

Tax Increment Reinvestment Zone Funds

Tax Increment Reinvestment Zone Fund

TIF #2A – Speedway

FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Property Tax	-	-	-	-	-	0.00%
Intergovernmental	602,877	612,378	612,378	625,841	13,463	2.15%
Use of Money & Property	11,010	3,085	3,085	3,914	829	21.18%
Use of Fund Balance	-	1,236,054	1,236,054	1,516,230	280,176	18.48%
Revenue	\$ 613,887	\$ 1,851,517	\$ 1,851,517	\$ 2,145,985	\$ 294,468	13.72%
Gen Operating & Maintenance	346,917	1,851,517	1,851,517	2,145,985	294,468	13.72%
Transfer Out & Other	-	-	-	-	-	0.00%
Expenses	\$ 346,917	\$ 1,851,517	\$ 1,851,517	\$ 2,145,985	\$ 294,468	13.72%

FUND PURPOSE AND GOALS

Tax Increment Financing District (TIF) #2A Speedway, was created in December 1995 as a means to purchase the Texas Motor Speedway (TMS) and finance needed public improvements within the TIF boundary which included 568 acres. The end of term is 2025. The TIF was expanded in August 1999 and included 921 acres. The expansion came at the request of property owners including the Northwest Independent School District, 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. (Please see TIF #2B).

TIF 2A & 2B financials are accounted for separately by Tarrant Appraisal District (TAD). When the TIF boundary was expanded, the expansion area had a different base year than the original TIF; therefore, the increment amounts must be calculated separately; however, they are one legal entity.

Projects Include: Purchase of Texas Motor Speedway as public improvement by the Sports Authority; public improvements within the TIF district; construction, renovation and operation of educational facilities located within the Northwest ISD tract and future infrastructure improvements to promote private development throughout the area.

Project and Financing Plan last amended October 29, 2002.

Tax Increment Reinvestment Zone Fund

TIF #2B – Speedway

FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Intergovernmental	454,911	461,584	461,584	1,235,439	773,855	62.64%
Use of Money & Property	5,662	1,824	1,824	4,386	2,562	58.41%
Use of Fund Balance	-	783,256	783,256	950,261	167,005	17.57%
Revenue	\$ 460,573	\$ 1,246,664	\$ 1,246,664	\$ 2,190,086	\$ 943,422	43.08%
Gen Operating & Maintenance	303,274	1,246,664	1,246,664	2,190,086	943,422	43.08%
Transfer Out & Other	-	-	-	-	-	0.00%
Expenses	\$ 303,274	\$ 1,246,664	\$ 1,246,664	\$ 2,190,086	\$ 943,422	43.08%

FUND PURPOSE AND GOALS

Tax Increment Financing District (TIF) #2B Speedway, was created in December 1995 as a means to purchase the Texas Motor Speedway (TMS) and finance needed public improvements within the TIF boundary which included 568 acres. The end of term is 2025. The TIF was expanded in August 1999 and included 921 acres. The expansion came at the request of property owners including the Northwest Independent School District, 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. (Please see TIF #2A).

TIF 2A & 2B financials are accounted for separately by Tarrant Appraisal District (TAD). When the TIF boundary was expanded, the expansion area had a different base year than the original TIF; therefore, the increment amounts must be calculated separately; however, they are one legal entity.

Projects Include: Purchase of Texas Motor Speedway as public improvement by the Sports Authority, public improvements within the TIF district; construction, renovation and operation of educational facilities located within the Northwest ISD tract and future infrastructure improvements to promote private development throughout the area.

Project and Financing Plan last amended October 29, 2002.

Tax Increment Reinvestment Zone Fund

TIF #3 – Downtown FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Property Tax	2,699,294	2,718,405	2,718,405	2,755,106	36,701	1.33%
Intergovernmental	1,244,915	1,240,607	1,240,607	1,327,092	86,485	6.52%
Use of Money & Property	83,898	35,909	35,909	46,524	10,615	22.82%
Use of Fund Balance	-	6,805,578	6,805,578	9,140,108	2,334,530	25.54%
Revenue	\$ 4,028,106	\$ 10,800,499	\$ 10,800,499	\$ 13,268,830	\$ 2,468,331	18.60%
Gen Operating & Maintenance	1,746,077	10,800,499	10,800,499	13,268,830	2,468,331	18.60%
Transfer Out & Other	-	-	-	-	-	0.00%
Expenses	\$ 1,746,077	\$ 10,800,499	\$ 10,800,499	\$ 13,268,830	\$ 2,468,331	18.60%

FUND PURPOSE AND GOALS

Tax Increment Financing District (TIF) #3 Downtown was created in December 1995 to promote the redevelopment of downtown Fort Worth, it included 279 acres and the term will end in 2025. In 2006 an expansion to the boundaries was done so that it would include all lots within a proposed major project, Trinity Bluff Phase I. This expansion included a total of 128 acres. (Please see TIF #3A).

TIF 3 & 3A financials are accounted for separately by Tarrant Appraisal District (TAD). When the TIF boundary was expanded in 2006, the expansion area had a different base year than the original TIF; therefore, the increment amounts must be calculated separately; however, they are one legal entity.

Projects include: historic preservation through façade leases (for example, Ashton Hotel, Jett Land and Title), environmental remediation (for example, the Tower), utility relocation and removal (for example, the Marriott Hotel site), streetscape improvements to create a pedestrian friendly environment (for example, Cassidy Corner, Trinity Bluff), Santa Fe Freight House operations. Sundance Square plaza, parking garage leases, affordable housing (including Hunter Plaza), residential density and parking incentives, infrastructure and transportation improvements to ease transit accessibility, retail façade matching grants, school support, signage and administration.

Project and Financing Plan last amended March 3, 2015.

Tax Increment Reinvestment Zone Fund

TIF #3A – Downtown FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Property Tax	731,785	712,264	712,264	617,457	(94,807)	-15.35%
Intergovernmental	336,555	328,722	328,722	300,345	(28,377)	-9.45%
Use of Money & Property	45,638	9,442	9,442	22,486	13,044	58.01%
Use of Fund Balance	-	3,375,137	3,375,137	4,417,471	1,042,334	23.60%
Revenue	\$ 1,113,978	\$ 4,425,565	\$ 4,425,565	\$ 5,357,759	\$ 932,194	17.40%
Gen Operating & Maintenance	-	4,425,565	4,425,565	5,357,759	932,194	17.40%
Transfer Out & Other	-	-	-	-	-	0.00%
Expenses	\$ -	\$ 4,425,565	\$ 4,425,565	\$ 5,357,759	\$ 932,194	17.40%

FUND PURPOSE AND GOALS

Tax Increment Financing District (TIF) #3 Downtown was created in December 1995 to promote the redevelopment of downtown Fort Worth, it included 279 acres and the term will end in 2025. In 2006 an expansion to the boundaries was done so that it would include all lots within a proposed major project, Trinity Bluff Phase I. This expansion included a total of 128 acres. (Please see TIF #3A).

TIF 3 & 3A financials are accounted for separately by Tarrant Appraisal District (TAD). When the TIF boundary was expanded in 2006, the expansion area had a different base year than the original TIF; therefore, the increment amounts must be calculated separately; however, they are one legal entity.

Projects include: historic preservation through façade leases (for example, Ashton Hotel, Jett Land and Title), environmental remediation (for example, the Tower), utility relocation and removal (for example, the Marriott Hotel site), streetscape improvements to create a pedestrian friendly environment (for example, Cassidy Corner, Trinity Bluff), Santa Fe Freight House operations, Sundance Square plaza, parking garage leases, affordable housing (including Hunter Plaza), residential density and parking incentives, infrastructure and transportation improvements to ease transit accessibility, retail façade, matching grants, school support, signage and administration.

Project and Financing Plan last amended March 3, 2015.

Tax Increment Reinvestment Zone Fund

TIF #4 – Southside Medical District FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Property Tax	3,619,248	4,490,509	4,490,509	4,874,460	383,951	7.88%
Intergovernmental	1,560,353	2,007,173	2,007,173	2,310,928	303,755	13.14%
Use of Money & Property	191,940	65,406	58,450	58,431	(6,975)	-11.94%
Transfer In	6,956	-	6,956	-	-	0.00%
Use of Fund Balance	-	14,015,292	14,015,292	9,331,049	(4,684,243)	-50.20%
Revenue	\$ 5,378,498	\$ 20,578,380	\$ 20,578,380	\$ 16,574,868	\$ (4,003,512)	-24.15%
Gen Operating & Maintenance	3,022,574	20,578,380	17,214,238	16,574,868	(4,003,512)	-24.15%
Expenses	\$ 3,022,574	\$ 20,578,380	\$ 20,578,380	\$ 16,574,868	\$ (4,003,512)	-24.15%

FUND PURPOSE AND GOALS

Tax Increment Financing Dist. (TIF) #4 Southside Medical Dist., was created in November 1997 to promote the revitalization of Fort Worth's near Southside neighborhood and medical district to ensure the area becomes an economically viable, mixed-use, central city neighborhood. It encompassed a total of 1,278 acres and its end of term is 2022.

Projects include: business development and retail (including Midtown Mixed Use, the Mehl Building, and Victory Medical), parking structures (Magnolia Green), neighborhood parks (for example, Watts Park), residential (for example, the Phoenix and Oak Timbers), schools (Fort Worth ISD), signage (Way finding), streetscapes and transportation/infrastructure improvements (including Oleander, Magnolia, Rosedale, South Main streets), and administration.

Project and Financing Plan last amended December 11, 2012.

Tax Increment Reinvestment Zone Fund

TIF #6 – Riverfront FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Property Tax	-	-	-	-	-	0.00%
Intergovernmental	69,353	-	-	-	-	0.00%
Use of Money & Property	2,235	717	717	720	3	0.42%
Use of Fund Balance	-	182,087	182,087	184,322	2,235	1.21%
Revenue	\$ 71,588	\$ 182,804	\$ 182,804	\$ 185,042	\$ 2,238	1.21%
Gen Operating & Maintenance	-	182,804	182,804	185,042	2,238	1.21%
Transfer Out & Other	-	-	-	-	-	0.00%
Expenses	\$ -	\$ 182,804	\$ 182,804	\$ 185,042	\$ 2,238	1.21%

FUND PURPOSE AND GOALS

Tax Increment Financing District (TIF) #6 Riverfront was created in November 2002 to promote the development of north downtown primarily near the RadioShack campus. It encompasses a total of 63.6 acres and its term will end in 2036.

Projects include: property acquisition, utility relocations and upgrades, pedestrian and streetscape improvements, roadway and storm drain improvements, public plaza, waterfront development, and demolition.

Project and Financing Plan approved on March 4, 2003.

Tax Increment Reinvestment Zone Fund

TIF #7 – North Tarrant Parkway

FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Property Tax	5,870,018	7,513,255	7,513,255	-	(7,513,255)	0.00%
Intergovernmental	1,835,640	2,481,554	2,481,554	-	(2,481,554)	0.00%
Use of Money & Property	141,909	1,300	1,300	-	(1,300)	0.00%
Transfer In	-	-	-	-	-	0.00%
Use of Fund Balance	-	11,509,837	11,509,837	8,363,932	(3,145,905)	-37.61%
Revenue	\$ 7,847,567	\$ 21,505,946	\$ 21,505,946	\$ 8,363,932	\$(13,142,014)	-157.13%
Gen Operating & Maintenance	1,301,328	21,345,229	2,684,729	8,363,932	(12,981,297)	-155.21%
Transfer Out & Other	1,373,785	160,717	18,821,217	-	(160,717)	0.00%
Expenses	\$ 2,675,113	\$ 21,505,946	\$ 21,505,946	\$ 8,363,932	\$(13,142,014)	-157.13%

FUND PURPOSE AND GOALS

Tax Increment Financing District (TIF) #7 North Tarrant Parkway is set to expire on December 31, 2019. Therefore, TIF #7 will receive no more property tax revenue and the remaining fund balance will be used to pay all future expenses.

TIF #7 North Tarrant Parkway was created in December 2003 to provide for road infrastructure improvements to support property development. The original boundary bisected portions of Harmon Road on the west and Old Denton Road on the east which included a total of 2,008 acres. The expansion of the TIF boundaries in 2008 included all portions of those roads adjacent to the TIF north of North Tarrant Parkway so that public improvements could be made to those roadways. In addition, the northwestern boundary bisected a proposed subdivision that was platted after the North Tarrant Parkway TIF was first designated. The 2008 expansion adjusted the original boundary as well and included a total of 95 acres.

TIF 7 & 7A financials are accounted for separately by Tarrant Appraisal District (TAD). When the TIF boundary was expanded, the expansion area had a different base year than the original TIF; therefore, the increment amounts must be calculated separately; however, they are one legal entity.

Projects Include: Road construction supporting the Presidio Vista and the Hospital Corporation of America (HCA) Alliance projects.

Project and Financing Plan last amended on October 25, 2005.

Tax Increment Reinvestment Zone Fund

TIF #7A – North Tarrant Parkway

FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Property Tax	198,566	221,778	221,778	-	(221,778)	0.00%
Intergovernmental	74,461	83,057	83,057	-	(83,057)	0.00%
Use of Money & Property	10,593	-	-	-	-	0.00%
Use of Fund Balance	-	809,535	809,535	283,226	(526,309)	-185.83%
Revenue	\$ 283,621	\$ 1,114,370	\$ 1,114,370	\$ 283,226	\$ (831,144)	-293.46%
Gen Operating & Maintenance	-	1,114,370	299,870	283,226	(831,144)	-293.46%
Transfer Out & Other	7,400	-	814,500	-	-	0.00%
Expenses	\$ 7,400	\$ 1,114,370	\$ 1,114,370	\$ 283,226	\$ (831,144)	-293.46%

FUND PURPOSE AND GOALS

Tax Increment Financing District (TIF) #7 North Tarrant Parkway is set to expire on December 31, 2019. Therefore, TIF #7 will receive no more property tax revenue and the remaining fund balance will be used to pay all future expenses.

TIF #7A North Tarrant Parkway was created in December 2003 to provide for road infrastructure improvements to support property development. The original boundary bisected portions of Harmon Road on the west and Old Denton Road on the east which included a total of 2,008 acres. The expansion of the TIF boundaries in 2008 included all portions of those roads adjacent to the TIF north of North Tarrant Parkway so that public improvements could be made to those roadways. In addition, the northwestern boundary bisected a proposed subdivision that was platted after the North Tarrant Parkway TIF was first designated. The 2008 expansion adjusted the original boundary as well and included a total of 95 acres.

TIF 7 & 7A financials are accounted for separately by Tarrant Appraisal District (TAD). When the TIF boundary was expanded, the expansion area had a different base year than the original TIF; therefore, the increment amounts must be calculated separately; however, they are one legal entity.

Projects Include: Road construction supporting the Presidio Vista and the Hospital Corporation of America (HCA) Alliance projects.

Project and Financing Plan last amended on October 25, 2005.

Tax Increment Reinvestment Zone Fund

TIF #8 – Lancaster FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Property Tax	1,301,610	1,667,468	1,667,468	1,777,993	110,525	6.22%
Intergovernmental	628,467	784,609	784,609	763,548	(21,061)	-2.76%
Use of Money & Property	181,347	64,284	64,284	73,485	9,201	12.52%
Use of Fund Balance	-	12,637,396	12,637,396	14,502,786	1,865,390	12.86%
Revenue	\$ 2,111,423	\$ 15,153,757	\$ 15,153,757	\$ 17,117,812	\$ 1,964,055	11.47%
Gen Operating & Maintenance	-	15,104,470	15,104,470	17,011,641	1,907,171	11.21%
Transfer Out & Other	75,747	49,287	49,287	106,171	56,884	53.58%
Expenses	\$ 75,747	\$ 15,153,757	\$ 15,153,757	\$ 17,117,812	\$ 1,964,055	11.47%

FUND PURPOSE AND GOALS

Tax Increment Financing District (TIF) #8 Lancaster was created in December 2009 and included a total of 220 acres. TIF #8 was created to promote development along the Lancaster corridor after the Interstate 30 overhead was demolished and Lancaster Avenue was realigned as one of the primary gateways to downtown Fort Worth and the Southside medical district. It will end its term in 2024.

Projects Include: Public improvements associated with mixed use projects, full service hotels, transit oriented development, historic preservation, mixed income housing, T&P Terminal and T&P Warehouse reuse; streetscape improvements; public amenities such as plazas or parks; administration; environmental remediation; public infrastructure associated with Lancaster Avenue redevelopment, including street improvements, utility relocations, parking improvements, landscaping of public areas and public arts.

Project and Financing Plan last amended January 6, 2015.

Tax Increment Reinvestment Zone Fund

TIF #9 – Trinity River Vision

FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Property Tax	1,733,826	2,014,113	2,014,113	2,492,799	478,686	19.20%
Intergovernmental	2,053,638	2,297,671	2,297,671	2,824,417	526,746	18.65%
Use of Money & Property	10,322	1,147	1,147	-	(1,147)	0.00%
Use of Fund Balance	-	-	-	-	-	0.00%
Revenue	\$ 3,797,786	\$ 4,312,931	\$ 4,312,931	\$ 5,317,216	\$ 1,004,285	18.89%
Gen Operating & Maintenance	3,797,786	4,312,931	4,312,931	5,317,216	1,004,285	18.89%
Transfer Out & Other	-	-	-	-	-	0.00%
Expenses	\$ 3,797,786	\$ 4,312,931	\$ 4,312,931	\$ 5,317,216	\$ 1,004,285	18.89%

FUND PURPOSE AND GOALS

Tax Increment Financing District (TIF) #9 Trinity River Vision was created in December 2003 to promote redevelopment along the Trinity River, while creating mixed-use development. It included a total of 1,380 acres. It was expanded in 2009 to include a total of 2,600 acres to allow, among other things, for Gateway Park to be used for hydraulic valley storage and provide the necessary flood protection associated with the bypass channel flood control project. The expansion further allowed TIF funds to be utilized for public improvements in both the Northside and Gateway Park areas. These multipurpose sites will also provide recreation and transportation improvements. The TIF will end its term in 2044. (Please see TIF #9A).

TIF 9 & 9A financials are accounted for separately by Tarrant Appraisal District (TAD). When the TIF boundary was expanded, the expansion area had a different base year than the original TIF; therefore, the increment amounts must be calculated separately; however, they are one legal entity.

Projects: The primary goal for the Central City Project is flood control, while secondary goals include continuity of trails, enhanced open space and recreational areas, linkages to nearby neighborhoods, conservation and environmental restoration for improved water quality and wildlife habitat. The bypass channel will generally follow the current path of the Fort Worth and Western Railroad, and when combined with the historic Oakwood Cemetery will provide greenspace that transition between the proposed urban developments and the historic Northside neighborhoods. In addition to the flood improvement infrastructure constructed in the near Northside area, the Central City Project also calls for improvements within the existing Trinity River Corridor to manage flood waters and provide a better use of the flood plain for the public. The project will address the efficiency of the new bypass channel with excavation, fill, and ecosystem restoration enhancements that will provide hydraulic valley storage for the project.

Tax Increment Reinvestment Zone Fund

TIF #9A – Trinity River Vision

FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Property Tax	25,709	28,713	28,713	43,923	15,210	34.63%
Intergovernmental	20,366	22,381	22,381	36,151	13,770	38.09%
Use of Money & Property	252	14	14	-	(14)	0.00%
Use of Fund Balance	-	-	-	-	-	0.00%
Revenue	\$ 46,327	\$ 51,108	\$ 51,108	\$ 80,074	\$ 28,966	36.17%
Gen Operating & Maintenance	46,327	51,108	51,108	80,074	28,966	36.17%
Expenses	\$ 46,327	\$ 51,108	\$ 51,108	\$ 80,074	\$ 28,966	36.17%

FUND PURPOSE AND GOALS

Tax Increment Financing District (TIF) #9A Trinity River Vision was created in December 2003 to promote redevelopment along the Trinity River, while creating mixed-use development. It included a total of 1,380 acres. It was expanded in 2009 to include a total of 2,600 acres to allow, among other things, for Gateway Park to be used for hydraulic valley storage and provide the necessary flood protection associated with the bypass channel flood control project. The expansion further allowed TIF funds to be utilized for public improvements in both the Northside and Gateway Park areas. These multipurpose sites will also provide recreation and transportation improvements. The TIF will end its term in 2044. (Please see TIF #9).

TIF 9 & 9A financials are accounted for separately by Tarrant Appraisal District (TAD). When the TIF boundary was expanded, the expansion area had a different base year than the original TIF; therefore, the increment amounts must be calculated separately; however, they are one legal entity.

Projects: The primary goal for the Central City Project is flood control, while secondary goals include continuity of trails, enhanced open space and recreational areas, linkages to nearby neighborhoods, conservation and environmental restoration for improved water quality and wildlife habitat. The bypass channel will generally follow the current path of the Fort Worth and Western Railroad, and when combined with the historic Oakwood Cemetery will provide greenspace that transition between the proposed urban developments and the historic Northside neighborhoods. In addition to the flood improvement infrastructure constructed in the near Northside area, the Central City Project also calls for improvements within the existing Trinity River Corridor to manage flood waters and provide a better use of the flood plain for the public. The project will address the efficiency of the new bypass channel with excavation, fill, and ecosystem restoration enhancements that will provide hydraulic valley storage for the project.

Tax Increment Reinvestment Zone Fund

TIF #10 – Lonestar FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Property Tax	626,146	672,101	672,101	664,131	(7,970)	-1.20%
Intergovernmental	226,828	260,067	260,067	281,532	21,465	7.62%
Use of Money & Property	7,863	-	-	63	63	100.00%
Use of Fund Balance	-	2,821	2,821	3,330	509	15.29%
Revenue	\$ 860,837	\$ 934,989	\$ 934,989	\$ 949,056	\$ 14,067	1.48%
Gen Operating & Maintenance	-	934,989	-	949,056	14,067	1.48%
Transfer Out & Other	-	-	934,989	-	-	0.00%
Expenses	\$ -	\$ 934,989	\$ 934,989	\$ 949,056	\$ 14,067	1.48%

FUND PURPOSE AND GOALS

Tax Increment Financing District (TIF) #10 Lone Star was created in June 2004 to encourage 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. When TIF #10 was created, a portion of land within the TIF boundary was not within the City of Fort Worth, and the Project and Financing Plan states that the intention was to annex that portion if possible and add it to the TIF District. This was accomplished in 2008 with acreage being 981 and an end of term in 2025. (Please TIF #10A).

TIF 10 & 10A financials are accounted for separately by Tarrant Appraisal District (TAD). When the TIF boundary was expanded, the expansion area had a different base year than the original TIF; therefore, the increment amounts must be calculated separately; however, they are one legal entity.

Projects Include: water, sewer, road, storm drainage improvements and public exhibition space.

Project and Financing Plan approved on September 21, 2004.

Tax Increment Reinvestment Zone Fund

TIF #10A – Lonestar FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Property Tax	77,301	83,477	83,477	88,324	4,847	5.49%
Intergovernmental	29,568	31,198	31,198	35,008	3,810	10.88%
					-	-
Use of Money & Property	990	973	973	20	(953)	4765.00%
Use of Fund Balance	-	-	-	1,084	1,084	100.00%
Revenue	\$ 107,859	\$ 115,648	\$ 115,648	\$ 124,436	\$ 8,788	7.06%
Gen Operating & Maintenance	-	115,648	-	124,436	8,788	7.06%
Transfer Out & Other	-	-	115,648	-	-	0.00%
Expenses	\$ -	\$ 115,648	\$ 115,648	\$ 124,436	\$ 8,788	7.06%

FUND PURPOSE AND GOALS

Tax Increment Financing District (TIF) #10A Lone Star was created in June 2004 to encourage 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. When TIF #10 was created, a portion of land within the TIF boundary was not within the City of Fort Worth, and the Project and Financing Plan states that the intention was to annex that portion if possible and add it to the TIF District. This was accomplished in 2008 with acreage being 981 and an end of term in 2025. (Please TIF #10A).

TIF 10 & 10A financials are accounted for separately by Tarrant Appraisal District (TAD). When the TIF boundary was expanded, the expansion area had a different base year than the original TIF; therefore, the increment amounts must be calculated separately; however, they are one legal entity.

Projects Include: water, sewer, road, storm drainage improvements and public exhibition space.

Project and Financing Plan approved on September 21, 2004.

Tax Increment Reinvestment Zone Fund

TIF #12 – East Berry Renaissance

FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Property Tax	600,691	647,010	647,010	839,100	192,090	22.89%
Intergovernmental	400,669	422,806	422,806	571,898	149,092	26.07%
Use of Money & Property	14,267	4,960	4,960	4,137	(823)	-19.89%
Use of Fund Balance	-	994,522	994,522	813,360	(181,162)	-22.27%
Revenue	\$ 1,015,627	\$ 2,069,298	\$ 2,069,298	\$ 2,228,495	\$ 159,197	7.14%
Gen Operating & Maintenance	658,096	2,052,095	2,052,095	2,183,629	131,534	6.02%
Transfer Out & Other	27,927	17,203	17,203	44,866	27,663	61.66%
Expenses	\$ 686,023	\$ 2,069,298	\$ 2,069,298	\$ 2,228,495	\$ 159,197	7.14%

FUND PURPOSE AND GOALS

Tax Increment Financing District (TIF) #12 East Berry Renaissance was created in July 2006 to help fund public infrastructure improvements along the East Berry Street Corridor and promote redevelopment and growth throughout the area. The TIF included a total of 604 acres and a term ending in 2027.

Projects Include: East Berry Corridor street, traffic, drainage, and other infrastructure improvements; public infrastructure associated with development (for example, Renaissance Square), other TIF eligible expenses such as environmental remediation (for example, in support of the Men’s Collection project), and administration.

Project and Financing Plan approved on June 19, 2007.

Tax Increment Reinvestment Zone Fund

TIF #13 – Woodhaven FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Property Tax	1,084,240	1,211,650	1,211,650	1,456,433	244,783	16.81%
Intergovernmental	584,460	695,861	695,861	878,699	182,838	20.81%
Use of Money & Property	37,665	15,807	15,807	26,582	10,775	40.53%
Use of Fund Balance	-	3,179,154	3,179,154	5,009,859	1,830,705	36.54%
Revenue	\$ 1,706,366	\$ 5,102,472	\$ 5,102,472	\$ 7,371,573	\$ 2,269,101	30.78%
Gen Operating & Maintenance	15,250	5,071,799	5,071,799	7,293,916	2,222,117	30.47%
Transfer Out & Other	17,243	30,673	30,673	77,657	46,984	60.50%
Expenses	\$ 32,493	\$ 5,102,472	\$ 5,102,472	\$ 7,371,573	\$ 2,269,101	30.78%

FUND PURPOSE AND GOALS

Tax Increment Financing District (TIF) #13 Woodhaven was created in November 2007 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. The TIF included a total of 1,100 acres and a term ending in 2028.

Possible Future Projects Include: corridor improvements through street, traffic, utility, drainage, and other public infrastructure projects; public infrastructure associated with property redevelopment; gateway enhancements, and administration.

Project and Financing Plan approved on June 27, 2008.

Tax Increment Reinvestment Zone Fund

TIF #14 – Trinity Lakes

FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Property Tax	777,877	879,638	879,638	909,337	29,699	3.27%
Intergovernmental	172,034	204,642	204,642	219,455	14,813	6.75%
Use of Money & Property	40,041	1,320	1,320	20,192	18,872	93.46%
Use of Fund Balance	-	3,383,925	3,383,925	4,115,211	731,286	17.77%
Revenue	\$ 989,952	\$ 4,469,525	\$ 4,469,525	\$ 5,264,195	\$ 794,670	15.10%
Gen Operating & Maintenance	-	4,449,910	4,449,910	5,223,979	774,069	14.82%
Transfer Out & Other	30,897	19,615	19,615	40,216	20,601	51.23%
Expenses	\$ 30,897	\$ 4,469,525	\$ 4,469,525	\$ 5,264,195	\$ 794,670	15.10%

FUND PURPOSE AND GOALS

Tax Increment Financing District (TIF) #14 Trinity Lakes was created in November 2012 to help finance public infrastructure improvements in the area such as public improvements to arterials (Trinity Boulevard and Precinct Line Road), the Trinity Trails system, way finding signage, transit improvements, public parking facilities, land acquisition, and other TIF-eligible costs to help encourage redevelopment in the Trinity Lakes area. The TIF included a total of 1,800 acres and will end its term in 2032.

Projects: The TIF Board has approved a project for design, engineering, utility relocation, storm drainage improvements, streetscape, and traffic signals related to Trinity Boulevard. Future possible project include similar work on Precinct Line, improvements to the Trinity Trails System, construction of streets within new mixed-use developments, way finding signage, waterfront improvements, parks, bicycle facilities; transit facility land acquisition, parking, other improvements; and administration.

Project and Financing Plan approved on February 5, 2013.

Tax Increment Reinvestment Zone Fund

TIF #15 – Stockyards/Northside

FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Property Tax	134,447	159,805	159,805	264,945	105,140	39.68%
Intergovernmental	72,458	82,209	82,209	137,987	55,778	40.42%
Use of Money & Property	3,432	1,476	1,476	1,476	-	0.00%
Use of Fund Balance	-	287,983	287,983	291,753	3,770	1.29%
Revenue	\$ 210,337	\$ 531,473	\$ 531,473	\$ 696,161	\$ 164,688	23.66%
Gen Operating & Maintenance	-	527,581	527,512	683,487	155,906	22.81%
Transfer Out & Other	5,498	3,892	3,961	12,674	8,782	69.29%
Expenses	\$ 5,498	\$ 531,473	\$ 531,473	\$ 696,161	\$ 164,688	23.66%

FUND PURPOSE AND GOALS

Tax Increment Financing District (TIF) #15 Stockyards/Northside was created in December 2014 to address the historical and economic importance of the Fort Worth Stockyards and surrounding neighborhoods and to preserve and enhance the Greater Stockyards Area through strategic investment and development. TIF #15 includes a total of 925 acres of land and will end its term in 2035.

The initial improvements contemplated in the Stockyards/Northside TIF include public infrastructure (e.g. water, sewer, drainage, roads, sidewalks, etc.) associated with mixed-use and commercial development. In addition, demolition, environmental remediation, and all expenses allowable under the Tax Increment Financing Act are contemplated as needed for areas of the TIF zone identified as ripe for new or redevelopment. TIF #15 will support eligible board-approved projects such as the following: road and access improvements, public infrastructure improvements, streetscaping and pedestrian improvements, public parking infrastructure, public amenities, demolition and environmental remediation, historic façade preservation and restorations, and administrative expenses.

Project and Financing Plan approved on July 15, 2015.