

To the Mayor and Members of the City Council

October 4, 2022

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SUBJECT: FY22 TAX INCREMENT FINANCING (TIF) ANNUAL REPORT

This Informal Report provides an update to the Mayor and City Council on the performance of the city's Tax Increment Finance (TIF) Districts for FY22. The Annual Report includes information on each TIF such as year-over-year appraised values and new development. Across a number of important measures, the City of Fort Worth continued an exceptional pace of growth during Fiscal Year 2022. 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 7.0% in FY 2022. Across all of the city's TIFs, a combined \$4.5 billion of new taxable value has brought the per-acre value of Fort Worth TIFs from a base of \$101,592 to \$457,990 – a 350.8% increase.

Overall Performance (All TIF Districts Combined)	
Base value of TIF	\$1,305,212,782
Current taxable value of TIF	\$5,884,069,408
Total increase in taxable value to date	\$4,578,856,626
Percent increase in taxable value to date	350.8%
Taxable value after termination	\$4,997,086,367
Total projected increase in taxable value	\$5,339,201,618
Total revenues produced by termination of TIF	\$1,434,551,643
Percent increase in taxable value by termination	409.1%
Tax value of compound annual growth rate to date	10.47%
Tax value trailing 5-year compound annual growth rate	10.29%
Base value per acre	\$101,592
Current taxable value of TIF per acre	\$457,990
Projected taxable value per acre after termination	\$388,951
Increase in taxable value per acre to date	\$356,398
Increase in taxable value per acre by termination	\$415,580
Additional taxes at termination (vs. base value)	\$96,806,374

To the Mayor and Members of the City Council**October 4, 2022**

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**SUBJECT: FY22 TAX INCREMENT FINANCING (TIF) ANNUAL REPORT**

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. As a result, approximately \$2.8 billion of Fort Worth's current tax base has been created through these strategic TIF investments – providing a catalyst for city-wide growth, the revitalization of key neighborhoods, and boosting 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.

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 2021-2022

Executive Summary

- The annual growth of Fort Worth's TIF districts continues its upward trajectory from previous years, with taxable property values **increasing by 7.0% in FY 2022**, however this trailed the increase in taxable values for the city overall, which increased by 14%.
- **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.
 - Approximately **\$2.8 billion** of Fort Worth's current tax base has been created through strategic investments in TIFs.

Executive Summary

Overall Performance (All TIF Districts Combined)

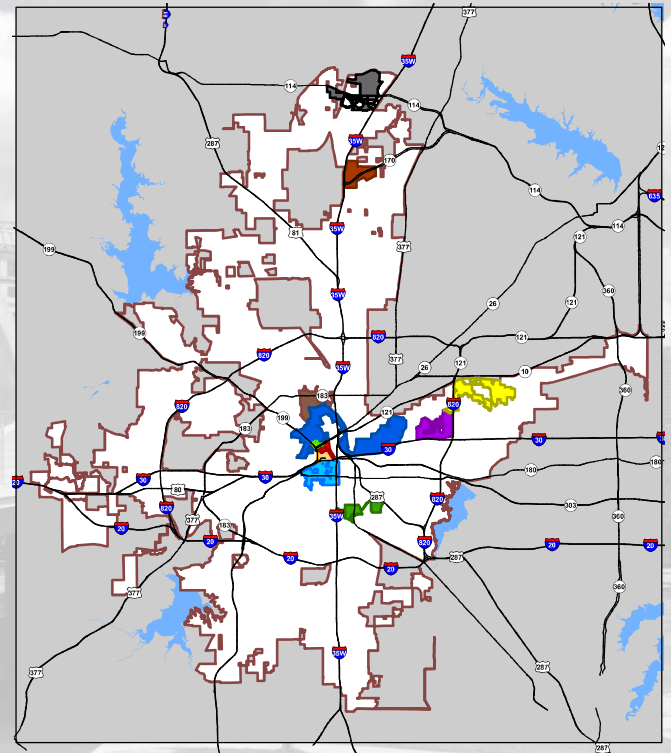
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Fort Worth TIFs

Fort Worth currently has 11 active TIF districts.

Legend

- City Limits
- TIF 2: Texas Motor Speedway
- TIF 3: Downtown
- TIF 4: Southside/Medical District
- TIF 6: Riverfront
- TIF 8: Lancaster
- TIF 9: Trinity River Vision
- TIF 10: Lone Star
- TIF 12: East Berry Renaissance
- TIF 13: Woodhaven
- TIF 14: Trinity Lakes
- TIF 15: Stockyards/Northside

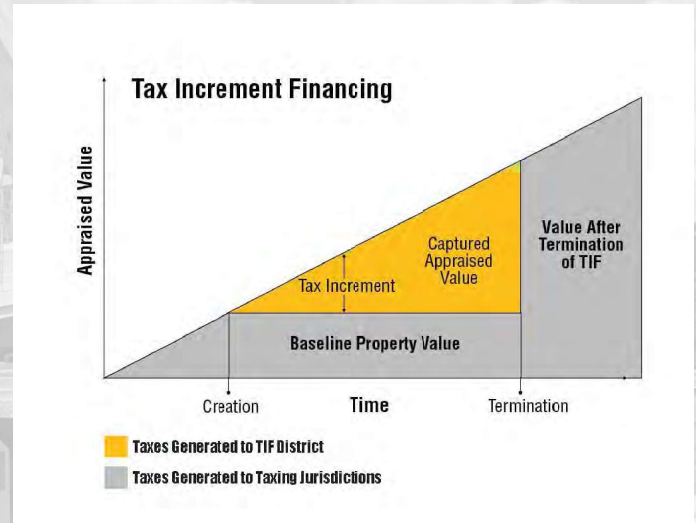


How do TIF districts work?

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.

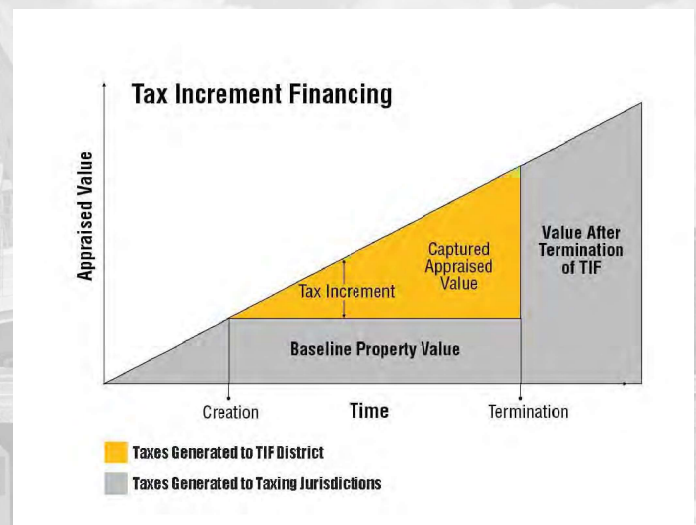
TIF funding supports larger infrastructure projects like the creation of roads or utilities, environmental remediation, destruction of existing structures, or historic preservation or rehabilitation.



How 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 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 that particular district.

It 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.



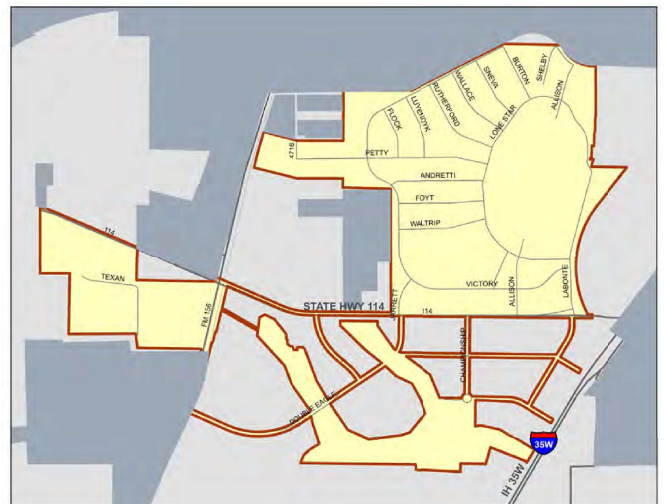
TIF 2: Texas Motor Speedway

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

FY22 TIF Balance: \$3,321,987.78

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 \$83,246 this FY
- Northwest ISD – 100%
(With 2/3 rebate of annual fund contributions)
 - Contributed \$617,457 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	\$136,439,594
Total increase in taxable value to date	\$131,355,467
Percent increase in taxable value to date	2583.6%
Taxable value after termination	\$169,304,115
Total projected increase in taxable value	\$164,219,988
Total revenues produced by termination of TIF	\$36,065,388
Percent increase in taxable value by termination	3230.1%
Tax value of compound annual growth rate to date	15.96%
Tax value trailing 5-year compound annual growth rate	15.79%
Base value per acre	15.53%
Current taxable value of TIF per acre	1.65%
Projected taxable value per acre after termination	1.55%
Increase in taxable value per acre to date	\$3,414
Increase in taxable value per acre by termination	\$91,632
Additional taxes at termination (vs. base value)	\$113,703

TIF 2: Texas Motor Speedway

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



TIF 3: Downtown

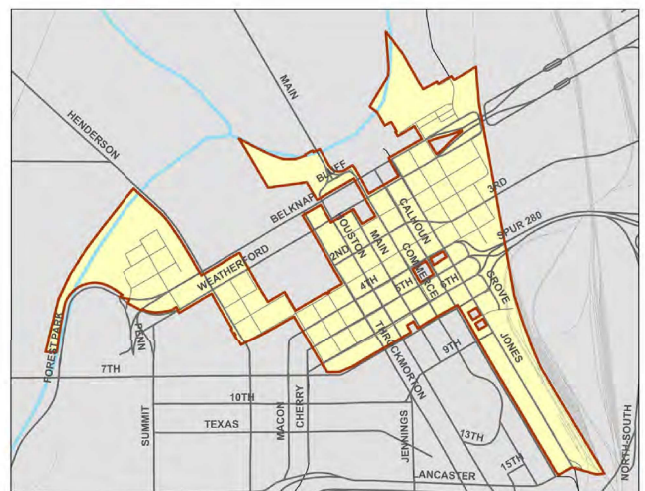
January 1, 1996 – December 31, 2025 | 407 acres

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

The effects of the COVID-19 pandemic continued to have a significant impact on activity in the Downtown TIF. Despite re-openings and stabilization in the broader economy, the return of office workers to downtown properties has been slow – an issue seen in major markets across the country. Appraisal values continued to slide for the district, with assessments falling by approximately -4.63% during 2021.

Major developments

- Supported by the Downtown TIF, the 220-room, \$56 million Harper Kimpton Hotel began operation in 2021.
- Continued design and financing progress have been made for planned improvements to Heritage Park.
- As the Downtown TIF approaches the end of its term in FY 2024, efforts have begun to manage the transition of funding and incentive support mechanisms for the Downtown area.



TIF 3: Downtown

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

FY22 TIF Balance: \$14,423,853.65

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

- \$204,825 for TIF Administration
- \$892,593 for 777 Main Garage Lease
- \$414,084 for City Center Garage Lease
- \$233,624 for Chase Bank Garage Lease
- \$140,472 for The Tower Garage Lease
- \$6,000 for TIF Planning
- \$15,000 for Free Parking Marketing
- \$64,955 for Parking Garage Insurance
- \$1,000,000 for Heritage Park

Current remaining funds: \$11,452,300.65

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/anticipated.

Entities and Levels of Participation:

- City of Fort Worth – 60% (Capped)
 - Contributed \$3,336,145 this FY
- Tarrant County Hospital District – 40% (Capped*)
 - Contributed \$678,360 this FY
- Tarrant County College District – 20% (Capped*)
 - Contributed \$193,070 this FY
- Tarrant Regional Water District – 40% (Capped*)
 - Contributed \$85,136 this FY
- Tarrant County – 40% (Capped*)
 - Contributed \$707,290 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	\$1,404,863,940
Total increase in taxable value to date	\$1,082,423,303
Percent increase in taxable value to date	335.7%
Taxable value after termination	\$1,417,818,238
Total projected increase in taxable value	\$1,095,377,601
Total revenues produced by termination of TIF	\$109,335,087
Percent increase in taxable value by termination	339.7%
Tax value of compound annual growth rate to date	6.46%
Tax value trailing 5-year compound annual growth rate	5.77%
Base value per acre	1.14%
Current taxable value of TIF per acre	\$792,237
Projected taxable value per acre after termination	\$3,451,754
Increase in taxable value per acre to date	\$3,483,583
Increase in taxable value per acre by termination	\$2,659,517
Additional taxes at termination (vs. base value)	\$2,691,345



TIF 3: Downtown

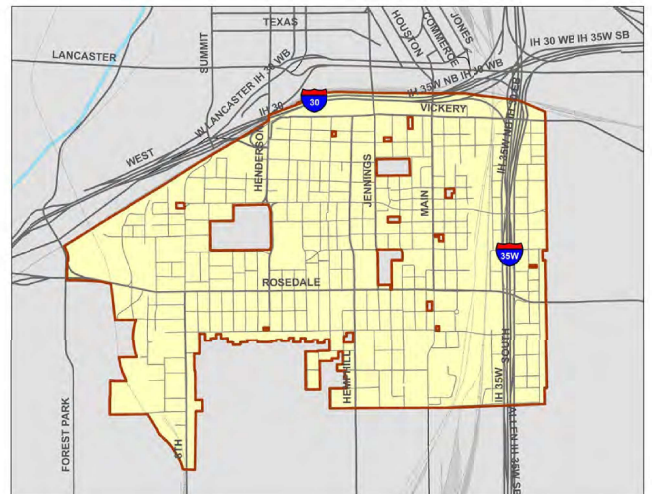
January 1, 1996 – December 31, 2025
407 acres

TIF 4: Southside

January 1, 1996 – December 31, 2022 | 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.

In FY2022, the Near Southside's momentum of highly visible progress throughout the district continued. Project types across the full spectrum found a home within the Near Southside's unique mix of residential, institutional, and urban village development. Among those recently completed projects, TIF 4 supported a strategic mix of catalyst initiatives to attract exceptional private investments while also improving public infrastructure in support of new development.

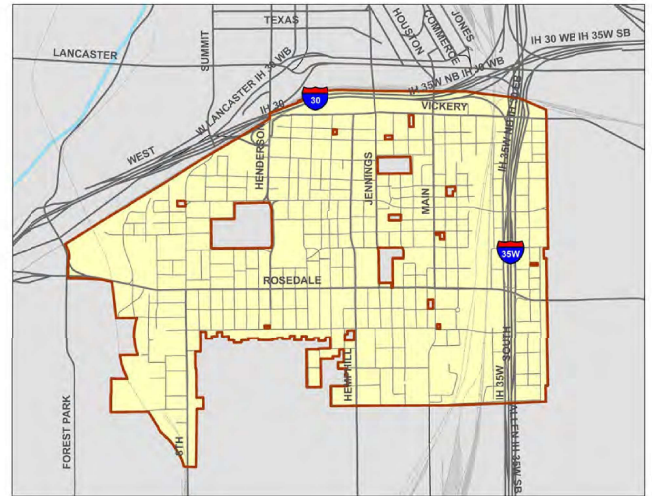


TIF 4: Southside

January 1, 1996 – December 31, 2022 | 1,278 acres

Major developments

- In South Main Village and Vickery Village, TIF 4 continued to support strategic and transformative historic restoration projects. Just this year, the historic Katy Depot at Vickery and Jones was converted into a biotech hub and major milestone for the Near Southside's Medical Innovation District; the SoMa multi-building restoration along South Main at Daggett introduced a vibrant retail destination to South Main; the PROOF redevelopment at Vickery and College created an immediately popular destination, and notable tenants such as Bowlounge and a cluster of creative firms relocated to the Near Southside.
- Small-scale infill development remains a top goal for TIF 4, in support of the entrepreneurial efforts of local developers and small businesses that deliver new mixed-use buildings to challenging infill sites. Notable among TIF-supported projects completed in 2022 is the mixed-use building at Daggett and Galveston, home to neighborhood destinations The Holly and Kendall Davis Clay on the ground floor, and a residential unit above.
- The Near Southside's TIF-supported street repair program has finished its first four rounds in 2022, completing the reconstruction of dozens of street segments, as well as the replacement of old water and sewer lines underneath. The program is now entering its fifth round, and has become a critically important component in the district's revitalization. These new roadways will complement and facilitate hundreds of millions of dollars in new private investment along the improved streets.



TIF 4: Southside

January 1, 1996 – December 31, 2022 | 1,278 acres

FY22 TIF Balance: \$22,184,452.82

A total of **\$18,053,020** of this balance has been committed to the following projects:

- \$2,978,886 for Street Repair Program
- \$650,000 for Fire Station Park
- \$177,750 for Wayfinding
- \$100,000 for TEX Rail TOD Plan
- \$100,000 for Gateway Concepts: Rosedale and South Main
- \$30,000 for 2022 Magnolia Green
- \$18,496 for 2022 Streetscape Program
- \$9,290 for Magnolia Streetscape
- \$1,559 for Watts Park
- \$137,000 for 2022 Administration
- \$7,000,000 for Evans & Rosedale (garage and public spaces)
- \$3,300,000 for Trademark Vickery
- \$1,840,000 for 701 Magnolia & Hemphill
- \$890,000 for Nobleman Hotel
- \$480,000 for NRP/JPS Magnolia Lofts
- \$183,039 for 1016 Travis Ave. Mixed-Use
- \$157,000 for 311 Daggett

Current remaining funds: \$4,131,432.82

Entities and Levels of Participation:

- City of Fort Worth – 90%
 - Contributed \$6,968,697.64 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, 2022
1,278 acres

Overall Performance

Base value of TIF	\$229,759,626
Current taxable value of TIF	\$1,521,393,767
Total increase in taxable value to date	\$1,291,634,141
Percent increase in taxable value to date	562.2%
Taxable value after termination	\$1,286,824,115
Total projected increase in taxable value	\$1,057,064,489
Total revenues produced by termination of TIF	\$112,661,842
Percent increase in taxable value by termination	460.1%
Tax value of compound annual growth rate to date	7.93%
Tax value trailing 5-year compound annual growth rate	19.07%
Base value per acre	\$179,781
Current taxable value of TIF per acre	\$1,190,449
Projected taxable value per acre after termination	\$1,006,905
Increase in taxable value per acre to date	\$1,010,168
Increase in taxable value per acre by termination	\$827,124
Additional taxes at termination (vs. base value)	\$26,756,289



TIF 4: Southside

January 1, 1996 – December 31, 2022
1,278 acres

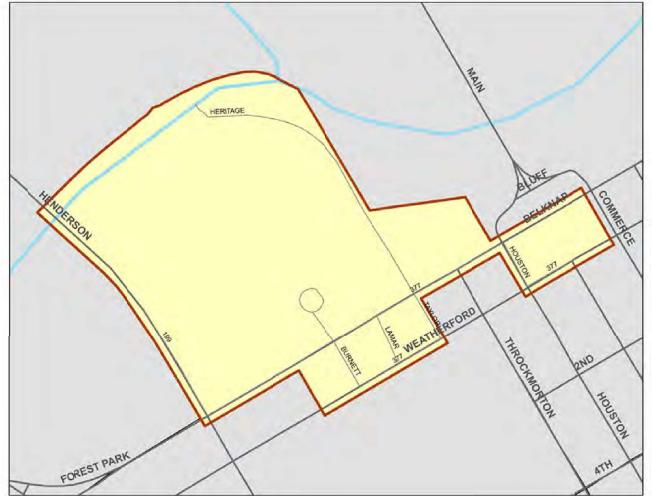
TIF 6: Riverfront

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

TIF Balance: \$194,069.58

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

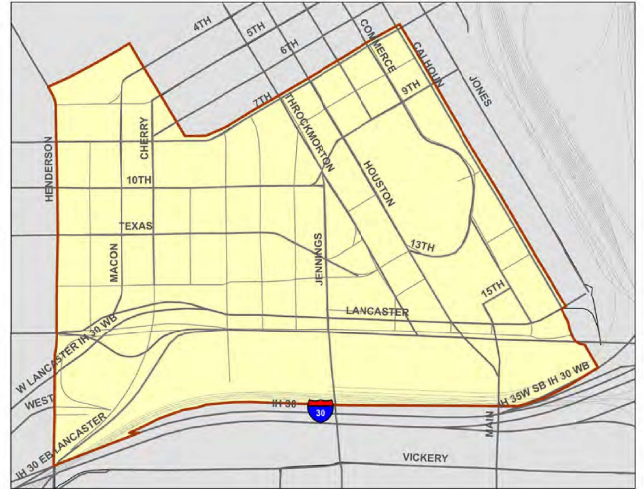
December 9, 2003 – December 31, 2024 | 220 acres

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 continues to see the effects of the COVID-19 pandemic, particularly in hospitality and restaurant-related properties near the Fort Worth Convention Center. Property valuations declined during the 2021 tax year, sliding 5.81% year-over-year, but it was a less severe drop than experienced during the previous year.

Major developments

- The City of Fort Worth closed on the purchase of the former Pier 1 headquarters building in the northwestern portion of downtown which will serve as the new City Hall. The transition of City Hall and most City departments from the current campus will have various impacts on the Lancaster TIF district as certain City-owned properties are put on the market.
- Despite the pandemic, construction progress continued on several TIF-supported projects including Burnett Lofts and the Sandman Signature Hotel, while design and other pre-development work took place for Southern Land's Deco 969 and the TIF-funded T&P Passage project.



TIF 8: Lancaster Corridor

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

FY22 TIF Balance: \$23,381,488.12

A total of **\$23,596,031** has been committed to the following projects:

- \$396,031 for TIF administration
- \$1,050,000 for Burnett Lofts
- \$700,000 for Lancaster Avenue Median Landscaping
- \$8,000,000 for Waggoner Hotel
- \$3,200,000 for Lancaster-Lamar Mixed-Use development
- \$2,750,000 for Deco 969
- \$7,500,000 for Le Meridien

Entities and Levels of Participation:

- City of Fort Worth – 50%
 - Contributed \$1,850,058 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 \$267,509 this FY
- Tarrant Regional Water District – 40%
 - Contributed \$58,981 this FY
- Tarrant County – 40%
(Capped at \$7 million, not projected to reach in remaining term of TIF)
 - Contributed \$191,677 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	\$684,074,134
Total increase in taxable value to date	\$505,135,412
Percent increase in taxable value to date	282.3%
Taxable value after termination	\$889,622,284
Total projected increase in taxable value	\$710,683,562
Total revenues produced by termination of TIF	\$49,002,438
Percent increase in taxable value by termination	397.2%
Tax value of compound annual growth rate to date	7.73%
Tax value trailing 5-year compound annual growth rate	9.04%
Base value per acre	\$813,358
Current taxable value of TIF per acre	\$3,109,428
Projected taxable value per acre after termination	\$4,043,738
Increase in taxable value per acre to date	\$2,296,070
Increase in taxable value per acre by termination	\$3,230,380
Additional taxes at termination (vs. base value)	\$18,688,210

TIF 8: Lancaster Corridor

December 9, 2003 – December 31, 2024
220 acres



TIF 9: Trinity River Vision

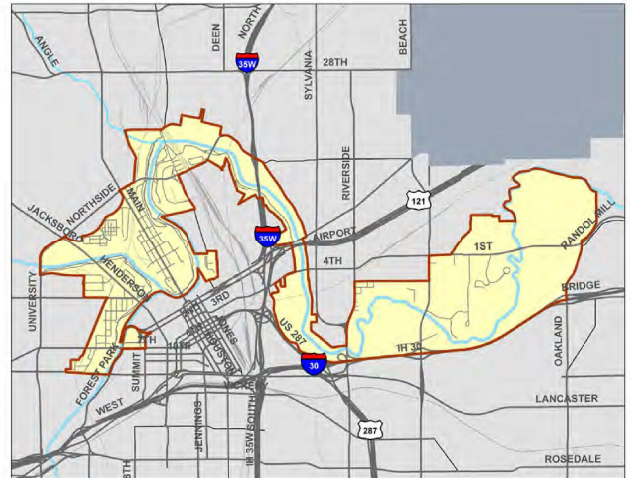
December 16, 2003 – December 31, 2054 | 3,980 acres

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.

Three TIF-funded bridges were completed over what will become the Trinity River Vision-defining bypass channel. Completion of the bridges represents a major milestone for the district.

Major developments

- Encore completed development of a 300-unit multifamily apartment project near North Main Street and the Trinity River. The project represents the first major new development in what will become Panther Island, and is the first to feature an interior canal.
- 2021 saw the listing of several developable properties within the TIF district, most notably the approximately 26-acre site along North Main Street by Lancarte Commercial. The listing of these properties sets the stage for future development possibilities in the area.
- During 2022, the TIF partners voted to extend its lifespan from 2044 to 2054 to allow the TIF to support bonds issued by TRWD to cover costs associated with Trinity River Vision and Panther Island.



TIF 9: Trinity River Vision

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

FY22 TIF Balance: \$0

A total of 100% of this balance has been committed to the Central City Flood Control Project. Entirety of the fund balance is contributed to TRWD on an annual basis.

Entities and Levels of Participation:

- City of Fort Worth – 80%
 - Contributed \$3,761,209 this FY
- Tarrant County Hospital District – 80%
 - Contributed \$1,277,519 this FY
- Tarrant County College District – 80%
 - Contributed \$740,961 this FY
- Tarrant Regional Water District – 80%
 - Contributed \$163,369 this FY
- Tarrant County – 80%
 - Contributed \$1,303,549 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	\$832,977,223
Total increase in taxable value to date	\$702,232,925
Percent increase in taxable value to date	537.1%
Taxable value after termination	\$2,760,800,635
Total projected increase in taxable value	\$2,630,056,337
Total revenues produced by termination of TIF	\$438,560,909
Percent increase in taxable value by termination	2011.6%
Tax value of compound annual growth rate to date	11.46%
Tax value trailing 5-year compound annual growth rate	12.16%
Base value per acre	\$32,850
Current taxable value of TIF per acre	\$209,291
Projected taxable value per acre after termination	\$693,669
Increase in taxable value per acre to date	\$176,440
Increase in taxable value per acre by termination	\$660,818
Additional taxes at termination (vs. base value)	\$71,236,694



TIF 9: Trinity River Vision

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

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

FY22 TIF Balance: \$1,079,191.52

A total of **\$4,501,593** 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 \$805,840 this FY
- Tarrant County Hospital District – 50%
 - Contributed \$129,852 this FY
- Tarrant County College District – 50%
 - Contributed \$78,741 this FY
- Tarrant Regional Water District – 60%
 - Contributed \$8,264 this FY
- Tarrant County – 50%
 - Contributed \$135,390 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	\$126,086,244
Total increase in taxable value to date	\$110,012,307
Percent increase in taxable value to date	684.4%
Taxable value after termination	\$138,493,420
Total projected increase in taxable value	\$122,419,483
Total revenues produced by termination of TIF	\$15,168,464
Percent increase in taxable value by termination	761.6%
Tax value of compound annual growth rate to date	14.25%
Tax value trailing 5-year compound annual growth rate	5.95%
Base value per acre	\$16,385
Current taxable value of TIF per acre	\$128,528
Projected taxable value per acre after termination	\$141,176
Increase in taxable value per acre to date	\$112,143
Increase in taxable value per acre by termination	\$124,791
Additional taxes at termination (vs. base value)	\$3,258,456

TIF 10: Lone Star

June 15, 2004 – December 31, 2025 981 acres



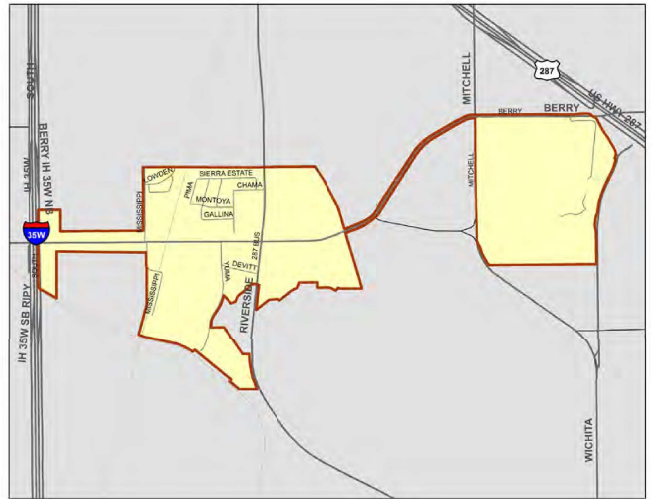
TIF 12: East Berry Renaissance

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 FY2022

- 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.
- Mason Heights multi-use development is entering the final phase of its development, with plans to bring additional mixed income housing opportunities, enhancements to Happy Park, neighborhood commercial and office space, and Colombia Renaissance's final multi-family building.
- Center for Transforming Lives announced it will consolidate and build its new headquarters on the northeast corner of Berry & Riverside.



TIF 12: East Berry Renaissance

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

FY22 TIF Balance: \$376,609.70

A total of **\$6,356,682** has been committed to the following projects, prioritizing those in Renaissance Heights:

- \$1,956,682 to Renaissance Heights – Mason Heights Mixed-Use
- \$500,000 to E. Berry Corridor Design & Planning Study
- \$3,900,000 to Renaissance Heights – Mason Heights South Mixed-Use

Entities and Levels of Participation:

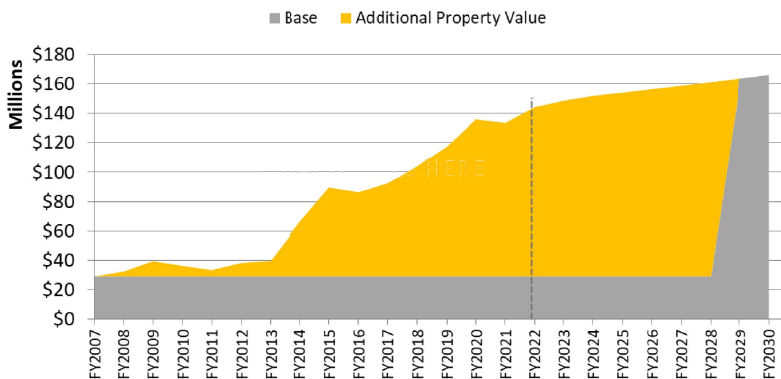
- City of Fort Worth – 100%
 - Contributed \$842,593 this FY
- Tarrant County Hospital District – 80% (Capped at \$4,472,590)
 - Contributed \$210,402 this FY
- Tarrant County College District – 50%
 - Contributed \$77,165 this FY
- Tarrant Regional Water District – 100%
 - Contributed \$34,025 this FY
- Tarrant County – 100% (Capped at \$7,100,000)
 - Contributed \$252,035 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	\$144,206,061
Total increase in taxable value to date	\$115,029,738
Percent increase in taxable value to date	394.3%
Taxable value after termination	\$161,193,760
Total projected increase in taxable value	\$132,017,437
Total revenues produced by termination of TIF	\$17,956,216
Percent increase in taxable value by termination	452.5%
Tax value of compound annual growth rate to date	11.24%
Tax value trailing 5-year compound annual growth rate	10.93%
Base value per acre	\$48,305
Current taxable value of TIF per acre	\$238,752
Projected taxable value per acre after termination	\$266,877
Increase in taxable value per acre to date	\$190,447
Increase in taxable value per acre by termination	\$218,572
Additional taxes at termination (vs. base value)	\$3,593,933



TIF 12: East Berry Renaissance

June 18, 2006 – December 31, 2027
604 acres

TIF 13: Woodhaven

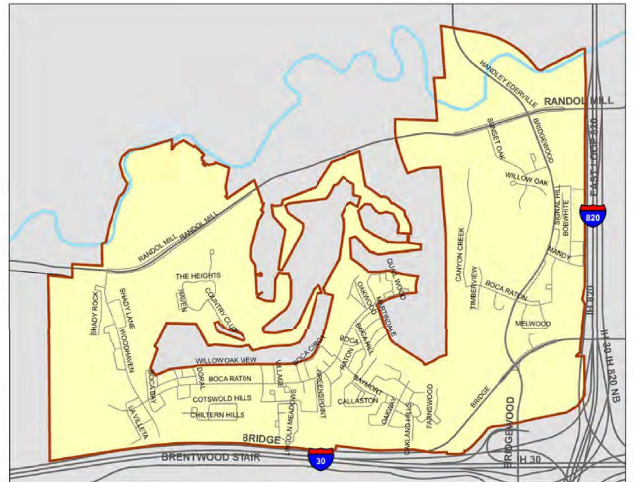
November 27, 2007 – December 31, 2028 | 1,100 acres

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.

Despite the effects of the COVID-19 pandemic, appraised values increased 3.71% year-over-year.

Major developments

- The City of Fort Worth completed sidewalk repairs at Woodhaven Boulevard and Bridge Street, as well as Bridge Street and Boca Baton Boulevard.
- Eastside Blossoms continued the second phase of planting trees throughout the district as part of the Texas Blossoms project.



TIF 13: Woodhaven

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

FY22 TIF Balance: \$9,436,027.60

A total of **\$4,307,220** of this balance has been committed to the following projects:

- \$91,470 to Administration
- \$15,750 to Texas Blossoms Project
- \$4,200,000 to Randol Mill Road Side Path Project

Current remaining funds: \$5,128,807.60

Entities and Levels of Participation:

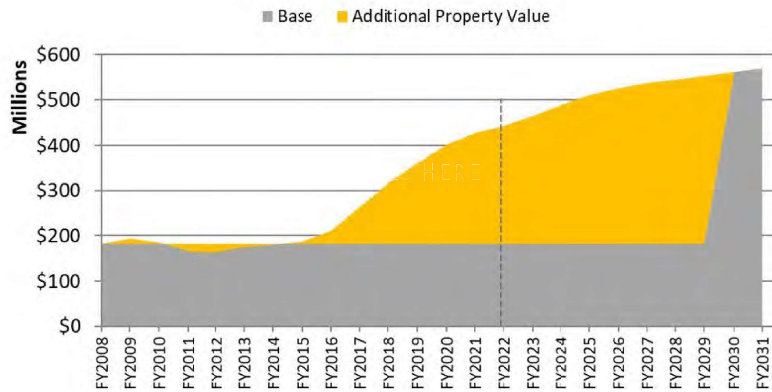
- City of Fort Worth – 100%
 - Contributed \$1,910,821 this FY
- Tarrant Regional Water District – 100%
 - Contributed \$75,029 this FY
- Tarrant County – 80% (Capped)
 - Contributed \$475,184 this FY
- Tarrant County Hospital District – 80% (Capped)
 - Contributed \$495,598 this FY
- Tarrant County College District – 50%
 - Contributed \$170,136 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	\$442,722,057
Total increase in taxable value to date	\$260,862,906
Percent increase in taxable value to date	143.4%
Taxable value after termination	\$553,028,842
Total projected increase in taxable value	\$371,169,691
Total revenues produced by termination of TIF	\$32,186,418
Percent increase in taxable value by termination	204.1%
Tax value of compound annual growth rate to date	6.56%
Tax value trailing 5-year compound annual growth rate	\$10.93
Base value per acre	\$165,327
Current taxable value of TIF per acre	\$402,475
Projected taxable value per acre after termination	\$502,753
Increase in taxable value per acre to date	\$237,148
Increase in taxable value per acre by termination	\$337,427
Additional taxes at termination (vs. base value)	\$8,257,013



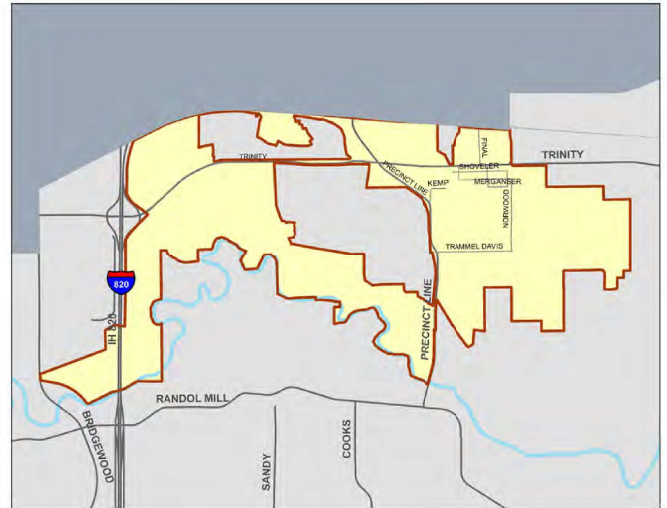
TIF 13: Woodhaven

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

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.

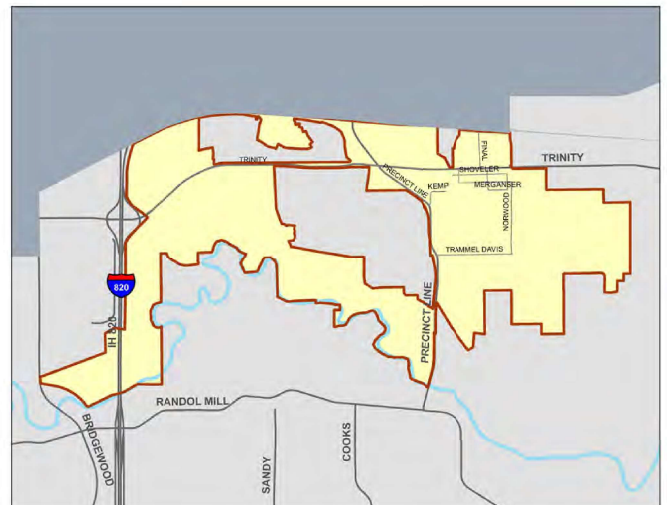
The Trinity Lakes TIF experienced its third consecutive year of double-digit growth in appraisals in 2021, posting a growth rate of 13.6% year-over-year. Growth in appraisals is being driven in the district by continued development and upward pricing in single-family homes in the area.



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

Major developments

- The Board of TIF 14 authorized up to \$6.2 million in reimbursements for the construction of new roadway serving the planned Trinity Lakes TRE station and the extension of a major water line by the Newell Company.
- Up to \$18.5 million was authorized for reimbursement by the Board of TIF 14 relating to the construction of improvements to Trinity Boulevard. The project will be led by the City of Fort Worth and supported by bond financing, with annual debt service paid by the Trinity Lakes TIF district. The agreement represents a major step forward in the development of new commercial and mixed-use property planned for the area.



TIF 14: Trinity Lakes

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

FY22 TIF Balance: \$5,945,374.84

A total of **\$21,490,035** has been committed to the following projects:

- Trinity Boulevard (Debt service reimbursement)

Entities and Levels of Participation:

- City of Fort Worth – 85%
 - Contributed \$1,244,424 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 \$37,689 this FY
- Tarrant County – 50%
 - Contributed \$267,410 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	\$234,903,286
Total increase in taxable value to date	\$199,867,315
Percent increase in taxable value to date	570.5%
Taxable value after termination	\$759,453,583
Total projected increase in taxable value	\$724,417,612
Total revenues produced by termination of TIF	\$58,008,075
Percent increase in taxable value by termination	2067.6%
Tax value of compound annual growth rate to date	23.54%
Tax value trailing 5-year compound annual growth rate	12.86%
Base value per acre	\$19,464
Current taxable value of TIF per acre	\$130,502
Projected taxable value per acre after termination	\$421,919
Increase in taxable value per acre to date	\$111,037
Increase in taxable value per acre by termination	\$402,454
Additional taxes at termination (vs. base value)	\$19,783,168



TIF 14: Trinity Lakes

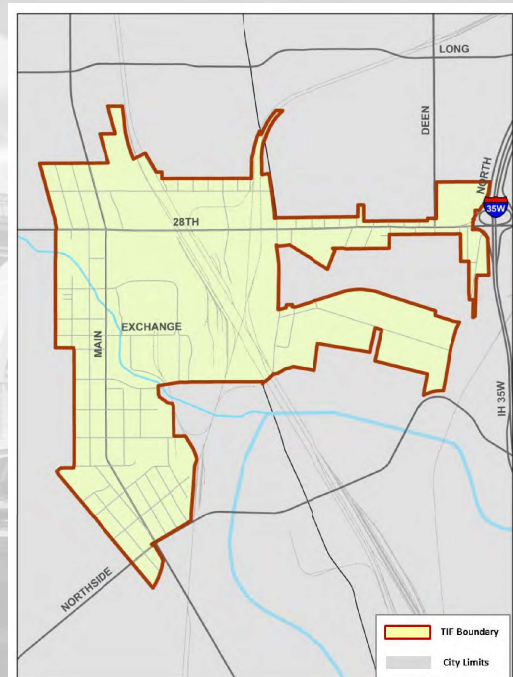
November 12, 2012 – December 31, 2032
1,800 acres

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.

Despite lingering impacts from the COVID-19 pandemic, the completion of TIF-supported development along Mule Alley spurred strong activity within the district, supporting district-wide growth in appraisals of 7.1% year-over-year during 2021.

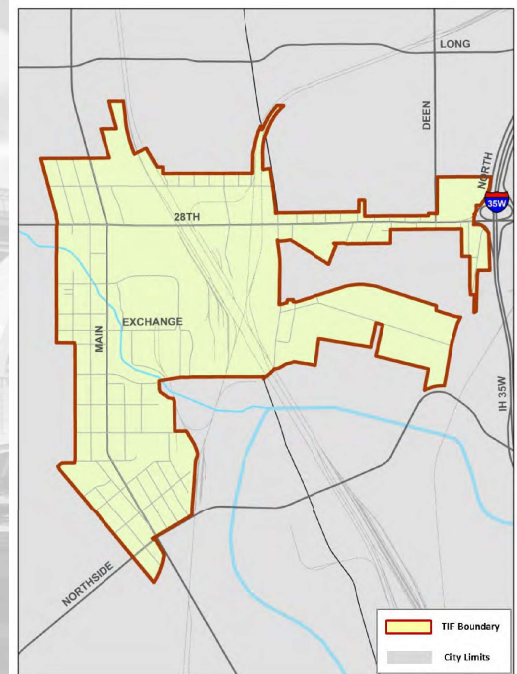


TIF 15: Stockyards / Northside

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

Major developments

- 2021 saw the opening of the Hotel Drover, a 200-room Autograph Collection hotel anchoring the revitalized Mule Alley portion of the Stockyards.
- In 2021, after several years of planning and more than a year of construction, the redevelopment of the historic New Isis Theatre stalled due to pandemic-related construction cost increases and other factors threatened the possibility that completion of the project might not be possible without financial assistance. To support completion of the historic preservation project and enable opening of the theater, the Board of TIF 15 authorized a conditional loan of TIF funds to the project. With the support from the TIF, the project was completed, the theater opened, and its operation continues today.
- The Board of TIF 15 authorized a development agreement with Fort Worth Heritage Development for a \$52.5 million investment in the construction of three new western sports arenas and two parking garages featuring a combined 1,300 parking stalls. At completion, the garages and arenas will be owned by the City of Fort Worth, with the TIF district reimbursing up to \$25 million in eligible costs. Additionally, the agreement includes up to \$1 million for the rehabilitation of the historic Armour-Swift stairs and wall near the terminus of East Exchange Street.



TIF 15: Stockyards / Northside

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

FY22 TIF Balance: \$1,075,654.53

A total of **\$30,019,549** has been committed to the following projects:

- \$5,019,549 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 \$670,697 this FY
- Tarrant County Hospital District – 0%
 - Contributed \$0 this FY
- Tarrant County College District – 50%
 - Contributed \$125,313 this FY
- Tarrant Regional Water District – 50%
 - Contributed \$17,872 this FY
- Tarrant County – 50%
 - Contributed \$215,564 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	\$356,403,102
Total increase in taxable value to date	\$183,125,460
Percent increase in taxable value to date	105.7%
Taxable value after termination	\$688,914,560
Total projected increase in taxable value	\$515,636,918
Total revenues produced by termination of TIF	\$37,124,272
Percent increase in taxable value by termination	297.6%
Tax value of compound annual growth rate to date	10.85%
Tax value trailing 5-year compound annual growth rate	13.78%
Base value per acre	\$187,327
Current taxable value of TIF per acre	\$385,301
Projected taxable value per acre after termination	\$744,772
Increase in taxable value per acre to date	\$197,973
Increase in taxable value per acre by termination	\$557,445
Additional taxes at termination (vs. base value)	\$2,881,347

TIF 15: Stockyards / Northside

December 2, 2014 – December 31, 2034
925 acres

