worth Businesses	$29,780,214	Fort Worth Residents	NA
Amount to M/WBE Businesses	$15,117,927	Central City Residents	NA

MUSEUM PLACE DEVELOPMENT GROUP

CHAPTER 380 EDPA | University at W. 7th Street | Fort Worth, Texas 76107

2011 Actual Figures			
Approved: 05/15/2007		Council District: 7- Joel Burns	
Maximum Agreement: 55% Real, Business Personal Property, and Sales (Year 2 of 15)			
Minimum Investment		**Supply & Service Contracts**	
Total Investment	$50,000,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	$61,843
Value of Personal Property	$0	Amount to M/WBE Businesses	$61,843
Project Construction		**Employment**	
Structures & Site Development	$50,693,371	Total Full Time Employees	NA
Amount to Fort Worth Businesses	$41,657,660	Fort Worth Residents	NA
Amount to M/WBE Businesses	$36,269,150	Central City Residents	NA

TRINITY BLUFF DEVELOPMENT, PHASE II

CHAPTER 380 EDPA | 520 Samuels Avenue | Fort Worth, Texas 76102

2011 Actual Figures			
Approved: 05/15/2007		Council District: 9 - Joel Burns	
Maximum Agreement: 100% Real Property (Year 1 of 20)			
Minimum Investment		**Supply & Service Contracts**	
Total Investment	$10,000,000	Total Amount	NA
Affordable Housing		Amount to Fort Worth Businesses	NA
Number of Affordable Units	20	Amount to M/WBE Businesses	NA
Project Construction		**Employment**	
Structures & Site Development	$11,426,353	Total Full Time Employees	NA
Amount to Fort Worth Businesses	$2,589,956	Fort Worth Residents	NA
Amount to M/WBE Businesses	$1,992,929	Central City Residents	NA

TRINITY BLUFF DEVELOPMENT, PHASE III

CHAPTER 380 EDPA | 520 Samuels Avenue | Fort Worth, Texas 76102

2011 Actual Figures			
Approved: 05/15/2007		Council District: 9 - Joel Burns	
Maximum Agreement: 100% Real Property (Year 1 of 20)			
Minimum Investment		**Supply & Service Contracts**	
Total Investment	$32,400,000	Total Amount	NA
Affordable Housing		Amount to Fort Worth Businesses	NA
Number of Affordable Units	20	Amount to M/WBE Businesses	NA
Project Construction		**Employment**	
Structures & Site Development	$33,590,416	Total Full Time Employees	NA
Amount to Fort Worth Businesses	$7,469,938	Fort Worth Residents	NA
Amount to M/WBE Businesses	$6,125,331	Central City Residents	NA

LANCASTER AVENUE LTD

TAX ABATEMENT | Oakland and Lancaster Street | Fort Worth, Texas 76103

2011 Actual Figures			
Approved: 08/26/2006		Council District: 8 - Kelly Allen Gray	
Maximum Agreement: 100% Real Property (Year 1 of 10)			
Minimum Investment		**Supply & Service Contracts**	
Total Investment	$,1500,000	Total Amount	$60,330
Personal Property		Amount to Fort Worth Businesses	$31,066
Value of Personal Property	NA	Amount to M/WBE Businesses	$31,066
Project Construction		**Employment**	
Structures & Site Development	$1,551,820	Total Full Time Employees	0
Amount to Fort Worth Businesses	$176,512	Fort Worth Residents	0
Amount to M/WBE Businesses	$173,712	Central City Residents	0

CUNA MUTUAL GROUP

TAX ABATEMENT | 4950 Amon Carter Blvd | Fort Worth, Texas 76155

2011 Actual Figures			
Approved: 06/13/2006		Council District: 5 - Frank Moss	
Maximum Agreement: 75% Real and Business Personal Property (Year 5 of 10)			
Minimum Investment		**Supply & Service Contracts**	
Total Investment	$12,000,000	Total Amount	$1,406,579
Personal Property		Amount to Fort Worth Businesses	$24,162
Value of Personal Property	NA	Amount to M/WBE Businesses	$0
Project Construction		**Employment**	
Structures & Site Development	$12,738,786	Total Full Time Employees	194
Amount to Fort Worth Businesses	$8,832,361	Fort Worth Residents	43
Amount to M/WBE Businesses	$1,654,606	Central City Residents	17

SHERATON GRANDE HOTEL & SPA

CHAPTER 380 EDPA | 1701 Commerce Street | Fort Worth, Texas 76102

2011 Actual Figures			
Approved: 02/28/2006		Council District: 9 - Joel Burns	
Maximum Agreement: 100% HOT (Year 3 of 20)			
Minimum Investment		**Supply & Service Contracts**	
Total Investment	$25,000,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	$87,509
Value of Personal Property	NA	Amount to M/WBE Businesses	$37,716
Project Construction		**Employment**	
Structures & Site Development	$29,291,265	Total Full Time Employees	186
Amount to Fort Worth Businesses	$7,411,023	Fort Worth Residents	112
Amount to M/WBE Businesses	$3,450,415	Central City Residents	58

ACME BRICK COMPANY

CHAPTER 380 EDPA | 3024 Acme Brick Plaza | Fort Worth, Texas 76109

2011 Actual Figures			
Approved: 01/24/2006		Council District: 3 - Zim Zimmerman	
Maximum Agreement: 100% Sales Tax (Year 6 of 32)			
Minimum Investment		**Supply & Service Contracts**	
Total Investment	$14,000,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	NA
Value of Personal Property	NA	Amount to M/WBE Businesses	NA
Project Construction		**Employment**	
Structures & Site Development	$22,726,733	Total Full Time Employees	126
Amount to Fort Worth Businesses	$6,537,044	Fort Worth Residents	NA
Amount to M/WBE Businesses	$4,020,262	Central City Residents	NA

ALLIED ELECTRONICS, INC.

TAX ABATEMENT | 7151 Jack Newell Blvd South | Fort Worth, Texas 76118

2011 Actual Figures			
Approved: 11/01/2005		Council District: 4 - Danny Scarth	
Maximum Agreement: 100% Real and Business Personal Property (Year 5 of 10)			
Minimum Investment		**Supply & Service Contracts**	
Total Investment	$18,000,000	Total Amount	$5,335,578
Personal Property		Amount to Fort Worth Businesses	$1,492,716
Value of Personal Property	$16,227,038	Amount to M/WBE Businesses	$23,533
Project Construction		**Employment**	
Structures & Site Development	$21,436,471	Total Full Time Employees	441
Amount to Fort Worth Businesses	$8,896,525	Fort Worth Residents	191
Amount to M/WBE Businesses	$5,650,931	Central City Residents	82

GRANDMARC AT WEST BERRY PLACE

TAX ABATEMENT | 3001 Greene Avenue | Fort Worth, Texas 76109

2011 Actual Figures			
Approved: 11/01/2005		Council District: 9 - Joel Burns	
Maximum Agreement: 100% Real Property (Year 6 of 10)			
Minimum Investment		**Supply & Service Contracts**	
Total Investment	$46,000,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	$502,704
Value of Personal Property	NA	Amount to M/WBE Businesses	$25,134
Project Construction		**Employment**	
Structures & Site Development	$50,595,879	Total Full Time Employees	7
Amount to Fort Worth Businesses	$10,472,799	Fort Worth Residents	5
Amount to M/WBE Businesses	$6,784,216	Central City Residents	1

LA GRAN PLAZA

CHAPTER 380 EDPA | 4200 South Freeway | Fort Worth, Texas 76177

2011 Actual Figures			
Approved: 06/07/2005		Council District: 9 - Joel Burns	
Maximum Agreement: 50% Real and Business Personal Property and 80% Sales Tax (Year 5 of 20)			
Minimum Investment		**Supply & Service Contracts**	
Total Investment	$16,000,000	Total Amount	$588,991
Personal Property		Amount to Fort Worth Businesses	$539,330
Value of Personal Property	NA	Amount to M/WBE Businesses	$319,220
Project Construction		**Employment**	
Structures & Site Development	$17,252,171	Total Full Time Employees	801
Amount to Fort Worth Businesses	$6,491,497	Fort Worth Residents	327
Amount to M/WBE Businesses	$5,429,490	Central City Residents	2327

OMNI FORT WORTH HOTEL

CHAPTER 380 EDPA, TAX ABATEMENT | 1300 Houston Street | Fort Worth, Texas 76102

2011 Actual Figures			
Approved: 03/29/2005		Council District: 9 - Joel Burns	
Maximum Agreement: 100% Property, Sales and HOT (Year 3 of 18)			
Minimum Investment		**Supply & Service Contracts**	
Total Investment	$100,000,000	Total Amount	NA
Hotel Rating		Amount to Fort Worth Businesses	$152,921
Minimum 4 Diamond	4 Diamond	Amount to M/WBE Businesses	$58,769
Project Construction		**Employment**	
Structures & Site Development	$201,456,127	Total Full Time Employees	343
Amount to Fort Worth Businesses	$51,011,881	Fort Worth Residents	244
Amount to M/WBE Businesses	$31,429,699	Central City Residents	142

COTT BEVERAGES USA

TAX ABATEMENT | 15200 Trinity Blvd | Fort Worth, Texas 76115

2011 Actual Figures			
Approved: 10/12/2004		Council District: 5 - Frank Moss	
Maximum Agreement: 75% Business Personal Property (Year 7 of 10)			
Minimum Investment		**Supply & Service Contracts**	
Total Investment	$10,077,000	Total Amount	$6,062,459
Personal Property		Amount to Fort Worth Businesses	$1,499,623
Value of Personal Property	NA	Amount to M/WBE Businesses	$48,230
Project Construction		**Employment**	
Structures & Site Development	$13,137,766	Total Full Time Employees	134
Amount to Fort Worth Businesses	$1,599,929	Fort Worth Residents	34
Amount to M/WBE Businesses	$3,965,532	Central City Residents	89

RAILHEAD BUSINESS PARK

CHAPTER 380 EDPA | 100 E. 15th Street Suite 640 | Fort Worth, Texas 76102

2011 Actual Figures						
Approved: 08/31/2004			Council District: 2 - Sal Espino			
Maximum Agreement: 90% Real and Business Personal Property (Year 7 of 10)						
Employment	**Quorum Intl.**	**Wier SPM**	**Chain Link**	**Simplex Ginnell**	**Goodman Distribution**	**Del Monte**
Total Full Time Employees	10	126	41	44	2	80
Fort Worth Residents	6	52	14	10	1	10
Central City Residents	3	25	2	2	0	0
Supply & Service Contracts				**Project Construction**		
Total Amount		$12,163,865		Structures & Site Development		$4,897,781
Amount to Fort Worth Businesses		$9,891,726		Amount to Fort Worth Businesses		$2,247,862
Amount to M/WBE Businesses		$9,891,726		Amount to M/WBE Businesses		$1,532,875

TRINITY BLUFF DEVELOPMENT, PHASE I

CHAPTER 380 EDPA | 701 E. Bluff Street | Fort Worth, Texas 76102

2011 Actual Figures			
Approved: 08/17/2004		Council District: 9 - Joel Burns	
Maximum Agreement: 100% Real Property (Year 2 of 14)			
Minimum Investment		**Supply & Service Contracts**	
Total Investment	$25,000,000	Total Amount	$274,422
Personal Property		Amount to Fort Worth Businesses	NA
Value of Personal Property	NA	Amount to M/WBE Businesses	$175,159
Project Construction		**Employment**	
Structures & Site Development	$25,141,916	Total Full Time Employees	7
Amount to Fort Worth Businesses	NA	Fort Worth Residents	NA
Amount to M/WBE Businesses	$5,039,746	Central City Residents	3

MONTGOMERY PLAZA-KIMCO

CHAPTER 380 EDPA | 2600 W. 7th Street | Fort Worth, Texas 76107

2011 Actual Figures			
Approved: 07/06/2004		Council District: 9 - Joel Burns	
Maximum Agreement: 100% Real, Business Personal Property, and Sales Tax (Year 5 of 22)			
Minimum Investment		**Supply & Service Contracts**	
Total Investment	$42,500,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	NA
Value of Personal Property	NA	Amount to M/WBE Businesses	$55,204
Project Construction		**Employment**	
Structures & Site Development	$44,541,738	Total Full Time Employees	288
Amount to Fort Worth Businesses	$18,554,619	Fort Worth Residents	NA
Amount to M/WBE Businesses	$11,667,824	Central City Residents	NA

TARGET CORPORATION

CHAPTER 380 EDPA | 301 Carroll Street | Fort Worth, Texas 76107

2011 Actual Figures			
Approved: 07/06/2004		Council District: 9 - Joel Burns	
Maximum Agreement: 100% Sales, Real and Business Personal Property (Year 6 of 21)			
Minimum Investment		**Supply & Service Contracts**	
Total Investment	$8,750,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	NA
Value of Personal Property	NA	Amount to M/WBE Businesses	$130,362
Project Construction		**Employment**	
Structures & Site Development	$10,381,691	Total Full Time Employees	148
Amount to Fort Worth Businesses	$3,006,985	Fort Worth Residents	109
Amount to M/WBE Businesses	$1,685,120	Central City Residents	75

CABELA'S

CHAPTER 380 EDPA | 12901 Cabela's Way | Fort Worth, Texas 76177

2011 Actual Figures			
Approved: 06/08/2004		Council District: 2 - Sal Espino	
Maximum Agreement: 67% Sales, Business Personal Property and Inventory Tax (Year 7 of 20)			
Minimum Investment		**Supply & Service Contracts**	
Total Investment	$50,000,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	$28,163
Value of Personal Property	NA	Amount to M/WBE Businesses	$1,370
Project Construction		**Employment**	
Structures & Site Development	$51,381,202	Total Full Time Employees	337
Amount to Fort Worth Businesses	$13,253,575	Fort Worth Residents	113
Amount to M/WBE Businesses	$1,472,822	Central City Residents	12

RENAISSANCE WORTHINGTON

CHAPTER 380 EDPA | 200 Main Street | Fort Worth, Texas 76102

2011 Actual Figures			
Approved: 05/25/2004		Council District: 9 - Joel Burns	
Maximum Agreement: 100% Sales and HOT (Year 8 of 20)			
Minimum Investment		**Supply & Service Contracts**	
Total Investment	$11,200,000	Total Amount	NA
Mobil Travel Guide Rating		Amount to Fort Worth Businesses	NA
Rating for 2010	4-Diamond	Amount to M/WBE Businesses	NA
Project Construction		**Employment**	
Structures & Site Development	$9,272,974	Total Full Time Employees	223
Amount to Fort Worth Businesses	$2,476,550	Fort Worth Residents	147
Amount to M/WBE Businesses	$3,149,888	Central City Residents	83

COCA-COLA ENTERPRISES, INC.

TAX ABATEMENT | 3400 Fossil Creek Blvd | Fort Worth, Texas 76137

2011 Actual Figures			
Approved: 08/12/2003		Council District: 4 - Danny Scarth	
Maximum Agreement: 90% Real and Business Personal Property (Year 8 of 10)			
Minimum Investment		**Supply & Service Contracts**	
Total Investment	$6,200,000	Total Amount	$18,313,905
Personal Property		Amount to Fort Worth Businesses	$352,702
Value of Personal Property	NA	Amount to M/WBE Businesses	$0
Project Construction		**Employment**	
Structures & Site Development	$8,442,610	Total Full Time Employees	845
Amount to Fort Worth Businesses	$4,498,478	Fort Worth Residents	325
Amount to M/WBE Businesses	$1,209,118	Central City Residents	97

THE TOWER

CHAPTER 380 EDPA | 500 Throckmorton Street | Fort Worth, Texas 76102

2011 Actual Figures			
Approved: 02/18/2003		Council District: 9 - Joel Burns	
Maximum Agreement: 100% Real Property (Year 6 of 9)			
Minimum Investment		**Supply & Service Contracts**	
Total Investment	$50,000,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	NA
Value of Personal Property	NA	Amount to M/WBE Businesses	NA
Project Construction		**Employment**	
Structures & Site Development	$51,253,937	Total Full Time Employees	NA
Amount to Fort Worth Businesses	$17,842,136	Fort Worth Residents	NA
Amount to M/WBE Businesses	$10,784,884	Central City Residents	NA

BANK ONE/CHASE OPERATIONS CENTER

TAX ABATEMENT | 14800 Frye Road | Fort Worth, Texas 76155

2011 Actual Figures			
Approved: 12/17/2002		Council District: 5 Frank Moss	
Maximum Agreement: 90% Real and Business Personal Property (Year 7 of 10)			
Minimum Investment		**Supply & Service Contracts**	
Total Investment	$40,000,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	$41,722
Value of Personal Property	NA	Amount to M/WBE Businesses	$0
Project Construction		**Employment**	
Structures & Site Development	$35,090,952	Total Full Time Employees	1,567
Amount to Fort Worth Businesses	$18,128,551	Fort Worth Residents	298
Amount to M/WBE Businesses	$18,128,551	Central City Residents	56

PIER 1 IMPORTS

CHAPTER 380 EDPA | 1600 W. Energy Way | Fort Worth, Texas 76102

2011 Actual Figures			
Approved: 10/08/2002		Council District: 9 - Joel Burns	
Maximum Agreement: 90% Real and Business Personal Property (Year 7 of 20)			
Minimum Investment		**Supply & Service Contracts**	
Total Investment	$80,000,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	$1,968,821
Value of Personal Property	NA	Amount to M/WBE Businesses	$6,000,153
Project Construction		**Employment**	
Structures & Site Development	$82,608,275	Total Full Time Employees	not reported
Amount to Fort Worth Businesses	$33,439,096	Fort Worth Residents	not reported
Amount to M/WBE Businesses	$40,070,524	Central City Residents	not reported

RADIOSHACK CORPORATION

CHAPTER 380 EDPA, ENTERPRISE ZONE | 300 RadioShack Circle | Fort Worth, Texas 76102

2011 Actual Figures			
Approved: 07/09/2002		Council District: 2 - Sal Espino	
Maximum Agreement: 100% Real Property and Sales Tax (Year 7 of 11)			
Minimum Investment		**Supply & Service Contracts**	
Total Investment	$200,000,000	Total Amount	NA
Personal Property		Amount to Fort Worth Businesses	$9,231,926
Value of Personal Property	NA	Amount to M/WBE Businesses	$145,582
Project Construction		**Employment**	
Structures & Site Development	$222,959,935	Total Full Time Employees	1,234
Amount to Fort Worth Businesses	$123,971,246	Fort Worth Residents	475
Amount to M/WBE Businesses	$57,554,482	Central City Residents	149

CONAGRA FOODS, INC.

TAX ABATEMENT | 4701 Gold Spike Drive | Fort Worth, Texas 76106

2011 Actual Figures			
Approved: 08/09/2001		Council District: 2 - Sal Espino	
Maximum Agreement: 90% Real and Business Personal Property (Year 9 of 10)			
Minimum Investment		**Supply & Service Contracts**	
Total Investment	$12,000,000	Total Amount	$1,020,332
Personal Property		Amount to Fort Worth Businesses	$538,458
Value of Personal Property	NA	Amount to M/WBE Businesses	$117,755
Project Construction		**Employment**	
Structures & Site Development	$12,000,000	Total Full Time Employees	63
Amount to Fort Worth Businesses	$5,664,135	Fort Worth Residents	NA
Amount to M/WBE Businesses	$1,489,532	Central City Residents	24

COTTON DEPOT LOFTS

TAX ABATEMENT | 555 Elm Street | Fort Worth, Texas 76102

2011 Actual Figures			
Approved: 08/02/2000		Council District: 9 - Joel Burns	
Maximum Agreement: 100% Real Property (Year 7 of 10)			
Minimum Investment		**Supply & Service Contracts**	
Total Investment	$13,780,000	Total Amount	$425,201
Personal Property		Amount to Fort Worth Businesses	$244,427
Value of Personal Property	NA	Amount to M/WBE Businesses	$99,825
Project Construction		**Employment**	
Structures & Site Development	$13,861,200	Total Full Time Employees	7
Amount to Fort Worth Businesses	$4,382,211	Fort Worth Residents	7
Amount to M/WBE Businesses	$13,326,200	Central City Residents	5

COMPLETED PROJECTS WITH EXPIRED AGREEMENTS (IN THE LAST TWO YEARS)

1. ATC Logistics & Electronics, LP —2010 (Enterprise Zone Project)
2. Bell Helicopter —2010 (Tax Abatement)
3. Ben E. Keith Company —2010(Tax Abatement)
4. Blackstone Hotel —2010 (Tax Abatement)
5. Fort Worth Villas by the Lake —2010 (Tax Abatement)
6. Mattel, Inc. — 2011 (Tax Abatement)
7. Men's Collection — 2010 (Community Development)
8. Mother Parker's Tea and Coffee —2010 (Tax Abatement)
9. OBIM — 2010 (Tax Abatement)
10. Omni Fort Worth Hotel —2010 (Enterprise Zone Project)
11. Poly Store Fronts —2010 (Community Development)
12. Residences at Eastland — 2010 (Community Development)
13. Stockyards Station Hotel — 2012 (Tax Abatement)
14. Target Corporation —2010 (Community Development)
15. Woodmont Apartments — 2010 (Community Development)

COMPLETED PROJECTS

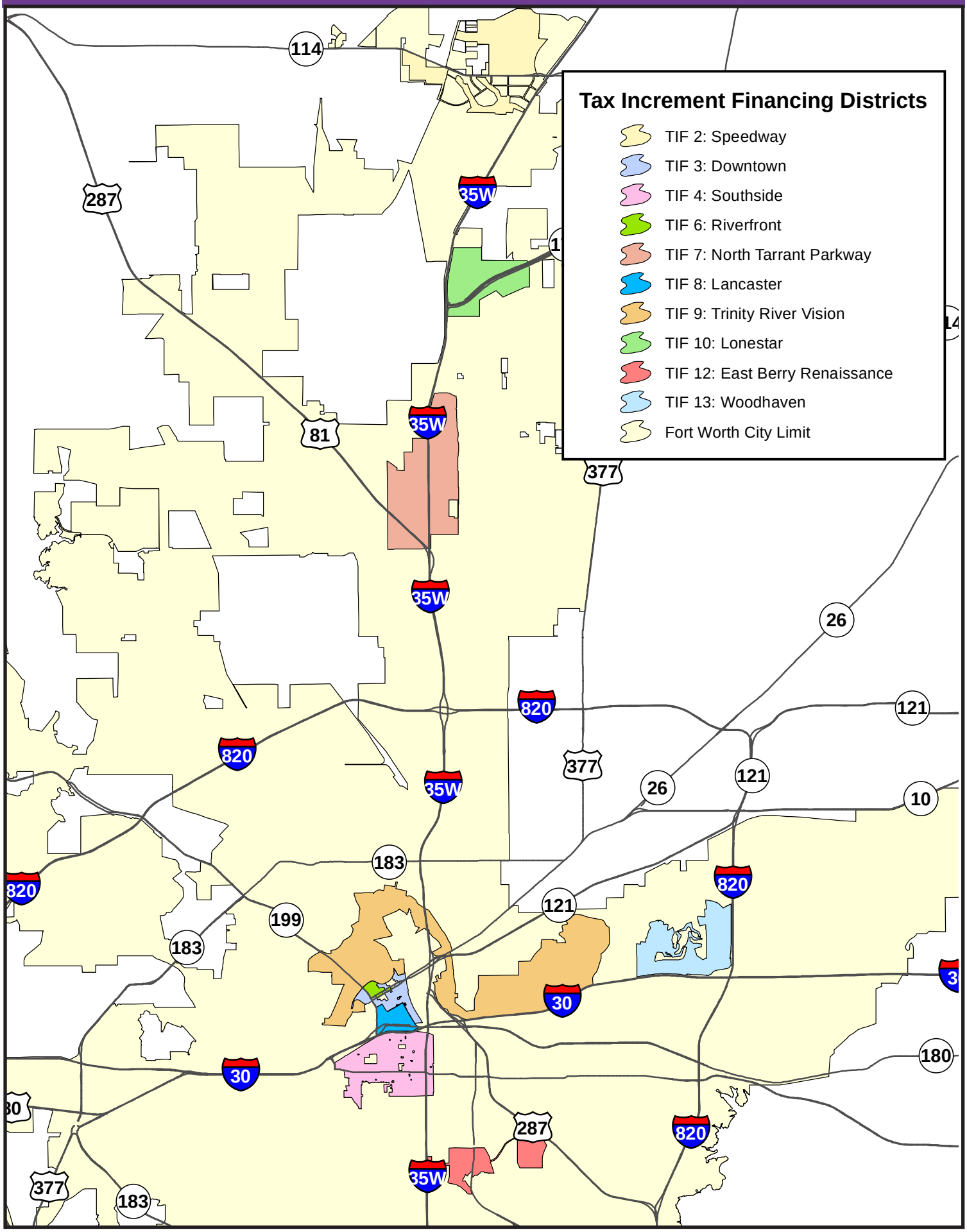
(CONSTRUCTION)

1. Brand FX Body Company — 2012 (Chapter 380 EDPA
2. HCA Alliance (ER at Alliance) — 2011 (Chapter 380 EDPA)
3. Lincoln Terrace — 2010 (Community Development)
4. Neighborhood Police Office on Lancaster — 2012 (Community Development)
5. Oliver's Fine Foods — 2011 (Chapter 380 EDPA)
6. Parole Office — 2011 (Chapter 380 EDPA)
7. Prince Hall — 2012 (Community Development)
8. Race Street Lofts — 2012 (Community Development)
9. TD Ameritrade — 2012 (Chapter 380 EDPA)
10. TTI, Inc. — 2012 (Chapter 380 EDPA)

ACTIVE ENTERPRISE ZONE PROJECTS

1. Alcon Laboratories, Inc
2. Alcon Research, LTD
3. DCFS USA LLC
4. EFW Inc.
5. MillerCoors LLC

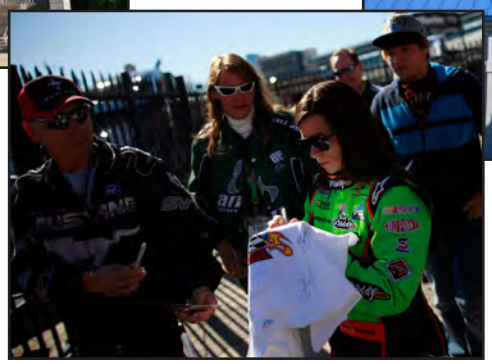
ACTIVE TAX INCREMENT FINANCING DISTRICTS



TIF 2 SPEEDWAY

DATE ESTABLISHED
12/19/1995
TERM
1996-2035
CHAIR
Dennis Shingleton
ACREAGE
1,489 acres
BASE VALUE
$5,241,090
2011 TAXABLE VALUE
$64,796,162
2011 TAXABLE INCREMENT
$59,555,072

Speedway Club



Lone Star Tower

TIF 3 DOWNTOWN AT A GLANCE

DATE ESTABLISHED
12/09/1995
TERM
1996-2025
CHAIR
Zim Zimmerman
ACREAGE
407 acres
BASE VALUE
$322,440,637
2011 TAXABLE VALUE
$885,811,301
2011 TAXABLE INCREMENT
$563,370,664

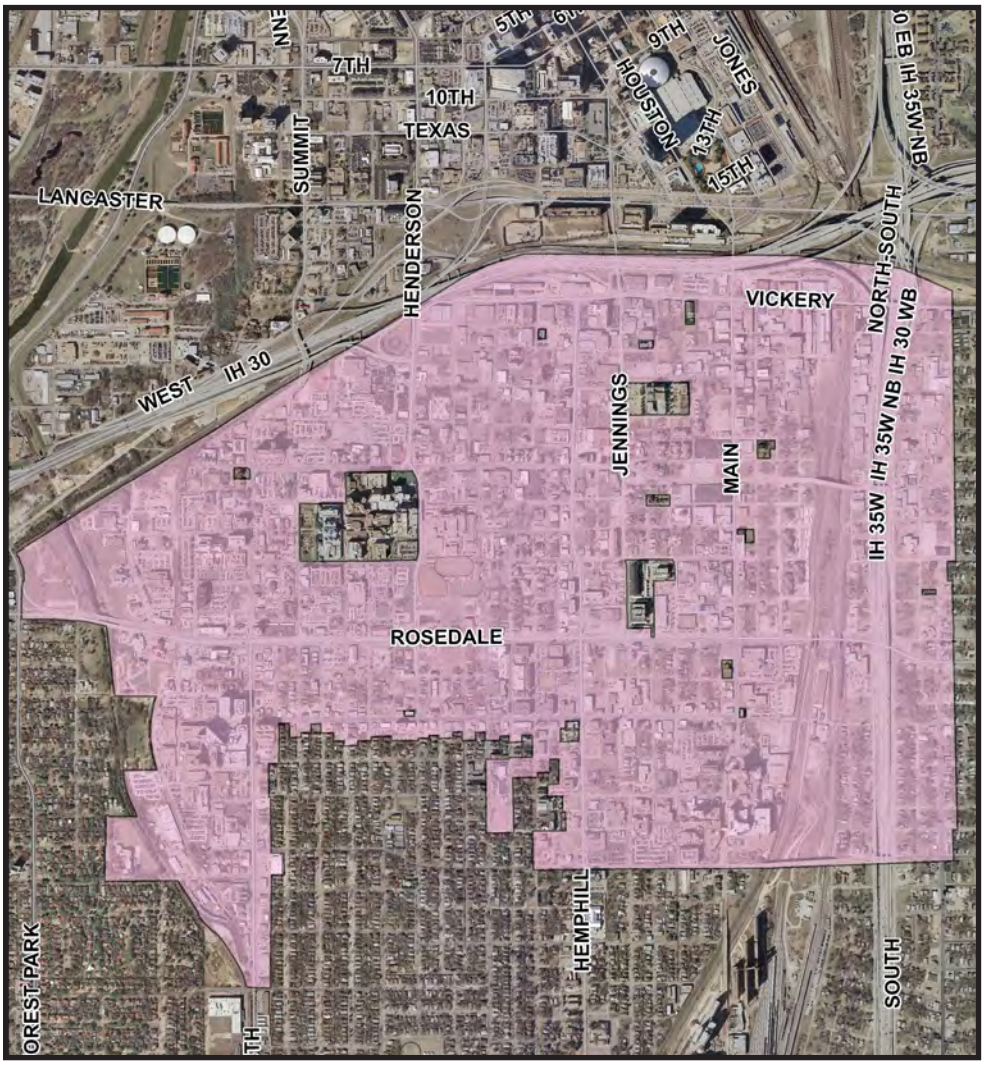
Bass Hall

Oliver's Fine Foods

Sundance Square

Ann Taylor Loft

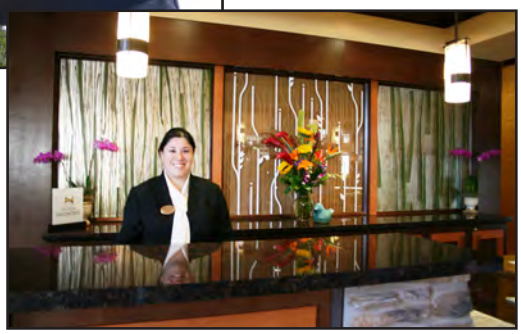
TIF 4 SOUTHSIDE



DATE ESTABLISHED
11/25/1997
TERM
1998-2022
CHAIR
Joel Burns
ACREAGE
1,400 acres
BASE VALUE
$229,759,626
2011 TAXABLE VALUE
$453,716,453
2011 TAXABLE INCREMENT
$223,956,827

Young Women's Leadership Academy

Texana and Oleander Place Townhomes



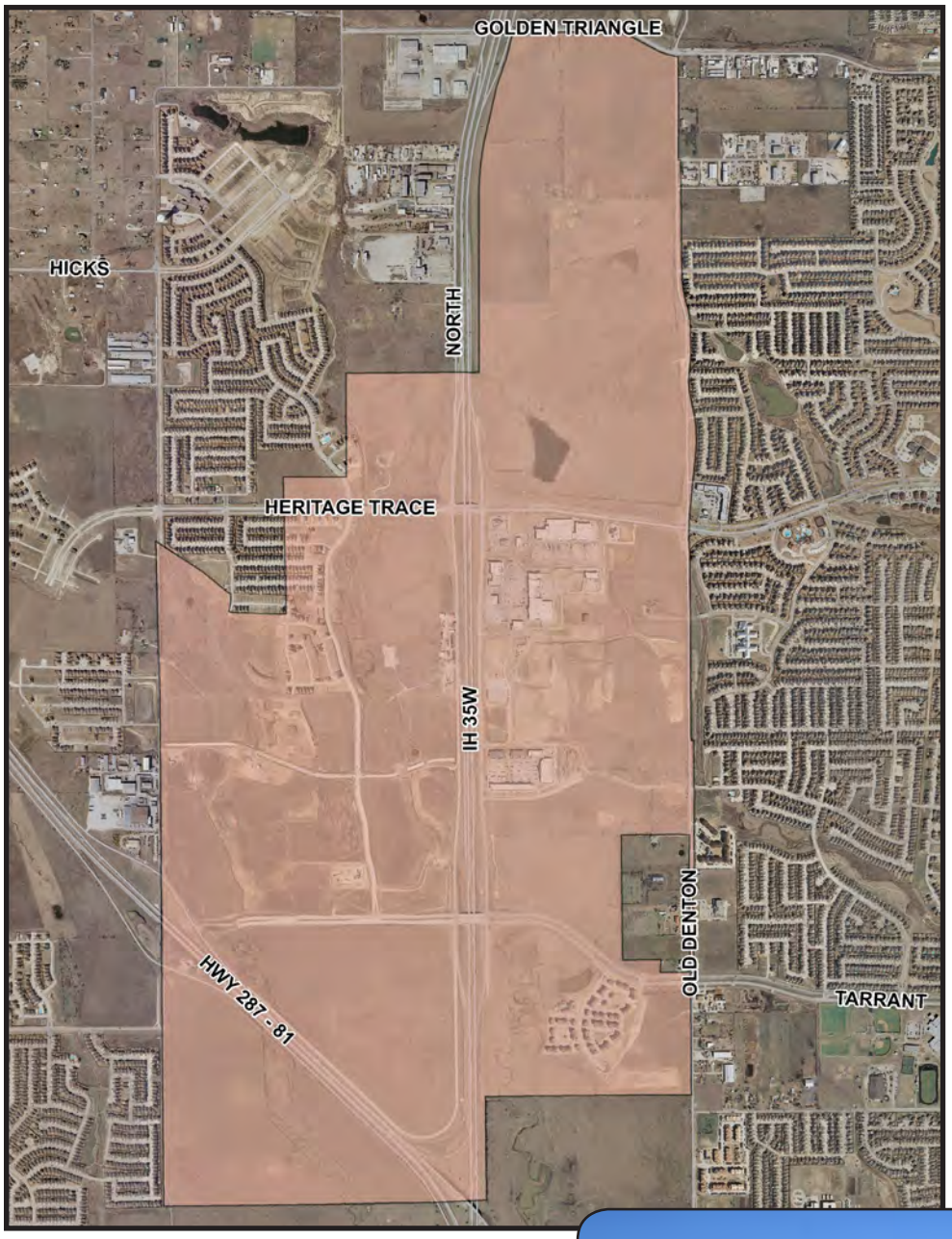
Hilton Garden Inn Hotel

TIF 6 RIVERFRONT AT A GLANCE

DATE ESTABLISHED
11/12/2002
TERM
2002-2036
CHAIR
Frank Moss
ACREAGE
63 acres
BASE VALUE
$2,822,348
2011 TAXABLE VALUE
$41,792,282
2011 TAXABLE INCREMENT
$38,969,934

Trinity River Campus and RadioShack Corporation

TIF 7 NORTH TARRANT PARKWAY



DATE ESTABLISHED
12/09/2003
TERM
2003-2019
CHAIR
Danny Scarth
ACREAGE
2,103 acres
BASE VALUE
$1,597,471
2011 TAXABLE VALUE
$184,991,800
2011 TAXABLE INCREMENT
$183,394,329

Alliance Town Center

TIF 8 LANCASTER AT A GLANCE

DATE ESTABLISHED
12/09/2003
TERM
2003-2024
CHAIR
Jungus Jordan
ACREAGE
225 acres
BASE VALUE
$178,938,722
2011 TAXABLE VALUE
$387,071,280
2011 TAXABLE INCREMENT
$208,132,558

The Capital Grille

PlainsCapital Bank

Oncor Building

TIF 9 TRINITY RIVER VISION

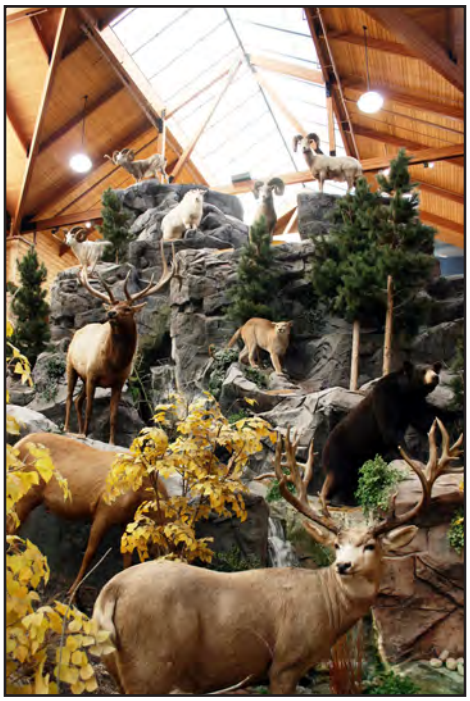
DATE ESTABLISHED
12/09/2003
TERM
2003-2028
CHAIR
Dennis Shingleton
ACREAGE
3,980 acres
BASE VALUE
$130,744,298
2011 TAXABLE VALUE
$346,136,558
2011 TAXABLE INCREMENT
$215,392,260

Trinity Sculptures Gateway Park and 1st Street Bridge

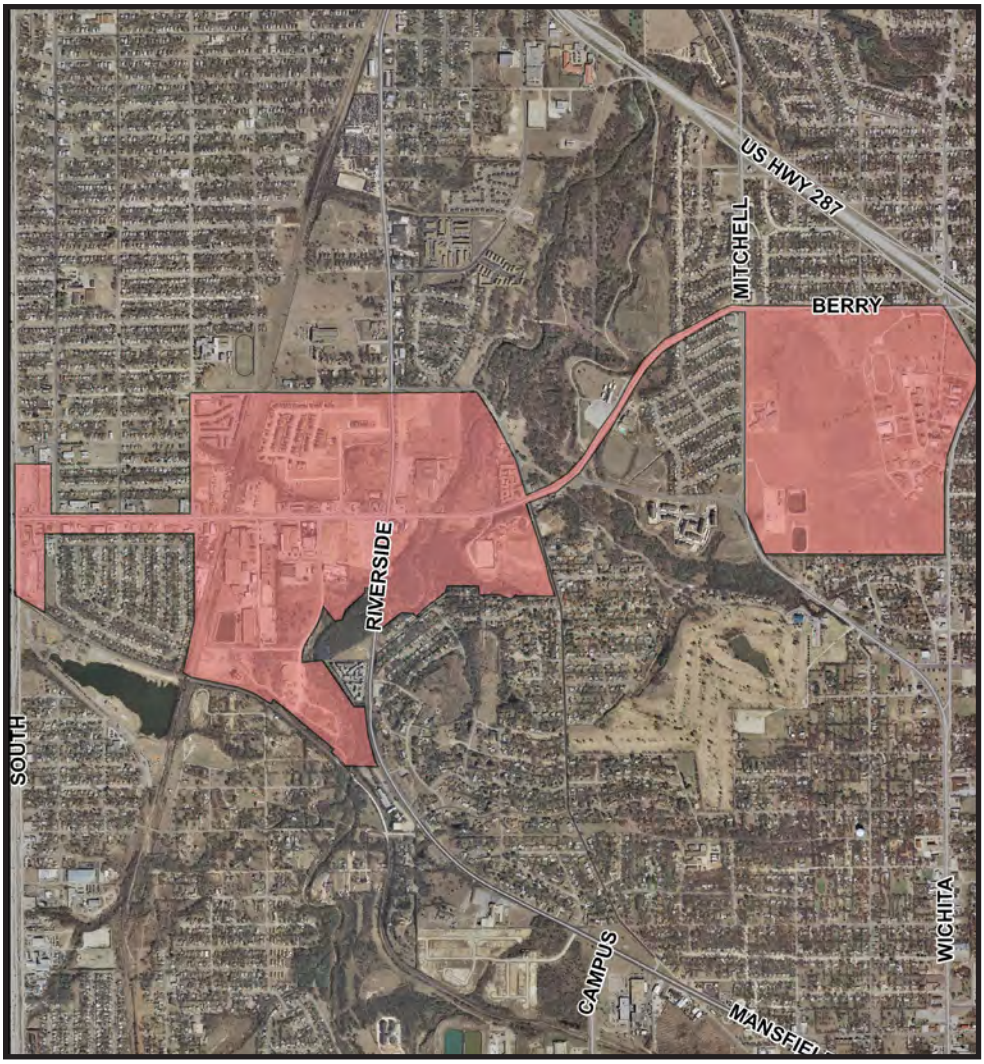
Bridge Improvements on Trinity River

TIF 10 LONE STAR AT A GLANCE

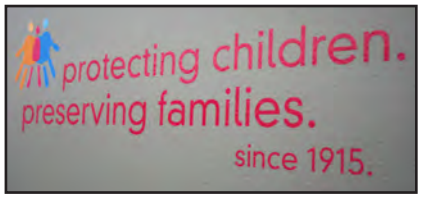
DATE ESTABLISHED
06/15/2004
TERM
2004-2025
CHAIR
Sal Espino
ACREAGE
981 acres
BASE VALUE
$16,073,937
2011 TAXABLE VALUE
$48,273,833
2011 TAXABLE INCREMENT
$32,199,896



TIF 12 EAST BERRY RENAISSANCE



DATE ESTABLISHED
07/18/2006
TERM
2006-2027
CHAIR
Kelly Allen Gray
ACREAGE
604 acres
BASE VALUE
$29,176,323
2011 TAXABLE VALUE
$38,201,999
2011 TAXABLE INCREMENT
$9,025,676



All Church Home

ACH Child and Family Services

TIF 13 WOODHAVEN AT A GLANCE

DATE ESTABLISHED
11/27/2007
TERM
2007-2028
CHAIR
Danny Scarth
ACREAGE
1,100 acres
BASE VALUE
$181,846,751
2011 TAXABLE VALUE
$163,736,516
2011 TAXABLE INCREMENT
($18,110,235)

Country Club

Potter's House Building

Woodstone Apartments

FY2012 APPROVED OR AMENDED TIF PROJECTS

TIF District	Developer	Project Description	Total TIF Participation
3-Downtown	Sundance Square, Inc.	Central Plaza	$11,000,000
3-Downtown	Fort Worth Housing Authority	Hunter Plaza affordable housing	$ 1,000,000
3-Downtown	Sundance West Partners, LP	Oliver's Fine Foods streetscape improvements (Amend. 1)	$ 100,000
4-Southside	201 S. Calhoun LLC	Supreme Golf Warehouse building streetscape	$ 105,000
4-Southside	201 S. Calhoun LLC	Supreme Golf Warehouse facade lease	$ 350,000
4-Southside	JPF Homes, Inc.	622 Hemphill St. streetscape improvements	$ 25,000
4-Southside	Presidio Interests, LLC	328 Hemphill St. streetscape improvements	$ 17,400
4-Southside	CFW PACS: Fort Worth South, Inc.	Park improvements (Amend. 1)	$ 15,000
4-Southside	Park Hill Real Estate Partners, LP	1700 Block of 8th Avenue streetscape improvements (Amend. 2)	$ 90,000
4-Southside	Seneca Investments, LLC	500 and 650 S. Main Street, abatement, demolition, infrastructure, and street improvements	$ 5,385,377
4-Southside	Tarrant County Hospital District	1401 S. Main Street abatement and demolition	$ 2,500,000
4-Southside	The Dahl Group, LLC	1410 S. Jennings Avenue streetscape improvements	$ 115,500
4-Southside	Mistletoe Realty Partners, LLC	1700 Mistletoe Blvd public storm water line	$ 185,000
4-Southside	Fort Worth Digital Diagnostic Service Corporation	824 Pennsylvania Avenue streetscape improvements	$ 79,780
4-Southside	Dwight Mitchell	Lemon Tree Apartments streetscape improvements	$ 31,700
4-Southside	CCLGC	1150 Alston Street public parking sign	$ 5,000
4-Southside	FWLDC	Missouri Avenue streetscape improvements (Amend. 1)	$ 300,000
4-Southside	Raymond Management Group	Midtown Mixed-Use development (Amend. 1)	$ 7,819,495
4-Southside	Maxum-Mint	Park Place Mixed-Use infrastructure, streetscape improvements	$ 2,867,538
4-Southside	Kemp & Sons	213 S. Freeway streetscape improvements	$ 40,680
4-Southside	Fort Worth South, Inc.	Complete Street Striping Program, Phase II	$ 75,000
4-Southside	Fort Worth Transportation Authority	Installation of bike sharing stations throughout neighborhood	$ 50,000
7-North Tarrant Pkwy	City of Fort Worth	North Riverside Drive II (Amend. 1)	$10,400,000
8-Lancaster	FWLDC	Lancaster public parking garage	$ 7,600,000
12-E. Berry Renaissance	FW Mason Heights, LP	Public improvements associated with the multi-use development south of Renaissance Square	$ 3,500,000
Total Value of New and Amended Projects			$53,657,470

BUSINESS ASSISTANCE CENTER

Historic James E. Guinn School at 1150 South Freeway | Fort Worth, Texas 76104

The Fort Worth Business Assistance Center (BAC) opened its doors in 1995. The BAC provides individual business counseling, information, resources, and workshops for entrepreneurs, start-ups and small business owners.

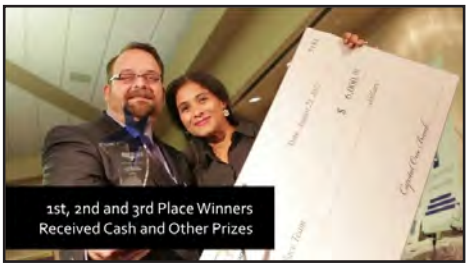
The James Guinn Campus is comprised of 10 service providers that collectively provide: free start-up counseling, assistance with creating a business plan, free or low-cost workshops on taxes, SBA loans, legal issues and more, ongoing counseling and support for small businesses , and SBA 504 and other loan assistance.

The BAC also has a Business Information Center (BIC). The BIC has a library of small business guides and reference materials for small businesses, and a computer lab that allows clients to complete their business plans, make brochures, type documents, and more.

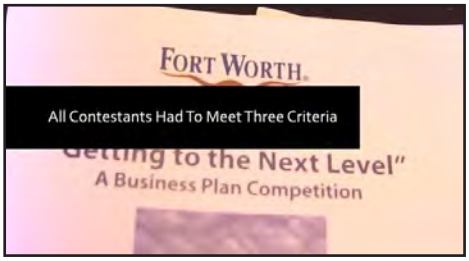
In 2011, the BAC launched a new initiative, a business plan competition that gave special recognition to three outstanding small business owners and entrepreneurs in the community. Through a competitive selection process, the finalists were provided one-on-one business counseling, attended professional development workshops, and received coaching from industry experts through the BAC and its many partners. They also received consultation from MBA student–coaches at Texas Christian University. The overall purpose in developing the business plan competition is to encourage small business owners to manage and operate their business according to a plan; thus, having a positive impact on their bottom line as well as generating revenue and creating jobs…all of which have a positive impact on the economy as a whole.

The finalists presented their business plans to a panel of judges and won cash prizes and business services to assist them in moving their companies to the next level. The BAC is focused on the success of all its clients and looks forward to the competition in the fall of 2012.

An Effective Coaching Presentation at Studios 121
Led By TCU Neeley's Center for Professional Development



1st, 2nd and 3rd Place Winners
Received Cash and Other Prizes



BAC Activity	FY 2010/2011
Business created	36
Jobs created Full-Time	122
Jobs created Part-time	55
Total number of clients assisted and/or counseled	1,449
Total attendance at workshops	1,235
Step 1: Starting a business workshop attendance	407
Total counseling hours	214

As of the third quarter in FY12, the BAC has assisted 900 clients.

DIRECTIONS HOME

908 Monroe Street, 3rd Floor | Fort Worth, Texas 76102

The Homelessness Division of Fort Worth's Housing & Economic Development Department is responsible for the implementation and continuous improvement of the Directions Home plan to end chronic homelessness. The Homelessness Division administers City- and State-funded programs in support of the plan, facilitates the work of the Fort Worth Advisory Commission on Ending Homelessness, and provides leadership and service alongside public, private and transdepartmental partners in projects, programs and initiatives that make homelessness rare, short-term and non-recurring.

Since the adoption of the Directions Home plan, Homelessness in Tarrant County has decreased by 21% overall and the supply of supportive housing has increased by 38%. An impressive, 33% reduction in street homelessness indicates that good, measurable progress is being made while the proportion of homeless children (26%) underscores the urgency of continued progress.

We are passionate about Directions Home because:

- Ending chronic homelessness is more cost effective than managing it
- Communities are more livable without homelessness
- Helping the homeless is the humane thing to do
- The proven approach to ending homelessness is to provide people with a safe and secure place to call home
- A home and services they need to increase their independence
- A cohesive, community-wide effort is the key

BE THE KEY. Everyone needs a place to call home.

Point-in-Time Count of the Homeless: 01/26/2012	2012	2007	% Change	# Change
Unsheltered- includes people living outdoors, in cars, vacant buildings, under bridges or in the woods	136	203	-33%	-67
Emergency Shelter- facilities intended for short-term stabilization and crisis relief such as ACH Child & Family Services, Presbyterian Night Shelter, The Salvation Army, and SafeHaven of Tarrant County	1,166	1,226	-5%	-60
Transitional Housing- programs that provide time-limited housing assistance (typically 2 years or less) and supportive services geared toward seld-sufficiency and independence	821	1,247	-34%	-426
Totals	**2,123**	**2,676**	**-21%**	**-553**

*HMIS Data: Tarrant County Homeless Coalition, 2012; Unsheltered County: TCHC, 2011

City funding in support of the Directions Home plan has strengthened the capacity of community partners to help people experiencing homelessness move into housing and increase their self-sufficiency. Through a partnership with the United Way of Tarrant County, City funds have helped to house more than 500 people and provide job placement, outreach and behavioral health services to thousands.

Department	Program	FY 2009	FY 2010	FY 2011	FY 2012	2012 Personnel
Code Compliance	Homeless Court-Community Services	$78,255	$71,652	NA	NA	NA
Housing & Economic Dev.	Contracted Services and administration	$2,393,356	$2,556,042	$2,556,042	$2,556,042	2
Law	Homeless Court- Prosecutors	$180,599	$195,435	NA	NA	NA
Municipal Court	Homeless Court- Social Services	$78,257	$75,424	$66,508	$62,379	1
Police	Special Operations-Narcotics Section	$195,588	$253,222	$253,222	$84,758	1
	Totals	**$2,926,055**	**$3,151,775**	**$2,875,772**	**$2,703,179**	**4**

Cowtown Brush-Up Paint Program

The Cowtown Brushup Program is a community outreach, volunteer program that takes place in October and April of each year to help restore the homes of income-eligible Fort Worth residents that are in need of exterior paint repairs. Program services include preparing homes to be painted, replacing rotten trim and siding, and painting the exterior of the house.

Units Completed to Date	Units in Progress	Projected Total Units Completed by Sept. 2012	Projected Grant Expenditures
50	50	100	$297,250

Emergency Repair/Priority Repair Program

The Priority Repair Program, formerly known as the Emergency Repair Program, is an extension of the City's former Emergency Repair Program that provides Fort Worth homeowners earning up to 60% of the area's median income with a maximum of $5,000 in financial assistance to perform eligible home repairs, with health and safety-related issues given priority. Examples of eligible home repairs include minor roof repairs; mechanical system repairs; sewer line break repairs; water line break repairs; gas leaks, major plumbing problems, inoperable and/or hazardous water heaters; no primary heating source or other HVAC issues; and electrical problems

Units Completed to Date	Units in Progress	Projected Total Units Completed by Sept. 2012	Projected Grant Expenditures
168	24	168	$502,902

HAP Down Payment and Closing Cost Assistance Program

The City's Homebuyer Assistance Program (HAP) provides mortgage assistance for income-eligible, first-time home buyers with the City of Fort Worth. Qualifying home buyers can receive a subsidy of up to $14,999 for homes located in Fort Worth. The buyer can use the full $14,999 subsidy for mortgage assistance or use $3,000 of this amount for closing costs and/or down payment.

Units Completed to Date	Units in Progress	Projected Total Units Completed by Sept. 2012
151	0	151

Weatherization ARRA Funded Program

The Weatherization Assistance Program helps low-income homeowners in Tarrant County reduce the cost of their utility bills by weather-proofing their homes. The program prioritizes services to the elderly, persons with disabilities, and families with children. After an initial energy assessment is conducted, the program may provide homes with insulation, weather-stripping, caulking, repairs to faulty doors and windows, and perform tune-ups and repairs to heating and cooling systems as deemed necessary.

Units Completed to Date	Units Completed	Projected Total Units Completed by Sept. 2012	Projected Grant Expenditures
2,066	372	2,438	$14,959,810

MINORITY/WOMEN BUSINESS ENTERPRISE

1150 South Freeway | Fort Worth, Texas 76104

The Business Development Division oversees the City's M/WBE Ordinance, which on June 1, 2012 officially became the Business Diversity Enterprise Ordinance. This Ordinance ensures that minority-owned, women-owned and small businesses have a level playing field to compete for City contracting opportunities.

M/WBE Participation	FY 2011	FY 2012*
M/WBE Participation Goal	25%	25%
M/WBE Actual Commitment	29%	29%
Total Dollars Awarded to M/WBE Firms	$64,071,819	$43,185,836
Total Prime and Subcontracts Awarded to M/WBE Firms	937	679

*Data - 3rd Quarter of 2011 to June 30, 2012

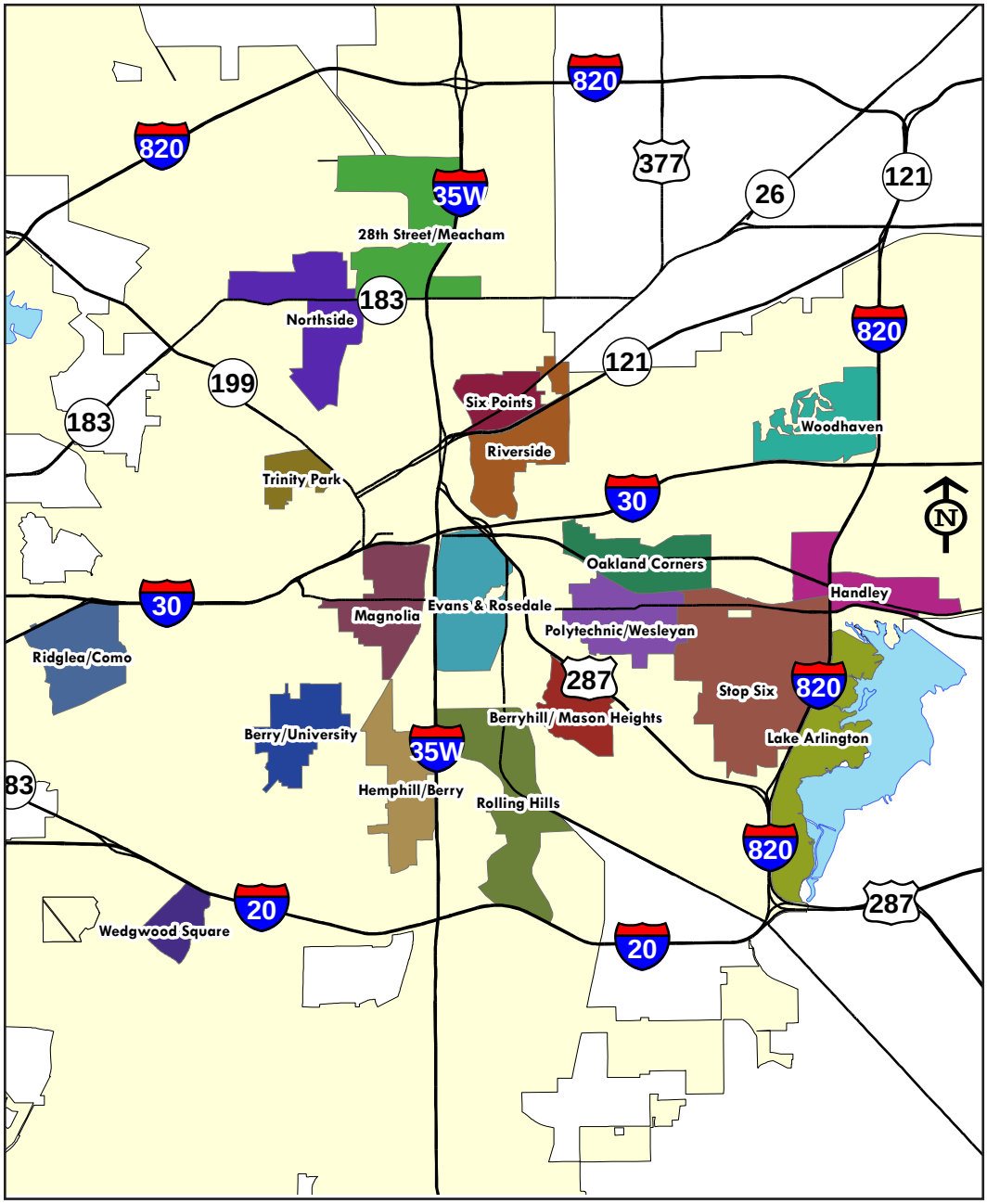
Above: The two construction-related pictures show work crews for Vendigm Construction. Vendigm Construction is a Fort Worth based MBE construction firm that has been awarded several construction contracts for the City as the prime contractor.

Left: Agenda for Building Capacity (ABC) Buyer/Vendor Forum held at the T's Intermodal Transportation Center on Jones Street. These are quarterly outreach events targeting minority and women-owned businesses. It is sponsored in partnership by its three champions; The City of Fort Worth, Tarrant County and BNSF Railway, as well as its chamber partners; the Fort Worth Hispanic, Metropolitan Black, Tarrant County Asian, American Indian and Fort Worth Chambers of Commerce. The idea behind the forum is to connect M/WBEs with opportunities in Tarrant County and then throughout the Metroplex.

Each event has a different focus (i.e. public sector, private sector, large construction projects in the Metroplex, the transportation sector, etc). Five or six agencies and companies relevant to the specific focus for that quarterly forum are invited to give a brief overview of upcoming opportunities for the first half of forum. The last half of the forum is spent networking.

NEIGHBORHOOD EMPOWERMENT ZONES

908 Monroe Street, 3rd Floor | Fort Worth, Texas 76102



Neighborhood Empowerment Zones (NEZs) are authorized by Chapter 378 of the Texas Local Government Code. The City of Fort Worth currently has 19 designated Neighborhood Empowerment Zones in the City.

Incentives:

- Tax abatement on the City's incremental real property value (excluding the land)
- Development fee and impact fee waivers
- Release of City liens

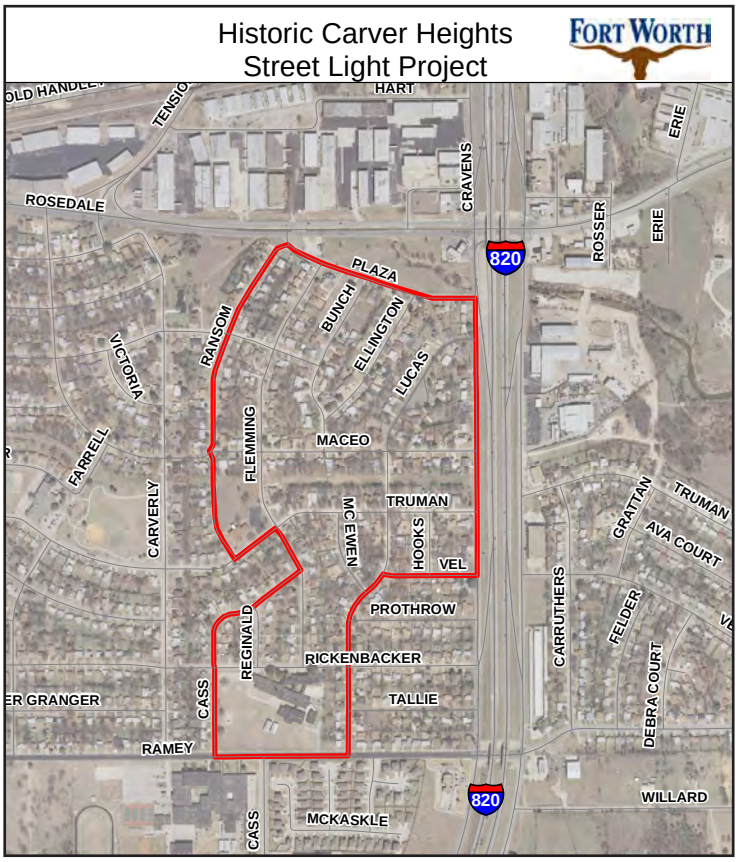
NEZ Activity:

- NEZ areas represent 29.5 square miles within the central city
- From 2001 to mid 2012, the NEZ program provided $3.5 million in basic incentives
- Approximately $4.2 million in actual taxes abated on projects totaling over $139.5 million

PUBLIC FACILITIES - PUBLIC INFRASTRUCTURE

908 Monroe Street, 3rd Floor | Fort Worth, Texas 76102

In a continued effort to maintain one of the safest cities in the United States, the City of Fort Worth's Police and Housing & Economic Development Departments teamed up to build a state-of-the-art Neighborhood Police Office (NPO) along East Lancaster near I-35. Located among many public service organizations and shelters, this facility provides a shared space for officers to conduct neighborhood patrols and for citizens to hold community meetings.



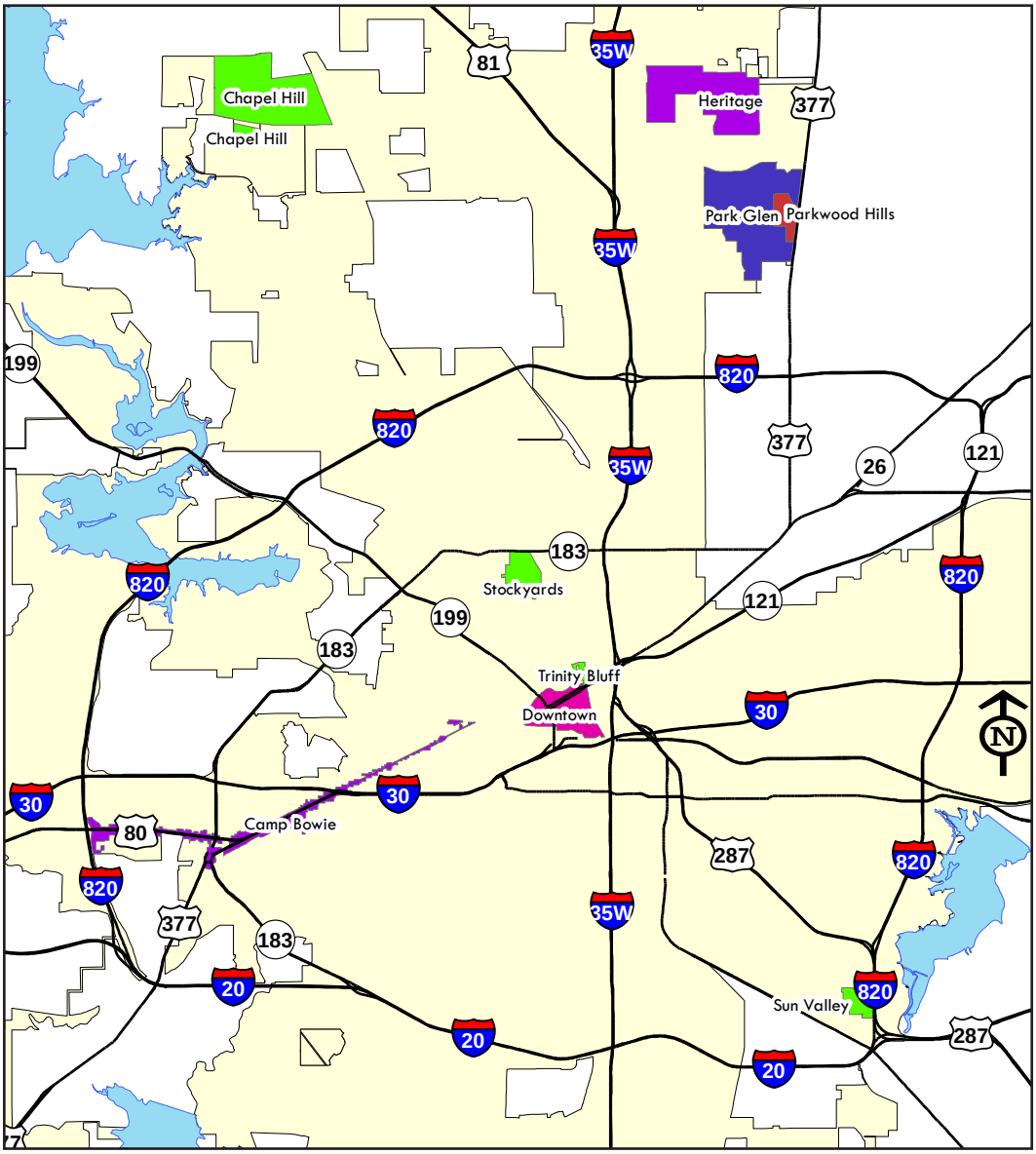
In Historic Carver Heights 95 street lights have been installed utilizing CDBG funds. The total project budget is $726,769.93. This amount includes a contract with Kimley-Horn.

Through a Chapter 380 Economic Development Program Grant the City partnered with TTI, Inc. to reimburse the company for the reconstruction of a portion of North-east Parkway in front of the company's headquarters. In exchange for the reimbursement TTI, Inc., will remain in Fort Worth and retain its current workforce. The overall project had a construction cost of $584,705 which will be reimbursed to the company in a five year term. The funds for reimbursement will come from the City's Street Maintenance Fund.

PUBLIC IMPROVEMENT DISTRICTS

908 Monroe Street, 4th Floor | Fort Worth, Texas 76102

Public Improvement Districts (PIDs) are for commercial and residential neighborhoods. It is a development tool used to provide funds for improvements and enhanced services in that district. Some PIDs have been formed by petition of homeowners in existing neighborhoods. Some are formed by developers in new neighborhoods.



About PIDs:

- Currently 8 active PIDs
- Public Improvement Districts (PIDs) are authorized by Chapter 372 of the Texas Local Government Code
- PIDs provide services over and above the level normally provided by the City
- Some PIDs are formed by petition of homeowners in existing neighborhoods or developers in new neighborhoods

Purpose of PIDs:

- Maintenance & Landscaping
- Tree Planting
- Holiday Lighting
- Security Enhancement
- Special Events
- Capital Improvements
- Communications/Newsletter
- Decorative Street Signs
- Marketing Campaign
- Trash Removal

PID	Date Established	Term	Acreage	PID Rate per $100 Valuation	Base Year Value	2011 Taxable Value
1 - Downtown	1986	20-year	380.2	0.10	$741,357,286	$2,704,738,022
6 - Park Glen	1998	life term	1124.3	0.17(residential); 0.035 (commercial)	$156,908,161	$729,703,383
7 - Heritage	2000	life term	927.2	0.21 (residential); 0.11 (commercial)	$6,618,848	$683,712,345
8 - Camp Bowie	2000	10-year	427.1	0.10	$243,933,200	$437,279,511
11 - Stockyards	2003	life term	192.3	0.12	$32,885,988	$61,968,289
12 - Chapell Hill	2004	upon completion of developer	1336.3	0.19	$7,775,692	$29,744,633
14 - Trinity Bluff	2009	20-year	30.9	0.10	$24,865,332	$34,012,770
15 - Sun Valley	2012	20-year	132.20	0.27	$26,065,624	NA

ANNUAL PROJECTS REPORT & UPDATE

Housing and Economic Development Department

1000 Throckmorton Street
Fort Worth, Texas 76102

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www.FortWorthTexas.gov/hed