

City of Fort Worth, Texas

# Mayor and Council Communication

DATE: 04/22/25M&C FILE NUMBER: M&C 25-0371

LOG NAME: 17PID11 MIDYEAR FY25

SUBJECT

(CD 2) Adopt Ordinance Amending Fort Worth Public Improvement District 11 – Stockyards Fiscal Year 2024-2025 Adopted Budget and Five-Year Service Plan; Authorize the Execution of an Amendment to the Associated Management and Improvement Services Agreement with Fort Worth Stockyards, Inc. to Align with these Changes; and Adopt Appropriation Ordinance

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt the attached ordinance amending Public Improvement District 11 – Stockyards Fiscal Year 2024-2025 Budget and Five-Year Service Plan to reflect amendments associated with a mid-year review; and direct the City Secretary to record the same in the real property records of Tarrant County, Texas no later than the seventh (7<sup>th</sup>) day after adoption by the City Council; and
2. Authorize the execution of an amendment to the associated Management and Improvement Services Agreement with Fort Worth Stockyards, Inc. (City Secretary Contract No. 62188) to align with these changes; and
3. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Fort Worth Public Improvement District 11 - Stockyards Fund in the amount of \$11,000.00, from available, unreserved fund balance, for the purpose of funding mid-year budget adjustments.

DISCUSSION:

The City of Fort Worth's Department of Economic Development administers the City's Public Improvement Districts (PIDs). The City's PID Policy outlines the need to proactively work with the City's PID management companies to oversee the services being provided within each of the PIDs. PID 11 – Stockyards (or the Stockyards PID) is managed by Fort Worth Stockyards, Inc. (FWSI).

On September 17, 2024, City Council adopted Ordinance No. 27162-09-2024, approving the Fiscal Year (FY) 2024-2025 Budget, Five-Year Service Plan, Assessment Plan, and Tax Year 2024 Assessment Roll for the Stockyards PID. Following a mid-year review of the Stockyards PID budget, City staff and FWSI have identified the need for a budget adjustment to better align expenses with actual activities. The primary changes include increased funding for maintenance and operations to cover sidewalk repairs, a reduction in capital improvements to help offset these costs, and the addition of a visitor center monitor to provide district-related information to visitors.

Revenue adjustments:

Line Item	Previously Approved FY25 Budget Item	Recommended Mid-Year Adjustment	Amended FY25 Budget Item
PID Assessments	\$444,145.00	\$0.00	\$444,145.00
City Payment In-lieu of Assessments	\$10,458.00	\$0.00	\$10,458.00
Use of Fund Balance	\$7,871.00	\$11,000.00	\$18,871.00
Totals	\$462,474.00	\$11,000.00	\$473,474.00

Expenditure adjustments:

Line Item	Previously Approved FY25 Budget Item	Recommended Mid-Year Adjustment	Amended FY25 Budget Item
Management Fee	\$90,676.00	\$0.00	\$90,676.00
Security	\$201,000.00	\$0.00	\$201,000.00
Maintenance & Operations	\$100,500.00	\$27,206.00	\$127,706.00
Public Events	\$10,000.00	\$0.00	\$10,000.00
Capital Improvements	\$17,206.00	(\$16,206.00)	\$1,000.00

Marketing & Research (Website/Newsletter)	\$31,000.00	\$0.00	\$31,000.00
City Audit Fee	\$3,000.00	\$0.00	\$ 3,000.00
City Administrative Fee	\$9,092.00	\$0.00	\$9,092.00
Totals	\$462,474.00	\$11,000.00	\$473,474.00

Upon approval of the above recommendations, the total budgeted expenses for FY 2024-2025 will be \$473,474.00. This mid-year budget adjustment will increase the FY25 adopted budget from the unaudited, unassigned fund balance by a total of \$11,000.00. The revised budget and Five-Year Service Plan will take effect upon approval by City Council. The City and FWSI will amend the existing management contract to reflect the mid-year adjustment (City Secretary Contract No.62188).

Funding is available for appropriation in the fund balance of the FWPID #11- Stockyards Fund. The beginning balance is \$402,987.03, after this M&C, available balance will be \$391,987.03.

The Stockyards PID is located in COUNCIL DISTRICT 2.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in the current operating budget, as appropriated, in the FWPID #11 - Stockyards Fund. Prior to any expenditure being incurred, the Economic Development Department has the responsibility to validate the availability of funds.

**Submitted for City Manager's Office by:**    Jessica McEachern    5804

**Originating Business Unit Head:**                      Kevin Gunn                      2015

**Additional Information Contact:**                      Crystal Hinojosa                      7808

Expedited