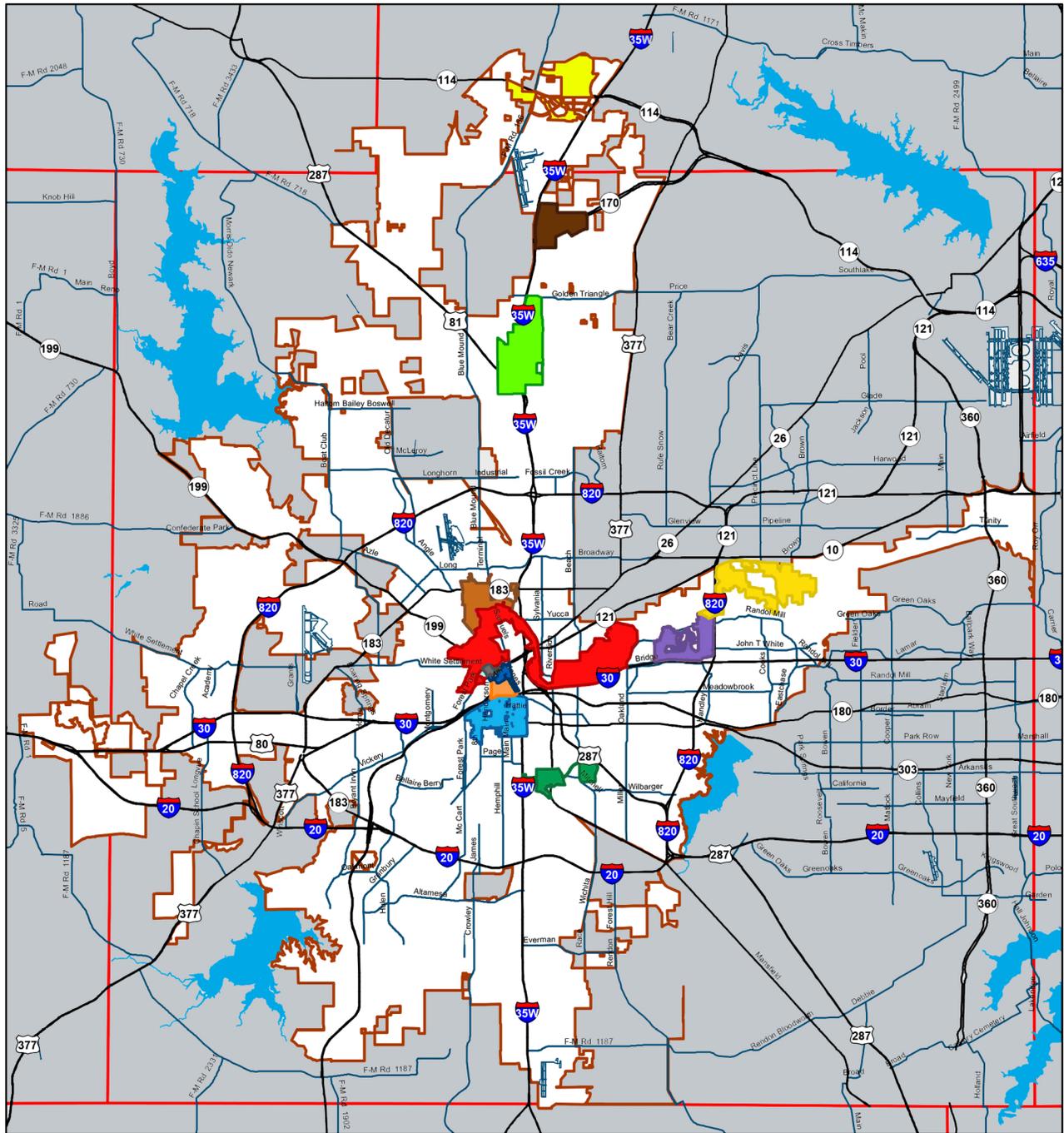


Tax Increment Financing Annual Report

Fiscal Year 2019



Fort Worth Tax Increment Financing (TIF) Districts



Legend

- | | | | |
|-------------------------------------------------------------------------------------|-----------------------------------|-------------------------------------------------------------------------------------|--------------------------------|
|  | City Limits |  | TIF 8: Lancaster |
|  | County Boundaries |  | TIF 9: Trinity River Vision |
|  | TIF 2: Texas Motor Speedway |  | TIF 10: Lone Star |
|  | TIF 3: Downtown |  | TIF 12: East Berry Renaissance |
|  | TIF 4: Southside/Medical District |  | TIF 13: Woodhaven |
|  | TIF 6: Riverfront |  | TIF 14: Trinity Lakes |
|  | TIF 7: North Tarrant Parkway |  | TIF 15: Stockyards/Northside |

Fort Worth is in the middle of an exciting time in its development. In addition to forging new frontiers in medical innovation, entrepreneurship, and transportation, Fort Worth is now the sixth-fastest growing city in the country. People and businesses of all sizes are relocating to Fort Worth to stake their claim and take advantage of the many opportunities available throughout the region.

As more people and businesses choose Fort Worth as a place to set down roots, it's vital that local development keep up with that demand – which is why strategic infrastructure investment is more important now than ever before. Fort Worth's Tax Increment Financing (TIF) districts have been invaluable in helping the city support this kind of continuous, sustained growth, having created significant new private and real estate development in what is now the 13th largest city in the nation.

The annual growth of Fort Worth's TIF districts continues its upward trajectory from previous years, with taxable property values increasing by a remarkable 17.5% in FY 2019. The increase in appraisal values not only reflects the favorable market conditions during FY 2019 but also demonstrates the strength of the TIF fund and its ability to support current and future projects as the city continues to grow.

These TIF districts play a crucial role in supporting taxable property values and encouraging new growth throughout Fort Worth, both within and around the boundaries of the districts. They also encourage community vitality in strategically-targeted areas, allowing businesses to invest directly in their surrounding community through public improvements, which in turn attracts new residents to those areas as the character of the community takes shape.

One significant example of this is TIF 7 near North Tarrant Parkway, the first Fort Worth TIF to meet its termination date at the end of FY 2019. Of the city's dozen active TIF districts, TIF 7 has provided the highest yield since its inception, with its value going up 74,000%. As a result of its success, TIF 7 has been vital to Fort Worth's continued growth north of Downtown, having funded extensive public improvements along North Riverside Drive, Heritage Trace Parkway, and Harmon Road – paving the way for businesses and residents to move in, and communities to grow.

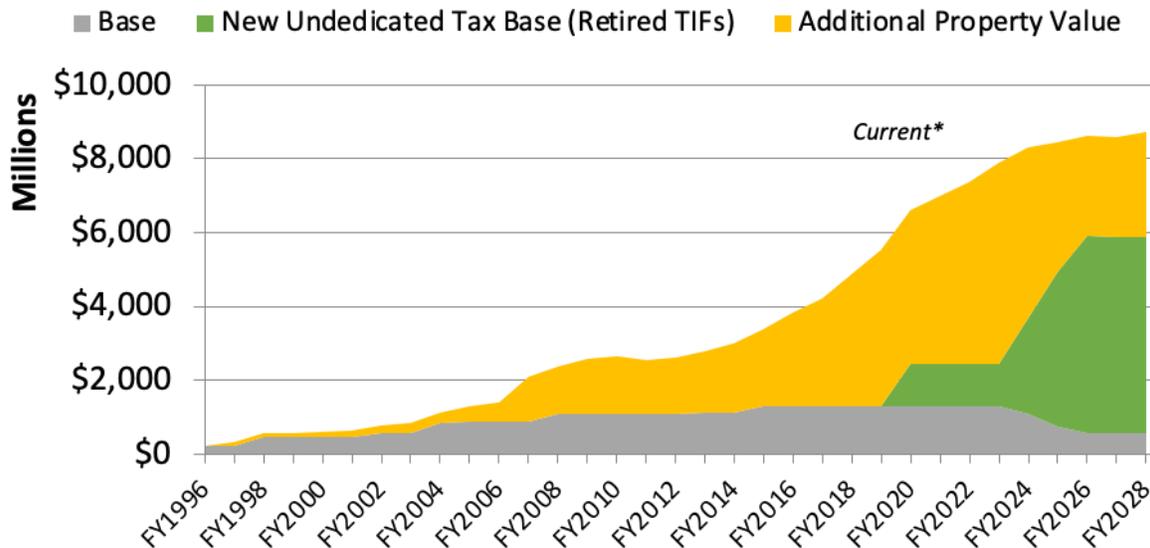
Right now, nearly half of all new private property value added within a Fort Worth TIF district can be directly tied back to support provided by the TIF fund in the form of public improvements. As a result, approximately \$2.8 billion of Fort Worth's current tax base has been created through these strategic TIF investments – providing a catalyst for city-wide growth, the revitalization of key neighborhoods, and boosting the city's regional competitiveness for FY 2020 and beyond.

Executive Summary



Overall Performance: All Fort Worth TIFs (Combined)	
Base Value of TIF	\$ 1,306,816,631
Current Taxable Value of TIF	\$ 6,664,739,882
Total Increase in Taxable Value to Date	\$ 5,357,923,251
% Increase in Taxable Value to Date	410.0%
Taxable Value After Termination	\$ 7,841,531,750
Total Projected Increase in Taxable Value	\$ 9,518,802,956
Total Revenues Produced by Termination of TIF	\$ 2,880,493,241
% Increase in Taxable Value by Termination	728.4%
Tax Value CAGR To Date	11.99%
Tax Value Trailing 5-yr CAGR	11.33%
Base Value Per Acre	\$ 87,351
Current Taxable Value of TIF Per Acre	\$ 445,486
Projected Taxable Value Per Acre After Termination	\$ 524,146
Increase in Taxable Value Per Acre to Date	\$ 358,136
Increase in Taxable Value Per Acre by Termination	\$ 636,258
Additional Taxes at Termination (vs. base value)	\$ 173,569,069

TIF Historical and Projected Property Value Performance





About Tax Increment Financing Districts

Tax Increment Financing (TIF) districts are an economic development tool that helps support infrastructure improvements within a defined area, a “reinvestment zone”, that in turn promote new development or redevelopment in the area.

TIF districts help finance public improvements, like streets or sidewalks, without increasing taxes on city residents or diverting existing public funds from other public services.

How do TIF districts work?

At the time of the establishment of a TIF district's boundaries, the total value of existing real property in the district is identified as the district's “base value”.

As the district begins to see more investment and new development, the total taxable value of the area begins to rise. The “tax increment” – or the funds that make up the difference between the new taxable value and the original base value – are then set aside to help finance public improvements within the district.

These public improvements are a way for developers to reinvest in the surrounding area through a portion of their property taxes, creating important infrastructure that makes the TIF district more attractive to private investment – businesses of all sizes, residential structures, or other development.

Once a district starts seeing more private investment, it opens the door to attracting people to live, work, and play in the area – producing additional tax value that will go on to fund other public improvements for that TIF district.

Over time, Fort Worth's TIF districts create a cycle that fosters community vitality – reinvesting funds from private development back into the area through public projects that ultimately create a positive impact on businesses, residents, and the overall quality of life for those in the district.

Governance of a TIF district

Each TIF district is governed by a TIF board, usually composed of five to 15 members that are appointed by participating taxing jurisdictions, including the city or county that created the TIF in the first place.

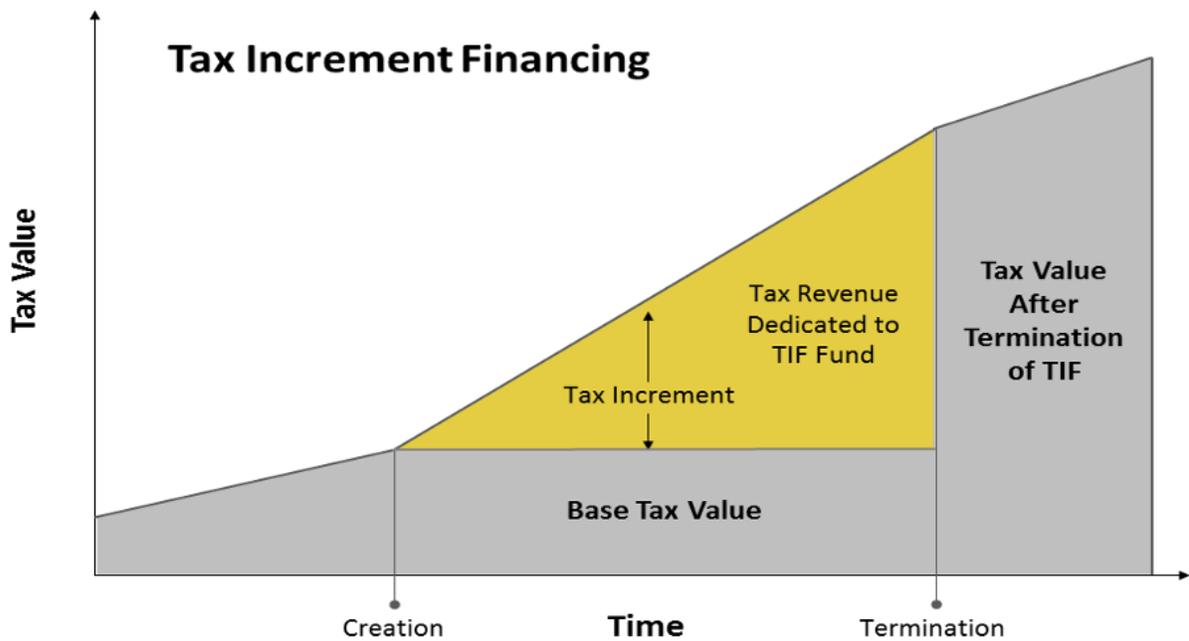
TIF boards review and approve all policies, projects, and investments financed by the TIF fund for that particular district. It also approves the TIF's annual budget and provides direction to the TIF administrator, which is responsible for all day-to-day TIF-related activities – a position usually held by a member of the city's Economic Development Department or a designated outside the organization.

About Tax Increment Financing Districts



Notes on Appraised Property Values

Appraised property values are certified and released by the Tarrant Appraisal District and Denton Central Appraisal District in the first quarter of each calendar year, and reflect the value of the property as of Jan. 1, of the preceding year.





Fort Worth TIF Performance Highlights

The primary goal of Fort Worth’s TIF districts is to attract new private investment that helps foster greater competitiveness, creativity, and community vitality in the area – an impact further maximized by the City of Fort Worth’s strategic and productive investments.

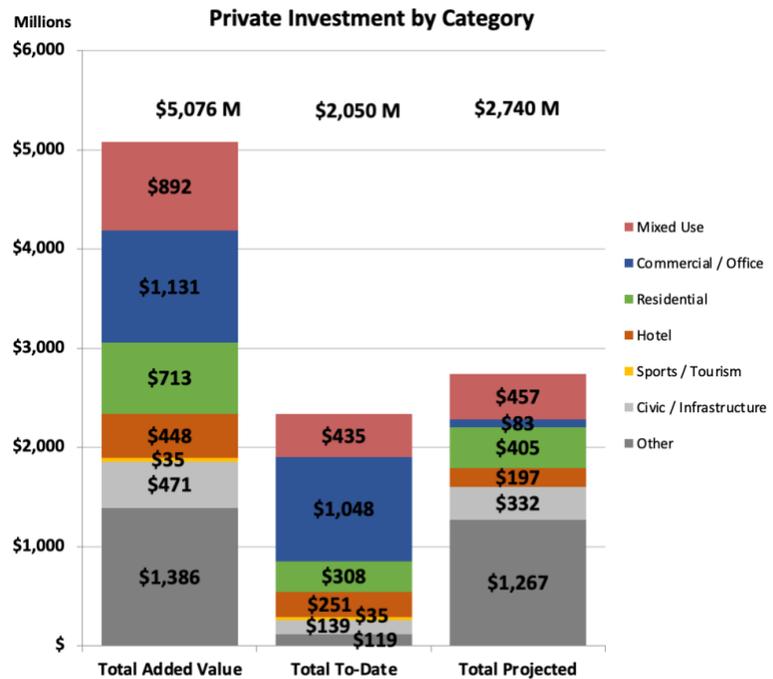
- The public-private partnerships that have resulted from the use of TIF funds for public improvements have generated more than \$5 billion of new private investment in Fort Worth communities since the TIF districts were established.
- To-date investments total at more than \$1 billion, with a concentration in new commercial and office projects.

Looking ahead, data projects that a total of \$2.74 billion is coming to Fort Worth in future investments, which are currently in the development pipeline.

Public-Private Investment Ratio

A key metric used by the City of Fort Worth in evaluating economic development incentive agreements is the Private-Public Investment Ratio, which measures the amount of new private investment committed for a project for every one dollar of public funds used to support that project. The Private-Public Ratio is a good indicator of how well TIF funds are attracting new private investment into worthwhile projects and critical areas.

- Overall, projects supported by Fort Worth TIFs are represented by a 16.5:1 Private-Public Investment Ratio, meaning that every \$1 of TIF-supported investment in public improvements is associated with over \$16.5 of committed or realized private investment.
- In 2019, all three Private-Public Ratios showed a sizable increase from 2018.



Fort Worth TIF Performance Highlights

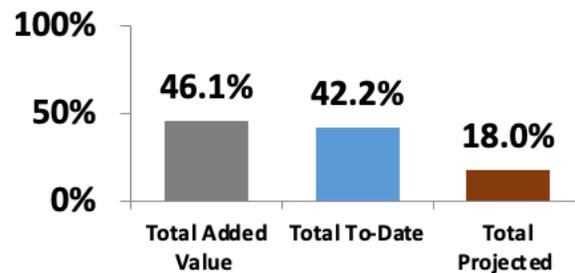


Impact of TIF-supported projects

The impact of TIF-supported projects is felt well beyond any individual development site. Each individual TIF-supported project plays a critical role in lifting the value of the entire TIF district as a whole. This effect can be seen in the percentage of new increment throughout an entire TIF district that is attributable solely to the valuation of TIF-supported projects.

- Nearly 42.2% of all new taxable value in Fort Worth TIF districts is the result of projects supported by TIF funds.
- Current forecasts expect TIF-supported projects to generate about a fifth of the increased value of property in TIF districts.
- When considering the spillover benefits from these projects to nearby property, TIF projects play a crucial role in creating new value and market opportunities throughout the district and beyond.

TIF-Supported Projects as % of Total Increment

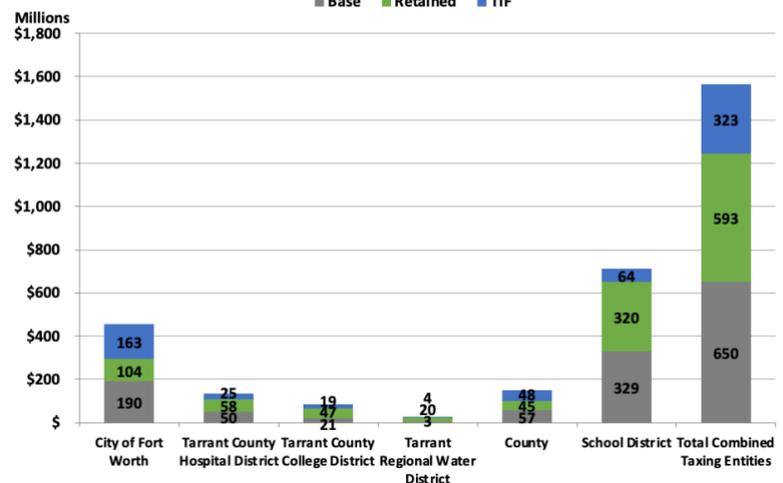


Total tax revenue distribution

Not every dollar of incremental tax value is collected by every TIF. In some cases, taxing entities participate in the TIF at a rate of less than 100%, which leaves the remaining funds to be deposited into that entity's general fund. In other cases, caps are in place that prevent more than a specified amount from being deposited into a given TIF fund.

Either way, public entities in Fort Worth have benefited from the increased value created by TIFs. They receive tax revenue over that which is generated by the district's original base value. To date, approximately \$593 million of incremental tax revenue has been retained by TIF participants, separate from the \$323 million contributed to TIF districts for investment in public improvements.

Total Tax Revenue Distribution: To-Date



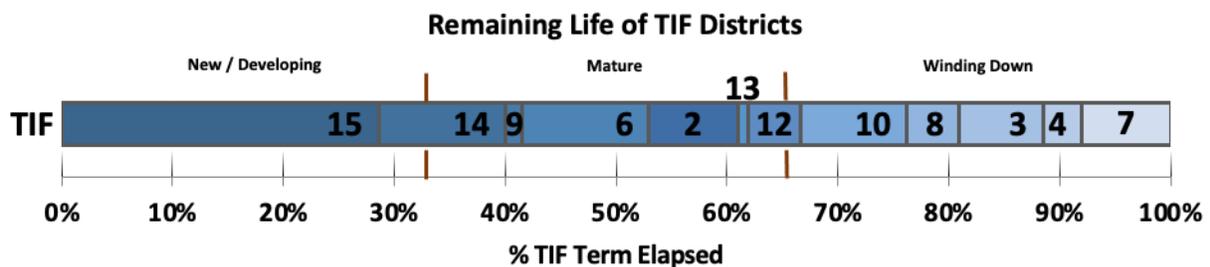


Fort Worth TIF Performance Highlights

TIF districts over time

The stage of a TIF district’s maturity and the remaining number of years that the district will be in operation affect the ongoing performance and potential use of a TIF district. While TIF districts are new or developing, their early years of growth are not adequate to fund the projects that they were created for. Only once they mature will the districts accumulate the revenue to support those types of projects. As TIF districts enter the final third of their term, efforts begin to shift toward prioritizing remaining expenditures, preparation for the TIF district’s termination, and transition to post-TIF strategies for the area.

Currently, five of Fort Worth’s TIF districts (TIFs 3, 4, 8, 10, and 12) are solidly in this final stage, and TIF 7 terminated in 2019.

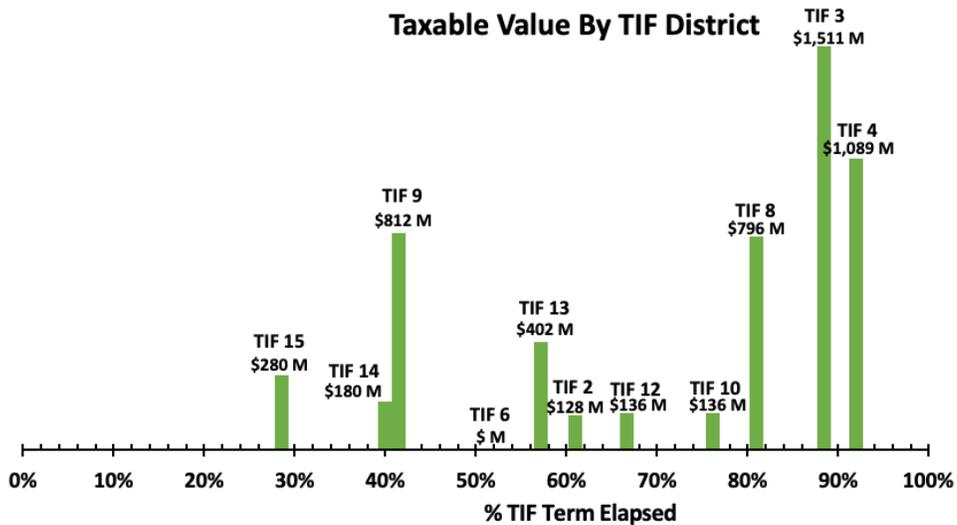


Taxable value by district

The chart at the top of the next page presents the taxable value of each of Fort Worth’s twelve TIF districts compared to the stage of its duration. While not all of the taxable value represented may be reinvested in a TIF district, the continued growth, investment, and development activity that occurs in a TIF over time has direct implications for the types of projects the TIF might be able to support, and the long-term effects of TIF investments on the tax base of Fort Worth.

As each TIF district reaches its point of termination, their full taxable value as improved by TIF projects will increase funding for the operations of the City and other participating taxing entities without necessitating an increase in tax rates. The economic impact of new private investment and development activity that TIFs attract and create is extensive and of enormous strategic value to the City, even beyond the financial implications of TIF-supported growth.

Fort Worth TIF Performance Highlights



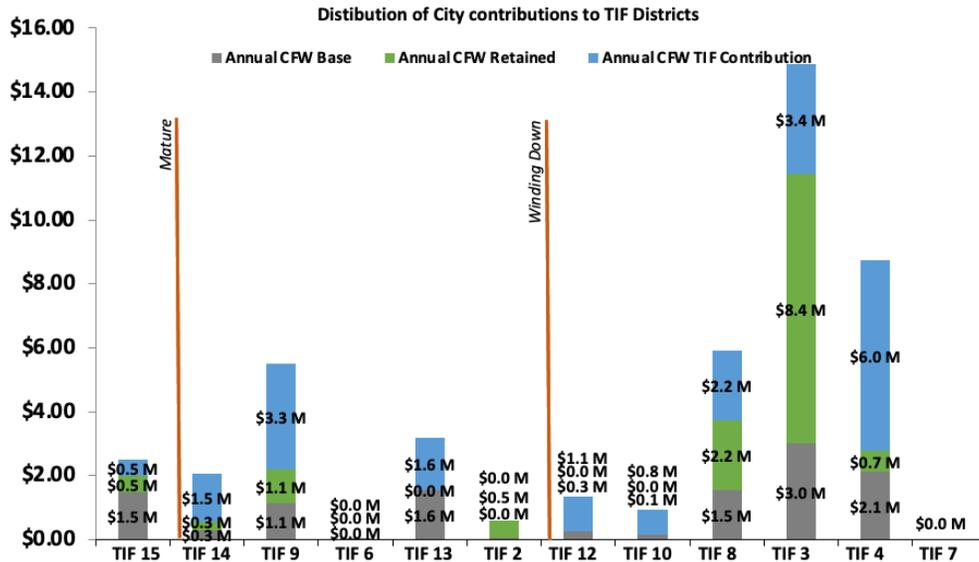
City contributions by TIF districts

Not all of the tax revenue generated by a TIF district is deposited in the TIF fund. All taxes collected by the City of Fort Worth, Tarrant County, and other taxing entities continue to go to that entity's general fund.

For the City, the property within each TIF district provides \$13,841 to over \$3 million in base tax revenue to the General Fund annually. Due to individual caps and partial participation, the City also retains much of the new tax revenue produced by the TIFs in the City's General Fund for use throughout Fort Worth. (For example, more than \$8.4 million of the annual new tax revenue goes to the City's General Fund for TIF 3. The remaining \$3.4 million of the annual new tax revenue is what the City contributes to TIF funds for investment in public improvements.)

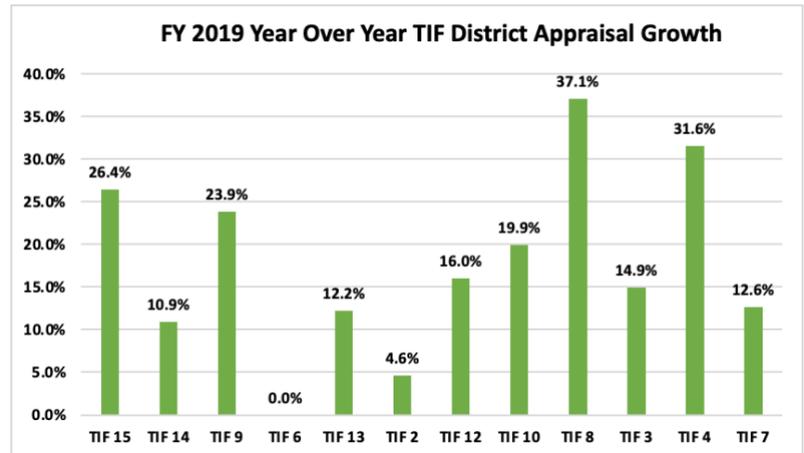


Fort Worth TIF Performance Highlights



TIF district growth for FY 2019

The average TIF growth rate for 2019 was 19.1% when TIF 6 (Riverfront) is excluded, since all its taxable value remains exempt. This is more than double what 2018's rate was. With two exception the growth rates are double digits. The 4.6% increase of TIF 2 (Speedway) is an after effect of 2018 rapid growth as the district would have needed to grow at a ridiculous rate to achieve a double digit growth rate in 2019. The district with the highest growth was TIF 8 (Lancaster) due Omni's Tax Abatement expiring and allowing the full taxable value of the hotel back to the tax roll.



These growth results across all TIF districts add to another year of historic growth and helps show the role that TIFs play in the development of communities.



TIF #2 (Speedway)

January 1, 1996 - December 31, 2035 | 1,490 acres

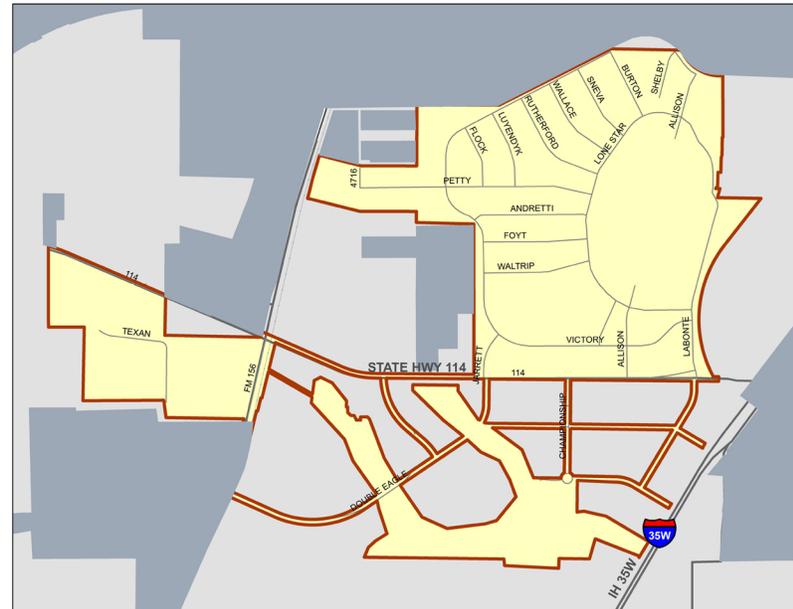
Purpose: TIF 2 (Speedway) was created as a means to purchase the Texas Motor Speedway and finance needed public improvements within the TIF district boundary. The TIF district was expanded in 1999 to provide for the construction, renovation, and operation of educational facilities located in the Northwest ISD tract, and to provide for additional infrastructure work such as street improvements, drainage, and traffic signs.

The average TIF growth rate for 2019 was 19.1% when TIF 6 (Riverfront) is excluded, since all its taxable value remains exempt. This is more than double what 2018's rate was. With two exception the growth rates are double digits. The 4.6% increase of TIF 2 (Speedway) is an after effect of 2018 rapid growth as the district would have needed to grow at a ridiculous rate to achieve a double digit growth rate in 2019. The district with the highest growth was TIF 8 (Lancaster) due Omni's Tax Abatement expiring and allowing the full taxable value of the hotel back to the tax roll.

These growth results across all TIF districts add to another year of historic growth and helps show the role that TIFs play in the development of communities.

Texas Motor Speedway (TMS) is a prime economic driver for far north Fort Worth. The completion of Champion Circle, a \$400 million master-planned multi-use development situated directly across from TMS, is proof of this. The long-term impact of the initial investment of TIF 2 (Speedway) is evident as Fort Worth sees continued commercial and residential investment and growth in this area.

There are no current or expected projects anticipated for direct TIF support; however, TIF 2 will continue to operate until the end of its term in 2036 or, if terminated per statute, at an earlier date.



Source: City of Fort Worth

Area Developments

- Texas Motor Speedway (TMS) continues to be a tourist destination and a driver of development in north Fort Worth.
- Tanger Outlets Fort Worth established itself as the retail hub of north Fort Worth and complimented the area with an abundance of restaurants and shopping destinations for visitors and locals alike.
- Adjacent to the TIF District boundaries, Champion Circle invested \$120 million (double the initial \$60 million proposed) and is investing in 300,000 square feet of Class A office space.

TIF #2 (Speedway)

January 1, 1996 - December 31, 2035 | 1,490 acres



FY19 Performance

Overall Performance: TIF #2 (Speedway)	
Base Value of TIF	\$ 5,084,127
Current Taxable Value of TIF	\$ 127,704,018
Total Increase in Taxable Value to Date	\$ 122,619,891
% Increase in Taxable Value to Date	2411.8%
Taxable Value After Termination	\$ 163,253,967
Total Projected Increase in Taxable Value	\$ 158,169,840
Total Revenues Produced by Termination of TIF	\$ 36,158,254
% Increase in Taxable Value by Termination	3111.1%
Tax Value CAGR To Date	17.08%
Tax Value Trailing 5-yr CAGR	14.70%
Base Value Per Acre	\$ 3,414
Current Taxable Value of TIF Per Acre	\$ 85,765
Projected Taxable Value Per Acre After Termination	\$ 109,640
Increase in Taxable Value Per Acre to Date	\$ 82,350
Increase in Taxable Value Per Acre by Termination	\$ 106,226
Additional Taxes at Termination (vs. base value)	\$ 2,015,369





TIF #3 (Downtown)

January 1, 1996 - December 31, 2025 | 407 acres

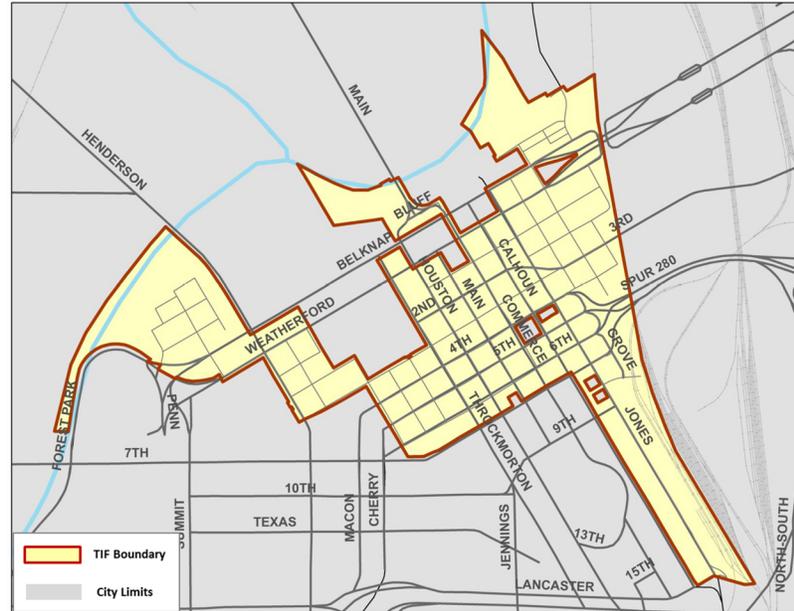
Purpose: TIF 3 (Downtown) was created to promote the redevelopment of downtown Fort Worth. The Downtown TIF is administered in partnership with Downtown Fort Worth, Inc.

The Downtown TIF continued to post solid growth during FY 2019. At about fifteen percent year-over-year, the district experienced its highest rate of growth in more than a decade, as measured by increases to property values. Of particular note for the year were several significant improvements to existing properties, including a major renovation to the Renaissance Worthington Hotel that added nearly \$40 million of property value to the TIF.

Other renovations included the addition of retail to the Bank of America Building and the opening of the new Aloft Hotel at City Place. Several TIF-supported projects added to the prior year's gains, including the fully-renovated Sanger Brothers Building and Frost Tower, which successfully entered several new leases of office space throughout the year. The experience of these properties in leasing new Class A or recently renovated Class-B office space underscores the demand for office in the Central Business District.

Hotel construction continued to be a dominant theme for FY 2019, with the completion of the all-digital tech Sinclair Hotel, a nearly topped-out AC Hotel, and the beginning of construction to convert the Transport Life Building into a new Kimpton Hotel.

Since its creation, the Downtown TIF has seen property values grow by nearly 370%, with approximately one-third of that growth directly linked to TIF-supported projects.



Source: City of Fort Worth

Area Developments

- The Downtown TIF's Board authorized the use of up to \$2.8 million of TIF funds to support the development of a \$75 million, 17-story, 300-unit high-rise apartment, which, once completed, would stand as the first new high-rise residential tower built in downtown Fort Worth in nearly 30 years.
- Significant improvements were made to the Worthington Hotel, Bank of America Building, and One City Place, including the addition of new ground-floor retail and the opening of a new Aloft Hotel.

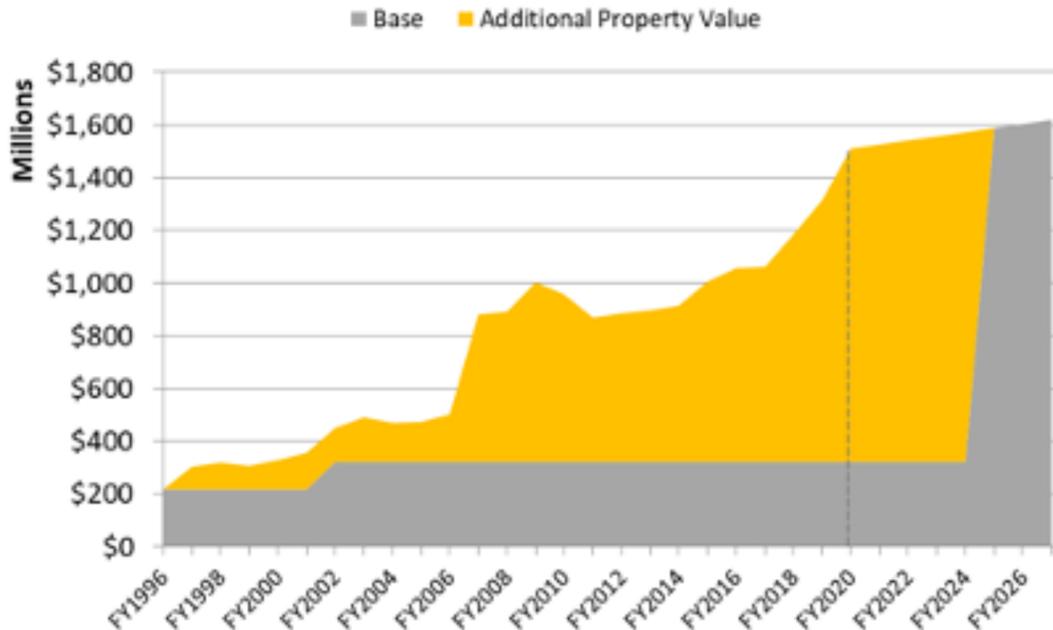
TIF #3 (Downtown)

January 1, 1996 - December 31, 2025 | 407 acres



FY19 Performance

Overall Performance: TIF #3 (Downtown)	
Base Value of TIF	\$ 322,440,637
Current Taxable Value of TIF	\$ 1,511,086,018
Total Increase in Taxable Value to Date	\$ 1,188,645,381
% Increase in Taxable Value to Date	368.6%
Taxable Value After Termination	\$ 1,572,442,170
Total Projected Increase in Taxable Value	\$ 1,250,001,533
Total Revenues Produced by Termination of TIF	\$ 109,766,097
% Increase in Taxable Value by Termination	387.7%
Tax Value CAGR To Date	7.35%
Tax Value Trailing 5-yr CAGR	8.46%
Base Value Per Acre	\$ 792,237
Current Taxable Value of TIF Per Acre	\$ 3,712,742
Projected Taxable Value Per Acre After Termination	\$ 3,863,494
Increase in Taxable Value Per Acre to Date	\$ 2,920,505
Increase in Taxable Value Per Acre by Termination	\$ 3,071,257
Additional Taxes at Termination (vs. base value)	\$ 37,045,501





TIF #4 (Southside)

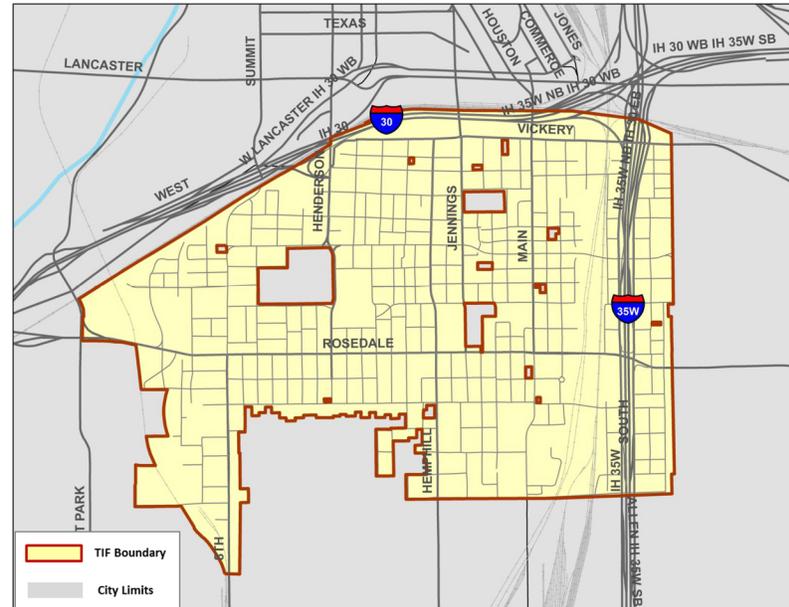
January 1, 1998 - December 31, 2022 | 1,278 acres

Purpose: TIF #4 was created to promote the revitalization of Fort Worth's Near Southside neighborhood and medical district, and to advance the transformation of this formerly blighted area into an economically productive, vibrant, mixed-use district. Near Southside, Inc. (NSI) administers TIF #4, working in close partnership with the City's Economic Development Department.

FY 2019 was a remarkably productive year for TIF #4. Total disbursements for projects totaled over \$6.2 million, with \$1.9 million supporting private investments totaling over \$83 million, for a private to public leverage ratio of over 43:1 on those projects. Over \$4.3 million was disbursed for public infrastructure improvements that included public park construction in South Main Village, and the reconstruction of heavily damaged streets throughout the district. The catalytic impact of this multiyear street repair program is already clearly visible, as dozens of private development projects – most without requiring any additional TIF support – have moved forward along those targeted streets.

Projects approved for TIF funding in FY2019 promise to continue this progress. An exciting private historic redevelopment project led by TechFW partner Exact Diagnostics will renovate and convert the historic Katy Depot complex in South Main Village beginning in 2020. This project is directly aligned with one of the primary goals of the Economic Development Strategic Plan: the creation of a Near Southside Medical Innovation District, now known as the iter8 health innovation community.

TIF #4 project approvals in FY2019 also included a continuation of essential infrastructure and transportation initiatives. The board approved funding for intersection safety improvements along 8th Avenue, and additional funds to complete the street repair program. The TIF's annual allocation in support of smaller-scale, tactical placemaking and streetscape improvement projects also continued to be led by NSI in partnership with TPW and local stakeholders.



Source: City of Fort Worth

Most importantly, 2019 saw the highest annual growth as measured by property valuation yet for TIF #4. 2019 TAD valuations show a 31.6% increase in property values over 2018, by far the most substantial annual increase to date, raising the average over the last five years to approximately 14.5%. TIF #4 now has an annual growth average of 7.4% since its inception in 1997.

Recent Developments

- Commercial and Mixed-Use Infill Projects include 1455 W. Magnolia Ave. and the Connex at Evans and Oleander.
- Major Residential development includes the Monarch Apartments at Rosedale and Hurley.
- Historic Adaptive Reuse projects include SoMa at S. Main and E. Daggett, and Main + Broad at S. Main and E. Broadway.
- Economic Anchors include Medical City FW ICU at 9th Ave. and the Cooper.
- Public Infrastructure includes Vickery Accessibility Improvements at W. Vickery and College, South Main Village Parks, and the Street Repair Program.

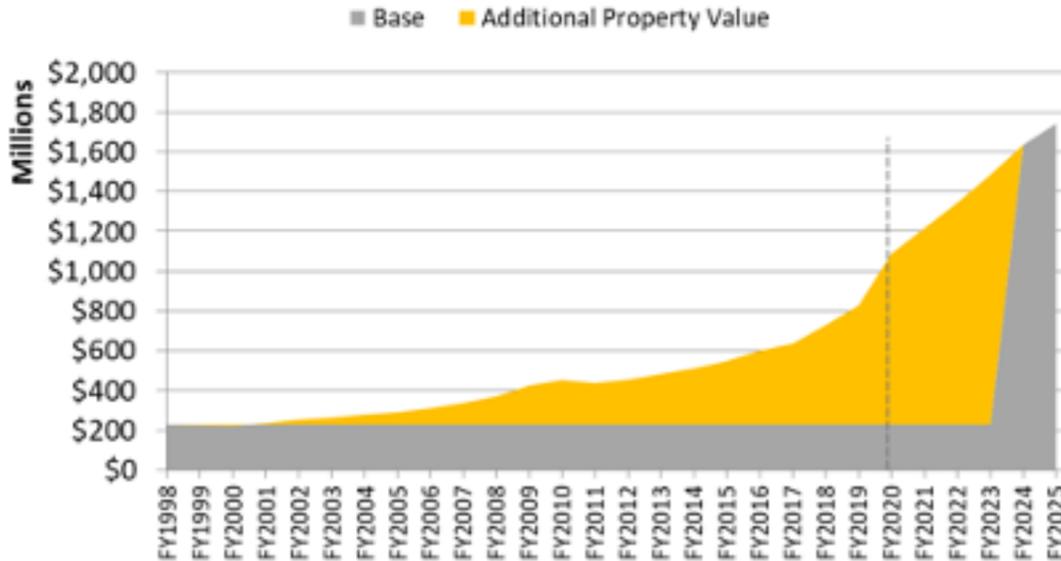
TIF #4 (Southside)

January 1, 1998 - December 31, 2022 | 1,278 acres



FY19 Performance

Overall Performance: TIF #4 (Southside)	
Base Value of TIF	\$ 229,759,626
Current Taxable Value of TIF	\$ 1,089,205,034
Total Increase in Taxable Value to Date	\$ 859,445,408
% Increase in Taxable Value to Date	374.1%
Taxable Value After Termination	\$ 1,485,410,732
Total Projected Increase in Taxable Value	\$ 1,255,651,106
Total Revenues Produced by Termination of TIF	\$ 114,128,118
% Increase in Taxable Value by Termination	546.5%
Tax Value CAGR To Date	7.33%
Tax Value Trailing 5-yr CAGR	14.70%
Base Value Per Acre	\$ 179,781
Current Taxable Value of TIF Per Acre	\$ 852,273
Projected Taxable Value Per Acre After Termination	\$ 1,162,293
Increase in Taxable Value Per Acre to Date	\$ 672,492
Increase in Taxable Value Per Acre by Termination	\$ 982,513
Additional Taxes at Termination (vs. base value)	\$ 30,465,765





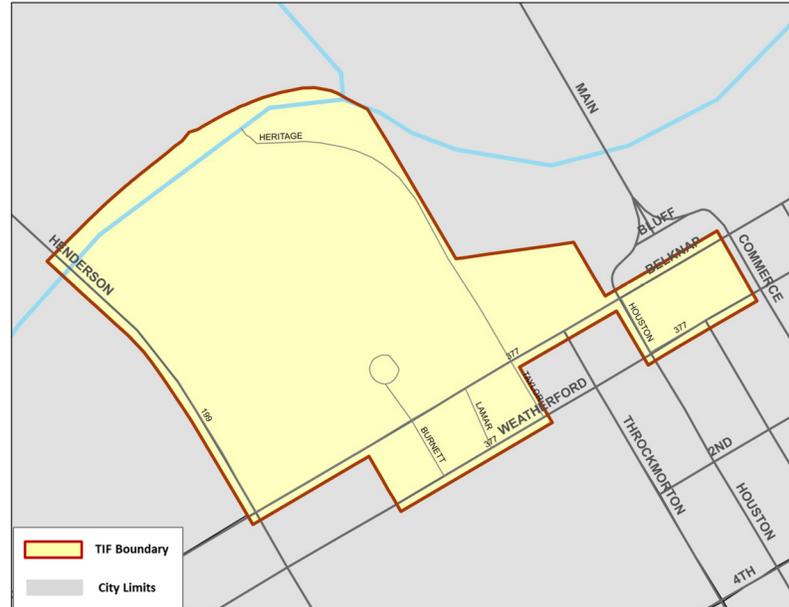
TIF #6 (Riverfront)

November 12, 2002 - November 20, 2036 | 64 acres

Purpose: TIF 6 (Riverfront) was created to promote the development of north downtown, primarily near the RadioShack campus.

Although the transition of TIF 6 from a corporate headquarters to the Tarrant County College's Trinity River Campus has eliminated the taxable value of the district (due to its tax-exempt status), the long-term value of the TIF as a potential tool for supporting future projects continues to be recognized. With many years remaining in the term of the TIF (and with several projects or sites within or adjacent to the district holding the potential for future change in and around the TIF), TIF participants have identified the possibility of future applications of TIF funds that would advance the Project Plan in ways yet to be determined.

The active use and value seen in and around the Riverfront TIF has been an incontrovertible result of investments previously made directly by or made possible by the TIF. The long-term benefits of that value, though not necessarily reflected in the TIF district's annual revenues, is directly attributable to the establishment and operation of the TIF. The City and other TIF participants will continue to explore appropriate opportunities for future use of the TIF in increasing that value.



Source: City of Fort Worth

Recent Developments

- Tarrant County College has continued to fill previously unoccupied or private space for use in instruction or administrative services.
- Plans continue to take shape for improvements to nearby Heritage Park, which will serve to better connect the Riverfront TIF to surrounding districts in Downtown and Panther Island.

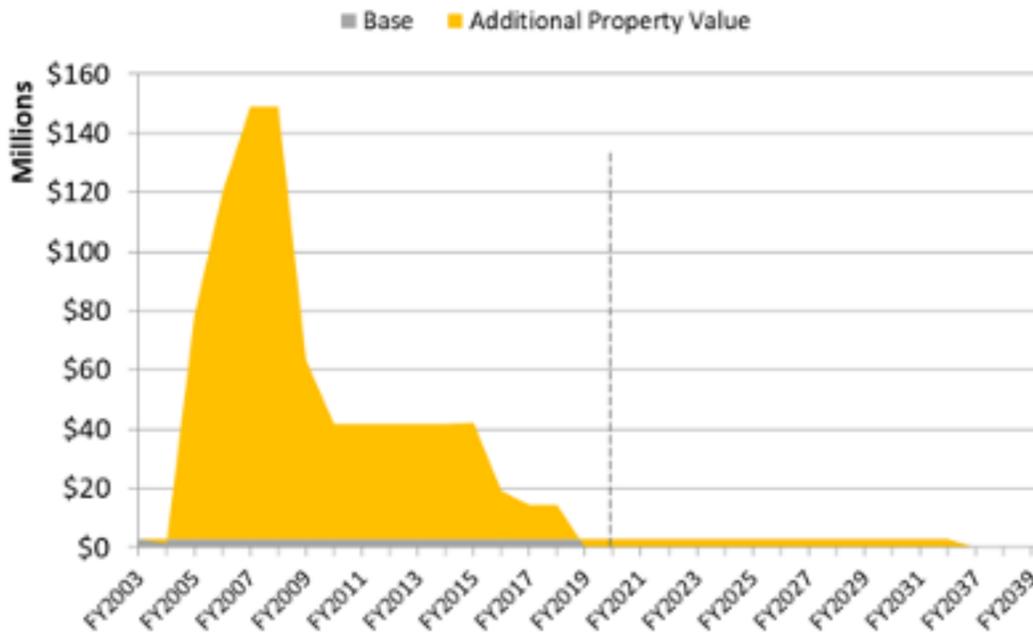
TIF #6 (Riverfront)

November 12, 2002 - November 20, 2036 | 64 acres



FY19 Performance

Overall Performance: TIF #6 (Riverfront)	
Base Value of TIF	\$ 2,822,348
Current Taxable Value of TIF	\$ -
Total Increase in Taxable Value to Date	\$ (2,822,348)
% Increase in Taxable Value to Date	-100.0%
Taxable Value After Termination	\$ -
Total Projected Increase in Taxable Value	\$ (2,822,348)
Total Revenues Produced by Termination of TIF	\$ 5,096,624
% Increase in Taxable Value by Termination	-100.0%
Tax Value CAGR To Date	-100.00%
Tax Value Trailing 5-yr CAGR	-100.00%
Base Value Per Acre	\$ 44,377
Current Taxable Value of TIF Per Acre	\$ -
Projected Taxable Value Per Acre After Termination	\$ -
Increase in Taxable Value Per Acre to Date	\$ (44,377)
Increase in Taxable Value Per Acre by Termination	\$ (44,377)
Additional Taxes at Termination (vs. base value)	\$ -





TIF #7 (North Tarrant Parkway)

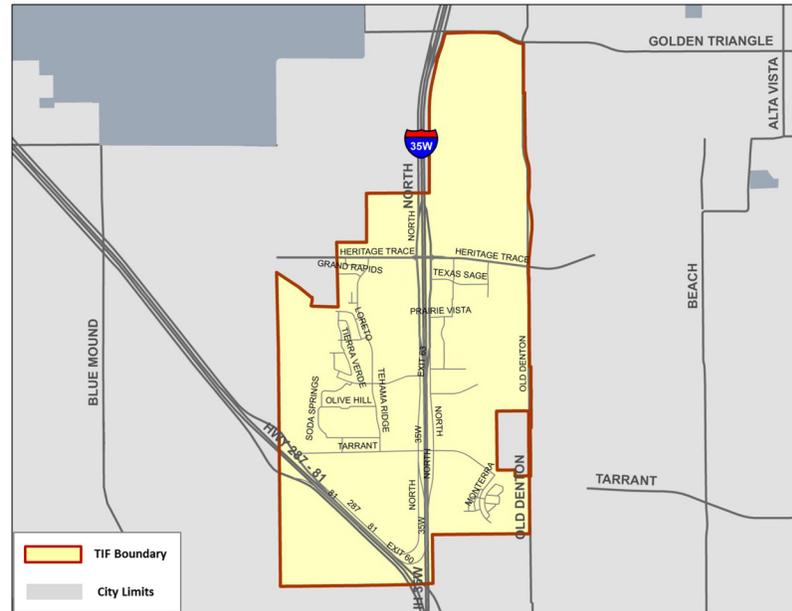
December 9, 2003 - December 31, 2019 | 2,113 acres

Purpose: TIF 7 (North Tarrant Parkway) was created to provide regional road infrastructure improvements to support property development and to supplement bond and impact fee funding in this rapidly developing area.

TIF 7 provided tremendous value and growth for the North Tarrant Parkway area of Fort Worth in FY 2019, posting year-over-year growth for FY 2019 of more than 12%. The increase resulted in the receipt of over \$8 million in gross revenue. Staff strategically started the exit and close-out efforts for TIF 7 as the TIF expired on December 31, 2019.

During the life of the TIF, investment dollars focused on major thoroughfare and infrastructure improvements throughout the zone, including North Tarrant Parkway, North Riverside Drive, Heritage Trace Parkway, and Harmon Road. The Emergency Medical Center at Alliance received TIF funds, as well as, both Presidio Vista retail development phases and the Alliance Town Center, all of which house significant tenants such as Chick-fil-a, Costco, Best Buy, Dick's Sporting Goods, and JCPenney. The FAA Southwest Regional Office and Texas Health Harris Methodist Hospital Alliance located within TIF 7. All of these projects have had a substantial impact on the district in attracting a plethora of office space, dining, shopping, health, and housing options that emphasize modern and healthy living principles. After the expiration of TIF #7 on December 31, 2019, all remaining funds are allocated to the Harmon Road project.

Overall, throughout the life of the TIF, the base land value of the TIF grew from \$1,603,849 to \$1,194,173,025. An increase of over 74,000% from the base value.



Source: City of Fort Worth



TIF 7 Development, Before and After:
North Tarrant Parkway in 2008 and in 2020.

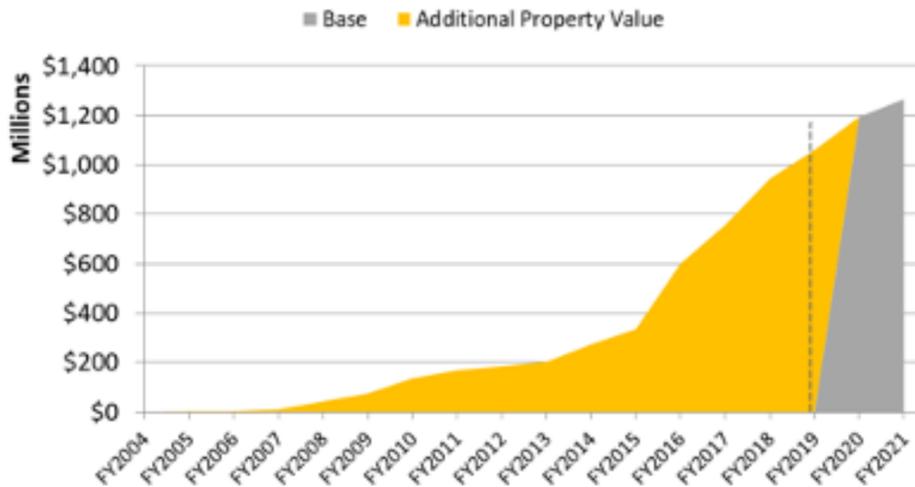
TIF #7 (North Tarrant Parkway)

December 9, 2003 - December 31, 2019 | 2,113 acres



FY19 Performance

Overall Performance: TIF #7 (North Tarrant Parkway)	
Base Value of TIF	\$ 1,603,849
Current Taxable Value of TIF	\$ 1,194,173,025
Total Increase in Taxable Value to Date	\$ 1,192,569,176
% Increase in Taxable Value to Date	74356.7%
Taxable Value After Termination	\$ 1,194,173,025
Total Projected Increase in Taxable Value	\$ 1,192,569,176
Total Revenues Produced by Termination of TIF	\$ 42,278,832
% Increase in Taxable Value by Termination	74356.7%
Tax Value CAGR To Date	56.45%
Tax Value Trailing 5-yr CAGR	31.0%
Base Value Per Acre	\$ 759
Current Taxable Value of TIF Per Acre	\$ 501,748
Projected Taxable Value Per Acre After Termination	\$ 565,155
Increase in Taxable Value Per Acre to Date	\$ 500,989
Increase in Taxable Value Per Acre by Termination	\$ 564,396
Additional Taxes at Termination (vs. base value)	\$ 29,269,291



TIF 7 Development, Before and After:
I-35 and Heritage Trace Parkway in 2013 and in 2020.



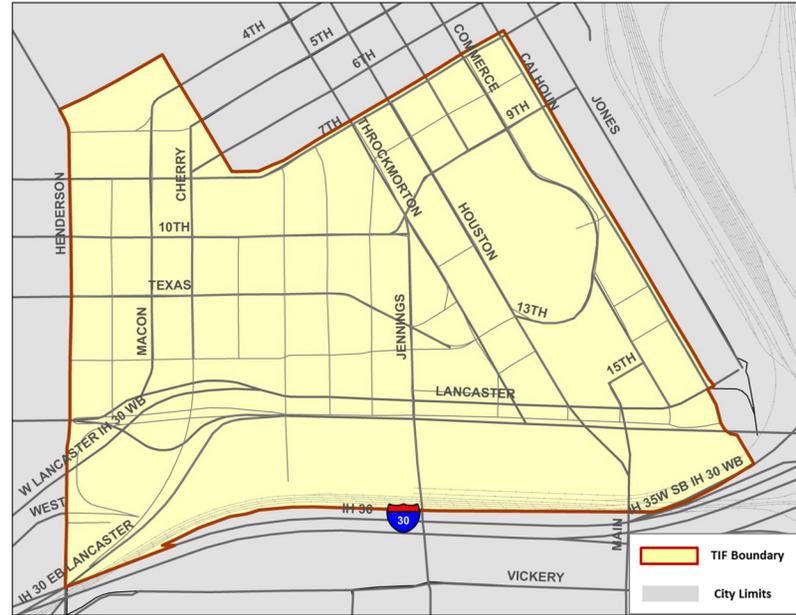
TIF #8 (Lancaster Corridor)

December 9, 2003 - December 31, 2024 | 220 acres

Purpose: TIF 8 (Lancaster Corridor) was created to promote development along the Lancaster corridor after an elevated portion of the I-30/I-35 interchange was realigned and demolished, reestablishing Lancaster Avenue as one of the primary gateways to downtown Fort Worth and the Near Southside / Medical District.

The Lancaster TIF saw a substantial jump in value in FY 2019, enjoying its highest rate of growth in taxable property values in thirteen years, with year-over-year growth of 37.1%. As a result, the TIF is now collecting more than \$2.3 million annually for use in support of new private investment in mixed-use residential development, new full-service hotels, and certain civic improvements or amenities that advance the revitalization of Lancaster Avenue and, more broadly, the southern half of downtown.

Creating additional momentum for the district was the announcement in 2019 of major capital investments by the City of Fort Worth in a new municipal complex near Lancaster Avenue and substantial renovations to the Fort Worth Convention Center, which now in the planning stages, is anticipated to begin construction in 2022.



Source: City of Fort Worth

Recent Developments

- The term completion of a 10-year tax abatement for the Omni Hotel added more than \$53 million to the tax rolls, significantly boosting TIF contributions by the City of Fort Worth.
- Construction started on the much-anticipated development of Burnett Lofts, a 5-story mixed-use apartment project located near Lancaster Avenue and Cherry Street.
- The Board of the Lancaster Corridor TIF authorized three new projects, including support for a \$31 million conversion of the historic Waggoner Building into a new four-star hotel, funding for additional landscaping to the Lancaster Avenue medians, and funding for the construction of a new pedestrian plaza and pedestrian linkage at the T&P Terminal Building and TexRail station.

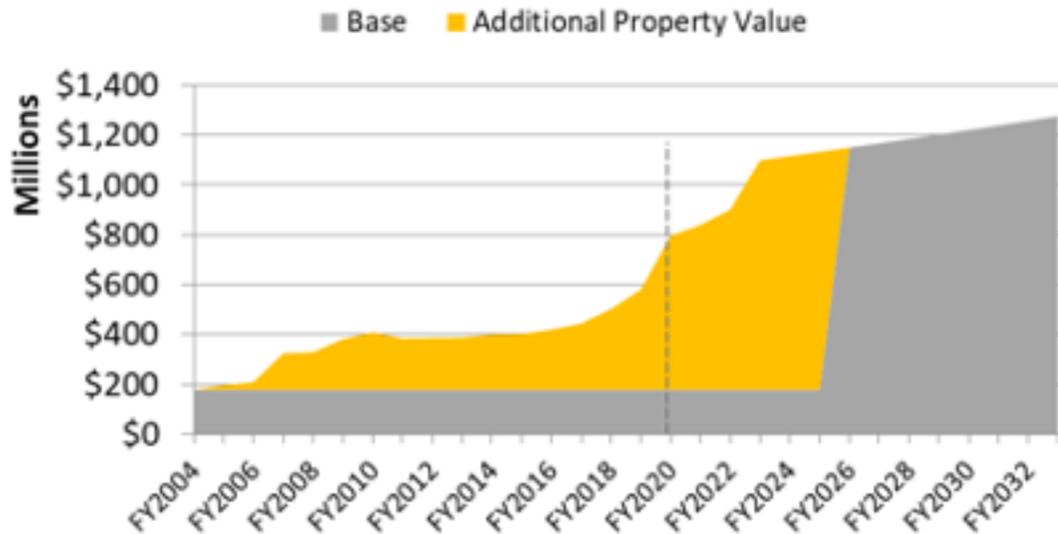
TIF #8 (Lancaster Corridor)

December 9, 2003 - December 31, 2024 | 220 acres



FY19 Performance

Overall Performance: TIF #8 (Lancaster Corridor)	
Base Value of TIF	\$178,938,722
Current Taxable Value of TIF	\$796,471,969
Total Increase in Taxable Value to Date	\$617,533,247
% Increase in Taxable Value to Date	345.1%
Taxable Value After Termination	\$1,133,087,524
Total Projected Increase in Taxable Value	\$954,148,802
Total Revenues Produced by Termination of TIF	\$50,435,471
% Increase in Taxable Value by Termination	533.23%
Tax Value CAGR* To Date	9.78%
Tax Value Trailing 5-yr CAGR	14.63%
Base Value Per Acre	\$813,358
Current Taxable Value of TIF Per Acre	\$3,620,327
Projected Taxable Value Per Acre After Termination	\$5,150,398
Increase in Taxable Value Per Acre to Date	\$2,806,969
Increase in Taxable Value Per Acre by Termination	\$4,337,040
Additional Taxes at Termination (vs. base value)	\$25,368,634





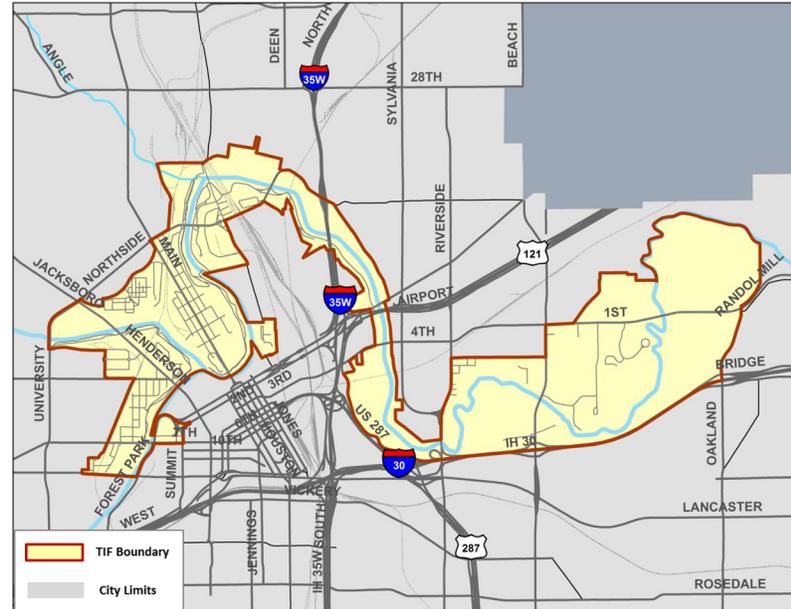
TIF #9 (Trinity River Vision)

December 16, 2003 - December 31, 2044 | 3,980 acres

Purpose: TIF 9 (Trinity River Vision) was created to promote redevelopment along the Trinity River while creating mixed-use development and utilizing Gateway Park as hydraulic valley storage to provide the necessary flood protection associated with the bypass flood control project.

FY 2019 extended the double-digit growth experienced by TIF 9 in FY 2018. At 23.9%, year-over-year increases in property value were the highest they have been for the TIF district in fifteen years. A significant driver behind the growth of TIF appraisals is the completion of several apartment developments located in Left Bank near West Seventh Street, in northwest portions of Downtown, and along Northside Drive. FY 2019 also saw progress in the construction of the first significant new private development on Panther Island – a 300-unit multifamily project by Encore Enterprises.

Following recommendations from independent consultants, governance structures and responsibilities shifted somewhat for the broader Trinity River Vision project. While the Trinity River Vision Authority will continue to administer efforts relating to district programming and the advancement of infrastructure installation, responsibility for economic development activity in the district will now fall to the City of Fort Worth. The changes aim to clarify the separate concerns and funding sources for flood control versus economic development, to provide increased operational efficiencies, and to support a consolidated focus on core project elements to accelerate project implementation and infrastructure delivery.



Source: City of Fort Worth

Recent Developments

- Completion of the Broadstone apartments in the northwestern portion of Downtown added more than \$33 million of new taxable value to the TIF district.
- Five of the ten properties in TIF 9 that experienced the largest increase in property value are located in the Left Bank development. These properties represent a collective \$59 million in new taxable value.
- Completion of The View, a 300-unit apartment building near Northside Drive, added more than \$26 million in new taxable property value to the TIF.
- Administration of economic development efforts associated with Panther Island transitioned from the Trinity River Vision Authority to the City of Fort Worth's Economic Development Department.

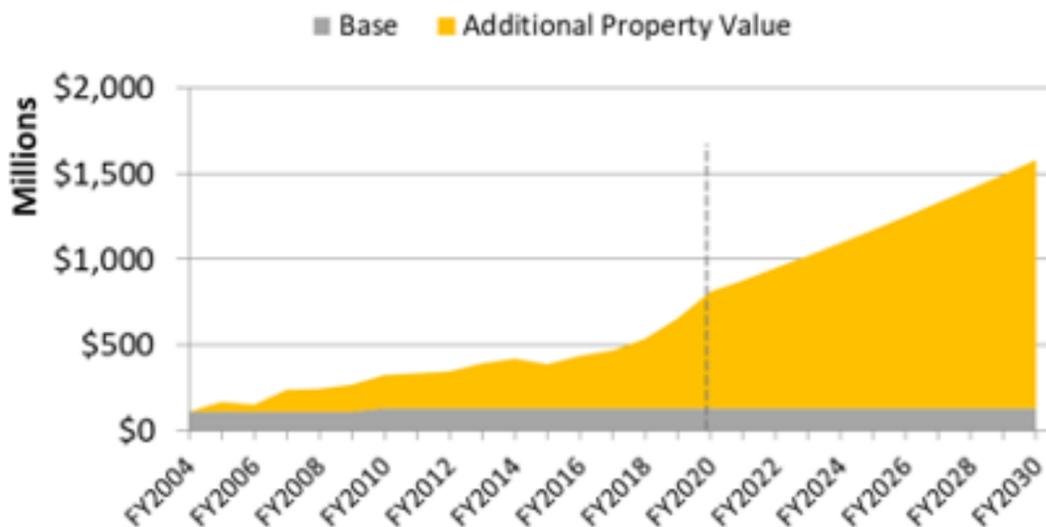
TIF #9 (Trinity River Vision)

December 16, 2003 - December 31, 2044 | 3,980 acres



FY19 Performance

Overall Performance: TIF #9 (Trinity River Vision)	
Base Value of TIF	\$130,744,298
Current Taxable Value of TIF	\$811,804,574
Total Increase in Taxable Value to Date	\$681,060,276
% Increase in Taxable Value to Date	520.9%
Taxable Value After Termination	\$2,964,833,409
Total Projected Increase in Taxable Value	\$2,834,089,111
Total Revenues Produced by Termination of TIF	\$481,412,618
% Increase in Taxable Value by Termination	2168%
Tax Value CAGR* To Date	12.80%
Tax Value Trailing 5-yr CAGR	14.41%
Base Value Per Acre	\$32,850
Current Taxable Value of TIF Per Acre	\$203,971
Projected Taxable Value Per Acre After Termination	\$744,933
Increase in Taxable Value Per Acre to Date	\$171,121
Increase in Taxable Value Per Acre by Termination	\$712,083
Additional Taxes at Termination (vs. base value)	\$77,044,936





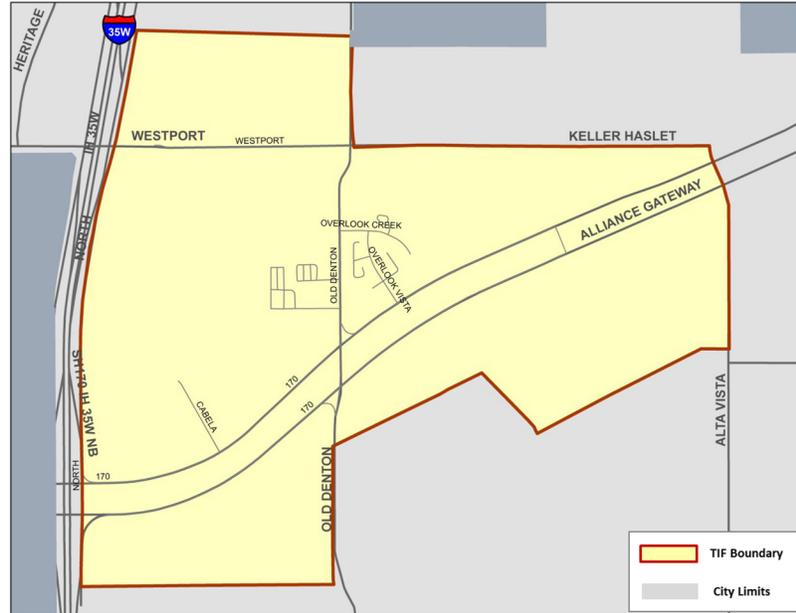
TIF #10 (Lone Star)

June 15, 2004 - December 31, 2025 | 981 acres

Purpose: TIF 10 (Lonestar) was created to finance the development of public space and infrastructure on and near the site of Cabela's, a 200,000 square foot hunting and outdoor retail facility.

TIF 10 revenues were dedicated to paying for the initial public improvements and exhibition space that supported the Cabela's development. After they were paid off, they became available for use in public improvements related to new development. Currently, no further development projects can be supported by TIF funds, as all amounts collected are needed to pay down the cost of the infrastructure in place. Cabela's purchased the bond that provided the up-front funding for the project. The TIF district pays the holder of that bond as tax increment is collected into the TIF.

TIF 10 experienced a year-over-year revenue increase of 19.9% in FY 2019. The property within the TIF District is now increasingly attractive to development, due to its location between Alliance Airport to the north and the Alliance residential and commercial developments to the south.



Source: City of Fort Worth

Recent Developments

- The Hilton Garden Inn has an ideal location, 1 mile from Alliance Airport and ^ miles from Texas Motor Speedway. The hotel has over 2,400 square feet of flexible meeting space and business-class accommodations.
- Alliance Airport is growing at a rapid rate. It continues to draw in new businesses that add to Fort Worth's economy and position as an ideal location for aerospace, manufacturing, and transportation innovation.

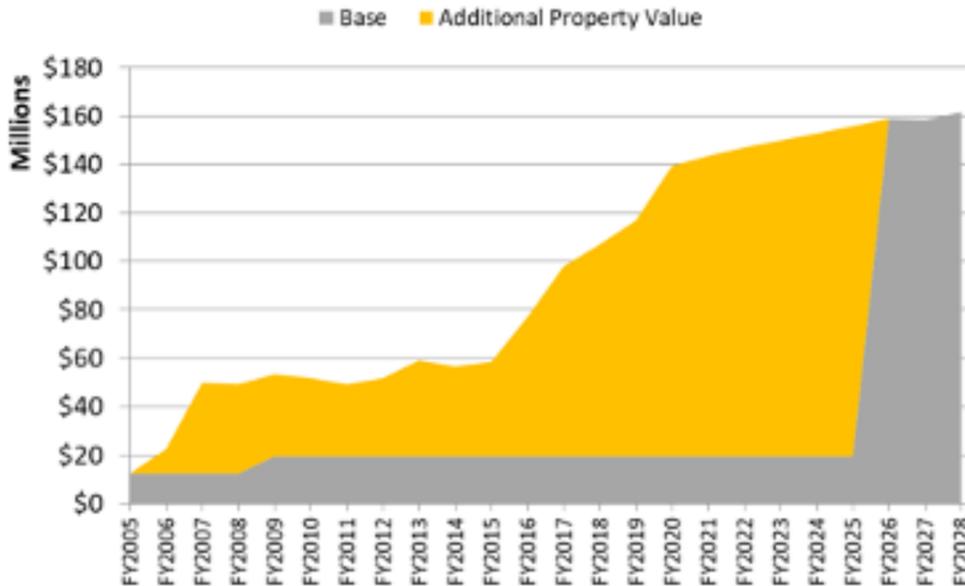
TIF #10 (Lone Star)

June 15, 2004 - December 31, 2025 | 981 acres



FY19 Performance

Overall Performance: TIF #10 (Lone Star)	
Base Value of TIF	\$ 16,073,937
Current Taxable Value of TIF	\$ 139,956,051
Total Increase in Taxable Value to Date	\$ 123,882,114
% Increase in Taxable Value to Date	770.7%
Taxable Value After Termination	\$ 155,280,254
Total Projected Increase in Taxable Value	\$ 139,206,317
Total Revenues Produced by Termination of TIF	\$ 16,079,084
% Increase in Taxable Value by Termination	866.0%
Tax Value CAGR To Date	15.96%
Tax Value Trailing 5-yr CAGR	13.76%
Base Value Per Acre	\$ 16,385
Current Taxable Value of TIF Per Acre	\$ 142,667
Projected Taxable Value Per Acre After Termination	\$ 158,288
Increase in Taxable Value Per Acre to Date	\$ 126,281
Increase in Taxable Value Per Acre by Termination	\$ 141,902
Additional Taxes at Termination (vs. base value)	\$ 3,718,635





TIF #12 (East Berry Renaissance)

July 18, 2006 - December 31, 2027 | 604 acres

Purpose: TIF 12 (East Berry Renaissance) was created to help fund public infrastructure improvements along the East Berry Street Corridor and promote redevelopment and growth throughout the area.

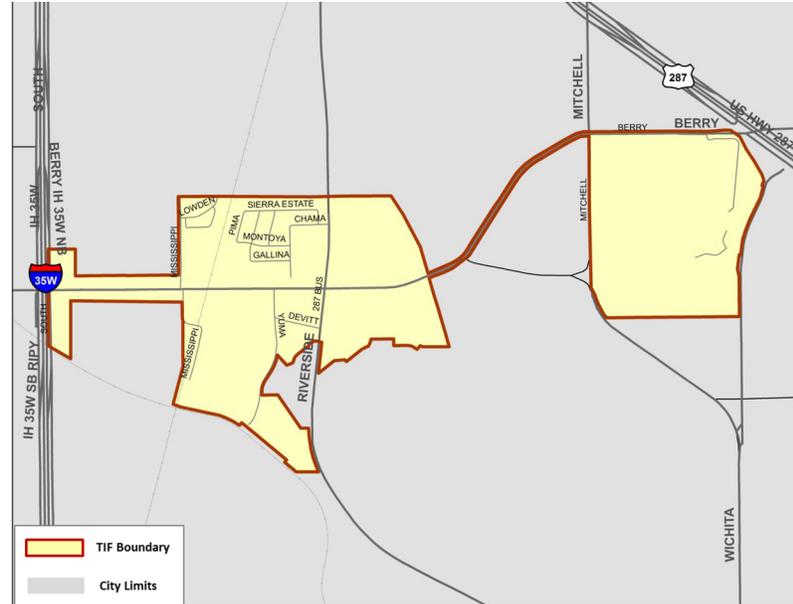
TIF 12's largest project is Renaissance Square, a community designed around a holistic revitalization framework developed by Purpose Built Communities, which is located in the eastern portion of TIF 12. It is a partnership between Renaissance Heights United, Uplift Mighty Preparatory, Cook's Children's Hospital, Columbia Residential, and Purpose Built Communities.

This award-winning model is centered on a cradle-to-college-to-career education pipeline, a mixed-income housing strategy, and community wellness through a vibrant network of community and support services.

Implementation of the master plan for the Renaissance Square site continued in FY 2019. Columbia Residential's Phase 1, which included the construction of a mixed-income apartment community, was completed and began leasing units in 2018. Phase 2 began in 2019, breaking ground on the independent senior living apartments, with Phase 3 to follow with the remaining multi-family apartments. Continued needs and desires for the area include single-family, medical offices, additional multi-family, and more commercial space that supports the community, including attracting more retail opportunities.

TIF 12 will have revenues that total more than \$1 million annually for the remainder of the TIF's life, with termination set for 2028.

The best use for the land in the western half of the TIF District is an on-going discussion. Future plans and usage will be continuously discussed.



Source: City of Fort Worth

Recent Developments

- Construction has begun on Mason Heights Senior Living Facility. This project enhances the ability for residents to grow up and stay in their community through their later years, a goal of the Purpose Built Communities.
- Interest has sparked along Berry St. with development planned for additional fast-casual restaurants in 2020.

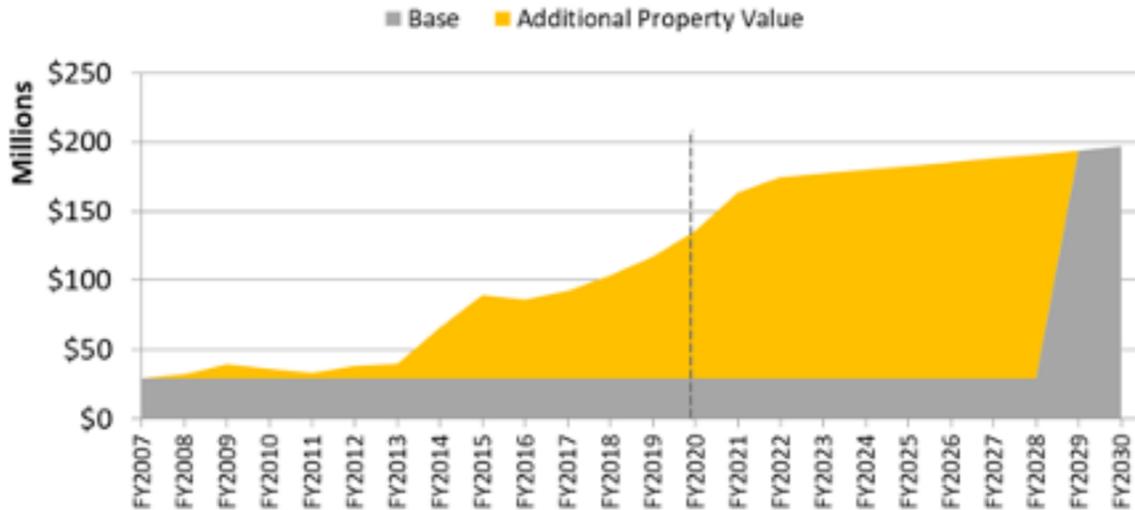
TIF #12 (East Berry Renaissance)

July 18, 2006 - December 31, 2027 | 604 acres



FY19 Performance

Overall Performance: TIF #12 (East Berry Renaissance)		
Base Value of TIF	\$	29,176,323
Current Taxable Value of TIF	\$	135,978,395
Total Increase in Taxable Value to Date	\$	106,802,072
% Increase in Taxable Value to Date		366.1%
Taxable Value After Termination	\$	191,121,768
Total Projected Increase in Taxable Value	\$	161,945,445
Total Revenues Produced by Termination of TIF	\$	22,644,074
% Increase in Taxable Value by Termination		555.1%
Tax Value CAGR To Date		12.57%
Tax Value Trailing 5-yr CAGR		8.71%
Base Value Per Acre	\$	48,305
Current Taxable Value of TIF Per Acre	\$	225,130
Projected Taxable Value Per Acre After Termination	\$	316,427
Increase in Taxable Value Per Acre to Date	\$	176,825
Increase in Taxable Value Per Acre by Termination	\$	268,122
Additional Taxes at Termination (vs. base value)	\$	4,344,149





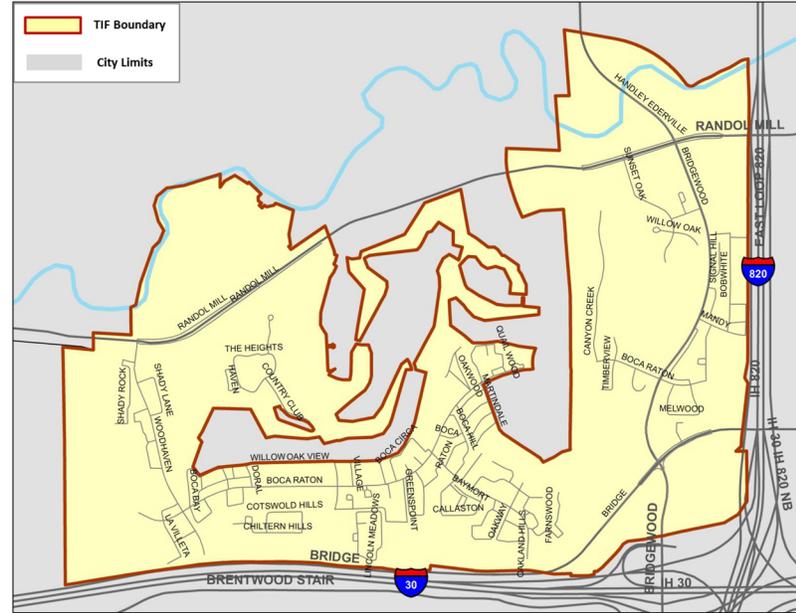
TIF #13 (Woodhaven)

November 27, 2007 - December 31, 2028 | 1,100 acres

Purpose: TIF 13 (Woodhaven) was created to help fund public infrastructure improvements that will provide a "foundation for development" to encourage and support the long-term public needs of the neighborhood and to secure mixed-use economic growth opportunities in the Woodhaven area.

TIF 13's funds have been primarily invested in foundational infrastructure and beautification projects. The TIF and the TIFs area tax base have benefited from projects including street lighting, tree planting, and sidewalk repairs. The addition of the highly respected International Leadership of Texas (IL Texas) charter school has also aided in the attractiveness of single-family residential projects like the TIF supported Highwoods Village Development. In FY2019, this benefit is seen in a taxable value increase, which continues to cause historically high revenues for TIF 13. The profile of TIF 13 rose in FY2019 as more interest is being generated from developers for commercial projects. Continuing the momentum from FY 2018, several parcels of land within the TIF district were valued at over \$1.0 million.

TIF revenues increased by \$536,918 from FY 2018 to FY 2019. Based upon current predictions, TIF 13 will have revenues that total more than \$2 million annually for the remainder of the TIF's life. A few sites in the area remain available for development, but the focus for the area is redevelopment efforts for meaningful commercial development.



Source: City of Fort Worth

Recent Developments

- Eastside Blossoms has planted over 180 native Texas species trees within TIF 13 area. This is an on-going effort that has enhanced and beautified the area for both residents and businesses within the district.
- A 10 acre, 45 single-home development project was approved for financial support from the TIF. This development represents the first of its kind for the TIF in years and will show that single-family development projects are viable for the area.
- Beautification projects (sidewalks and street lights) continue to take place in the TIF. The goal is the projects is to increase the aesthetics of the area, making it more attractive for commercial investors.

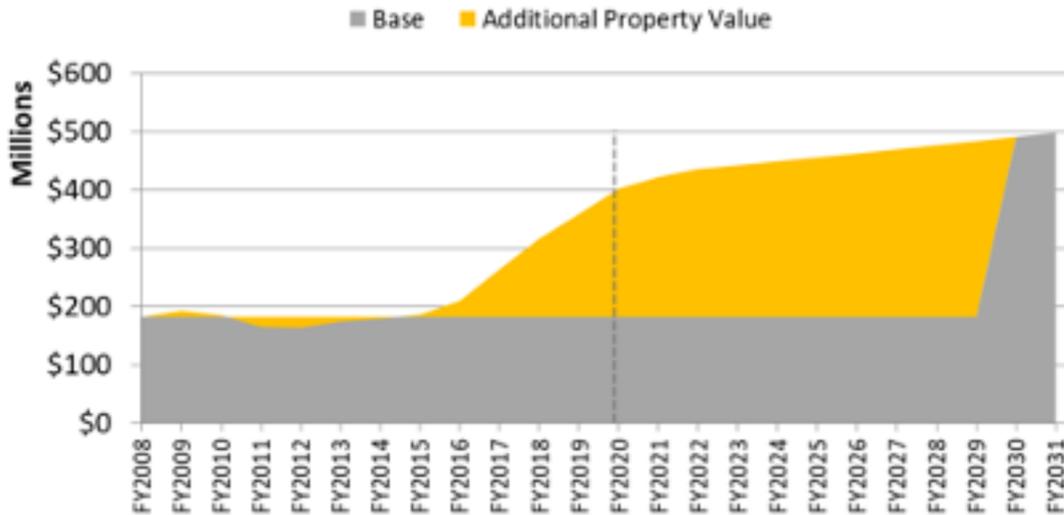
TIF #13 (Woodhaven)

November 27, 2007 - December 31, 2028 | 1,100 acres



FY19 Performance

Overall Performance: TIF #13 (Woodhaven)	
Base Value of TIF	\$ 181,859,151
Current Taxable Value of TIF	\$ 402,417,052
Total Increase in Taxable Value to Date	\$ 220,557,901
% Increase in Taxable Value to Date	121.3%
Taxable Value After Termination	\$ 484,192,469
Total Projected Increase in Taxable Value	\$ 302,333,318
Total Revenues Produced by Termination of TIF	\$ 29,891,210
% Increase in Taxable Value by Termination	166.2%
Tax Value CAGR To Date	6.84%
Tax Value Trailing 5-yr CAGR	16.67%
Base Value Per Acre	\$ 165,327
Current Taxable Value of TIF Per Acre	\$ 365,834
Projected Taxable Value Per Acre After Termination	\$ 440,175
Increase in Taxable Value Per Acre to Date	\$ 200,507
Increase in Taxable Value Per Acre by Termination	\$ 274,848
Additional Taxes at Termination (vs. base value)	\$ 6,739,712





TIF #14 (Trinity Lakes)

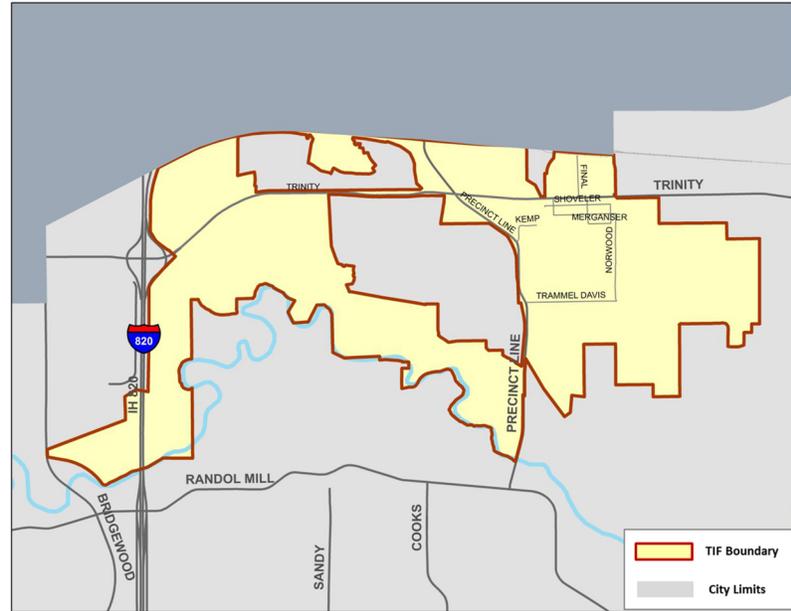
November 12, 2012 - December 31, 2032 | 1,800 acres

Purpose: TIF 14 (Trinity Lakes) was created to help finance public infrastructure improvements in the area east of Loop 820 surrounding Trinity Boulevard, including improvements to arterials (Trinity Boulevard and Precinct Line Road), the Trinity Trails system, wayfinding signage, transit improvements, public parking facilities, land acquisition, and other TIF-eligible projects that help encourage redevelopment in the Trinity Lakes area as a Transit Oriented Development.

The City continued to coordinate with the North Central Texas Council of Governments, Trinity Metro, and the Newell Companies for the construction of improvements to Trinity Boulevard and nearby infrastructure in FY 2019. Long-standing issues challenging the area, especially concerning flooding, made these infrastructure improvements necessary, while also serving to support private development within the district.

These efforts and planned development within the Trinity Lakes TIF received funding approval by the Regional Transportation Council for certain public improvements in the TIF district as well as financial support by Trinity Metro for the location of a Trinity Railway Express (TRE) station within the TIF district.

With year-over-year growth of 10.9%, gains in TIF 14 appraisal values moderated somewhat after five-years of double-digit growth. Appraisal growth is expected to continue in double-digit levels in the coming years, as work on Trinity Boulevard enters construction phases, and as nearby improvements to Loop 820 pave the way for new private real estate investment.



Source: City of Fort Worth

Recent Developments

- Trinity Metro authorized and provided funds to relocate the TRE station from Richland Hills to Trinity Lakes.
- Plans continue for the installation of improvements to Trinity Boulevard.

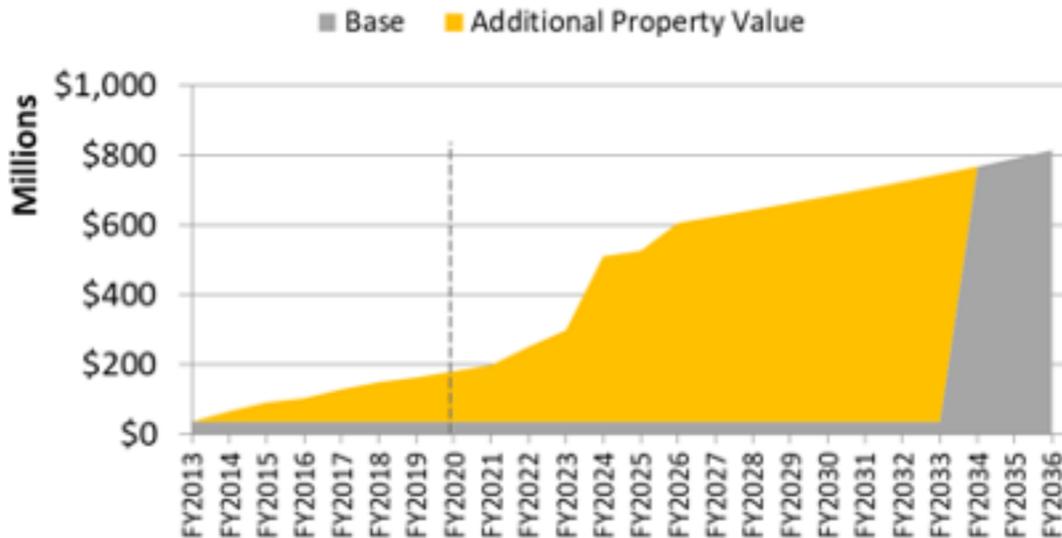
TIF #14 (Trinity Lakes)

November 12, 2012 - December 31, 2032 | 1,800 acres



FY19 Performance

Overall Performance: TIF #14 (Trinity Lakes)	
Base Value of TIF	\$35,035,971
Current Taxable Value of TIF	\$179,590,107
Total Increase in Taxable Value to Date	\$144,554,136
% Increase in Taxable Value to Date	412.59%
Taxable Value After Termination	\$745,165,469
Total Projected Increase in Taxable Value	\$710,129,498
Total Revenues Produced by Termination of TIF	\$57,865,138
% Increase in Taxable Value by Termination	2026.86%
Tax Value CAGR* To Date	26.30%
Tax Value Trailing 5-yr CAGR	14.61%
Base Value Per Acre	\$19,464
Current Taxable Value of TIF Per Acre	\$99,772
Projected Taxable Value Per Acre After Termination	\$413,981
Increase in Taxable Value Per Acre to Date	\$80,308
Increase in Taxable Value Per Acre by Termination	\$394,516
Additional Taxes at Termination (vs. base value)	\$19,438,955





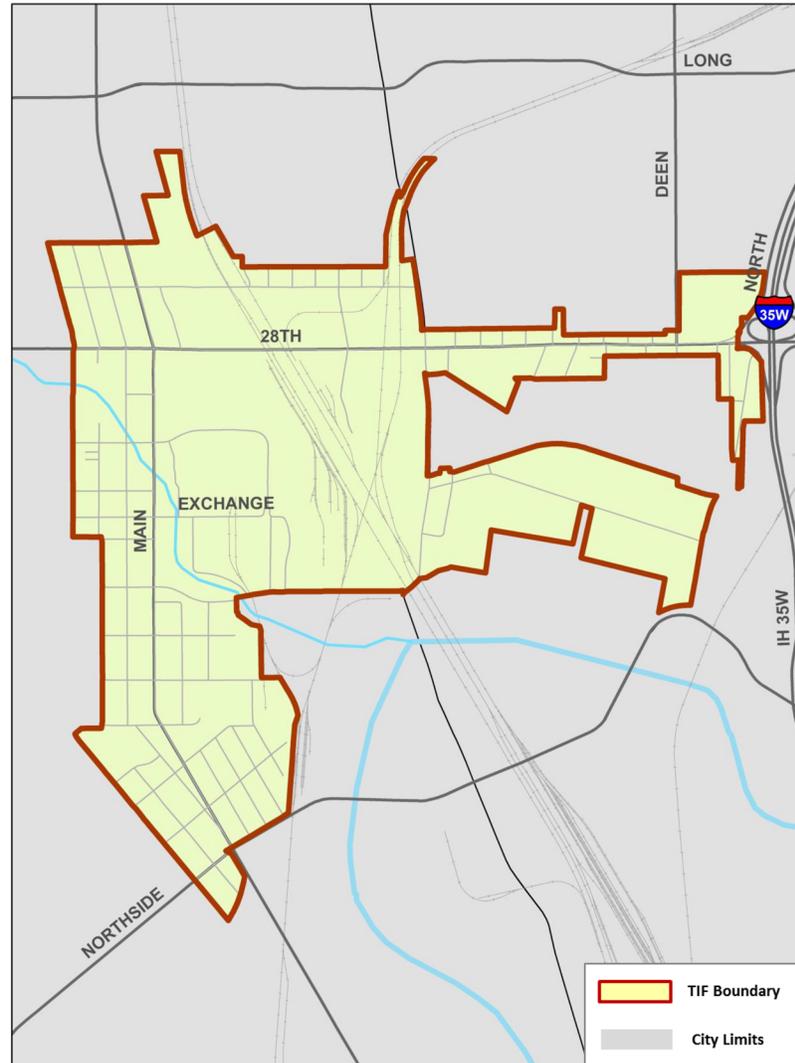
TIF #15 (Stockyards / Northside)

Dec. 2, 2014 - December 31, 2034 | 925 acres

Purpose: TIF 15 (Stockyards/Northside) was created recognizing the historical and economic importance of the Fort Worth Stockyards and surrounding neighborhoods – the growth and vitality of which is impeded by inadequate infrastructure and pockets of persistent blight. The Stockyards/Northside TIF has been created to support the preservation and enhancement of the greater Stockyards area through strategic investment in public improvements.

Development in TIF 15 continues on track, as the beginnings of construction in FY2018 led to several projects opening in FY2019, including the 170-room Springhill Suites as well as the new RFD-TV studios. Other projects wrapped up construction at the end of the year, with Mule Alley expected to open to foot and vehicle traffic in January 2020, with a tenant opening its doors as well at that time.

Construction continues of the Autograph Collection Hotel Drover and on opening up the area to promote pedestrian traffic along Marine Creek. Several more tenants along Mule Alley are expected to open in the first quarter of FY2020, including Shake Shack, the American Paint Horse Association (AQHA) Headquarters, and Simpli.fi, doubling the existing employment base with over 300 new jobs. All of these developments have contributed to a 26.4% year-over-year increase in district value.



Source: City of Fort Worth

Recent Developments

- TIF-supported improvements to Mule Alley were completed.
- The new RFD-TV studio opened.
- The Mule Alley complex secures Shake Shack as its first tenant, opening its doors early in 2020. Construction continues on Hotel Drover, a 200-room boutique hotel intended to anchor the complex. It is set to open in Fall of 2020.

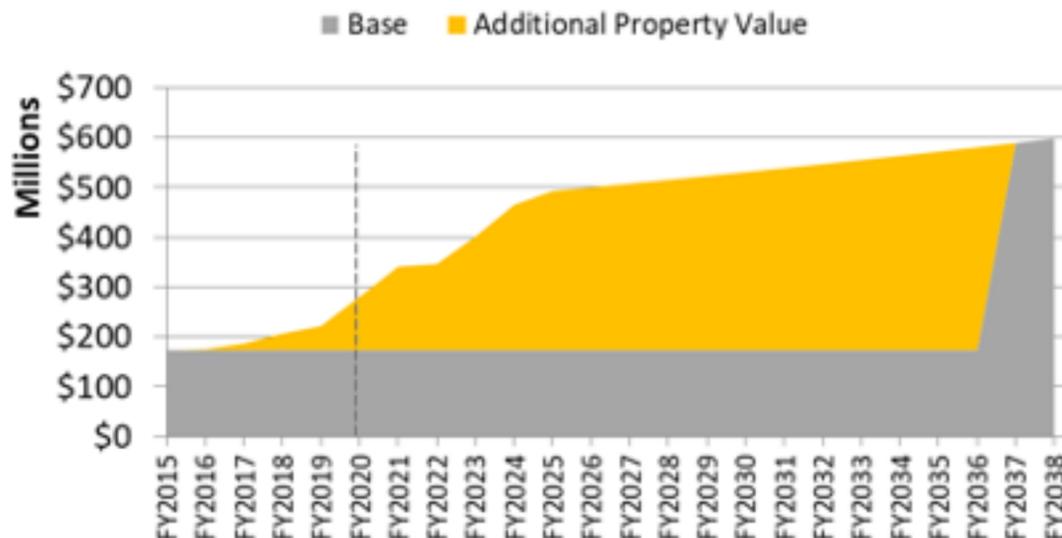
TIF #15 (Stockyards / Northside)

November 2, 2014 - December 31, 2034 | 925 acres



FY19 Performance

Overall Performance: TIF #15 (Stockyards/Northside)	
Base Value of TIF	\$173,277,642
Current Taxable Value of TIF	\$280,430,029
Total Increase in Taxable Value to Date	\$107,152,387
% Increase in Taxable Value to Date	61.84%
Taxable Value After Termination	\$580,664,235
Total Projected Increase in Taxable Value	\$407,386,593
Total Revenues Produced by Termination of TIF	\$29,064,478
% Increase in Taxable Value by Termination	235.11%
Tax Value CAGR* To Date	10.11%
Tax Value Trailing 5-yr CAGR	10.11%
Base Value Per Acre	\$187,327
Current Taxable Value of TIF Per Acre	\$303,168
Projected Taxable Value Per Acre After Termination	\$627,745
Increase in Taxable Value Per Acre to Date	\$115,840
Increase in Taxable Value Per Acre by Termination	\$440,418
Additional Taxes at Termination (vs. base value)	\$2,303,023



TIF #2 (Speedway)

Dennis Shingleton, Chair
 Carlos Flores
 Kenton Nelson
 Phillip Vaden
 Ryder Warren
 Steve Sprowls
 Tan Parker
 Tom Kelly
 Tye Sheets Pierpont

TIF #3 (Downtown)

Ann Zadeh, Chair
 Brian Byrd
 Felipe Gutierrez
 Johnny Campbell
 JR Labbe
 Leah King
 Rep. Nicole Collier
 Roy C. Brooks
 Susan Alanis

TIF #4 (Southside)

Ann Zadeh, Chair
 Alice Moore
 Early Davis
 JR Labbe
 Kelly Allen Gray
 Kristin Camareno
 Linda Christie
 Roy Brooks
 Susan Alanis

TIF #6 (Riverfront)

Ann Zadeh, Chair
 Alice Moore
 Cathy Young Junior
 G.K. Maenius
 JR Labbe
 Linda Christie
 Lisa McMillan
 Nina Petty
 Roy C. Brooks
 Susan Alanis

TIF #7 (North Tarrant Parkway)

Cary Moon, Chair
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 Chuck Tackett
 Clint Abernathy
 Dennis Shingleton
 Gary Fickes
 Glenn Wallace
 Ken Kristofek
 Linda Christie
 Roy Foster
 Russell Fuller
 Russell Laughlin
 Seana Sowell

TIF #8 (Lancaster Corridor)

Jungus Jordan, Chair
 Ann Zadeh
 David Parker
 Gloria Starling
 Kelly Allen Gray
 Marty Leonard
 Patti Gearhart Turner
 Richard Casarez
 Roy C. Brooks
 Susan Alanis

TIF #9 (Trinity River Vision)

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 Carlos Flores
 Dana Schenck
 Dr. Eugene Giovannini
 Gary Walker
 G. K. Maenius
 Jack Stevens
 J. D. Johnson
 Jim Lane
 JR Labbe
 Leah King
 Merianne Roth
 Roy C. Brooks
 Tom Purvis
 Victor Henderson

TIF #10 (Lone Star)

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 Andre McEwing
 Brian Byrd
 Dennis Shingleton
 Gary Fickes
 J. D. Granger
 JR Labbe
 Linda Christie
 Mike Berry
 Steven Andognini
 Susan Alanis

TIF #12 (East Berry Renaissance)

Kelly Allen Gray, Chair
 David Salgado
 Dennis Ruiz
 Dennis Shingleton
 JR Labbe
 Linda Christie
 Roderick Miles
 Susan Alanis
 Wayne Carson

TIF #13 (Woodhaven)

Cary Moon, Chair
 Gyna Bivens
 Jason Andrews
 JR Labbe
 Ken Devero
 Ken Newell
 Linda Christie
 Roderick Miles
 Sandra McGlothlin
 Susan Alanis
 Vernell Sturns

TIF #14 (Trinity Lakes)

Gyna Bivens, Chair
 Bob Riley
 Cary Moon
 Linda Christie
 Mike Brennan
 Roderick Miles
 Ryan Martin

TIF #15 (Stockyards/Northside)

Carlos Flores, Chair
 Al Saenz
 Alice Moore
 Dennis Shingleton
 Hub Baker
 Jim Lane
 Pam Minick
 Susan Alanis
 Teresa Ayala

Acknowledgements & Contacts



Acknowledgements

In addition to those already listed, the following individuals provide invaluable service and support to Fort Worth's TIFs.

Alicia Ortiz
Andrea Duffie
Andy Taft
Carol Bracken
Carole Robinson
Isabel Villegas
Jamie Wilson
Jay Chapa
Jessica Inacio
Justin McLaughlin
Katherine B. Smith
Katheryn W. Smith
Kathylene Parramore
Kelly Baggett
Kyla Mills
Lisa McMillan
Maribeth Ashley
Martha Obermiller
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For more information, visit our website:
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