

A Resolution 2925

WHEREAS, on January 14 2003 the City Council of the City of Fort Worth received a petition for the establishment of the Fort Worth Public Improvement District No 11 and

WHEREAS, on January 28 2003 the City Council found and determined that such petition included sufficient signatures and met other requirements of Sections 372 002 and 372 005 of the Public Improvement District Assessment Act, (V T C A Texas Local Government Code Section 372 001 et seq) (the Act”) and

WHEREAS, the City Secretary of the City of Fort Worth gave written notice and notice by publication that a public hearing would be held by the City Council on February 25 2003 at 10 00 a m and in accordance with Section 372 009 of the Act and

WHEREAS, the City Council held such public hearing at its regular open, public meeting on February 25 2003 at 10 00 a.m and on February 25 2003 closed the hearing on the same day

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

1 The City Council after duly considering the evidence and testimony presented at such public hearing, hereby makes the following findings

(a) It is advisable to establish a public improvement district under Chapter 372 Texas Local Government Code which district shall be known as the Fort Worth Public Improvement District No 11 (“PID No 11)

(b) It is advisable to authorize the City of Fort Worth to exercise the powers granted by Chapter 372 Texas Local Government Code in connection with the establishment of PID No 11 including the undertaking of improvements projects and/or services that confer a special benefit on property in the district and the levying and collection of special assessments on property in the district, based on the benefit conferred by the improvement project and/or services, to pay the costs of such project and/or services

(c) It is advisable for improvements and/or services to be undertaken and provided by the district



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(d) The general nature of the improvements and/or services of the district shall include

(1) an improvement district maintenance and landscaping program consisting of supplemental street sweeping, sidewalk sweeping, sidewalk cleaning, bus shelter cleaning, planting and landscape maintenance, streetscape improvement and supplemental trash receptacle pickup and

(2) an improvement district promotions program consisting of recreational and cultural enhancements and activities, and the staging or monitoring of special recreational and cultural events; and

(3) an improvement district marketing and communications program consisting of an advertising, marketing and communications program, marketing events and management of street banner program, and

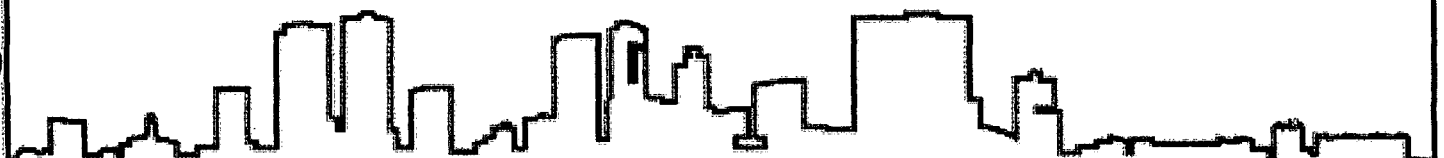
(4) an improvement district security program consisting of a bicycle, cruiser and mounted police officers, a public relations crime prevention campaign, a public/private security force coordination program, and other related projects on an as needed basis, and

(5) an improvement district transportation and parking program including coordination and a long range plan for transportation and parking, interface planning between various transportation modes and land uses; and the oversight of transportation and parking related programs which solve identified problems in the District; and

(6) an improvement district management program to provide for the establishment, administration and operation of the District.

Such improvement and/or services will be a supplement to the standard existing level of city improvements and/or services and will constitute an added increment to the improvements and/or services currently provided by City of Fort Worth to taxpayers generally. During the term of the District, the City will continue to furnish or pay for the standard services in the district at the same level, as they would be provided for the taxpayers generally.

(e) A preliminary estimate of the cost of the improvements and/or services of the District during the first year of operation (FY 2003 2004) is



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(1)	Maintenance and landscaping program	\$ 5 000
(2)	Promotions program	2,500
(3)	Marketing program	10 000
(4)	Security program	5 000
(5)	Transportation and parking program	2,500
(6)	Management program	<u>7,785</u>
	Total	\$32,785

The cost of such improvements and/or services in subsequent years will be determined in accordance with the service plan adopted by the City Council.

(f) The boundaries of the improvement district shall be

The area bounded by Northeast 28th Street on the north side, the Burlington Northern Santa Fe Railroad tracks on the east side, Northeast 23rd Street and the property line south of Marine Creek between the railroad tracks on the south side, and Houston Street, the north and south property lines abutting Exchange Avenue, Clinton Street, Stockyards Boulevard, and Ellis Avenue on the west side. Such area is more particularly shown on a map, which is attached hereto, marked Exhibit 'C' and made a part hereof by reference.

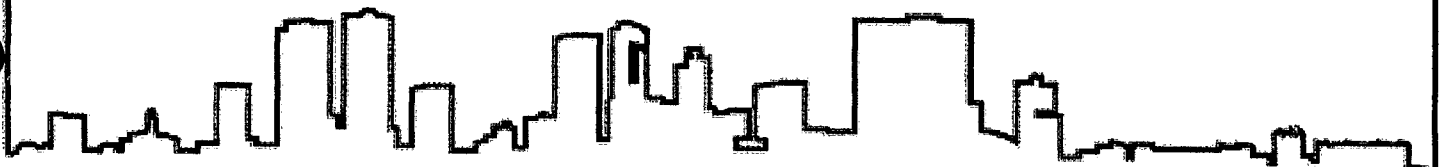
(g) The method of assessment shall be

(1) A service plan shall be approved and adopted by the City Council for a period of not less than five years. The plan will be reviewed and updated annually by the City Council to determine the annual budget for improvements and/or special supplemental services within the district.

(2) The cost of an improvement and/or special supplemental service will be assessed against real property within the district according to the value of such property as determined by the City Council, including the value of structures or other improvements on the property.

(3) During the initial five-year term of the district, the annual assessments against real property in the district will not exceed an amount equal to 10 0 cents per \$100 of the value of such property as determined by the City Council, including the value of structures or other improvements on the property.

(h) The apportionment of costs between the district and the City as a whole shall be



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(1) All of the costs of an improvement and/or service will be paid by special assessments against real property and structures or other improvements thereon in the district.

(2) The City of Fort Worth will be responsible for the payment of assessments on exempt City-owned real property and structures or other improvements thereon in the district. The payment of assessments, if any on property owned by other exempt jurisdictions will be established by contract. The City as a whole will continue to provide the standard improvements and services to the district as referred to in paragraph 1 (d) above. If it does not, a mutually agreed upon amount for discontinued services will be paid to the contractor so the contractor can have the work done.

(3) The City Council of the City of Fort Worth shall be authorized to establish by ordinance reasonable classifications, formulas and methods for assessing special benefits for various classes of improvements and/or services.

(4) The probable maximum benefits to be conferred on each tract in the district because of the improvements and/or services will be greater than the amount of the assessment against such tract and the owners thereof.

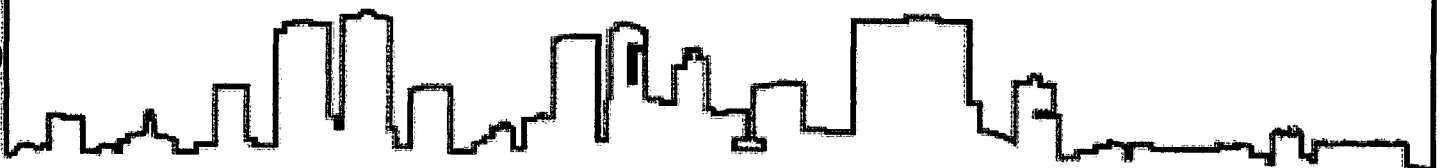
(i) The district will exist in perpetuity immediately following adoption of this Resolution unless property owners in the district petition the City Council for dissolution of the district, or unless the district is sooner terminated as provided by law

(j) The area to be assessed may not include any property not within the area described in paragraph 1 (f) unless there is an additional hearing pursuant to Section 372 009 of the Act, preceded by the required notice

2 The Fort Worth Public Improvement District No 11 is authorized to be and is hereby established as a public improvement district under Chapter 372, Texas Local Government Code, in accordance with the above findings as to the advisability of the improvements and/or services. The district will be subject to all conditions, limitations and reservations contained in such findings.

3 The City Secretary is hereby directed to give notice of authorization for establishment of the district by publishing a copy of this Resolution once in a newspaper of general circulation in the City of Fort Worth. Such authorization shall take effect and the district shall be deemed to be established effective upon the publication of such notice.

4 The City Manager is hereby authorized and directed to prepare specifications and to negotiate a proposed contract with the Fort Worth Stockyards Preservation Foundation, Inc. for the improvements and/or services to be provided by the district under this Resolution and the service, improvement and assessment plan adopted by the City Council.

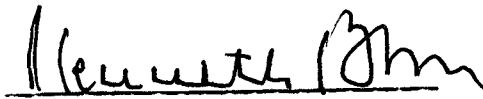


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5 No actual construction or improvements or implementation of services by the district shall begin until at least 20 days after authorization for the district takes effect.


6 The district shall be a complete alternative to other methods by which the City of Fort Worth may finance public improvements and/or special supplemental services by assessing property owners.

ADOPTED this 25th day of February 2003



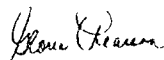
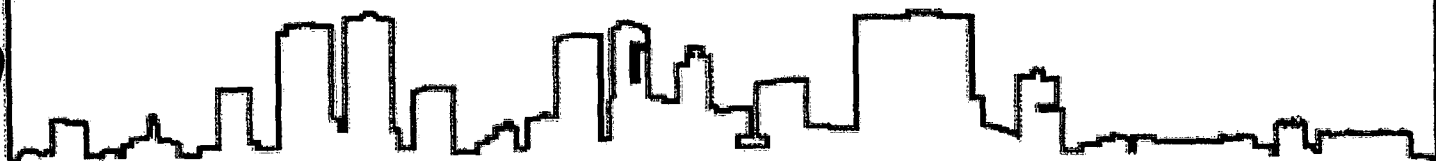
Kenneth Barr
Mayor

ATTEST


Gloria Pearson,
City Secretary

APPROVED
CITY COUNCIL

FEB 25 2003


Gloria Pearson
City Secretary of the
City of Fort Worth, Texas

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Fort Worth Stockyards Improvement District Proposed Service Plan

Mission Statement

The primary mission of the Fort Worth Stockyards Improvement District is to provide a unified interface between the property owners within and adjacent to the Fort Worth Stockyards National Historic District and other organizations and the general public that express an interest in making the Historic District a vibrant, healthy attractive, clean, secure and profitable place to visit and work.

Key Program Activities.

Security Enhancement: The goal of this program area is to continue to improve the visibility of existing police personnel and the perception of the Stockyards as a safe place to work, visit and enjoy. Perception is the paramount issue here. Improving the perception of the Stockyards as a secure environment continues to be an important program goal.

Marketing: The goal of this program area is to enhance and broaden the positive public image of the Stockyards with residents of Fort Worth and neighboring communities and convention and visitor markets. It is intended to raise the awareness of the specific goods and services, amenities and business opportunities of the Stockyards. Where and when appropriate, the District will pursue cost effective marketing opportunities for businesses within the District to advertise their goods and services. Additionally marketing and promotional events and activities will be coordinated with various nonprofit entities and institutions, such as the City Cultural District entities and others.

Promotion Program: The goal in this area is to stimulate and promote the economic and cultural environment of the Stockyards through the initiation of new events and coordination of existing events that create an environment that is a vibrant and enjoyable place to work and visit.

Streetscape: The goal of this program is to maintain the Stockyards in a clean, trash free condition with unique and appropriate signage in order to promote the area as a safe, clean, attractive and interesting environment.

Parking and Transportation: The District's goal is to make the Fort Worth Stockyards area an easy place to access, to circulate within, and to park. The program will include coordination and long-range plan for transportation and parking, interface planning between various transportation modes and land uses and the oversight of transportation and parking related programs which solve identified problems in the District.

General Office and Administration: The goal of the Administration of the District is to achieve the objectives within each program area through the efficient and effective management and administration of resources in order to maximize the benefits of the programs to make the Stockyards a safer, cleaner, more attractive and more interesting place to work, shop and visit. The Board of Directors of the Fort Worth Stockyards Preservation Foundation, Inc. will oversee the management and operations involved in implementation of PID programs.

FORT WORTH STOCKYARDS PUBLIC IMPROVEMENT DISTRICT EXHIBIT B

Budget Summary:

1	Security enhancement	\$5 000
2.	Marketing program	10,000
3	Promotions program	2,500
4	Streetscape program	5 000
5	Parking and transportation	2,500
6	General office, administration, liability insurance	<u>7,785</u>

Total Preliminary Budget: \$32,785

The above budget will be adjusted accordingly when the PID financials are confirmed and to incorporate City Council and City Staff review and input.

Fort Worth Public Improvement District No 11 (The Stockyards)

Exhibit "C"

