

**To the Mayor and Members of the City Council**

**November 7, 2023**

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**SUBJECT: FY2023 (TY2022) TAX INCREMENT FINANCING (TIF) ANNUAL REPORT**

This Informal Report serves as an update to the Mayor and City Council regarding the performance of the City’s Tax Increment Finance (TIF) Districts for FY2023 (Tax Year 2022). The Annual Report includes information on each TIF such as year-over-year appraised values and recent development as reported and billed to individual taxing entities.

Across a number of important measures, the City of Fort Worth continued an exceptional pace of growth during Fiscal Year 2023. As has been seen throughout the City of Fort Worth, the TIF districts have benefited from robust market conditions that have created new opportunities for high-impact public-private partnerships.

By leveraging the value of public improvements, Fort Worth has been able to attract private investment that boosts the value of property, while strengthening neighborhoods and the local economy. This enables the City to deliver services to citizens and businesses with less reliance on debt or tax rate increases.

**The annual growth of Fort Worth’s TIF districts continues its upward trajectory from previous years, with taxable property values increasing by 3.6% in FY 2023 (Tax Year 2022).** Across all of the city’s TIFs, a combined \$4.8 billion of new taxable value has brought the per-acre value of Fort Worth TIFs from a base of \$101,592 to \$474,464 – a 367.0% increase.

<b>Overall Performance (All TIF Districts Combined)</b>	
Base value of TIF	\$1,305,212,782
Current taxable value of TIF	\$6,095,721,209
Total increase in taxable value to date	\$4,790,508,508
Percent increase in taxable value to date	367.0%
Taxable value after termination <sup>1</sup>	\$4,941,630,748
Total projected increase in taxable value after termination	\$5,283,745,999
Total revenues produced by termination of TIF	\$1,435,127,336

<sup>1</sup>These assumptions are tailored to the specific characteristics, development potential, and the impact of anticipated new projects for each TIF district, taking into consideration their individual expiration dates and economic contexts.

**To the Mayor and Members of the City Council**

**November 7, 2023**

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**SUBJECT: FY2023 (TY2022) TAX INCREMENT FINANCING (TIF) ANNUAL REPORT**

<b>Overall Performance (All TIF Districts Combined)</b>	
Percent increase in taxable value by termination	404.8%
Tax value of compound annual growth rate to date	10.58%
Tax value trailing 5-year compound annual growth rate	9.62%
Base value per acre	\$101,592
Current taxable value of TIF per acre	\$474,464
Projected taxable value per acre after termination	\$384,635
Increase in taxable value per acre to date	\$372,872
Increase in taxable value per acre by termination	\$384,635
Additional taxes at termination (vs. base value)	\$93,212,352

Today, **nearly half of all new private property value added within a Fort Worth TIF district can be directly tied back to support provided by the TIF in the form of public improvements.** These strategic TIF investments have contributed significantly to Fort Worth's current tax base, acting as a catalyst for city-wide growth, the revitalization of key neighborhoods, and enhancing the city's regional competitiveness.

We will continue our ongoing monitoring and reporting of the performance of Fort Worth's TIF districts. This report is meant to provide a quick guide to the implementation and success of all the TIF districts within the City. More information on each individual TIF District, including the project plan, is openly available on the City's website: <https://www.fortworthtexas.gov/departments/econdev/tif>

If you have any questions, please call Robert Sturns, Director of Economic Development Department at 817-392-2663.

**David Cooke**  
**City Manager**



# Tax Increment Financing District Annual Report

*Fiscal Year 2023*

# Executive Summary

Overall Performance (All TIF Districts Combined)	
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# Executive Summary

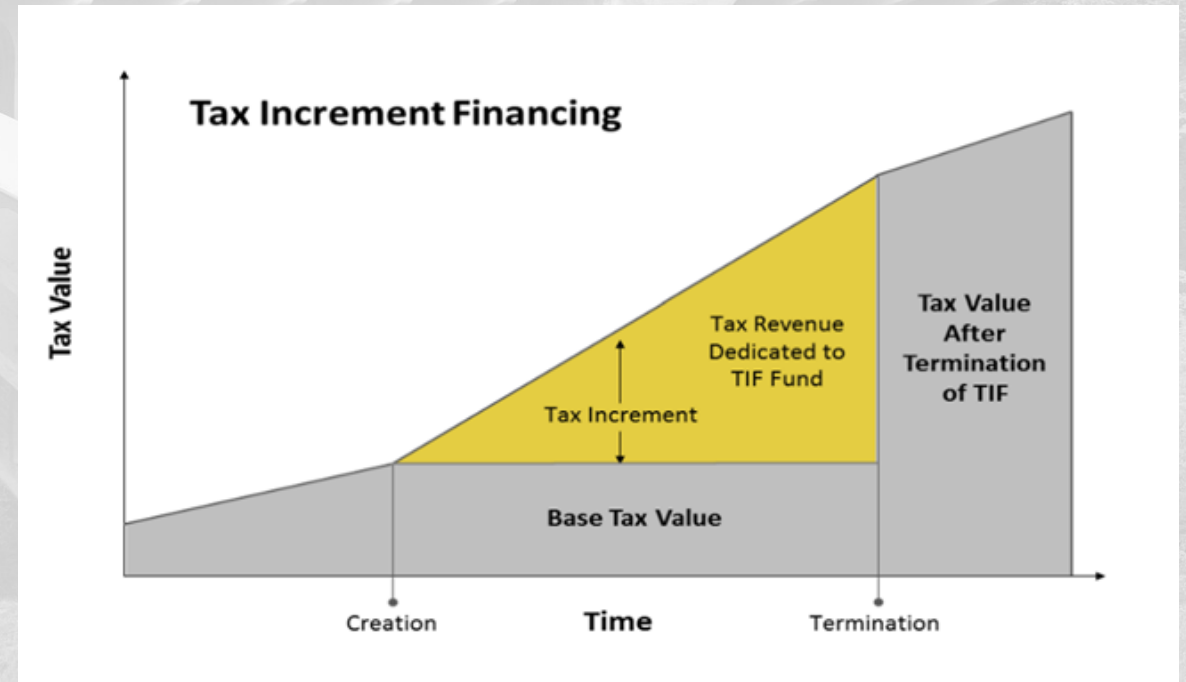
- The annual growth of Fort Worth's TIF districts continues its upward trajectory from previous years, with taxable property values **increasing by 3.6% in FY 2023 (Tax Year 2022)**, however this trailed the increase in taxable values for the city overall, which increased by 13.76%.
- **Nearly half** of all new private property value added within a Fort Worth TIF district can be directly tied back to support provided by the TIF fund in the form of public improvements.
  - **These strategic TIF investments have contributed significantly to Fort Worth's current tax base.**



# How do TIF districts work?

TIFs play a crucial role in supporting taxable property values and encouraging new growth throughout Fort Worth because they do not increase taxes on residents or businesses within their borders.

TIFs are a way for the City to finance larger infrastructure projects without having to dip into the city budget or spend tax dollars on them.

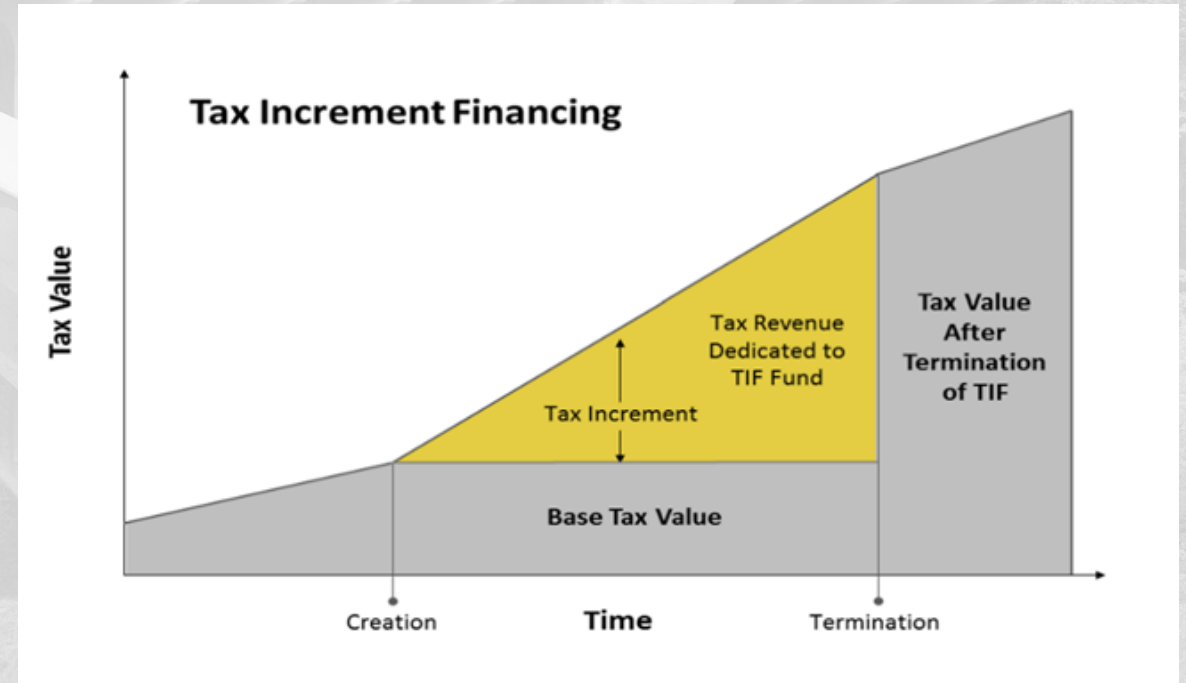


# How do TIF districts work?

When a TIF is established, the total value of existing real property in the district is identified as its base value.

As the district begins to see more investment and new development, the total taxable value of the area begins to rise. The tax increment – the funds that make up the difference between the new taxable value and the original base value – are then set aside to help finance public improvements within the district.

TIF funding supports larger infrastructure projects like the creation of roads or utilities, environmental remediation, destruction of existing structures, or historic preservation or rehabilitation.





# How are TIFs governed?

Each TIF district is governed by a TIF board, usually composed of 5-15 members that are appointed by participating taxing jurisdictions, including the city or county.

TIF boards review and approve all policies, projects and investments financed by the TIF fund for each TIF district.

Each TIF Board also approves the TIF annual budget and provides direction to the TIF administrator, who is responsible for all day-to-day TIF-related activities – a position usually held by a member of the city's Economic Development Department, or a designated outside organization.



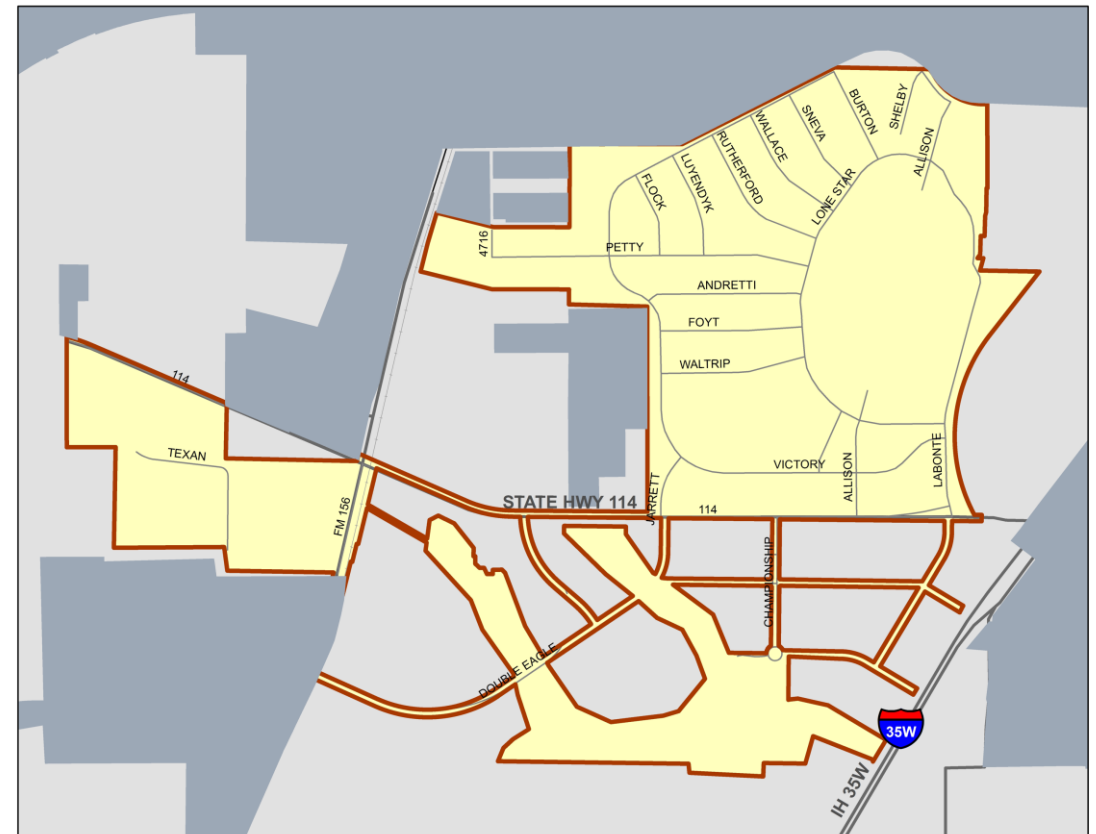
# TIF 2: Texas Motor Speedway

*January 1, 1996 – December 31, 2035 | 1,490 acres*

TIF 2 was created as a means to purchase the Texas Motor Speedway and finance needed public improvements within the TIF boundary. It was expanded in 1999 to provide for 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.

Texas Motor Speedway (TMS) continues to serve as a major destination for tourism activity and an anchor to north Fort Worth.

After a drop in property appraisals in the preceding year, reflecting depressed sales activity at Champions Circle and Tanger Outlets due to the COVID-19 pandemic, property values rebounded during 2021 to mark 8% annual growth by end of year.



# TIF 2: Texas Motor Speedway

*January 1, 1996 – December 31, 2035 | 1,490 acres*

**FY23 Estimated TIF Balance: \$4,160,166.00**

All projects supported by TIF 2 (Texas Motor Speedway) have been fully funded and all terms satisfied. There are no active projects or future commitments at this time.

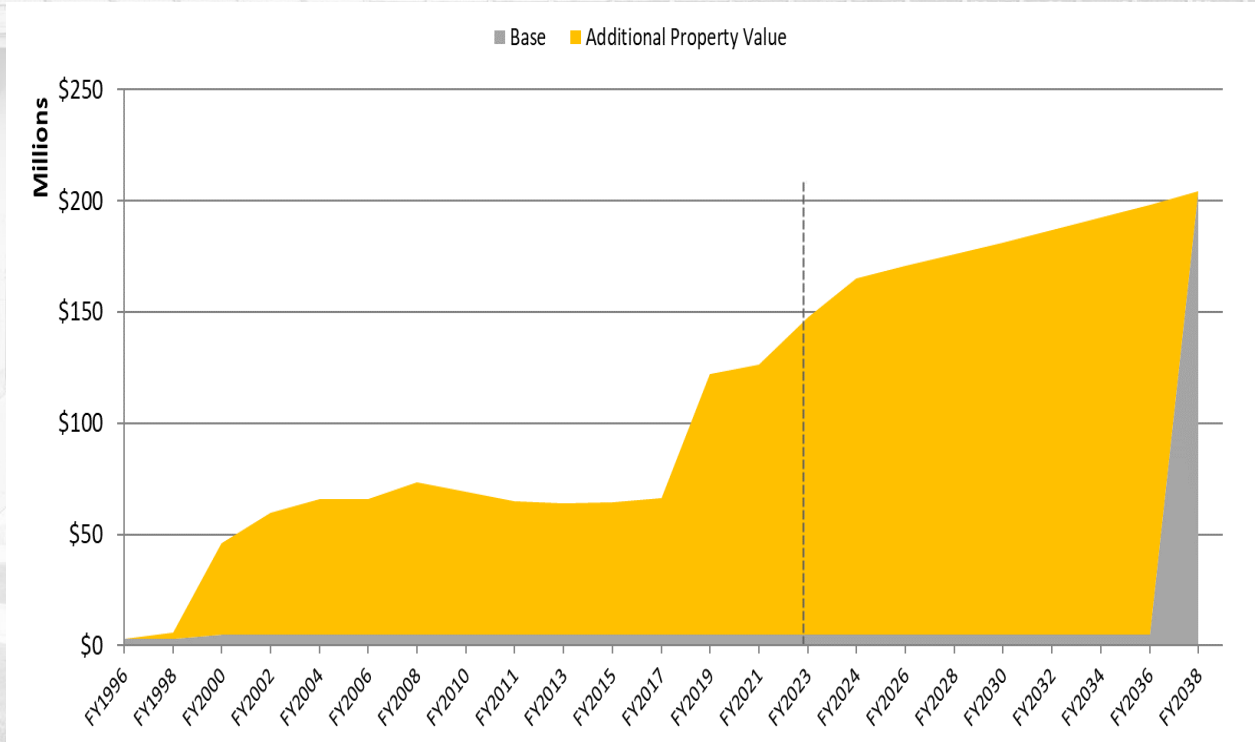
## **Entities and Levels of Participation:**

- City of Fort Worth – 0%
  - Contributed \$0 this FY
- Denton County – 100%  
(Capped at \$90,000 per year)
  - Contributed \$85,511.18 this FY
- Northwest ISD – 100%  
(With 2/3 rebate of annual fund contributions)
  - Contributed \$604,568.82 this FY (Net of 2/3 rebate)

# TIF 2: Texas Motor Speedway

*January 1, 1996 – December 31, 2035  
1,490 acres*

Overall Performance	
Base value of TIF	\$5,084,127
Current taxable value of TIF	\$147,380,254
Total increase in taxable value to date	\$142,296,127
Percent increase in taxable value to date	2798.8%
Taxable value after termination	\$198,084,400
Total projected increase in taxable value	\$193,000,273
Total revenues produced by termination of TIF	\$36,641,081
Percent increase in taxable value by termination	3796.1%
Tax value of compound annual growth rate to date	15.66%
Tax value trailing 5-year compound annual growth rate	16.02%
Base value per acre	\$3,414
Current taxable value of TIF per acre	\$98,979
Projected taxable value per acre after termination	\$133,032
Increase in taxable value per acre to date	\$95,565
Increase in taxable value per acre by termination	\$129,979
Additional taxes at termination (vs. base value)	\$2,251,826



# TIF 2: Texas Motor Speedway

*January 1, 1996 – December 31, 2035*  
*1,490 acres*

## TIF 2: Texas Motor Speedway (5-YEAR Growth by Land Use)

	Land Use	2018 Taxable Value <i>July Certified</i>	2023 Taxable Value <i>July Certified</i>	% of Total Taxable Value	5-yr Nominal Growth Taxable Value	Total % 5-yr Growth Taxable Value	5-yr CAGR Taxable Value
Residential	A	26,994,550	35,804,831	21.6%	8,810,281	33%	5.8%
	C1	966,556	1,605,212	1.0%	638,656	66%	10.7%
Non-Residential	D1	483	-	0.0%	(483)	-100%	-100.0%
	E	109,123	495,676	0.3%	386,553	354%	35.3%
	F1	94,181,637	127,272,279	76.8%	33,090,642	35%	6.2%
	L1		446,801	0.3%	446,801	-	-
<b>Total</b>		<b>122,252,349</b>	<b>165,624,799</b>	<b>100.0%</b>	<b>43,372,450</b>	<b>35%</b>	<b>6.3%</b>

- A Single-family Residential
- C1 Vacant Land Residential
- D1 Qualified Open Space Land
- E Rural land and Improvement Residential
- F1 Commercial
- L1 Personal Property Tangible Commercial

## TIF 2: Texas Motor Speedway FY2023 Budget to Actual

	Budgeted FY2023	Actual FY2024
<b>FUND BALANCE CARRYOVER</b> <i>(previous year)</i>	3,314,999.83	3,329,291.22
<b>REVENUE</b>		
Denton County:	85,511.18	85,511.18
School District:	1,813,706.44	1,813,706.44
<b>Subtotal</b>	1,899,217.62	1,899,217.62
Other Revenue		
Interest Generated	14,632.00	140,795.02
<b>TOTAL FUNDS AVAILABLE</b>	5,228,849.45	5,369,303.86
<b>EXPENDITURES</b>		
NWISD Rebate	1,209,137.63	1,209,137.62
<b>TOTAL EXPENDITURES</b>	1,209,137.63	1,209,137.62
<b>ENDING FUND BALANCE</b>	4,019,711.82	4,160,166.24

# TIF 3: Downtown

*January 1, 1996 – December 31, 2025 | 407 acres*

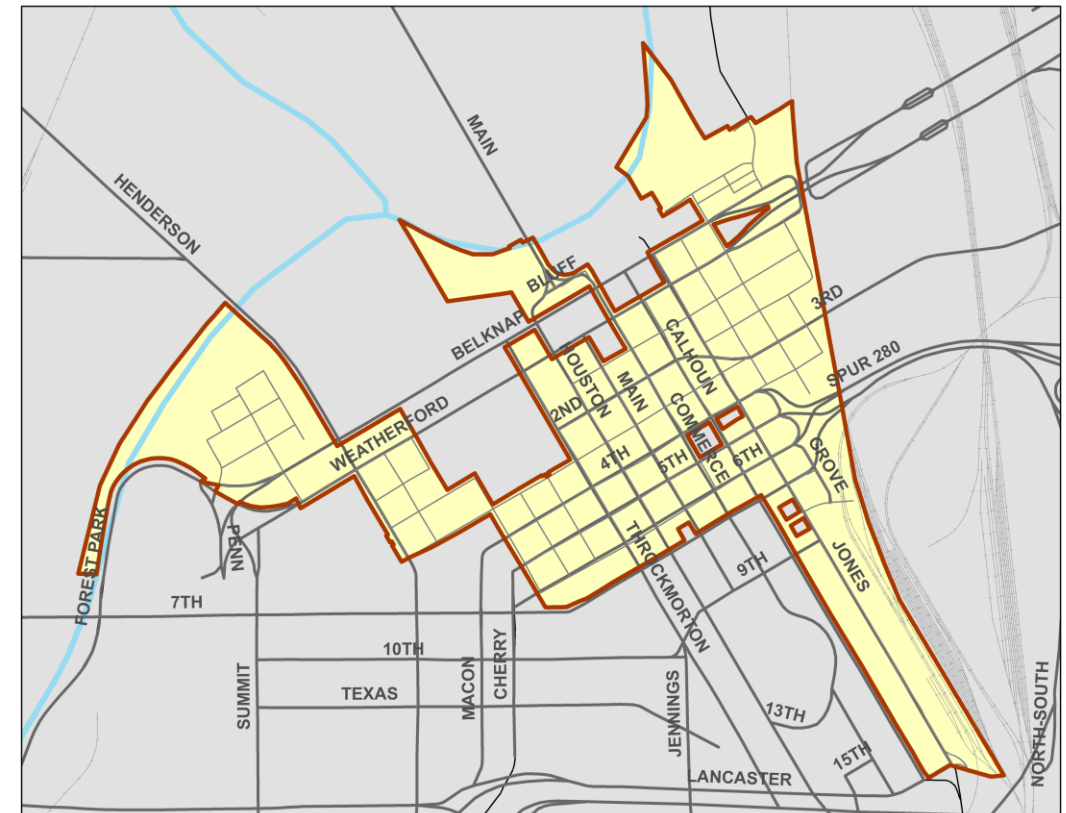
TIF 3 was created to promote the redevelopment of downtown Fort Worth and is administered in partnership with Downtown Fort Worth, Inc.

The lingering impacts of the COVID-19 pandemic and altered work patterns prompted by the normalization of remote and hybrid office work are still apparent in the downtown core. Nevertheless, retail activity has stabilized while office vacancies are in the low teens and are returning to a level of tightness more typically found in downtown Fort Worth over the past two decades. Although investment interest and activity has been drawn southward by plans for Texas A&M's new Fort Worth campus and improvements to and around the Convention Center, it is anticipated that stronger development and tenant interest in Downtown as a whole will continue to improve in the near future.

As the Downtown TIF approaches the end of its term, efforts are currently shifting to planning for the future and identifying appropriate tools and tactics for the continued support of downtown.

## Major developments

- Downtown Fort Worth, Inc. completed preparation of the 2023 Downtown Strategic Action Plan, an effort that takes place once every ten years to identify and organize action around key strategic goals and objectives for the coming ten-year period.
- As the Downtown TIF approaches the end of its term in FY 2024, efforts are currently shifting to planning for the future and identifying appropriate tools and tactics for the continued support of downtown.





# TIF 3: Downtown

January 1, 1996 – December 31, 2025 | 407 acres

**FY23 Estimated TIF Balance: \$19,267,472.00**

A total of **\$2,971,553** of this balance has been committed to the following projects:

- \$209,535 for TIF Administration
- \$888,853 for 777 Main Garage Lease
- \$376,091 for City Center Garage Lease
- \$223,640 for Chase Bank Garage Lease
- \$138,162 for The Tower Garage Lease
- \$6,000 for TIF Planning
- \$14,800 for Free Parking Marketing
- \$84,602 for Parking Garage Insurance
- \$1,000,000 for Heritage Park

**Current remaining funds: \$3,500,000.00**

*Note: Due to a \$100 million cap on lifetime TIF expenses, TIF 3 has a projected maximum of approximately \$3.5 million remaining for support of projects beyond those already listed. Revenue in excess of the cap on expenses would otherwise support \$16,295,919 in additional project costs.*

## Entities and Levels of Participation:

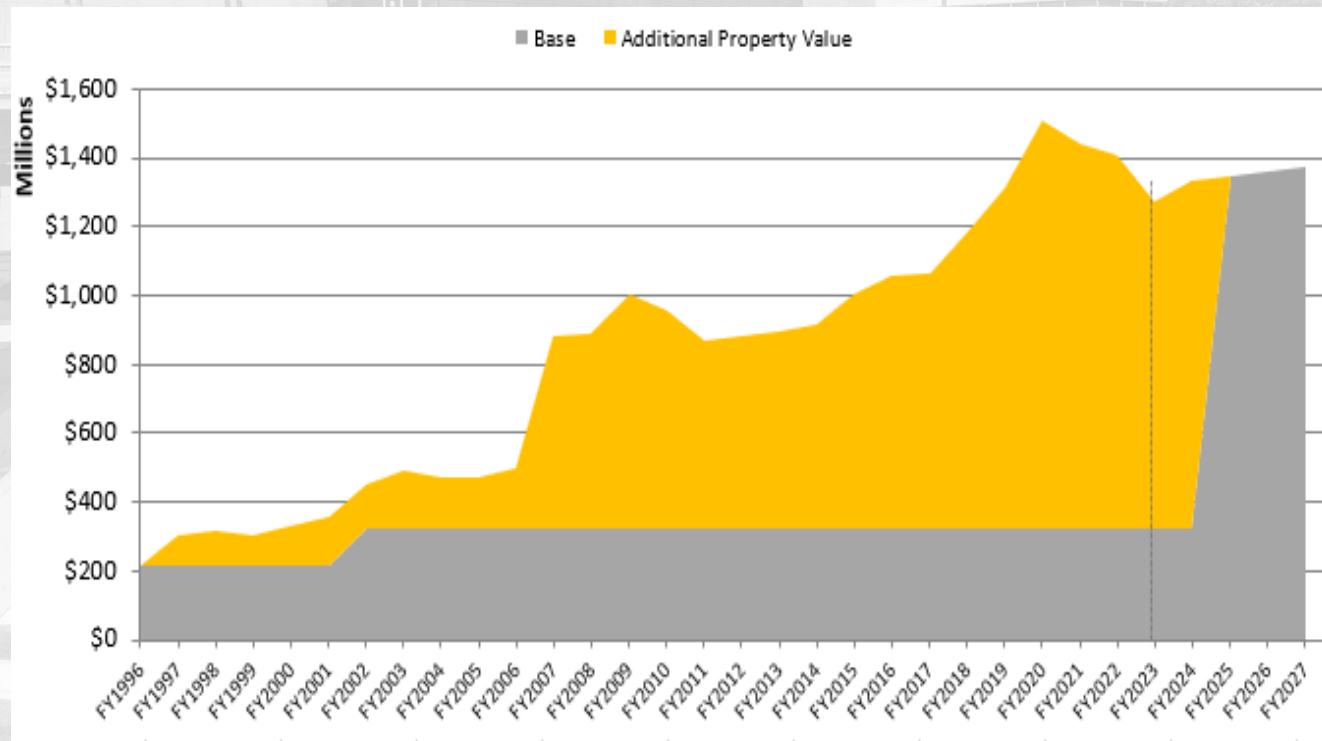
- City of Fort Worth – 60% (Capped)
  - Contributed \$3,260,432 this FY
- Tarrant County Hospital District – 40% (Capped\*)
  - Contributed \$707,099 this FY
- Tarrant County College District – 20% (Capped\*)
  - Contributed \$200,596 this FY
- Tarrant Regional Water District – 40% (Capped\*)
  - Contributed \$82,908 this FY
- Tarrant County – 40% (Capped\*)
  - Contributed \$705,748 this FY

*\*All TIF 3 contributions are capped at a combined annual amount of \$5 million.*

# TIF 3: Downtown

*January 1, 1996 – December 31, 2025*  
*407 acres*

Overall Performance	
Base value of TIF	\$322,440,637
Current taxable value of TIF	\$1,274,711,505
Total increase in taxable value to date	\$952,270,868
Percent increase in taxable value to date	295.3%
Taxable value after termination	\$1,333,582,335
Total projected increase in taxable value	\$1,011,141,698
Total revenues produced by termination of TIF	\$109,335,087
Percent increase in taxable value by termination	313.6%
Tax value of compound annual growth rate to date	5.83%
Tax value trailing 5-year compound annual growth rate	5.40%
Base value per acre	\$792,237
Current taxable value of TIF per acre	\$3,131,969
Projected taxable value per acre after termination	\$3,276,615
Increase in taxable value per acre to date	\$2,339,732
Increase in taxable value per acre by termination	\$2,484,378
Additional taxes at termination (vs. base value)	\$28,427,904



# TIF 3: Downtown

*January 1, 1996 – December 31, 2025*  
*407 acres*

### TIF 3: Downtown (5-YEAR Growth by Land Use)

	Land Use	2018 Taxable Value	2023 Taxable Value <i>July Certified</i>	% of Total Taxable Value	5-yr Nominal Growth Taxable Value	Total % 5-yr Growth Taxable Value	5-yr CAGR Taxable Value
Residential	A	145,760,953	167,601,188	12.6%	21,840,235	15%	2.8%
	AC	363,680	697,100	0.1%	333,420	92%	13.9%
	B	22,108	35,606	0.0%	13,498	61%	10.0%
	C1	70,014	14	0.0%	(70,000)	-100%	-81.8%
Non-Residential	BC	63,561,988	77,500,000	5.8%	13,938,012	22%	4.0%
	C1C	4,563,083	6,621,308	0.5%	2,058,225	45%	7.7%
	C2C	33,335,116	49,260,354	3.7%	15,925,238	48%	8.1%
	F1	1,065,207,899	1,029,784,265	77.2%	(35,423,634)	-3%	-0.7%
	J3	2,450,000	2,082,500	0.2%	(367,500)	-15%	-3.2%
	<b>Total</b>	<b>1,315,334,841</b>	<b>1,333,582,335</b>	<b>100.0%</b>	<b>18,247,494</b>	<b>1%</b>	<b>0.3%</b>

- A Single-family Residential
- AC Single-family Interim Use
- B Multi-family Residential
- C1 Vacant Lan Residential
- BC Multi-family Commercial
- C1C Vacant Land Commercial
- C2C Commercial Land w Improvement Value
- F1 Commercial
- J3 Commercial Utility Electric Companies

### TIF 3: Downtown FY2023 Budget to Actual

	Budgeted FY2023	Actual FY2023
<b>FUND BALANCE CARRYOVER</b> <i>(previous year)</i>	\$ 14,393,512.47	\$ 14,329,399.87
<b>REVENUE</b>		
City of Fort Worth:	\$ 3,301,808.00	\$ 3,260,431.84
Tarrant County:	\$ 706,415.00	\$ 705,747.68
Tarrant County Hospital District:	\$ 707,768.00	\$ 707,099.31
Tarrant County College District:	\$ 200,953.00	\$ 200,596.39
Tarrant Regional Water District:	\$ 83,056.00	\$ 82,907.63
<b>Subtotal</b>	\$ 5,000,000.00	\$ 4,956,782.85
Other Revenue		
Interest Generated	\$ 72,247.00	\$ 613,025.20
<b>TOTAL FUNDS AVAILABLE</b>	\$ 19,465,759.47	\$ 19,899,207.92
<b>EXPENDITURES</b>		
TIF Administration	\$ 649,200.00	\$ 631,735.71
<b>TOTAL EXPENDITURES</b>	\$ 649,200.00	\$ 631,735.71
<b>ENDING FUND BALANCE</b>	\$ 18,816,559.47	\$ 19,267,472.21

# TIF 4: Southside

*January 1, 1996 – December 31, 2032 | 1,278 acres*

TIF 4 was created to promote the revitalization of Fort Worth's Near Southside neighborhood and medical district, and to advance the transformation of this formerly blighted area into an **economically productive, vibrant, mixed-use district**. Near Southside Inc. administers TIF 4, working in close partnership with the city's Economic Development Department.

TIF 4 was originally established with a 25-year term, with an expiration date of December 31, 2022. In the fall of 2022, prior to the TIF's expiration, a collaborative review among NSI, Economic Development, and the City Manager's Office led to a proposal to extend TIF 4 for 10 years to complete important infrastructure and redevelopment work remaining. A significant modification is a reduced contribution rate from the TIF's only remaining contributing entity: the City of Fort Worth. The **City Council approved TIF 4's extension** in November 2022, with a new expiration of December 31, 2032.

FY2023 delivered another year of impressive development progress and infrastructure improvement to the Near Southside. Perhaps the most significant new project – and a highly visible testament to TIF 4's impact – was the construction of the **new Burnett School of Medicine at TCU**, centrally located on the TIF-transformed, tree-lined W. Rosedale St. and immediately adjacent to the district's rapidly expanding hospitals and thousands of new residential units.



# TIF 4: Southside

January 1, 1996 – December 31, 2032 | 1,278 acres

## Major developments

- In Magnolia Village, TIF 4 supported a major project incorporating public space, major new construction, adaptive reuse, and a visionary design at the southwest corner of Hemphill and Magnolia. **The 701 development** includes a new three-story office and retail building with anchor tenant VLK Architects, another new two-story restaurant building filling an important gap on Magnolia, and the adaptive conversion of the historic bank building into another destination restaurant space. The central and defining space supported by TIF 4 is the public plaza seamlessly connecting the new buildings with the site's historic landmarks. A tastefully designed multi-level garage serves on-site visitors and is also available as paid public parking.
- With Trinity Metro moving quickly toward the design of TEXRail's extension and a new Near Southside Medical District station, NSI worked with major stakeholders to complete a **vision plan for mixed-use development adjacent to the TEXRail station**. Both Baylor Scott & White All Saints Medical Center and Trinity Metro have endorsed the plan so that the proposed circulation network should serve as the basis for Trinity Metro's site and station design. In addition, the plan presents market-based scenarios suitable for near-term development.
- TIF 4 approved funding for the design and construction of **major functional and aesthetic enhancements at two important gateway underpasses: South Main at I-30 and Rosedale at I-35W**. This is a collaborative effort among TPW, NSI, FW Public Art, DFWI, and community leaders from Historic Southside and South Main Village. The team of urban designers and artists has made excellent design progress and is working toward a construction launch in FY24.



# TIF 4: Southside

*January 1, 1996 – December 31, 2032 | 1,278 acres*

## **FY23 Estimated TIF Balance: \$23,325,804**

A total of **\$23,303,575** of this balance has been committed to the following projects:

- \$93,098 for Street Repair Program
- \$447,217 for Gateways Final Design
- \$2,800,000 for Gateways Construction
- \$270,915 for Wayfinding
- \$30,000 for 2023 Magnolia Green Garage
- \$82,858 for 2023 Streetscape Program
- \$3,726 for Magnolia Streetscape
- \$66,838 for Watts Park
- \$146,923 for 2023 Administration
- \$7,000,000 for Evans & Rosedale (garage and public spaces)
- \$4,900,000 for Trademark Vickery
- \$2,500,000 for 200 Vickery T&P TOD
- \$1,750,000 for Historic Laundry Block
- \$890,000 for Nobleman Hotel
- \$480,000 for NRP/JPS Magnolia Lofts
- \$157,000 for 311 Daggett
- \$79,000 for Historic Cumberland Properties

**Current remaining funds: \$22,229.00**

## **Entities and Levels of Participation:**

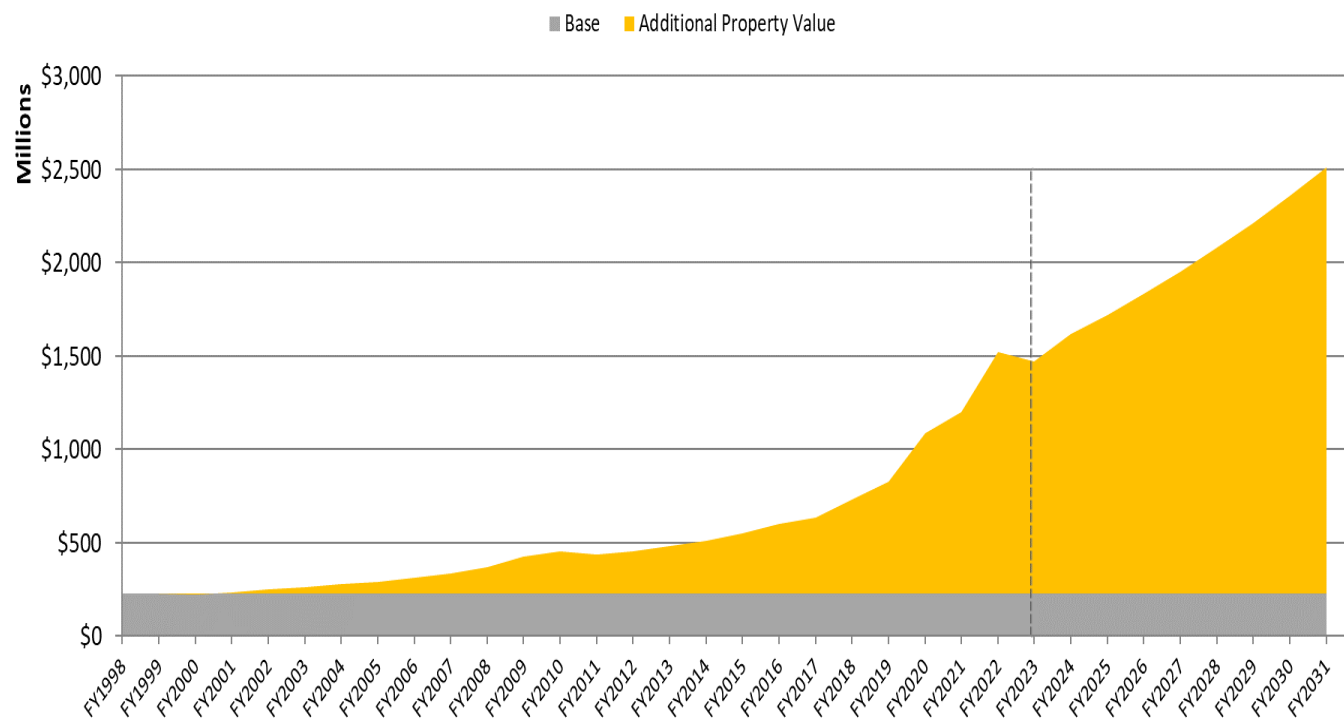
- City of Fort Worth – 90% through 2022, ~30% after
  - Contributed \$7,952,330 this FY
- Tarrant County Hospital District – 50% (Fulfilled)
  - Contributed \$0 this FY
- Tarrant County College District – 50% (Fulfilled)
  - Contributed \$0 this FY
- Tarrant Regional Water District – 100% (Fulfilled)
  - Contributed \$0 this FY
- Tarrant County – 50% (Fulfilled)
  - Contributed \$0 this FY
- Fort Worth ISD – 100% (Fulfilled)
  - Contributed \$0 this FY



# TIF 4: Southside

*January 1, 1996 – December 31,  
2032 1,278 acres*

Overall Performance	
Base value of TIF	\$229,759,626
Current taxable value of TIF	\$1,469,888,997
Total increase in taxable value to date	\$1,240,129,371
Percent increase in taxable value to date	539.8%
Taxable value after termination	\$2,511,452,026
Total projected increase in taxable value	\$2,281,692,400
Total revenues produced by termination of TIF	\$137,193,144
Percent increase in taxable value by termination	993.1%
Tax value of compound annual growth rate to date	7.71%
Tax value trailing 5-year compound annual growth rate	15.05%
Base value per acre	\$179,781
Current taxable value of TIF per acre	\$1,150,148
Projected taxable value per acre after termination	\$1,965,142
Increase in taxable value per acre to date	\$970,367
Increase in taxable value per acre by termination	\$1,785,362
Additional taxes at termination (vs. base value)	\$60,875,525



# TIF 4: Southside

*January 1, 1996 – December 31, 2032 1,278 acres*

## TIF 4: Southside (5-YEAR Growth by Land Use)

	Land Use	2018 Taxable Value	2023 Taxable Value <i>July Certified</i>	% of Total Taxable Value	5-yr Nominal Growth Taxable Value	Total % 5-yr Growth Taxable Value	5-yr CAGR Taxable Value
<b>Residential</b>	A	31,130,047	65,704,375	4.1%	34,574,328	111%	16.1%
	AC	1,680,937	1,338,287	0.1%	(342,650)	-20%	-4.5%
	B	2,621,341	5,238,293	0.3%	2,616,952	100%	14.9%
	C1	1,860,405	3,985,836	0.2%	2,125,431	114%	16.5%
	O	-	402,500	0.0%	402,500	-	-
<b>Non-Residential</b>	BC	146,210,973	615,632,047	38.1%	469,421,074	321%	33.3%
	C1C	27,819,129	53,760,140	3.3%	25,941,011	93%	14.1%
	C2C	14,964,703	19,473,104	1.2%	4,508,401	30%	5.4%
	F1	583,881,540	825,439,102	51.1%	241,557,562	41%	7.2%
	F2	17,060,901	24,734,858	1.5%	7,673,957	45%	7.7%
	J2	100	100	0.0%	-	0%	0.0%
	J3	304,305	261,486	0.0%	(42,819)	-14%	-3.0%
	J5	164,559	164,859	0.0%	300	0%	0.0%
	<b>Total</b>	<b>827,698,940</b>	<b>1,616,134,987</b>	<b>100.0%</b>	<b>788,436,047</b>	<b>95%</b>	<b>14.3%</b>

A Single-family Residential  
 AC Single-family Interim Use  
 B Multi-family Residential  
 C1 Vacant Land Residential  
 O Residential Inventory

BC Multi-family Commercial  
 C1C Vacant Land Commercial  
 C2C Commercial Land w Improvement Value  
 F1 Commercial  
 F2 Industrial  
 J2 Commercial Utility Gas Companies  
 J3 Commercial Utility Electric Companies  
 J5 Commercial Utility Railroads

## TIF 4: Southside FY2023 Budget to Actual

	Budgeted FY2023	Actual FY2023
<b>FUND BALANCE CARRYOVER</b> <i>(previous year)</i>	<b>20,376,273.73</b>	<b>20,376,273.73</b>
<b>REVENUE</b>		
City of Fort Worth:	8,245,224.29	7,952,329.59
<b>Subtotal</b>	<b>8,245,224.29</b>	<b>7,952,329.59</b>
Other Revenue - Transfer from PARD	6,956.00	6,956.00
Interest Generated	204,576.00	757,384.87
<b>TOTAL FUNDS AVAILABLE</b>	<b>28,833,030.02</b>	<b>29,092,944.19</b>
<b>EXPENDITURES</b>		
TIF Administration	358,800.00	306,478.27
TIF Projects	2,916,377.00	2,460,660.98
Street Repair and Reconstruction	3,000,000.00	3,000,000.00
<b>TOTAL EXPENDITURES</b>	<b>6,275,177.00</b>	<b>5,767,139.25</b>
<b>ENDING FUND BALANCE</b>	<b>22,557,853.02</b>	<b>23,325,804.94</b>

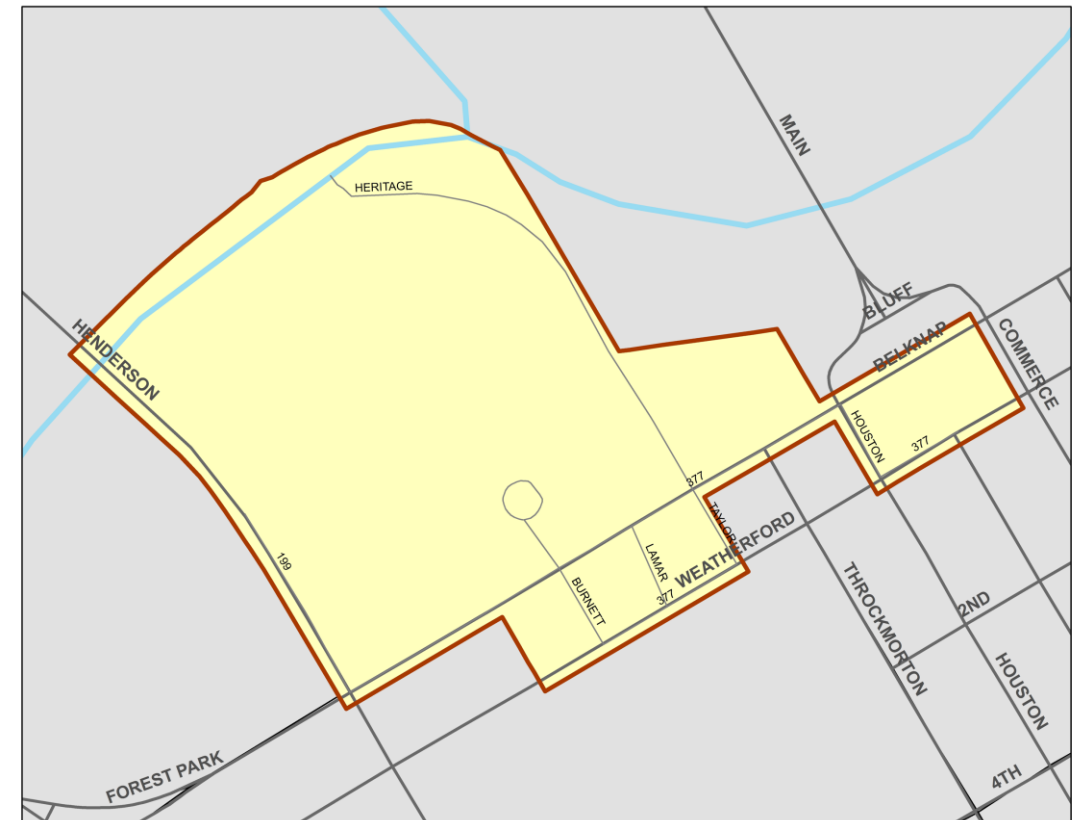
# TIF 6: Riverfront

*November 12, 2002 – November 20, 2036 | 64 acres*

TIF 6 was created to promote the development of north downtown, primarily near the former RadioShack campus/the new Fort Worth City Hall.

All property within the Riverfront TIF is currently occupied by Tarrant County College and other exempt uses. Despite the high level of activity that this brings to the district and to the northern portion of Downtown Fort Worth, the tax-exempt status of property has the effect of nullifying tax increment and any revenue that might otherwise go to the TIF.

All TIF supported projects have been fully funded and no projects are presently anticipated for the TIF district.



# TIF 6: Riverfront

*November 12, 2002 – November 20, 2036 | 64 acres*

**FY23 Estimated TIF Balance: \$201,643.00**

All projects supported by TIF 6 (Radio Shack Campus) have been fully funded and all terms satisfied. There are no active projects or future commitments at this time.

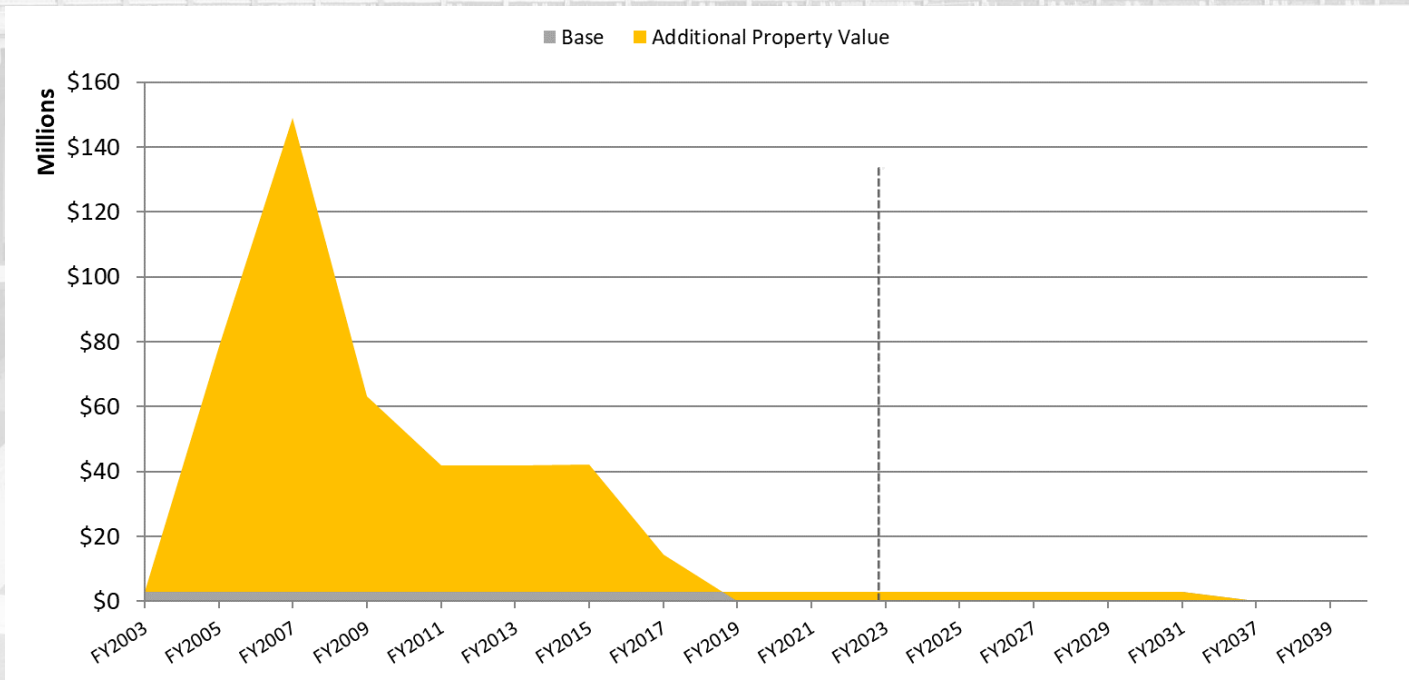
## **Entities and Levels of Participation:**

- City of Fort Worth – 0%
  - Contributed \$0 this FY
- Tarrant County Hospital District – 100%
  - Contributed \$0 this FY
- Tarrant County College District – 80%
  - Contributed \$0 this FY
- Tarrant Regional Water District – 100%
  - Contributed \$0 this FY
- Tarrant County – 100%
  - Contributed \$0 this FY

# TIF 6: Riverfront

*November 12, 2002 – November 20, 2036  
64 acres*

Overall Performance	
Base value of TIF	\$2,822,348
Current taxable value of TIF	\$-
Total increase in taxable value to date	\$(2,822,348)
Percent increase in taxable value to date	-100.0%
Taxable value after termination	\$-
Total projected increase in taxable value	\$(2,822,348)
Total revenues produced by termination of TIF	\$5,096,624
Percent increase in taxable value by termination	-100.0%
Tax value of compound annual growth rate to date	-100.0%
Tax value trailing 5-year compound annual growth rate	-100.0%
Base value per acre	\$44,377
Current taxable value of TIF per acre	\$-
Projected taxable value per acre after termination	\$-
Increase in taxable value per acre to date	\$(44,377)
Increase in taxable value per acre by termination	\$(44,377)
Additional taxes at termination (vs. base value)	\$-



# TIF 6: Riverfront

*November 12, 2002 – November 20, 2036*  
*64 acres*



# TIF 8: Lancaster Corridor

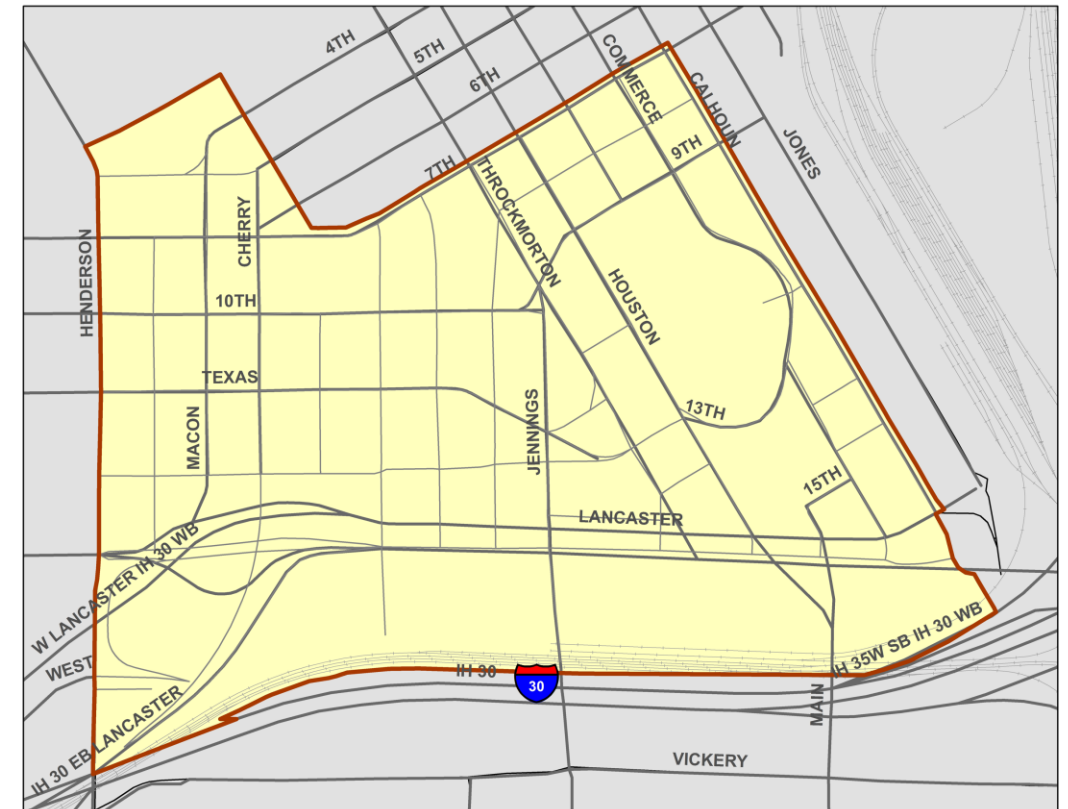
*December 9, 2003 – December 31, 2024 | 220 acres*

TIF 8 was created to promote development along the Lancaster corridor after an elevated portion of the I-30/I-35 interchange was realigned and demolished, re-establishing Lancaster Avenue as one of the primary gateways to Downtown Fort Worth and the Near Southside medical district.

TIF 8 has rebounded strongly from the impacts of the COVID-19 pandemic, particularly in hospitality and restaurant-related properties near the Fort Worth Convention Center. Property valuations increased during the 2022 tax year, gaining 5.8% year-over-year. New projects on the horizon are anticipated to accelerate investment and growth in the district's value. However, as the TIF nears the end of its term, efforts are shifting to the identification of appropriate tools and tactics to support future district needs.

## Major developments

- The City of Fort Worth entered into an agreement supporting the expansion of the Omni Hotel, which will result in a combined 1,000 room property
- The announced creation of a new and expanded Texas A&M Fort Worth campus has generated significant interest among investors and developers in the area.
- The City of Fort Worth has solidified its plans for the financing and construction of improvements to the Fort Worth Convention Center.



# TIF 8: Lancaster Corridor

*December 9, 2003 – December 31, 2024 | 220 acres*

**FY23 Estimated TIF Balance: \$21,445,916.00**

A total of **\$22,914,182** has been committed to the following projects:

- \$414,182 for TIF administration in remaining years of the term
- \$1,050,000 for Burnett Lofts
- \$3,200,000 for Lancaster-Lamar Mixed-Use development
- \$2,750,000 for Deco 969
- \$7,500,000 for Le Meridien
- \$8,000,000 Waggoner Hotel

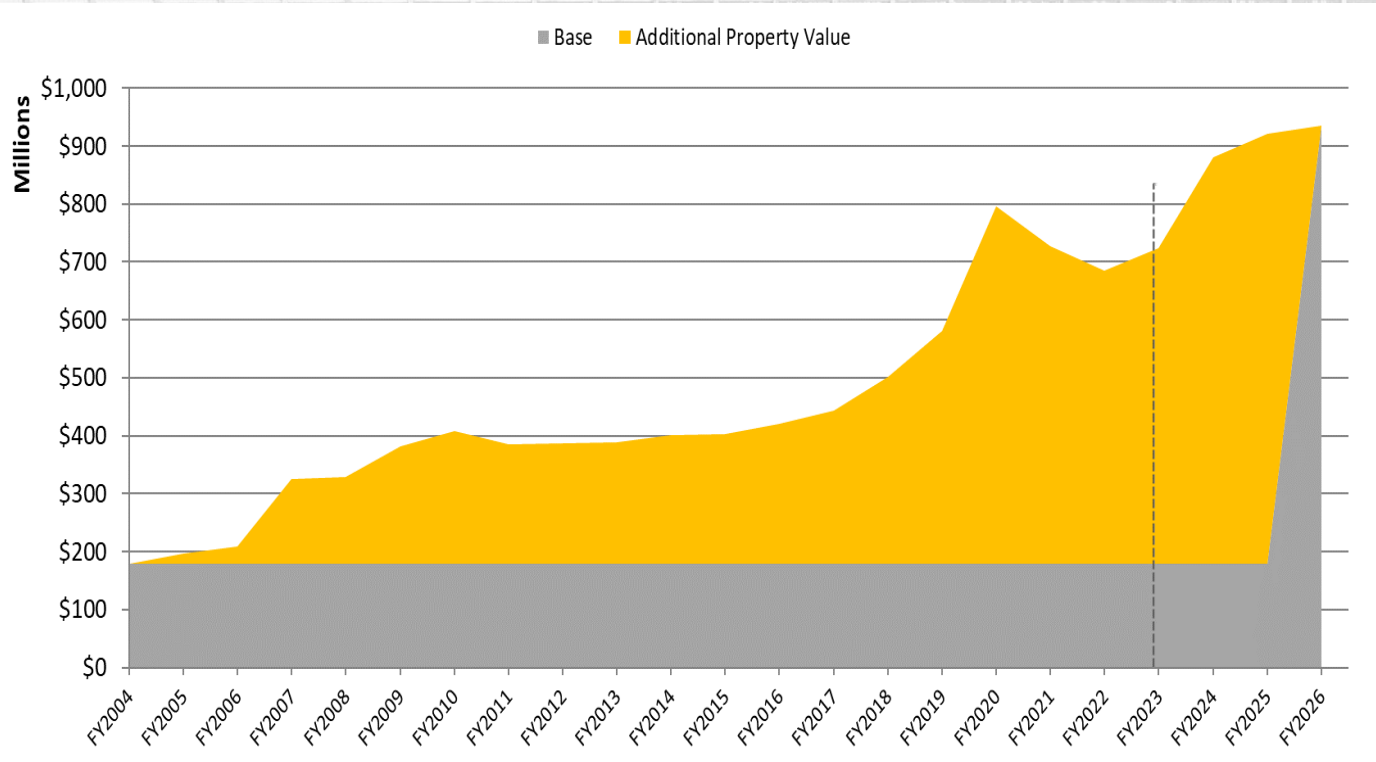
## **Entities and Levels of Participation:**

- City of Fort Worth – 50%
  - Contributed \$1,940,915.39 this FY
- Tarrant County Hospital District – 0%
  - Contributed \$0 this FY
- Tarrant County College District – 40%  
(Capped at \$7 million, not projected to reach in remaining term of TIF)
  - Contributed \$287,653.44 this FY
- Tarrant Regional Water District – 40%
  - Contributed \$59,443.65 this FY
- Tarrant County – 40% - (Fulfilled)  
(Capped at \$7 million, cap met in this FY)
  - Contributed \$300,687 this FY

# TIF 8: Lancaster Corridor

*December 9, 2003 – December 31, 2024  
220 acres*

Overall Performance	
Base value of TIF	\$178,938,722
Current taxable value of TIF	\$723,757,077
Total increase in taxable value to date	\$544,818,355
Percent increase in taxable value to date	304.5%
Taxable value after termination	\$921,503,593
Total projected increase in taxable value	\$742,564,871
Total revenues produced by termination of TIF	\$49,380,247
Percent increase in taxable value by termination	415.0%
Tax value of compound annual growth rate to date	7.63%
Tax value trailing 5-year compound annual growth rate	7.58%
Base value per acre	\$813,358
Current taxable value of TIF per acre	\$3,289,805
Projected taxable value per acre after termination	\$4,188,653
Increase in taxable value per acre to date	\$2,476,477
Increase in taxable value per acre by termination	\$3,375,295
Additional taxes at termination (vs. base value)	\$18,649,456



# TIF 8: Lancaster Corridor

*December 9, 2003 – December 31, 2024*  
*220 acres*

## TIF 8: Lancaster Corridor (5-YEAR Growth by Land Use)

	Land Use	2018 Taxable Value	2023 Taxable Value <i>July Certified</i>	% of Total Taxable Value	5-yr Nominal Growth Taxable Value	Total % 5-yr Growth Taxable Value	5-yr CAGR Taxable Value
<b>Residential</b>	A	86,332,503	132,937,848	15.1%	46,605,345	54%	9.0%
	AC	-	1,500,000	0.2%	1,500,000	- -	- -
	C1	6	7	0.0%	1	17%	3.1%
<b>Non-Residential</b>	BC	24,354,081	138,167,420	15.7%	113,813,339	467%	41.5%
	C1C	6,304,570	2,253,470	0.3%	(4,051,100)	-64%	-18.6%
	C2C	8,854,169	11,052,602	1.3%	2,198,433	25%	4.5%
	F1	438,166,350	578,850,222	65.8%	140,683,872	32%	5.7%
	J2	1,257,001	1,068,451	0.1%	(188,550)	-15%	-3.2%
	J3	14,478,096	14,469,086	1.6%	(9,010)	0%	0.0%
	<b>Total</b>	<b>579,746,776</b>	<b>880,299,106</b>	<b>100.0%</b>	<b>300,552,330</b>	<b>52%</b>	<b>8.7%</b>

- A Single-family Residential
- AC Single-family Interim Use
- C1 Vacant Land Residential
- BC Multi-family Commercial
- C1C Vacant Land Commercial
- C2C Commercial Land w Improvement Value
- F1 Commercial
- F2 Industrial
- J2 Commercial Utility Gas Companies
- J3 Commercial Utility Electric Companies

## TIF 8: Lancaster Corridor FY2023 Budget to Actual

	Budgeted FY2023	Actual FY2023
<b>FUND BALANCE CARRYOVER</b> <i>(previous year)</i>	\$ 21,969,531.16	\$ 21,969,531.16
<b>REVENUE</b>		
City of Fort Worth:	\$ 1,800,462.00	\$ 1,940,915.39
Tarrant County:		\$ 300,687.00
Tarrant County College District:	\$ 272,209.00	\$ 287,653.44
Tarrant Regional Water District:	\$ 56,252.00	\$ 59,443.65
<b>Subtotal</b>	\$ 2,128,923.00	\$ 2,588,699.48
Other Revenue		
Interest Generated	\$ 190,330.00	\$ 724,577.15
<b>TOTAL FUNDS AVAILABLE</b>	\$ 24,288,784.16	\$ 25,282,807.79
<b>EXPENDITURES</b>		
Catalyst Phase - Burnett Lofts	\$ 75,000.00	\$ 3,725,852.00
Lancaster Ave. Median Landscaping	\$ 700,000.00	
Waggoner Hotel	\$ 8,000,000.00	
Southern Land	\$ 2,750,000.00	
TIF Administration	\$ 111,039.00	\$ 111,039.00
<b>TOTAL EXPENDITURES</b>	\$ 11,636,039.00	\$ 3,836,891.00
<b>ENDING FUND BALANCE</b>	\$ 12,652,745.16	\$ 21,445,916.79

# TIF 9: Trinity River Vision

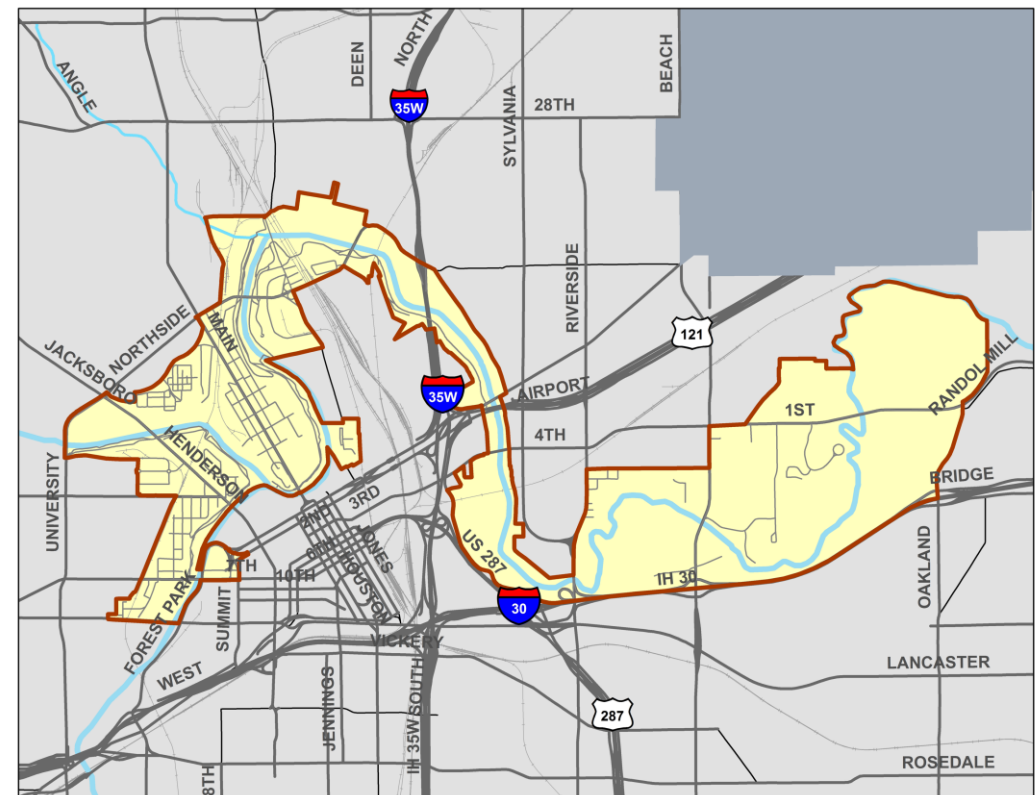
*December 16, 2003 – December 31, 2054 | 3,980 acres*

TIF 9 was created to promote redevelopment along the Trinity River while creating mixed-use development and utilizing Gateway Park as hydraulic valley storage to provide the necessary flood protection associated with the bypass flood control.

While site and infrastructure work has continued to take place in recent years, the announced awarding of federal funds for the project in 2022 along with a ten-year extension to the term of the TIF have combined to clarify the overall funding picture for the Central City Flood Control Project and enabled more targeted discussions to begin relating to the potential for near-term development activity in the district.

## Major developments

- The City of Fort Worth, Tarrant County, the Tarrant Regional Water District, Tarrant County College, Real Estate Council of Greater Fort Worth, Downtown Fort Worth Inc. and Streams & Valleys engaged a team led by national real estate expert HR&A Advisors to provide key analysis and consulting services that will guide the future development of Panther Island.
- In FY2023, TIF 9 accepted for reimbursement approximately \$8 million in project costs relating to land acquisition, business relocations, environmental remediation, demolition, and other project costs for the Central City Flood Control Project.



# TIF 9: Trinity River Vision

*December 16, 2003 – December 31, 2054 | 3,980 acres*

**FY23 Estimated TIF Balance: \$8,281.00**

A total of 100% of this balance has been committed to the following projects:

- Central City Flood Control Project

## **Entities and Levels of Participation:**

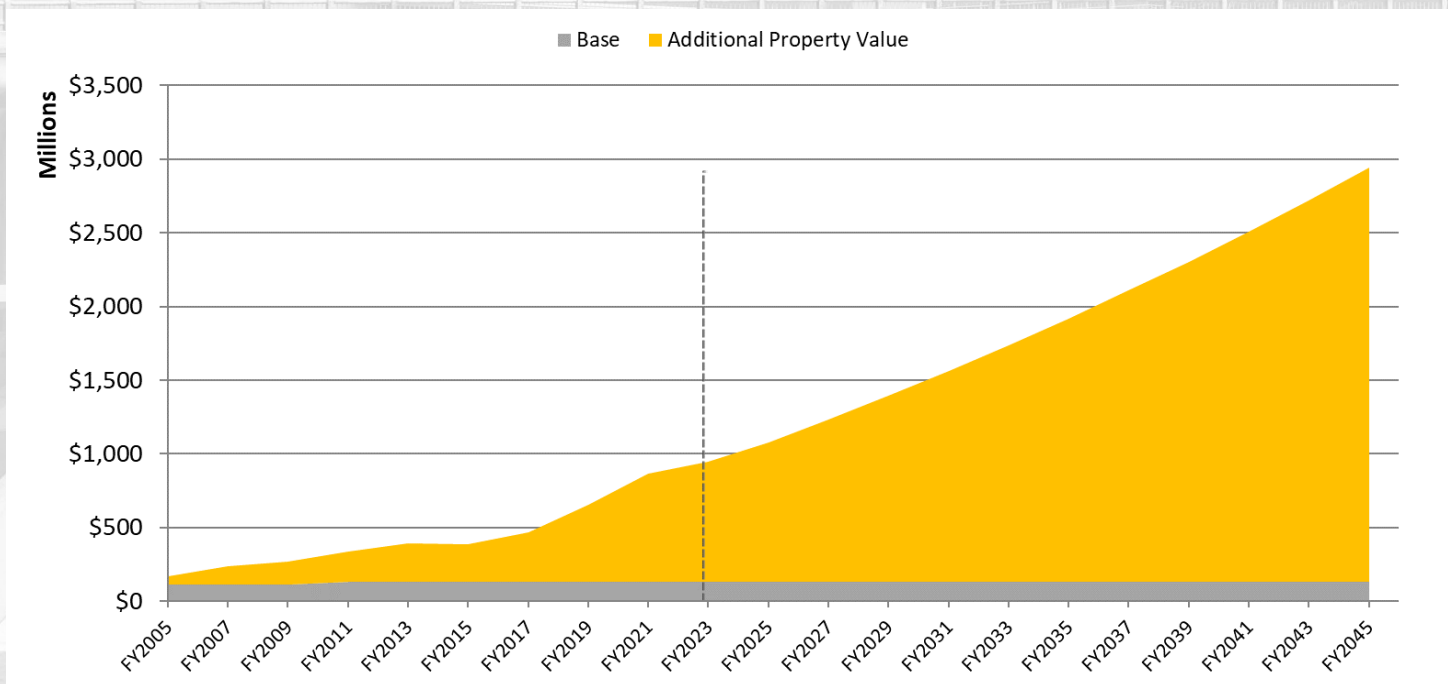
- City of Fort Worth – 80%
  - Contributed \$4,182,364.13 this FY
- Tarrant County Hospital District – 80%
  - Contributed \$1,455,861 this FY
- Tarrant County College District – 80%
  - Contributed \$840,927 this FY
- Tarrant Regional Water District – 80%
  - Contributed \$173,780 this FY
- Tarrant County – 80%
  - Contributed \$1,437,391 this FY



# TIF 9: Trinity River Vision

*December 16, 2003 – December 31, 2054  
3,980 acres*

















Overall Performance	
Base value of TIF	\$130,744,298
Current taxable value of TIF	\$929,408,728
Total increase in taxable value to date	\$798,664,430
Percent increase in taxable value to date	610.9%
Taxable value after termination	\$4,049,893,069
Total projected increase in taxable value	\$3,919,148,771
Total revenues produced by termination of TIF	\$795,948,177
Percent increase in taxable value by termination	2997.6%
Tax value of compound annual growth rate to date	11.47%
Tax value trailing 5-year compound annual growth rate	11.56%
Base value per acre	\$32,850
Current taxable value of TIF per acre	\$233,520
Projected taxable value per acre after termination	\$1,017,561
Increase in taxable value per acre to date	\$200,669
Increase in taxable value per acre by termination	\$1,360,744
Additional taxes at termination (vs. base value)	\$101,321,152



# TIF 9: Trinity River Vision

*December 16, 2003 – December 31, 2054*  
*3,980 acres*

## TIF 9: Trinity River Vision (5-YEAR Growth by Land Use)

	Land Use	2018 Taxable Value	2023 Taxable Value <i>July Certified</i>	% of Total Taxable Value	5-yr Nominal Growth Taxable Value	Total % 5-yr Growth Taxable Value	5-yr CAGR Taxable Value
Residential	A	55,270,577	76,867,769	7.1% 	21,597,192 	39%	6.8% 
	AC	8,850	76,867,769	7.1% 	76,858,919 	868462%	513.4% 
	B	56,854	91,564	0.0%	34,710	61%	10.0%
	C1	105,387	580,667	0.1%	475,280	451%	40.7% 
Non-Residential	BC	288,078,483	644,969,003	59.4% 	356,890,520 	124%	17.5% 
	C1C	30,663,794	24,144,382	2.2% 	(6,519,412)	-21%	-4.7%
	C2C	8,951,613	7,701,936	0.7% 	(1,249,677)	-14%	-3.0%
	D1	5,305	3,328	0.0%	(1,977)	-37%	-8.9%
	F1	245,329,184	218,114,866	20.1% 	(27,214,318) 	-11%	-2.3%
	F2	21,749,316	31,553,555	2.9% 	9,804,239	45%	7.7%
	J2	4,063,115	3,959,003	0.4% 	(104,112)	-3%	-0.5%
	J3	1,103,273	947,190	0.1%	(156,083)	-14%	-3.0%
	J5	8,494	8,494	0.0%	-	0%	0.0%
	J6	27,181	27,181	0.0%	-	0%	0.0%
	<b>Total</b>	<b>655,421,426</b>	<b>1,085,836,707</b>	<b>100.0%</b>	<b>430,415,281</b>	<b>66%</b>	<b>10.6%</b>

- A Single-family Residential
- AC Single-family Interim Use
- B Multi-family Residential
- C1 Vacant Land Residential
- BC Multi-family Commercial
- C1C Vacant Land Commercial
- C2C Commercial Land w Improvement Value
- D1 Qualified Open Space Land

- F1 Commercial
- F2 Industrial
- J2 Commercial Utility Gas Companies
- J3 Commercial Utility Electric Companies
- J5 Commercial Utility Railroads
- J6 Commercial Utility Pipelines

## TIF 9: Trinity River Vision FY2023 Budget to Actual

	Budgeted FY2023	Actual FY2024
<b>FUND BALANCE CARRYOVER</b> <i>(previous year)</i>	\$ 6,533.97	\$ 6,533.97
<b>REVENUE</b>		
City of Fort Worth:	\$ 4,182,364.13	\$ 4,182,364.13
Tarrant County:	\$ 1,447,089.43	\$ 1,437,391.27
Tarrant County Hospital District:	\$ 1,449,860.87	\$ 1,455,860.90
Tarrant County College District:	\$ 840,926.92	\$ 840,926.92
Tarrant Regional Water District:	\$ 173,779.93	\$ 173,779.93
<b>Subtotal</b>	\$ 8,094,021.28	\$ 8,090,323.15
Other Revenue		
Interest Generated	\$ 8,974.00	\$ 20,953.78
<b>TOTAL FUNDS AVAILABLE</b>	\$ 8,109,529.25	\$ 8,117,810.90
<b>EXPENDITURES</b>		
TRVA Loan	\$ 8,094,021.28	\$ 8,109,529.25
<b>TOTAL EXPENDITURES</b>	\$ 8,094,021.28	\$ 8,109,529.25
<b>ENDING FUND BALANCE</b>	\$ 15,507.97	\$ 8,281.65

# TIF 10: Lone Star

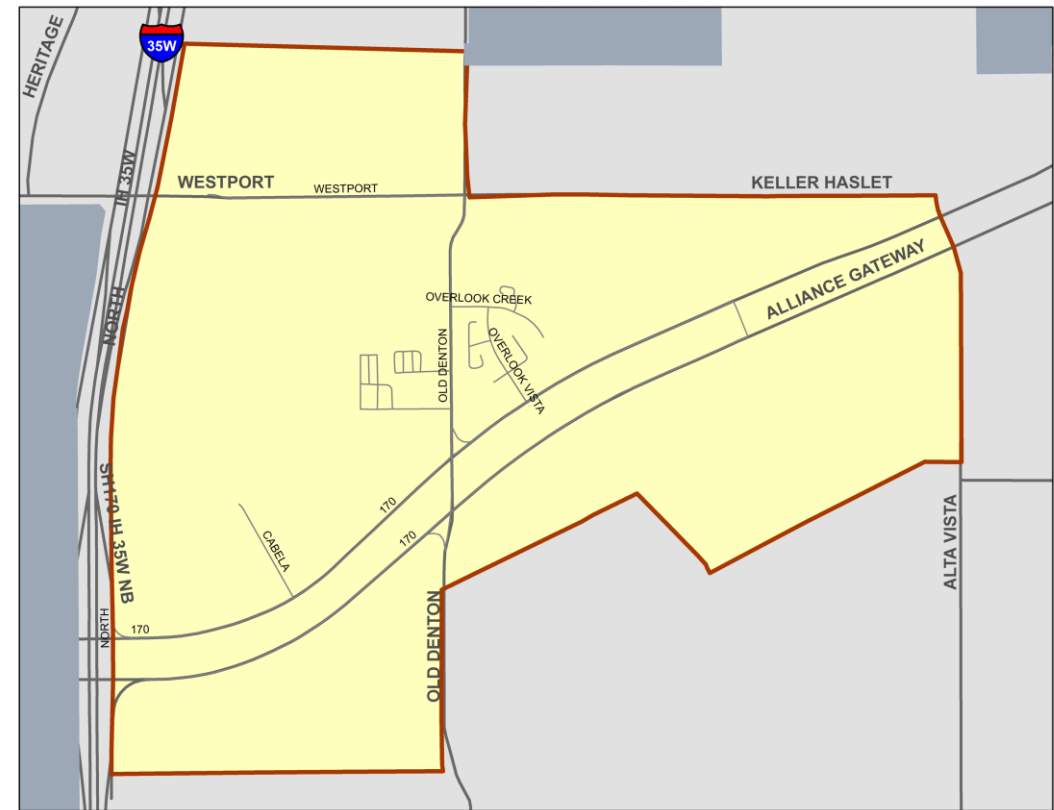
*June 15, 2004 – December 31, 2025 | 981 acres*

TIF 10 was created to finance 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 in north Fort Worth.

TIF 10 demonstrated a drop in taxable value due to Cabela's continued decline in sales. Although the result was a lower assessment, nearby developments at Alliance Airport continue to draw in new businesses that add to Fort Worth's economy and position as an ideal location for aerospace, manufacturing, and transportation innovation.

## Major developments

- TIF 10 revenues were dedicated to paying for the initial public improvements and exhibition space that supported the Cabela's development.
- Currently, no further development projects can be supported by TIF funds, as all amounts collected are needed to pay down the cost of the infrastructure in place.
- Cabela's purchased the bond that provided the up-front funding for the project. The TIF district pays the holder of that bond as tax increment is collected into the TIF. However, TIF 10 experienced a year-over-year revenue decrease of 4.77% in FY 2021 as a result of the local economy during the pandemic.



# TIF 10: Lone Star

*June 15, 2004 – December 31, 2025 | 981 acres*

**FY23 Estimated TIF Balance: \$12,558.00**

A total of **\$4,317,258** has been committed to the following projects:

- The Lone Star Local Government Corporation in support of Cabela's project

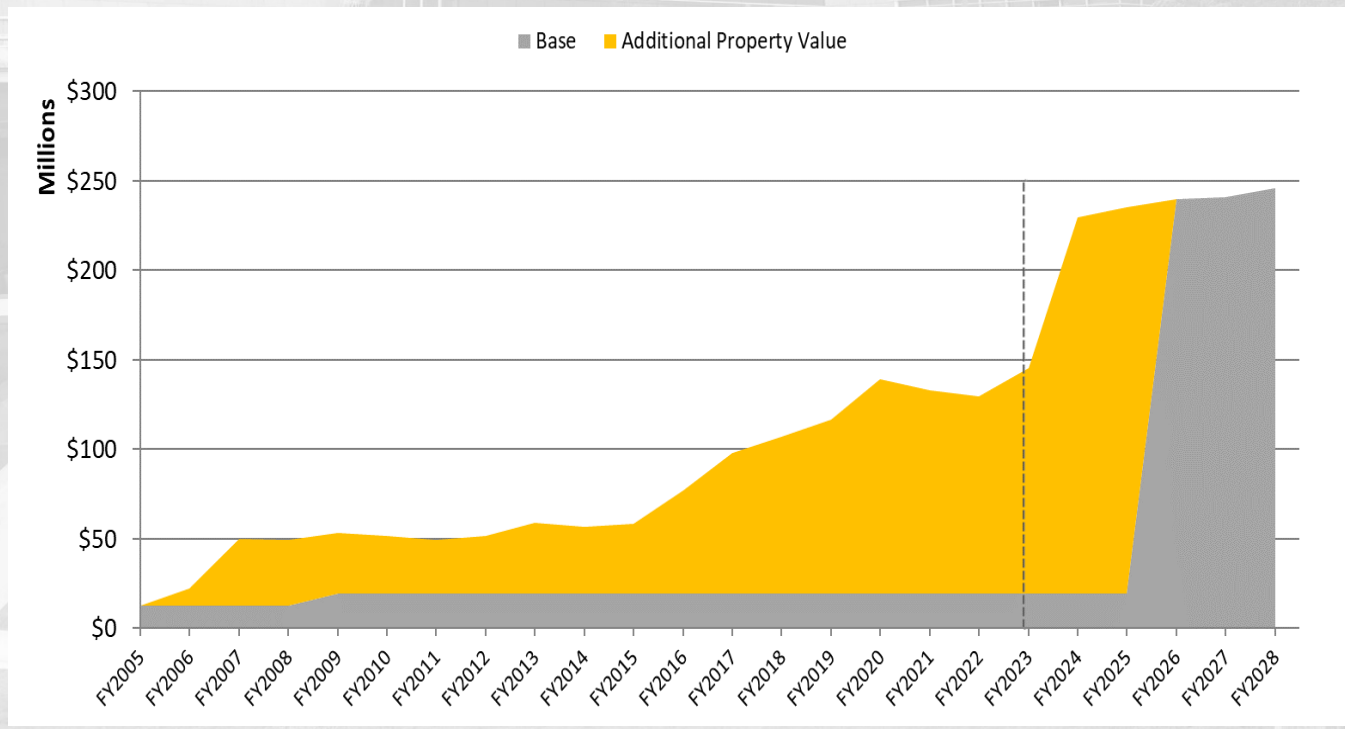
## **Entities and Levels of Participation:**

- City of Fort Worth – 90%
  - Contributed \$817,482 this FY
- Tarrant County Hospital District – 50%
  - Contributed \$150,433 this FY
- Tarrant County College District – 50%
  - Contributed \$86,939 this FY
- Tarrant Regional Water District – 60%
  - Contributed \$13,067 this FY
- Tarrant County – 50%
  - Contributed \$158,123 this FY

# TIF 10: Lone Star

*June 15, 2004 – December 31, 2025*  
*981 acres*

Overall Performance	
Base value of TIF	\$16,073,937
Current taxable value of TIF	\$143,556,571
Total increase in taxable value to date	\$127,482,634
Percent increase in taxable value to date	793.1%
Taxable value after termination	\$236,231,126
Total projected increase in taxable value	\$220,157,189
Total revenues produced by termination of TIF	\$17,001,939
Percent increase in taxable value by termination	1369.7%
Tax value of compound annual growth rate to date	14.23%
Tax value trailing 5-year compound annual growth rate	6.77%
Base value per acre	\$16,385
Current taxable value of TIF per acre	\$146,337
Projected taxable value per acre after termination	\$240,806
Increase in taxable value per acre to date	\$129,952
Increase in taxable value per acre by termination	\$224,421
Additional taxes at termination (vs. base value)	\$5,580,794



# TIF 10: Lone Star

*June 15, 2004 – December 31, 2025 981 acres*



## TIF 10: Lone Star (5-YEAR Growth by Land Use)

	Land Use	2018 Taxable Value	2023 Taxable Value <i>July Certified</i>	% of Total Taxable Value	5-yr Nominal Growth Taxable Value	Total % 5-yr Growth Taxable Value	5-yr CAGR Taxable Value
Residential	A	21,841,175	33,379,292	14.8%	11,538,117	53%	8.9%
	C1	215,348	917,425	0.4%	702,077	326%	33.6%
	E	453,000	565,000	0.3%	112,000	25%	4.5%
	O	621,500	-	0.0%	(621,500)	-100%	-100.0%
Non-Residential	BC	36,630,000	56,200,000	24.9%	19,570,000	53%	8.9%
	C1C	611,734	4,089,576	1.8%	3,477,842	569%	46.2%
	C2C	200	1,100	0.0%	900	450%	40.6%
	D1	64,349	53,941	0.0%	(10,408)	-16%	-3.5%
	F1	52,899,466	130,744,050	57.9%	77,844,584	147%	19.8%
	<b>Total</b>	<b>113,336,772</b>	<b>225,950,384</b>	<b>100.0%</b>	<b>112,613,612</b>	<b>99%</b>	<b>14.8%</b>

- A Single-family Residential
- E Rural Land and Improvements Residential
- O Residential Inventory
- C1 Vacant Land Residential
- BC Multi-family Commercial
- C1C Vacant Land Commercial
- C2C Commercial Land w Improvement Value
- D1 Qualified Open Space Land
- F1 Commercial

## TIF 10: Lone Star FY2023 Budget to Actual

	Budgeted FY2023	Actual FY2023
<b>FUND BALANCE CARRYOVER</b> <i>(previous year)</i>	4,044.39	4,044.39
<b>REVENUE</b>		
City of Fort Worth:	878,163.00	817,482.39
Tarrant County:	161,911.00	158,123.49
Tarrant County Hospital District:	162,221.00	150,533.10
Tarrant County College District:	94,098.00	86,938.61
Tarrant Regional Water District:	14,804.00	13,067.02
<b>Subtotal</b>	1,311,197.00	1,226,144.61
Other Revenue		
Interest Generated	4,160.00	24,253.65
<b>TOTAL FUNDS AVAILABLE</b>	1,319,401.39	1,254,442.65
<b>EXPENDITURES</b>		
Lone Star Local Government Coporation	1,319,401.39	1,241,883.93
<b>TOTAL EXPENDITURES</b>	1,319,401.39	1,241,883.93
<b>ENDING FUND BALANCE</b>	-	12,558.72

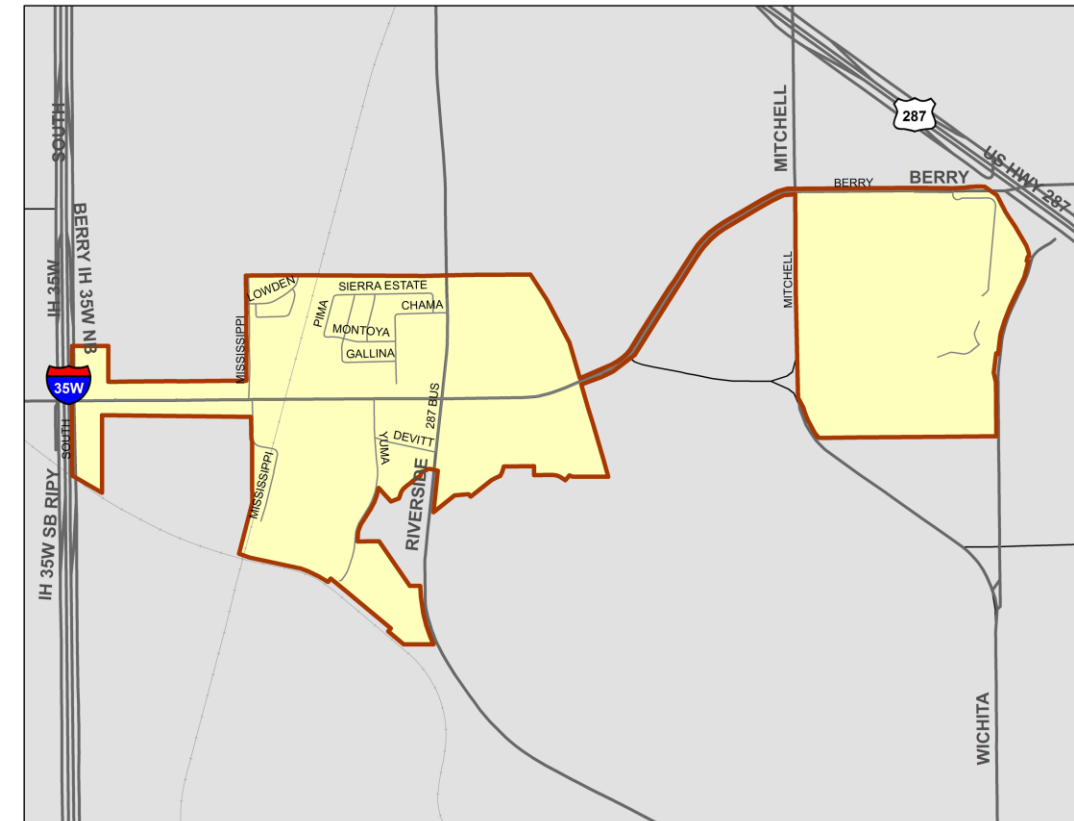
# TIF 12: East Berry Renaissance

*June 18, 2006 – December 31, 2027 | 604 acres*

TIF 12 was created to help fund public infrastructure improvements along the East Berry Street corridor and promote redevelopment and growth throughout the area.

## Major developments supported by TIF in FY2023

- The TIF is currently supporting the E. Berry master corridor transformation plan from I-35 to Lake Arlington. The plan will look at transportation, public infrastructure improvements, development opportunities, smart city infrastructure and more, and is supported by \$2.5 million in bond funds from the City's 2022 bond package.
- The TIF has made its final payment for the Mason Heights multi-use development that included Columbia Renaissance's multifamily and senior housing projects, YMCA, Uplift School, and ACH office. The TIF is awaiting updated plans for final phase of the Renaissance Heights Purpose Built Community's development, with plans to bring additional mixed income housing opportunities, enhancements to Happy Park, neighborhood commercial space, and Columbia Renaissance's final affordable housing building with \$3,900,000 currently committed.



# TIF 12: East Berry Renaissance

*June 18, 2006 – December 31, 2027 | 604 acres*

**FY23 Estimated TIF Balance: \$88,614.00**

A total of **\$4,410,040** has been committed to the following projects and administration, prioritizing those in Renaissance Heights:

- \$3,900,000 to Renaissance Heights – Mason Heights South (Housing Channel, Happy Park & Mason Heights LP).
- \$200,000 to CFW Transportation and Public Works for E. Berry Corridor Design & Planning Study
- \$310,040 for TIF administration in remaining years of the term

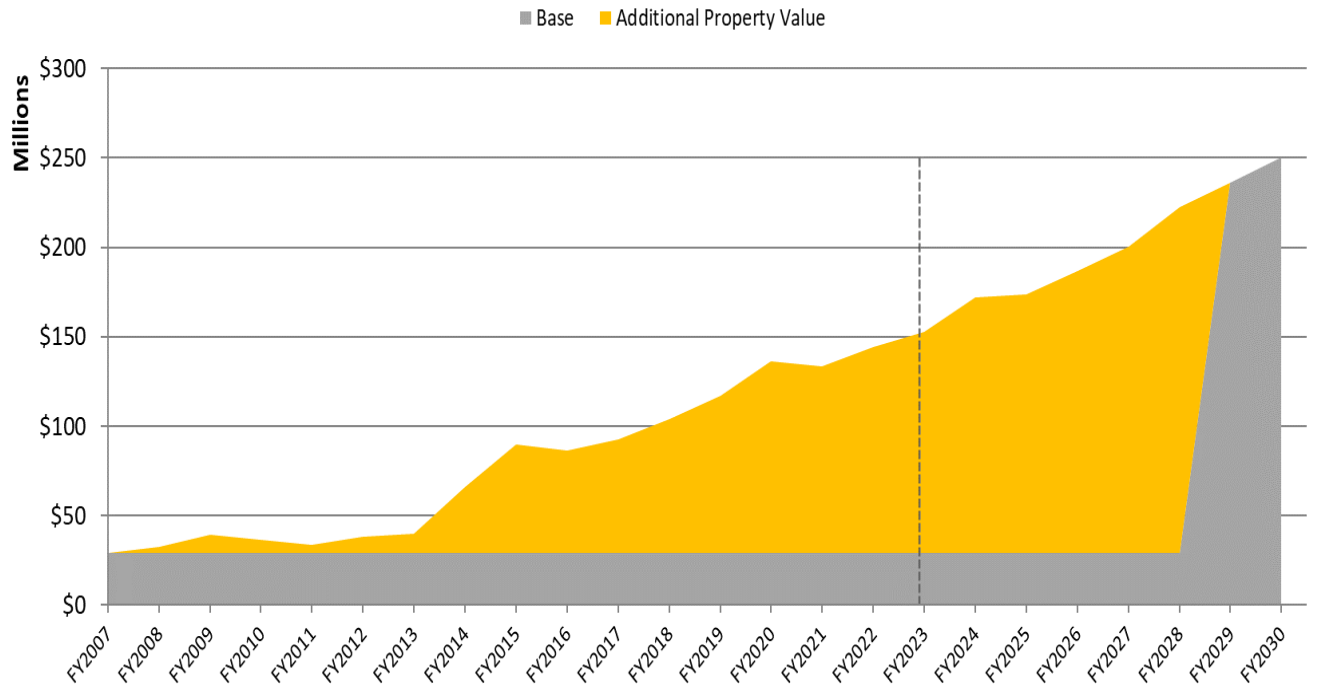
## **Entities and Levels of Participation:**

- City of Fort Worth – 100%
  - Contributed \$879,649 this FY
- Tarrant County Hospital District – 80% (Capped at \$4,472,590)
  - Contributed \$231,701 this FY
- Tarrant County College District – 50%
  - Contributed \$82,959 this FY
- Tarrant Regional Water District – 100%
  - Contributed \$34,285 this FY
- Tarrant County – 100% (Capped at \$7,100,000)
  - Contributed \$276,848 this FY

# TIF 12: East Berry Renaissance

*June 18, 2006 – December 31, 2027  
604 acres*

Overall Performance	
Base value of TIF	\$ 29,176,323
Current taxable value of TIF	\$ 152,635,850
Total increase in taxable value to date	\$ 123,459,527
Percent increase in taxable value to date	423.1%
Taxable value after termination	\$ 222,148,321
Total projected increase in taxable value	\$192,971,989
Total revenues produced by termination of TIF	\$ 19,174,887
Percent increase in taxable value by termination	661.4%
Tax value of compound annual growth rate to date	10.90%
Tax value trailing 5-year compound annual growth rate	8.02%
Base value per acre	\$ 48,305
Current taxable value of TIF per acre	\$ 252,708
Projected taxable value per acre after termination	\$ 367,795
Increase in taxable value per acre to date	\$ 204,403
Increase in taxable value per acre by termination	\$ 319,490
Additional taxes at termination (vs. base value)	\$ 4,699,850



# TIF 12: East Berry Renaissance

*June 18, 2006 – December 31, 2027*  
*604 acres*

## TIF 12: East Berry Renaissance (5-YEAR Growth by Land Use)

	Land Use	2018 Taxable Value	2023 Taxable Value <i>July Certified</i>	% of Total Taxable Value	5-yr Nominal Growth Taxable Value	Total % 5-yr Growth Taxable Value	5-yr CAGR Taxable Value
<b>Residential</b>	A	15,542,198	45,382,316	26.4%	29,840,118	192%	23.9%
	O	558,600	861,897	0.5%	303,297	54%	9.1%
	C1	132,422	207,649	0.1%	75,227	57%	9.4%
<b>Non-Residential</b>	BC	15,300,000	34,540,000	20.1%	19,240,000	126%	17.7%
	C1C	11,641,490	10,305,556	6.0%	(1,335,934)	-11%	-2.4%
	C2C	336,888	327,728	0.2%	(9,160)	-3%	-0.5%
	D1	-	7,717	0.0%	7,717	-	-
	F1	70,973,783	74,599,465	43.3%	3,625,682	5%	1.0%
	F2	2,724,755	5,879,771	3.4%	3,155,016	116%	16.6%
	<b>Total</b>	<b>117,210,136</b>	<b>172,112,099</b>	<b>100.0%</b>	<b>54,901,963</b>	<b>47%</b>	<b>8.0%</b>

- A Single-family Residential
- O Residential Inventory
- C1 Vacant Land Residential
- BC Multi-family Commercial
- C1C Vacant Land Commercial
- C2C Commercial Land w Improvement Value
- D1 Qualified Open Space Land
- F1 Commercial
- F2 Industrial

## TIF 12: East Berry Renaissance FY2023 Budget to Actual

	Budgeted FY2023	Actual FY2024
<b>FUND BALANCE CARRYOVER</b> <i>(previous year)</i>	\$ 377,437.69	\$ 377,437.69
<b>REVENUE</b>		
City of Fort Worth:	\$ 921,949.00	\$ 879,649.13
Tarrant County:	\$ 302,146.00	\$ 276,847.93
Tarrant County Hospital District:	\$ 242,180.00	\$ 231,700.73
Tarrant County College District:	\$ 87,796.00	\$ 82,958.78
Tarrant Regional Water District:	\$ 36,285.00	\$ 34,285.45
<b>Subtotal</b>	\$ 1,590,356.00	\$ 1,505,442.02
Tsfr Residual to 28613 Wdhaven	\$ -	\$ 200,000.00
Other Revenue	\$ 200,000.00	
Interest Generated	\$ 2,282.00	\$ 22,346.13
<b>TOTAL FUNDS AVAILABLE</b>	\$ 2,170,075.69	\$ 2,105,225.84
<b>EXPENDITURES</b>		
Renaissance Heights	\$ 1,956,682.00	\$ 1,956,682.00
E Berry Corridor Design & Planning Study	\$ 153,464.69	
TIF Administration	\$ 59,929.00	\$ 59,929.00
<b>TOTAL EXPENDITURES</b>	\$ 2,170,075.69	\$ 2,016,611.00
<b>ENDING FUND BALANCE</b>	\$ -	\$ 88,614.84



# TIF 13: Woodhaven

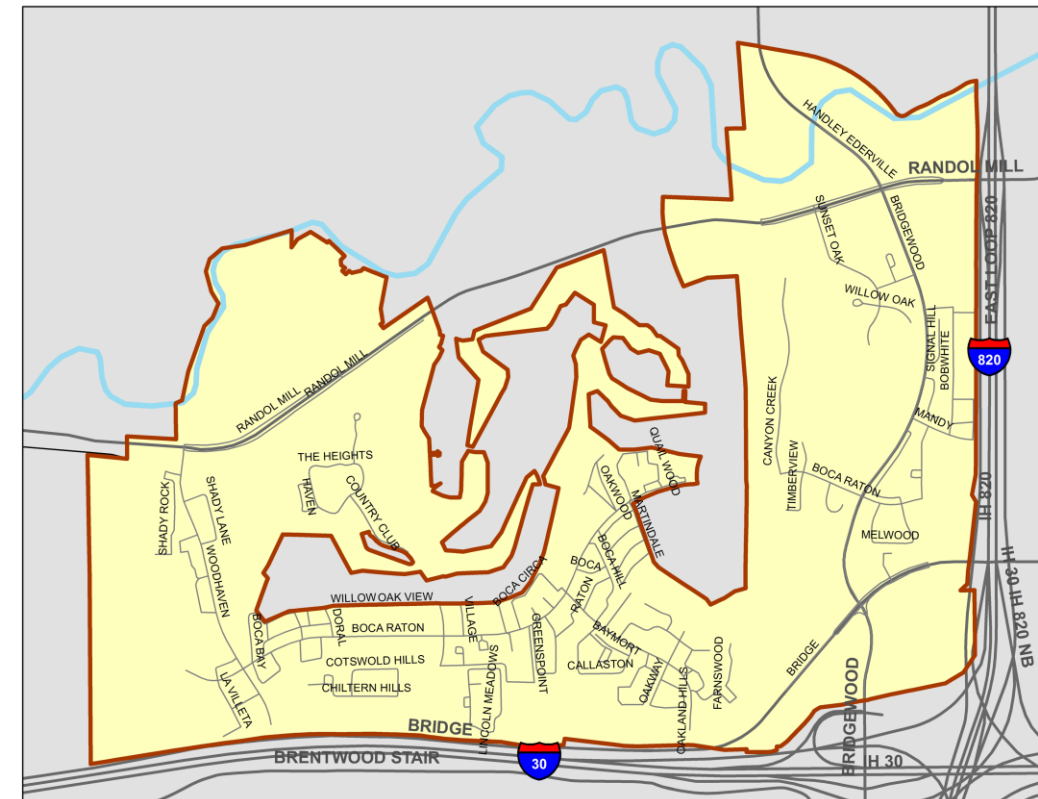
*November 27, 2007 – December 31, 2028 | 1,100 acres*

TIF 13 was created 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 secure mixed-use economic growth opportunities in the Woodhaven area.

The district has continued a strong pace of growth seen in recent years, despite the effects of the COVID-19 pandemic, with appraised values increasing 24% year-over-year (the district's highest pace of growth in the past six years).

## Major developments

- Eastside Blossoms completed the second phase of planting trees throughout the district as part of the Texas Blossoms project.
- City staff, led by the Transportation and Public Works Department, have initiated stakeholder engagement efforts to inform future activity and funding decisions by the TIF.



# TIF 13: Woodhaven

*November 27, 2007 – December 31, 2028 | 1,100 acres*

**FY23 Estimated TIF Balance: \$13,731,436.00**

A total of **\$5,646,621** of this balance has been committed to the following projects:

- \$891,768 for Administration
- \$554,853 to Highwoods Village Development
- \$4,200,000 to Randol Mill Road Side Path Project

**Current remaining funds: \$8,084,815.00**

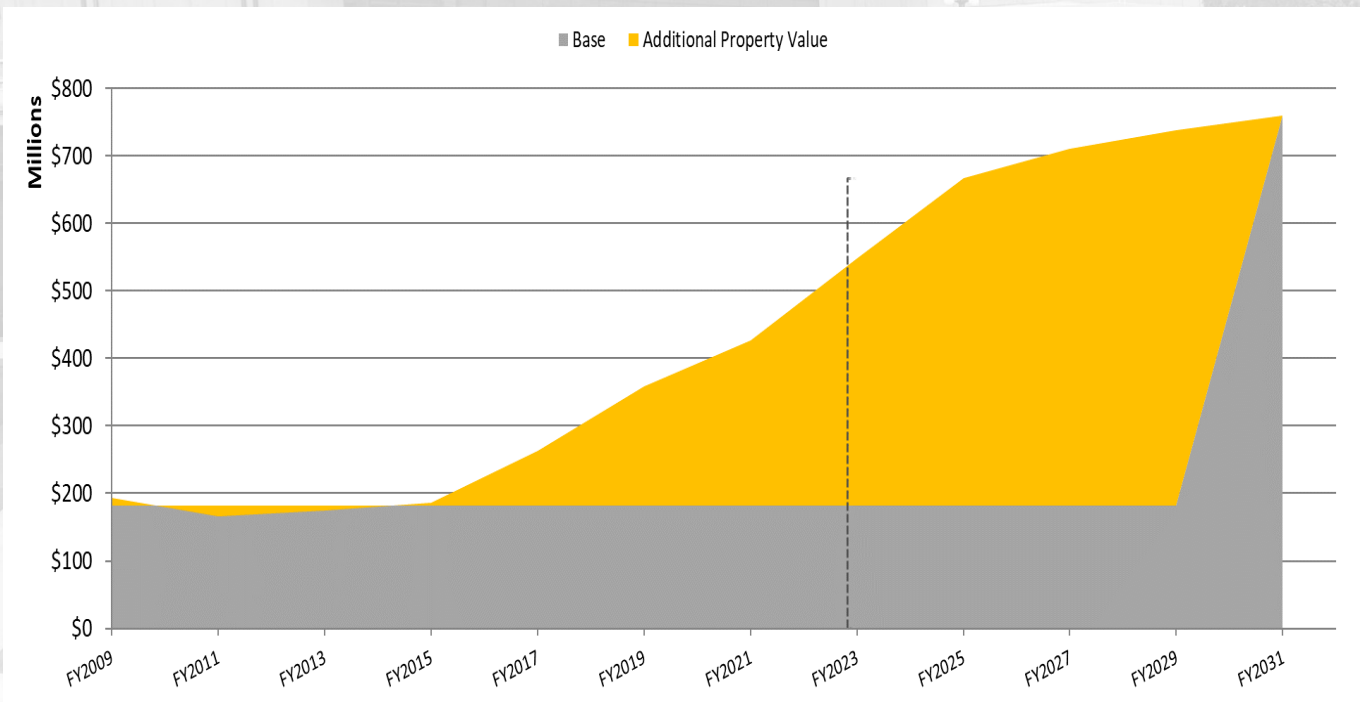
## **Entities and Levels of Participation:**

- City of Fort Worth – 100%
  - Contributed \$2,617,720 this FY
- Tarrant Regional Water District – 100%
  - Contributed \$99,286 this FY
- Tarrant County – 80% (Capped)
  - Contributed \$638,633 this FY
- Tarrant County Hospital District – 80% (Fulfilled)
  - Contributed \$384,723 this FY
- Tarrant County College District – 50%
  - Contributed \$240,234 this FY

# TIF 13: Woodhaven

*November 27, 2007 – December 31, 2028  
1,100 acres*

Overall Performance	
Base value of TIF	\$181,859,151
Current taxable value of TIF	\$549,258,435
Total increase in taxable value to date	\$367,399,284
Percent increase in taxable value to date	202.0%
Taxable value after termination	\$737,404,887
Total projected increase in taxable value	\$555,545,736
Total revenues produced by termination of TIF	\$37,876,800
Percent increase in taxable value by termination	305.5%
Tax value of compound annual growth rate to date	7.65%
Tax value trailing 5-year compound annual growth rate	11.65%
Base value per acre	\$165,327
Current taxable value of TIF per acre	\$499,326
Projected taxable value per acre after termination	\$670,368
Increase in taxable value per acre to date	\$333,999
Increase in taxable value per acre by termination	\$505,042
Additional taxes at termination (vs. base value)	\$11,829,168



# TIF 13: Woodhaven

*November 27, 2007 – December 31, 2028*  
*1,100 acres*

## TIF 13: Woodhaven (5-YEAR Growth by Land Use)

	Land Use	2018 Taxable Value	2023 Taxable Value <i>July Certified</i>	% of Total Taxable Value	5-yr Nominal Growth Taxable Value	Total % 5-yr Growth Taxable Value	5-yr CAGR Taxable Value
<b>Residential</b>	A	42,683,813	79,543,017	12.5%	36,859,204	86%	13.3%
	B	3,683,350	7,049,485	1.1%	3,366,135	91%	13.9%
	C1	236,014	2,032,689	0.3%	1,796,675	761%	53.8%
<b>Non-Residential</b>	BC	223,651,946	445,879,760	70.2%	222,227,814	99%	14.8%
	C1C	7,016,534	7,103,807	1.1%	87,273	1%	0.2%
	C2C	839,821	338,931	0.1%	(500,890)	-60%	-16.6%
	F1	79,895,955	92,891,141	14.6%	12,995,186	16%	3.1%
	J2	5,220	5,220	0.0%	-	0%	0.0%
	J3	748,909	657,559	0.1%	(91,350)	-12%	-2.6%
	<b>Total</b>	<b>358,761,562</b>	<b>635,501,609</b>	<b>100.0%</b>	<b>276,740,047</b>	<b>77%</b>	<b>12.1%</b>

- A Single-family Residential
- B Multi-family Residential
- C1 Vacant Land Residential
- BC Multi-family Commercial
- C1C Vacant Land Commercial
- C2C Commercial Land w Improvement Value
- F1 Commercial
- J2 Commercial Utility Gas Companies
- J3 Commercial Utility Electric Companies

## TIF 13: Woodhaven FY2023 Budget to Actual

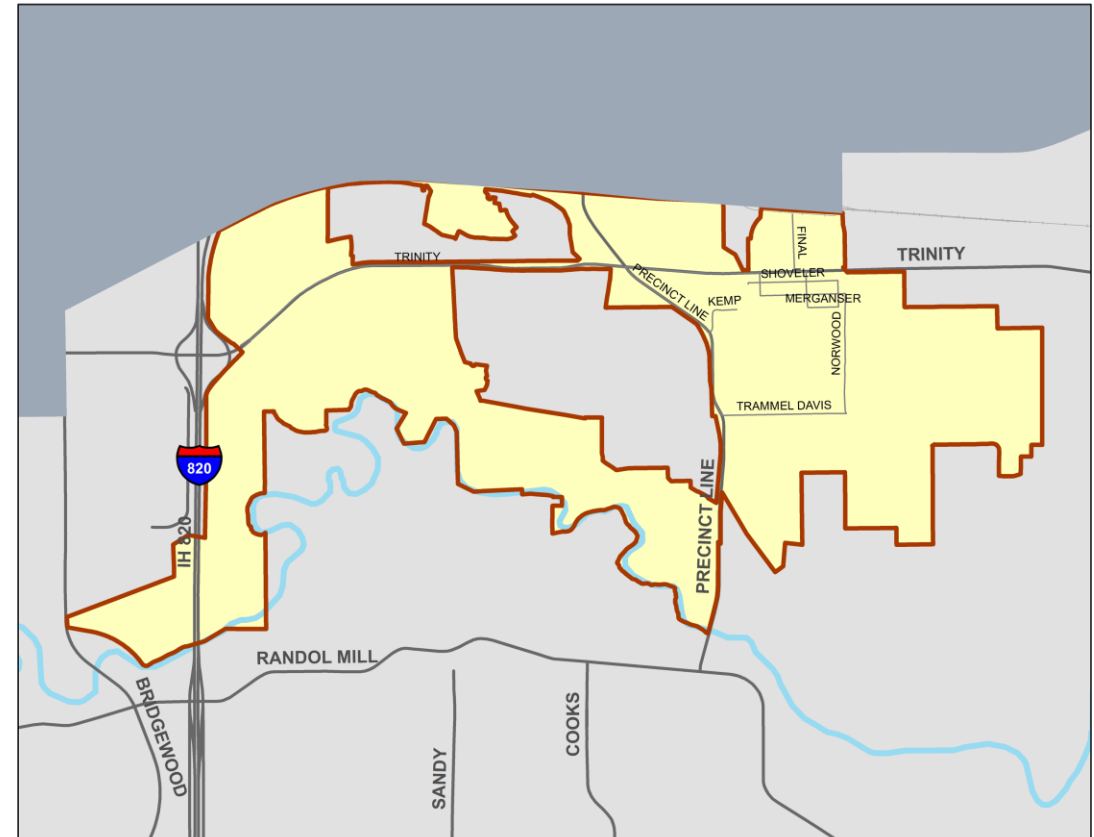
	Budgeted FY2023	Actual FY2023
<b>FUND BALANCE CARRYOVER</b> <i>(previous year)</i>	\$ 9,456,772.88	\$ 9,456,772.88
<b>REVENUE</b>		
City of Fort Worth:	\$ 2,641,939.00	\$ 2,617,719.90
Tarrant County:	\$ 602,350.00	\$ 638,633.49
Tarrant County Hospital District:	\$ 369,281.00	\$ 384,722.89
Tarrant County College District:	\$ 242,946.00	\$ 240,233.77
Tarrant Regional Water District:	\$ 100,413.00	\$ 99,286.22
<b>Subtotal</b>	<b>\$ 3,956,929.00</b>	<b>\$ 3,980,596.27</b>
Other Revenue		
Interest Generated	\$ 97,704.00	\$ 423,670.89
<b>TOTAL FUNDS AVAILABLE</b>	<b>\$ 13,511,405.88</b>	<b>\$ 13,861,040.04</b>
<b>EXPENDITURES</b>		
Tree Planting	\$ 22,250.00	
Highwoods Village Development, LLC	\$ 184,951.00	
TIF Administration	\$ 129,604.00	\$ 129,604.00
<b>TOTAL EXPENDITURES</b>	<b>\$ 336,805.00</b>	<b>\$ 129,604.00</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 13,174,600.88</b>	<b>\$ 13,731,436.04</b>

# TIF 14: Trinity Lakes

*November 12, 2012 – December 31, 2032 | 1,800 acres*

TIF 14 was created to help finance public infrastructure improvements in the area east of Loop 820 surrounding Trinity Boulevard, including improvements to arterials (Trinity Boulevard and Precinct Line Road), the Trinity Trails system, and other eligible projects that help encourage redevelopment in the Trinity Lakes area as a Transit-Oriented Development.

The Trinity Lakes TIF experienced its third consecutive year of double-digit growth in appraisals in 2021, posting a growth rate of 13.6% year-over-year. Growth in appraisals is being driven in the district by continued development and upward pricing in single-family homes in the area.



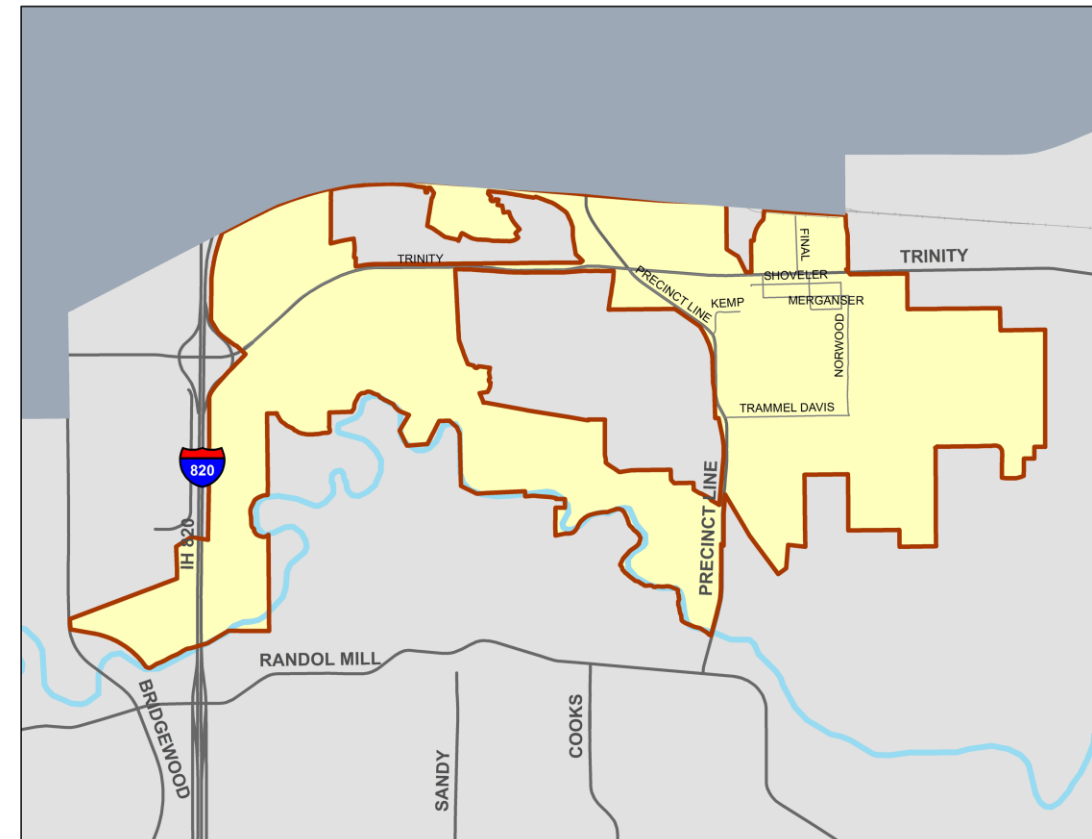
# TIF 14: Trinity Lakes

*November 12, 2012 – December 31, 2032 | 1,800 acres*

## Major developments

Work continues in the district, with primary activity relating to improvements to Trinity Boulevard and the construction of a new TRE rail transit station. Meanwhile, commercial and multi-family development along the south side of Trinity Boulevard is moving forward with plan finalization and construction.

- The TIF district continued its funding on what will ultimately be an \$18.5 million reimbursement of construction costs for improvements to Trinity Boulevard. The project is being led by the City of Fort Worth and supported by bond financing, with annual debt service paid by the Trinity Lakes TIF district with commercial and mixed-use property planned for the area.
- Infrastructure and flood mitigation planning was a major focus in 2023 for the proposed site of mixed-use development to be located north of Trinity Boulevard near the new TRE rail station.





# TIF 14: Trinity Lakes

*November 12, 2012 – December 31, 2032 | 1,800 acres*

**FY23 Estimated TIF Balance: \$6,631,505.00**

A total of **\$21,699,647** has been committed to the following projects:

- Trinity Boulevard (Debt service reimbursement)

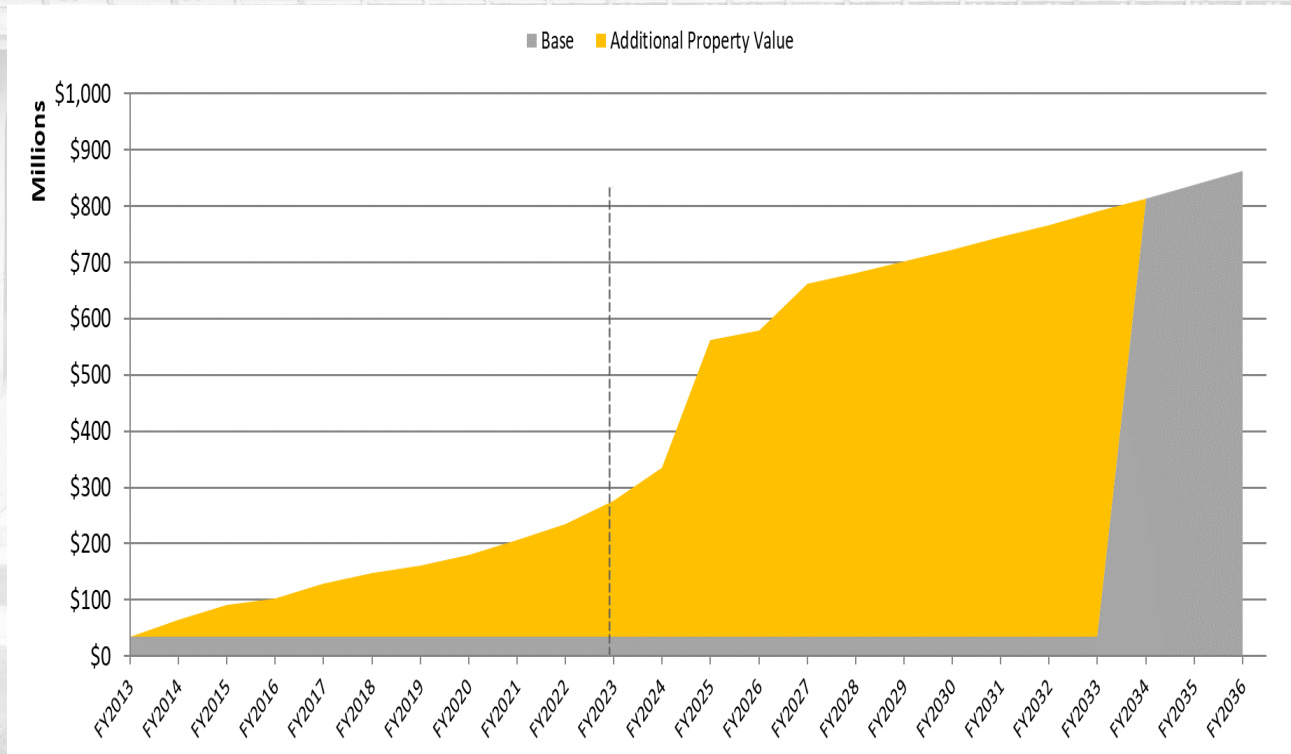
## **Entities and Levels of Participation:**

- City of Fort Worth – 85%
  - Contributed \$1,471,783 this FY
- Tarrant County Hospital District – 0%
  - Contributed \$0 this FY
- Tarrant County College District – 0%
  - Contributed \$0 this FY
- Tarrant Regional Water District – 85%
  - Contributed \$63,974 this FY
- Tarrant County – 50%
  - Contributed \$310,170 this FY

# TIF 14: Trinity Lakes

*November 12, 2012 – December 31, 2032  
1,800 acres*

Overall Performance	
Base value of TIF	\$35,035,971
Current taxable value of TIF	\$278,054,837
Total increase in taxable value to date	\$243,018,866
Percent increase in taxable value to date	693.6%
Taxable value after termination	\$789,668,258
Total projected increase in taxable value	\$754,632,287
Total revenues produced by termination of TIF	\$53,931,069
Percent increase in taxable value by termination	2153.9%
Tax value of compound annual growth rate to date	23.02%
Tax value trailing 5-year compound annual growth rate	13.33%
Base value per acre	\$19,464
Current taxable value of TIF per acre	\$154,475
Projected taxable value per acre after termination	\$438,705
Increase in taxable value per acre to date	\$135,010
Increase in taxable value per acre by termination	\$438,705
Additional taxes at termination (vs. base value)	\$18,856,761



# TIF 14: Trinity Lakes

*November 12, 2012 – December 31, 2032*  
*1,800 acres*

## TIF 14: Trinity Lakes (5-YEAR Growth by Land Use)

	Land Use	2018 Taxable Value	2023 Taxable Value <i>July Certified</i>	% of Total Taxable Value	5-yr Nominal Growth Taxable Value	Total % 5-yr Growth Taxable Value	5-yr CAGR Taxable Value
Residential	A	106,790,652	260,503,634	77.3%	153,712,982	144%	19.5%
	C1	611	397,068	0.1%	396,457	64887%	265.2%
	O	64,900	1,287,334	0.4%	1,222,434	1884%	81.8%
Non-Residential	BC	35,500,000	50,000,000	14.8%	14,500,000	41%	7.1%
	C1C	7,102,022	5,706,953	1.7%	(1,395,069)	-20%	-4.3%
	C2C	137,962	40,917	0.0%	(97,045)	-70%	-21.6%
	D1	9,851	8,458	0.0%	(1,393)	-14%	-3.0%
	F1	12,352,268	19,241,252	5.7%	6,888,984	56%	9.3%
	<b>Total</b>	<b>161,958,266</b>	<b>337,185,616</b>	<b>100.0%</b>	<b>175,227,350</b>	<b>108%</b>	<b>15.8%</b>

- A Single-family Residential
- C1 Vacant Land Residential
- O Residential Inventory
- BC Multi-family Commercial
- C1C Vacant Land Commercial
- C2C Commercial Land w Improvement Value
- D1 Qualified Open Space Land
- F1 Commercial

## TIF 14: Trinity Lakes FY2023 Budget to Actual

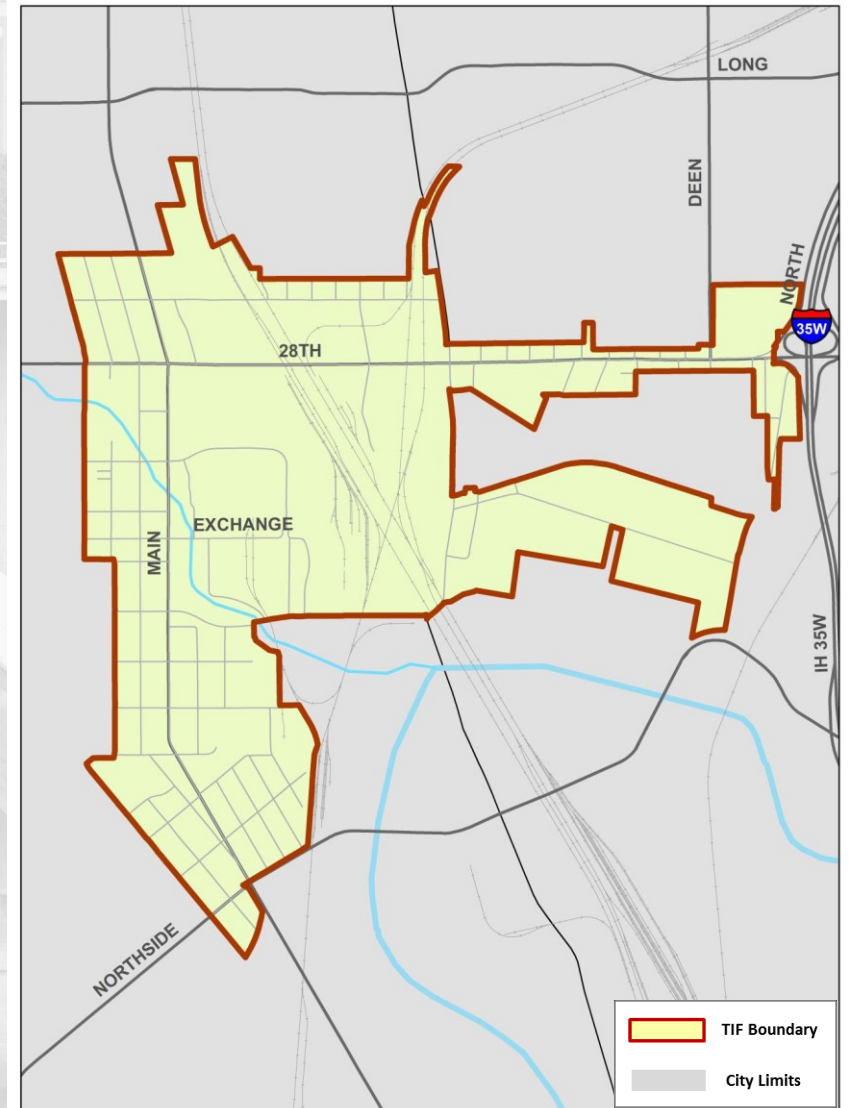
	Budgeted FY2023	Actual FY2023
<b>FUND BALANCE CARRYOVER</b> <i>(previous year)</i>	\$ 5,958,445.85	\$ 5,958,445.85
<b>REVENUE</b>		
City of Fort Worth:	\$ 1,470,603.00	\$ 1,471,783.01
Tarrant County	\$ 313,402.00	\$ 310,169.72
Tarrant Regional Water District:	\$ 63,982.00	\$ 63,974.20
<b>Subtotal</b>	\$ 1,847,987.00	\$ 1,845,926.93
Other Revenue		
Interest Generated	\$ 62,475.00	\$ 236,082.52
<b>TOTAL FUNDS AVAILABLE</b>	\$ 7,868,907.85	\$ 8,040,455.30
<b>EXPENDITURES</b>		
Trinity Boulevard Phase I	\$ 1,324,950.00	\$ 1,324,950.00
TIF Administration	\$ 84,000.00	\$ 84,000.00
<b>TOTAL EXPENDITURES</b>	\$ 1,408,950.00	\$ 1,408,950.00
<b>ENDING FUND BALANCE</b>	\$ 6,459,957.85	\$ 6,631,505.30

# TIF 15: Stockyards/Northside

*December 2, 2014 – December 31, 2034 | 925 acres*

TIF 15 was created recognizing the historical and economic importance of the Fort Worth Stockyards and surrounding neighborhoods – the growth and vitality of which is impeded by inadequate infrastructure and pockets of persistent blight. The Stockyards/Northside TIF has been created to support the preservation and enhancement of the greater Stockyards area through strategic investment in public improvements.

TIF 15 has experienced strong growth in recent years, fueled by the completion of TIF-supported development along Mule Alley and other new activity within the district, including the delivery of several new projects along North Main Street. Together, these investments have supported district-wide growth, with appraisals increasing nearly 20% year-over-year during 2022.

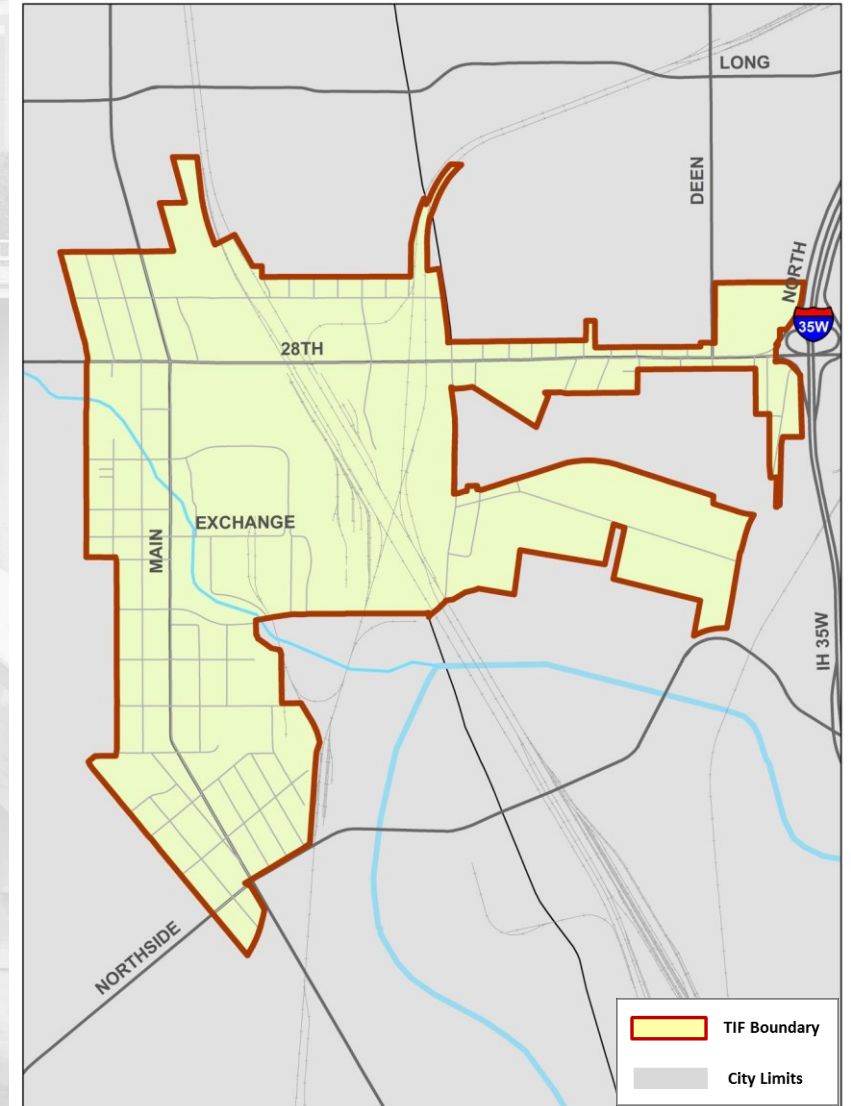


# TIF 15: Stockyards/Northside

*December 2, 2014 – December 31, 2034 | 925 acres*

## Major developments

- 2022-2023 was marked by continued growth in investment and a further rebounding of retail activity following the end of the COVID-19 pandemic. The Hotel Drover has experienced tremendous success, with Average Daily Rates topping the market for Fort Worth.
- With future phases of development committed under City and TIF-supported development agreements, efforts are presently focused on planning and guiding these future phases, with an emphasis on complementary development within the core of the district that is consistent with the existing form-based code and historic overlay.
- In 2023, the City of Fort Worth announced a partnership with the Fort Worth Hispanic Chamber of Commerce and Main Street America to facilitate community-based planning and development support for the Northside district.



# TIF 15: Stockyards/Northside

*December 2, 2014 – December 31, 2034 | 925 acres*

**FY23 Estimated TIF Balance: \$1,218,248.00**

A total of **\$31,302,667** has been committed to the following projects:

- \$6,302,667 for Mule Alley and E. Exchange Ave. streetscaping
- \$25,000,000 for arenas and parking garages

## **Entities and Levels of Participation:**

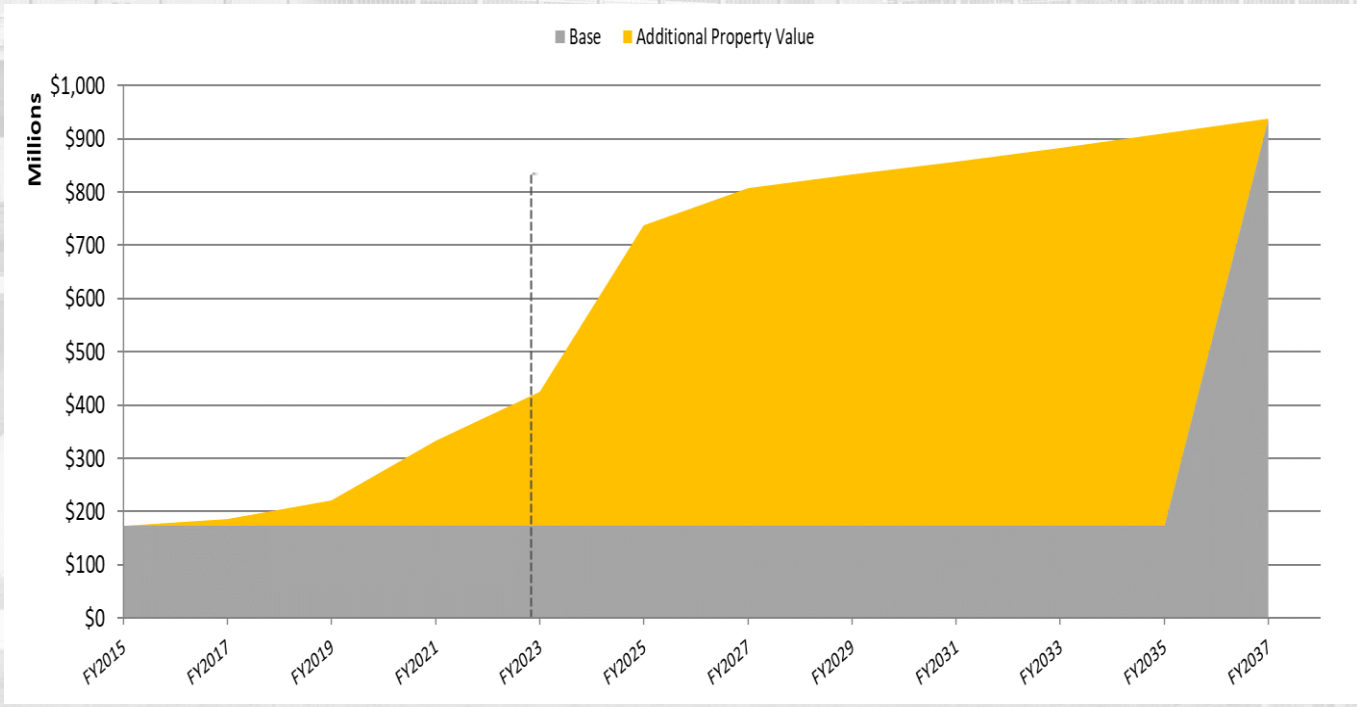
- City of Fort Worth – 50%
  - Contributed \$904,132 this FY
- Tarrant County Hospital District – 0%
  - Contributed \$0 this FY
- Tarrant County College District – 50%
  - Contributed \$166,035 this FY
- Tarrant Regional Water District – 50%
  - Contributed \$34,314 this FY
- Tarrant County – 50%
  - Contributed \$266,830 this FY



# TIF 15: Stockyards/ Northside

*December 2, 2014 – December 31, 2034*  
*925 acres*

Overall Performance	
Base value of TIF	\$173,277,642
Current taxable value of TIF	\$427,069,036
Total increase in taxable value to date	\$253,791,394
Percent increase in taxable value to date	146.5%
Taxable value after termination	\$923,911,192
Total projected increase in taxable value	\$750,633,550
Total revenues produced by termination of TIF	\$46,494,200
Percent increase in taxable value by termination	433.2%
Tax value of compound annual growth rate to date	11.94%
Tax value trailing 5-year compound annual growth rate	15.62%
Base value per acre	\$187,327
Current taxable value of TIF per acre	\$461,696
Projected taxable value per acre after termination	\$998,823
Increase in taxable value per acre to date	\$274,369
Increase in taxable value per acre by termination	\$811,496
Additional taxes at termination (vs. base value)	\$3,533,816



# TIF 15: Stockyards / Northside

*December 2, 2014 – December 31, 2034  
925 acres*

## TIF 15: Stockyards / Northside (5-YEAR Growth by Land Use)

	Land Use	2018 Taxable Value	2023 Taxable Value <i>July Certified</i>	% of Total Taxable Value	5-yr Nominal Growth Taxable Value	Total % 5-yr Growth Taxable Value	5-yr CAGR Taxable Value
Residential	A	21,723,274	45,906,322	7.4%	24,183,048	111%	16.1%
	AC	-	316,000	0.1%	316,000	-	-
	B	534,089	1,244,995	0.2%	710,906	133%	18.4%
	C1	500,385	1,661,696	0.3%	1,161,311	232%	27.1%
Non-Residential	BC	1,515,126	3,305,034	0.5%	1,789,908	118%	16.9%
	C1C	5,466,569	16,277,906	2.6%	10,811,337	198%	24.4%
	C2C	3,821,616	10,437,989	1.7%	6,616,373	173%	22.3%
	F1	165,814,260	504,163,414	81.7%	338,349,154	204%	24.9%
	F2	22,301,279	33,430,379	5.4%	11,129,100	50%	8.4%
	J2	600	600	0.0%	-	0%	0.0%
	J3	72,962	58,316	0.0%	(14,646)	-20%	-4.4%
	J5	88,155	76,829	0.0%	(11,326)	-13%	-2.7%
	<b>Total</b>	<b>221,838,315</b>	<b>616,879,480</b>	<b>100.0%</b>	<b>395,041,165</b>	<b>178%</b>	<b>22.7%</b>

A Single-family Residential  
 AC Single-family Interim Use  
 B Multi-family Residential  
 C1 Vacant Land Residential

BC Multi-family Commercial  
 C1C Vacant Land Commercial  
 C2C Commercial Land with Improvement Value  
 F1 Commercial  
 F2 Industrial  
 J2 Commercial Utility Gas Companies  
 J3 Commercial Utility Electric Companies  
 J5 Commercial Utility Railroads

## TIF 15: Stockyards / Northside FY2023 Budget to Actual

	Budgeted FY2023	Actual FY2023
<b>FUND BALANCE CARRYOVER</b> <i>(previous year)</i>	\$ 1,078,019.37	\$ 1,078,019.37
<b>REVENUE</b>		
City of Fort Worth:	\$ 1,113,220.00	\$ 904,131.84
Tarrant County:	\$ 353,665.00	\$ 266,830.16
Tarrant Regional Water District:	\$ 42,471.00	\$ 34,314.38
Tarrant County College District:	\$ 205,512.00	\$ 166,034.74
<b>Subtotal</b>	\$ 1,714,868.00	\$ 1,371,311.12
New Isis Theatre Loan	\$ 181,818.00	\$ -
Interest Generated	\$ 6,755.63	\$ 48,864.82
<b>TOTAL FUNDS AVAILABLE</b>	\$ 2,981,461.00	\$ 2,498,195.31
<b>EXPENDITURES</b>		
CFW Exchange Ave/Mule Alley	\$ 2,927,763.00	\$ 1,226,248.46
TIF Administration	\$ 53,698.00	\$ 53,698.00
<b>TOTAL EXPENDITURES</b>	\$ 2,981,461.00	\$ 1,279,946.46
<b>ENDING FUND BALANCE</b>	\$ -	\$ 1,218,248.85

**For more information contact:  
Economic Development Department at: 817-392-6021**

**Or visit our website at:**  
<https://www.fortworthtexas.gov/departments/econdev/tif>