

# **Public Improvement District Funds**

# Public Improvement District Fund

## PID #1 – Downtown

### FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Use of Money & Property	22,338	-	-	-	-	0.00%
Other	2,811,222	2,707,662	2,707,662	2,817,341	109,679	4.05%
Transfer In	351,009	346,792	346,792	353,728	6,936	2.00%
Use of Fund Balance	-	58,585	58,585	39,112	(19,473)	-33.24%
<b>Revenue</b>	<b>\$ 3,184,568</b>	<b>\$ 3,113,039</b>	<b>\$ 3,113,039</b>	<b>\$ 3,210,181</b>	<b>\$ 97,142</b>	<b>3.12%</b>
Gen Operating & Maintenance	2,846,155	3,051,950	3,051,950	3,146,760	94,810	3.11%
Transfer Out & Other	54,420	61,089	61,089	63,421	2,332	3.82%
<b>Expenses</b>	<b>\$ 2,900,575</b>	<b>\$ 3,113,039</b>	<b>\$ 3,113,039</b>	<b>\$ 3,210,181</b>	<b>\$ 97,142</b>	<b>3.12%</b>

### FUND PURPOSE AND GOALS

Public Improvement District (PID) #1, Downtown Fort Worth Improvement District – Was established in 1986 and was the first improvement district in the State of Texas. PID #1 was re-established by petition of the property owners on June 23, 2009 for a term period of 20 years and consists of 380 acres.

The funds are utilized primarily in the areas of maintenance and landscaping, promotions and marketing, an ambassador program, transportation and planning, trash removal, and administration (management of the PID).

# Public Improvement District Fund

## PID #6 – Park Glen

### FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Use of Money & Property	19,479	-	-	-	-	0.00%
Other	1,549,276	1,575,043	1,575,043	1,606,226	31,183	1.98%
Transfer In	199,556	199,556	199,556	199,556	-	0.00%
Use of Fund Balance	-	137,058	137,058	419,000	281,942	205.71%
<b>Revenue</b>	<b>\$ 1,768,311</b>	<b>\$ 1,911,657</b>	<b>\$ 1,911,657</b>	<b>\$ 2,224,782</b>	<b>\$ 313,125</b>	<b>16.38%</b>
Gen Operating & Maintenance	1,498,062	1,876,165	1,876,165	2,188,666	312,501	16.66%
Transfer Out & Other	30,752	35,492	35,492	36,116	624	1.76%
<b>Expenses</b>	<b>\$ 1,528,814</b>	<b>\$ 1,911,657</b>	<b>\$ 1,911,657</b>	<b>\$ 2,224,782</b>	<b>\$ 313,125</b>	<b>16.38%</b>

### FUND PURPOSE AND GOALS

Public Improvement District (PID) #6 - Park Glen was established by petition of the property owners in perpetuity and was created on September 28, 1998. It is in a primarily residential neighborhood located in far northeast Fort Worth, just outside Loop 820 and consists of approximately 1,124 acres. The Park Glen PID has two assessment rates, one for residential and another for commercial properties within the PID.

The funds are utilized primarily for landscaping, maintenance of grounds, trash pick-up, security, administration, and capital improvements including a new stormwater detention and pond maintenance.

# Public Improvement District Fund

## PID #7 – Heritage

### FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Use of Money & Property	26,564	-	-	-	-	0.00%
Other	1,988,164	1,977,379	1,977,379	1,790,204	(187,175)	-9.47%
Transfer In	191,096	191,096	191,096	191,096	-	0.00%
Use of Fund Balance	-	189,122	189,122	343,244	154,122	81.49%
<b>Revenue</b>	<b>\$ 2,205,824</b>	<b>\$ 2,357,597</b>	<b>\$ 2,357,597</b>	<b>\$ 2,324,544</b>	<b>\$ (33,053)</b>	<b>-1.40%</b>
Gen Operating & Maintenance	1,784,966	2,314,227	2,314,227	2,288,740	(25,487)	-1.10%
Transfer Out & Other	39,095	43,370	43,370	35,804	(7,566)	-17.45%
<b>Expenses</b>	<b>\$ 1,824,061</b>	<b>\$ 2,357,597</b>	<b>\$ 2,357,597</b>	<b>\$ 2,324,544</b>	<b>\$ (33,053)</b>	<b>-1.40%</b>

### FUND PURPOSE AND GOALS

Public Improvement District (PID) #7 – Heritage was established by petition of the property owners in perpetuity on September 26, 2000. It encompasses 927 acres of primarily residential neighborhoods located in far northeast Fort Worth, east of I35W and north of Loop 820. The Heritage PID has two assessment rates, one for residential, and another for commercial properties.

The Heritage PID funds are utilized for landscaping, maintenance of grounds, utilities, administration, and capital improvements including a new irrigation system, low maintenance landscaping, benches, picnic tables, and lighting.

# Public Improvement District Fund

## PID #11 – Stockyards

### FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Use of Money & Property	1,011	-	-	-	-	0.00%
Other	126,108	98,203	98,203	119,447	21,244	21.63%
Use of Fund Balance	-	21,355	21,355	12,111	(9,244)	-43.29%
<b>Revenue</b>	<b>\$ 127,119</b>	<b>\$ 119,558</b>	<b>\$ 119,558</b>	<b>\$ 131,558</b>	<b>\$ 12,000</b>	<b>10.04%</b>
Gen Operating & Maintenance	65,789	117,558	117,558	129,558	12,000	10.21%
Transfer Out & Other	2,000	2,000	2,000	2,000	-	0.00%
<b>Expenses</b>	<b>\$ 67,789</b>	<b>\$ 119,558</b>	<b>\$ 119,558</b>	<b>\$ 131,558</b>	<b>\$ 12,000</b>	<b>10.04%</b>

### FUND PURPOSE AND GOALS

Public Improvement District (PID) #11 – Stockyards was established on February 23, 2003 and it encompasses 192 acres of the Historic Stockyards area on the north side of Fort Worth. This PID was created to promote tourism in the area, increase marketing efforts, and support special events for this historic district.

The Stockyards PID funds are utilized for website maintenance and marketing initiatives, promotion of special events, litter abatement, various small capital improvements, and administration.

# Public Improvement District Fund

## PID #12 – Chapel Hill

### FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Use of Money & Property	649	-	-	-	-	0.00%
Other	61,871	62,786	62,786	69,361	6,575	10.47%
Use of Fund Balance	-	1,642	1,642	-	(1,642)	-100.00%
<b>Revenue</b>	<b>\$ 62,520</b>	<b>\$ 64,428</b>	<b>\$ 64,428</b>	<b>\$ 69,361</b>	<b>\$ 4,933</b>	<b>7.66%</b>
Gen Operating & Maintenance	62,123	62,428	62,428	67,361	4,933	7.90%
Transfer Out & Other	2,000	2,000	2,000	2,000	-	0.00%
<b>Expenses</b>	<b>\$ 64,123</b>	<b>\$ 64,428</b>	<b>\$ 64,428</b>	<b>\$ 69,361</b>	<b>\$ 4,933</b>	<b>7.66%</b>

### FUND PURPOSE AND GOALS

Public Improvement District (PID) #12 – Chapel Hill was established on March 23, 2004 to encompass the Chapel Hill neighborhood which includes approximately 1,346 acres. This PID was created to support anticipated economic development of the area and to provide additional neighborhood amenities.

The Chapel Hill PID funds are utilized primarily for utility expenditures, management fees, and pond maintenance.

# Public Improvement District Fund

## PID #14 – Trinity Bluff

### FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Use of Money & Property	1,372	-	-	-	-	0.00%
Other	65,491	67,535	67,535	73,365	5,830	8.63%
Use of Fund Balance	-	2,000	27,335	-	(2,000)	-100.00%
<b>Revenue</b>	<b>\$ 66,863</b>	<b>\$ 69,535</b>	<b>\$ 94,870</b>	<b>\$ 73,365</b>	<b>\$ 3,830</b>	<b>5.51%</b>
Gen Operating & Maintenance	94,332	67,535	92,870	71,365	3,830	5.67%
Transfer Out & Other	2,000	2,000	2,000	2,000	-	0.00%
<b>Expenses</b>	<b>\$ 96,332</b>	<b>\$ 69,535</b>	<b>\$ 94,870</b>	<b>\$ 73,365</b>	<b>\$ 3,830</b>	<b>5.51%</b>

### FUND PURPOSE AND GOALS

Public Improvement District (PID) #14– Trinity Bluff was established on June 16, 2009 for a 20-year term and encompasses 30.9 acres in the Trinity Bluff area at the north end of Downtown.

The Trinity Bluff PID funds are utilized primarily for landscaping and maintenance, an ambassador program, litter abatement, and management costs.

# Public Improvement District Fund

## PID #15 – Sun Valley FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Use of Money & Property	1,150	-	-	-	-	0.00%
Other	91,707	92,441	92,441	102,122	9,681	10.47%
Use of Fund Balance	-	10,359	10,359	2,078	(8,281)	-79.94%
<b>Revenue</b>	<b>\$ 92,857</b>	<b>\$ 102,800</b>	<b>\$ 102,800</b>	<b>\$ 104,200</b>	<b>\$ 1,400</b>	<b>1.36%</b>
Gen Operating & Maintenance	85,146	100,800	100,800	102,200	1,400	1.39%
Transfer Out & Other	2,000	2,000	2,000	2,000	-	0.00%
<b>Expenses</b>	<b>\$ 87,146</b>	<b>\$ 102,800</b>	<b>\$ 102,800</b>	<b>\$ 104,200</b>	<b>\$ 1,400</b>	<b>1.36%</b>

### FUND PURPOSE AND GOALS

Public Improvement District (PID) #15 – Sun Valley was established on August 21, 2012 for a 20-year term, and is located in southeast Fort Worth, just east of Loop 820. The Sun Valley PID funds are utilized for security services and administration.

# Public Improvement District Fund

## PID #16 – Walsh Ranch/Quail Valley

### FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Other Tax	19,058	477,409	477,409	472,120	(5,289)	-1.11%
Revenue	\$ 19,058	\$ 477,409	\$ 477,409	\$ 472,120	\$ (5,289)	-1.11%
Gen Operating & Maintenance	-	477,409	477,409	472,120	(5,289)	-1.11%
Expenses	\$ -	\$ 477,409	\$ 477,409	\$ 472,120	\$ (5,289)	-1.11%

### FUND PURPOSE AND GOALS

Public Improvement District #16 – Walsh Ranch/Quail Valley was created by resolution by the Mayor and City Council on September 27, 2016 to provide a mechanism to fund infrastructure associated with the Walsh Ranch Development. This PID shall continue in effect until all obligations of indebtedness have been fully satisfied and discharged. Comprising 1,703.57 acres of land, the PID is generally located north of the intersection of Interstate Highway 20 and Interstate Highway 30, east of Farm to Market Road 1187, south of Old Weatherford Road, and west of the Parker County – Tarrant County boundary line.

The Walsh Ranch / Quail Valley PID funds collected during the fiscal year will be paid to the developer as part of the city’s commitment to acquire the infrastructure previously installed within the development.

# Public Improvement District Fund

## PID #17 – Rock Creek Ranch FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Other Tax	67,865	151,060	151,060	-	(151,060)	-100.00%
Transfer In	45,000	-	-	-	-	0.00%
Use of Fund Balance	-	49,440	49,440	-	(49,440)	-100.00%
<b>Revenue</b>	<b>\$ 112,865</b>	<b>\$ 200,500</b>	<b>\$ 200,500</b>	<b>\$ -</b>	<b>\$ (200,500)</b>	<b>-100.00%</b>
Gen Operating & Maintenance	-	200,500	200,500	-	(200,500)	-100.00%
<b>Expenses</b>	<b>\$ -</b>	<b>\$ 200,500</b>	<b>\$ 200,500</b>	<b>\$ -</b>	<b>\$ (200,500)</b>	<b>-100.00%</b>

### FUND PURPOSE AND GOALS

The Rock Creek Ranch Public Improvement District #17 was established for a 20-year term in 2016, expiring in 2037 as a means to assist in financing infrastructure costs associated with Tarleton State University. It is anticipated that the property will be developed to include approximately 4,917 single family residential homes; 2,520 multi-family residential units; 3,780,000 square feet of commercial space and 960,000 square feet of public university space.

The Rock Creek Ranch PID funds collected during the fiscal year will be used to pay debt obligations associated with the financings issued by the City for infrastructure.

Due to the separation of the adoption process and proceedings for Public Improvement Districts from the City, Rock Creek Ranch PID #17 was not yet officially adopted as of the date of publication of the FY2020 Adopted Annual Budget and Program Objectives Document. The FY2020 data shown above is the latest estimate available at the time of publication and is provided for transparency purposes. Additional information may be obtained upon request from the City of Fort Worth.

# Public Improvement District Fund

## PID #18 – Tourism FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Other	3,591,242	4,895,041	4,895,041	5,155,878	260,837	5.33%
Revenue	\$ 3,591,242	\$ 4,895,041	\$ 4,895,041	\$ 5,155,878	\$ 260,837	5.33%
Gen Operating & Maintenance	1,546,024	4,840,041	4,840,041	5,100,878	260,837	5.39%
Transfer Out & Other	72,000	55,000	55,000	55,000	-	0.00%
Expenses	\$ 1,618,024	\$ 4,895,041	\$ 4,895,041	\$ 5,155,878	\$ 260,837	5.33%

### FUND PURPOSE AND GOALS

Public Improvement District 18 was established in August 2017 for a ten year term, expiring in 2027. The goals of the proposed Tourism PID focus on increasing the economic impact and enhancing competitiveness in conventions, meetings, leisure and sports tourism, and increasing tourism-related economic activity at all times, including economic downturns and as inventory grows.

The Tourism PID projects include incentives and sales efforts, convention and sports marketing and promotion, site visits and familiarization tours, community arts grants, convention services, event funding application, operations, research, and administration, all of which benefit the hotels within the Tourism PID. The boundaries include noncontiguous areas authorized under the Act, consisting only of hotel properties with 100 or more rooms ordinarily used for sleeping within the City of Fort Worth.

# Public Improvement District Fund

## PID #19 – Historic Camp Bowie

### FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Other	-	389,139	389,139	432,771	43,632	11.21%
Transfer In	-	215,591	384,204	17,791	(197,800)	-91.75%
Revenue	\$ -	\$ 604,730	\$ 773,343	\$ 450,562	\$ (154,168)	-25.49%
Gen Operating & Maintenance	-	511,372	679,985	441,551	(69,821)	-13.65%
Transfer Out & Other	-	93,358	93,358	9,011	(84,347)	-90.35%
Expenses	\$ -	\$ 604,730	\$ 773,343	\$ 450,562	\$ (154,168)	-25.49%

### FUND PURPOSE AND GOALS

The Historic Camp Bowie Public Improvement District - #19 was created on August 19, 2018, for a period of 10 years and will expire on September 30, 2028. The PID includes 238.76 acres of land generally consisting of all commercial properties along the Camp Bowie Boulevard from Montgomery (on the east) to Irene (on the west); and all commercial land use areas along West 7th Street from University to Montgomery. Services to be provided by the PID include landscaping, promotional sign and banner programs, lighting, and various other streetscape and capital improvements.

For fiscal year 2019, funds collected will be used primarily to pay for beautification, litter abatement, and maintenance. Required reserves for the fund will also be established within the initial year of operation.

# Public Improvement District Fund

## PID #20 – East Lancaster Avenue FUND SUMMARY

	FY2018	FY2019	FY2019	FY2020	Change from FY2019 Adopted	
	Final	Adopted	Adjusted	Adopted	Amount	%
Other	-	-	-	245,727	245,727	0.00%
Revenue	\$ -	\$ -	\$ -	\$ 245,727	\$ 245,727	0.00%
Gen Operating & Maintenance	-	-	-	240,812	240,812	0.00%
Transfer Out & Other	-	-	-	4,915	4,915	0.00%
Expenses	\$ -	\$ -	\$ -	\$ 245,727	\$ 245,727	0.00%

### FUND PURPOSE AND GOALS

The East Lancaster Public Improvement District - #20 was created on February 12, 2019, for a period of 10 years and will expire on September 30, 2029. The PID is approximately 243 acres of land generally described as: All properties fronting onto East Lancaster Avenue starting from the east curb of Riverside Drive eastward to the western edge of Interstate Loop 820, including properties in and parallel to the addresses in the 1800 to 6000 blocks of East Lancaster Avenue. Services to be provided by the PID include landscaping, security enhancements, lighting, and various other streetscape and capital improvements.

For fiscal year 2020, funds collected will be used primarily to pay for security services and administration. Required reserves for the fund will also be established within the initial year of operation.