

# Mayor and Council Communication

**DATE:** 04/28/26

**M&C FILE NUMBER:** M&C 26-0270

**LOG NAME:** 03PID11 MIDYEAR FY26

**SUBJECT**

(CD 2) Adopt Ordinance Amending Fort Worth Public Improvement District 11 – Stockyards Fiscal Year 2025-2026 Adopted Budget and Five-Year Service Plan; and Authorize the Execution of an Amendment to the Associated Management and Improvement Services Agreement with Fort Worth Stockyards, Inc. to Align with these Changes

**RECOMMENDATION:**

It is recommended that the City Council:

1. Adopt the attached ordinance amending Public Improvement District 11 – Stockyards Fiscal Year 2025-2026 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. 64234) to align with these changes.

**DISCUSSION:**

The City of Fort Worth’s (COFW) FWLab Department 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 16, 2025, City Council adopted Ordinance No. 27987-09-2025, approving the Fiscal Year (FY) 2025-2026 Budget, Five-Year Service Plan, Assessment Plan, and Tax Year 2025 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 budgeted expenses with actual activities. The expenditure adjustments are primarily attributable to removing estimated water costs for a tree planting that will no longer occur this fiscal year, lower than expected costs for website development, and an increased investment in signage, monitors, and holiday lighting.

In addition to PID Assessments, the Stockyards PID also receives funding from City of Fort Worth Payment In-Lieu of Assessment, which is an allocation to the PID budget for assessments the City would pay on City-owned properties in the Stockyards PID, if the City was not a tax-exempt entity. This revenue source is not changing in the current update to the Five-Year Service Plan.

**Revenue adjustments:**

Line Item	Previously Approved FY26 Budget Item	Recommended Mid-Year Adjustment	Amended FY26 Budget Item
PID Assessments	\$551,398.00	\$0.00	\$551,398.00
City Payment In-Lieu of Assessments	14,806.00	0.00	14,806.00
<b>Totals</b>	<b>\$566,204.00</b>	<b>\$0.00</b>	<b>\$566,204.00</b>

**Expenditure adjustments:**

Line Item	Previously Approved FY26 Budget Item	Recommended Mid-Year Adjustment	Amended FY26 Budget Item
Management Fee	\$110,280.00	\$0.00	\$110,280.00
Security	180,000.00	0.00	180,000.00
Maintenance & Operations	148,500.00	14,100.00	162,600.00
Public Events	10,000.00	6,400.00	16,400.00
Utilities	8,500.00	(8,500.00)	0.00
Marketing & Research (Website/Newsletter)	31,000.00	(15,000.00)	16,000.00

City Audit Fee	3,000.00	3,000.00	6,000.00
City Administrative Fee	11,324.00	0.00	11,324.00
Contribution to Fund Balance	63,600.00	0.00	63,600.00
<b>Totals</b>	<b>\$566,204.00</b>	<b>\$0.00</b>	<b>\$566,204.00</b>

Upon approval of the above recommendations, the total budgeted expenses for FY2025-2026 will be \$566,204.00. This mid-year budget adjustment will not impact the total appropriations. 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.64234).

Funding will be budgeted within the FWPID #11 – Stockyards Fund for Fiscal Year 2026.

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 approval of these recommendations will have no material effect on City funds.

**Submitted for City Manager's Office by:**

**Originating Business Unit Head:** Christianne Simmons 6222

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