

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FISCAL YEAR 2025-2026 BUDGET AND FIVE-YEAR SERVICE PLAN FOR PUBLIC IMPROVEMENT DISTRICT NO. 1 – DOWNTOWN; MAKING THIS ORDINANCE CUMULATIVE OF ALL OTHER ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Public Improvement District Assessment Act, Chapter 372 of the Texas Local Government Code (“Act”), allows for the creation of public improvement districts;

WHEREAS, on June 23, 2009, the City Council of the City of Fort Worth (“City Council”) authorized the re-establishment of Public Improvement District No. 1 – Downtown (“District”), as a public improvement district in accordance with the Act and Resolution No. 3756-06-2009;

WHEREAS, on September 16, 2025, the City Council adopted Ordinance No. 27982-09-2025, approving the fiscal year 2025-2026 budget, five-year service plan, assessment plan, and tax year 2025 assessment roll for the District;

WHEREAS, the City Council desires to amend the fiscal year 2025-2026 budget and five-year service plan by replacing it with the “Amended Service Plan”, which is attached hereto as Exhibit A and incorporated herein for all purposes;

WHEREAS, the Amended Service Plan is intended to supersede the Service Plan set out in Ordinance No. 27982-09-2025; and

WHEREAS, the Amended Service Plan will not affect the previously adopted Assessment Plan or Assessment Roll.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS THAT:

SECTION 1.

The Recitals and findings listed above are true and correct and form the basis upon which this Ordinance is being adopted and are incorporated herein by reference.

SECTION 2.

The City Council hereby approves and adopts the Amended Service Plan for fiscal year 2025-2026. In doing so, the City Council finds that the supplemental services and improvements set forth in the Service Plan are feasible and advisable and will serve the needs and desires of the property owners in the District.

SECTION 3.

Should any portion, section or part of a section of this Ordinance be declared invalid, inoperative, or void for any reason by a court of competent jurisdiction, such decision, opinion or judgment shall in no way impair the remaining portions, sections, or parts of sections of this Ordinance, which shall remain in full force and effect.

SECTION 4.

This Ordinance is cumulative of all other ordinances and appropriations amending the same except in those instances where the provisions of this Ordinance are in direct conflict with such other ordinances and appropriations, in which instance said conflicting provisions of said prior ordinances and appropriations are hereby expressly repealed.

SECTION 5.

The City Secretary is directed to cause a copy of this Ordinance to be recorded in the real property records of Tarrant County, Texas no later than the seventh (7th) day after the adopted date of this Ordinance.

SECTION 6.

This Ordinance takes effect and will be in full force and effect from and after the date of its passage.

AND IT IS SO ORDAINED.

**APPROVED AS TO FORM
AND LEGALITY:**

ATTEST:

Trey Qualls, Sr. Assistant City Attorney

Jannette S. Goodall, City Secretary

M&C: _____

Adopted and Effective: _____

**EXHIBIT A
AMENDED SERVICE PLAN**

City of Fort Worth
Five Year Service Plan: Mid-Year Adjustment
Public Improvement District No. 1 - Downtown

	<u>FY 25/26</u>	<u>FY 26/27</u>	<u>FY 27/28</u>	<u>FY 28/29</u>	<u>FY 29/30</u>
REVENUES					
PID Assessments	\$ 3,194,223	\$ 3,258,107	\$ 3,323,270	\$ 3,389,735	\$ 3,457,530
COFW Payment in lieu of Services	183,265	188,763	194,426	200,259	206,266
COFW Assessment	408,005	408,005	408,005	408,005	408,005
PID Generated Revenue	90,000	90,000	90,000	90,000	90,000
Total Budgeted Revenues	\$ 3,875,493	\$ 3,944,875	\$ 4,015,700	\$ 4,087,999	\$ 4,161,801
Use of Fund Balance	\$ 48,200	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 3,923,693	\$ 3,944,875	\$ 4,015,700	\$ 4,087,999	\$ 4,161,801
EXPENSES					
Management Fee	\$ 660,200	\$ 693,210	\$ 727,871	\$ 764,264	\$ 802,477
Ambassador Program	704,000	739,200	753,984	769,064	784,445
Holiday Decoration	186,213	25,000	30,000	30,000	100,000
Landscaping	140,000	100,000	125,000	125,000	125,000
Maintenance & Operations	1,305,500	1,280,000	1,300,000	1,330,000	1,430,000
Marketing & Research	543,600	470,200	500,000	500,000	550,000
Newsletter	9,000	9,000	9,000	9,000	9,000
Security Enhancements	13,200	13,200	13,200	13,200	13,200
Transportation & Planning	269,450	207,100	217,455	228,328	239,744
Utilities	9,500	9,500	9,500	9,500	9,500
Annual Review	6,000	3,000	3,000	3,000	3,000
Billing Services	1,320	1,320	1,320	1,320	1,320
City Administrative Fee	75,710	78,897.5082	80,314.009	81,759.9723	83,236.0215
Total Budgeted Expenses	\$ 3,923,693	\$ 3,629,628	\$ 3,770,644	\$ 3,864,435	\$ 4,150,922
Contribution to Fund Balance	\$ -	\$ 315,248	\$ 245,057	\$ 223,563	\$ 10,879
Total Expense	\$ 3,923,693	\$ 3,944,875	\$ 4,015,700	\$ 4,087,999	\$ 4,161,801
Net Change in Fund Balance	\$ (48,200)	\$ 315,248	\$ 245,057	\$ 223,563	\$ 10,879
Fund Balance, Beginning of Year	\$ 654,335	\$ 606,135	\$ 921,383	\$ 1,166,440	\$ 1,390,003
Estimated Fund Balance, End of Year	\$ 606,135	\$ 921,383	\$ 1,166,440	\$ 1,390,003	\$ 1,400,882
Reserve Requirement	605,059	628,566	644,201	691,959	691,959
Over (Under) Reserve	\$ 1,076	\$ 292,817	\$ 522,239	\$ 698,044	\$ 708,923

*FY2026 Assessment Rate = \$.125

The total budgeted costs of the improvements and services for the District for fiscal year 2025-2026 are \$3,923,693.00. Of this amount, \$3,194,223.00 will be funded by assessments collected on privately-owned parcels located in the District. The remainder of the costs will be funded by other revenue sources, including:

- \$183,265.00 in direct payments from the City for payment in lieu of services, which was appropriated from the General Fund balance by City Council action on September 16, 2025, and by this amendment;
- \$408,005.00 in direct payments from the City for payment in lieu of assessments, which was appropriated from the General Fund Balance by City Council action on September 16, 2025, and by this amendment;
- \$90,000.00 in additional funds to be transferred from revenue generated by the PID; and
- \$48,200.00 in additional funds to be transferred from the unaudited, unassigned fund balance.