

**Klyde Warren Park/Dallas Arts District Public Improvement District (District)
Petition for Renewal**

The undersigned ("Petitioner") who is an owner or authorized representative of real property in the **Klyde Warren Park/Dallas Arts District Public Improvement District** ("District") respectfully files this petition (the "Petition") requesting the Dallas City Council (the "City Council") renew and expand the "District" in accordance with Chapter 372 of the Texas Local Government Code (the "Act").

SECTION I: PROPERTY INFORMATION	
DALLAS TX	
Property Address	
DCAD Account Number* <i>* Additional addresses and DCAD accounts may be attached for other properties on Exhibit C.</i>	Named Owner per DCAD*
IS THE NAMED OWNER AN INDIVIDUAL(S) OR AN ENTITY? CHECK ONE:	
<input type="checkbox"/> ENTITY (I.E. BUSINESS CORPORATION, LIMITED LIABILITY COMPANY, ETC). <input type="checkbox"/> INDIVIDUAL PERSON(S)	
SECTION II: PETITION APPROVAL	
A. IF OWNER IS AN INDIVIDUAL(S), READ AND SIGN BELOW:	
<p>The Petitioner, whose signature and initials appear herein, represents and warrants that they are the owner of the property named in this Petition and/or listed on Exhibit C, and that they request or concur with the renewal and expansion of the District. With respect to community property, the City may accept the signature of a single spouse as a representation of both spouses that they consent to the renewal and expansion of the District absent a separate property agreement. However, if staff is made aware of any disagreement between the owners of community property that petition will not be counted.</p>	
X	
Owner Signature	Date
B. IF OWNER IS AN ENTITY, READ AND SIGN BELOW:	
<p>VERIFICATION OF SIGNATORY AUTHORITY: I, the undersigned, am duly authorized to sign for the Entity, property accounts, and addresses named above and/or listed in Exhibit C and by executing this Petition, I hereby certify on behalf of the Entity that I have the authority to legally bind the Entity and to execute this Petition requesting or concurring with the renewal and expansion of the District on behalf of the Entity. I affirm that such binding authority has been granted by the Entity.</p>	
X	
Signature of Authorized Signatory	Date
Printed Name of Authorized Signatory	Title of Authorized Signatory
SECTION III: CONTACT INFORMATION	
Email:	Daytime Phone #:

Original executed petitions should be returned on or before January 1, 2021 to:
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 1909 Woodall Rodgers Freeway, Suite 403, Dallas, Texas 75201

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By signing this petition, Petitioner agrees to pay a special assessment to be levied against their property for services and improvements to be provided by Woodall Rodgers Park Foundation and Dallas Arts District. Petitioner further agrees and concurs with all the following concerning the renewal and expansion of the District and the method of assessment including excluded classes of assessable property as detailed herein:

- 1. General Nature of the Proposed Services and Improvements.** The assessments to be levied in the District and provided to Woodall Rodgers Park Foundation and Dallas Arts District shall include, but are not limited to: security, beautification, programming, cultural enhancements, custodial and landscape maintenance, and capital improvements. Additionally, a smaller portion of the assessments may also be used for the administration of the District to include costs related to staff time, liability insurance and financial audit related costs as authorized by the Public Improvement District Assessment Act in Chapter 372 of the Texas Local Government Code.
- 2. Estimated Cost of the Services and Improvements; No Bonded Indebtedness.** During the ten (10) year term of the District, the annual cost of services and improvements to be provided by Woodall Rodgers Park Foundation and Dallas Arts District is estimated to range from \$1,815,772.42 to \$6,387,662.74 annually. The total cost for the entire ten (10) year term is not anticipated to exceed \$36,866,931.56. The District shall not incur bonded indebtedness. The ten (10) year budget detailing the estimated cost per year and the total estimated costs for the entire term (the "Service Plan") is attached as **Exhibit B**
- 3. District Boundaries.** The District is located wholly within the City of Dallas, Texas, a Texas home rule municipality. The expanded boundaries of the District are shown on the attached map marked as **Exhibit A**.
- 4. Proposed Method of Assessment** Petitioner requests that the City Council apportion the costs of the services and improvements each year among property on the basis of special benefits accruing to such property. The costs shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. Based on current City policy, the total assessment each year shall not exceed \$0.15 per \$100.00 of appraised value as determined by the Dallas Central Appraisal District. However, the proposed assessment amounts shown in **Exhibit B** are based on a rate not to exceed \$0.025 per \$100.00 of appraised value as determined by the Dallas Central Appraisal District. The real property of jurisdictions and entities that have obtained an exemption from the City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Payment of assessments by other exempt jurisdictions and entities must be established by contract.
- 5. Apportionment of Cost between the District and the City.** The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property. No assessment is levied against exempt properties like:
 - a. City of Dallas-owned property including rights-of-way and public parks;
 - b. Nonprofit organization-owned property;
 - c. Railroad rights-of-way;
 - d. Cemeteries;
 - e. Religious organizations.

Property owners that are not excluded from assessment in the District shall pay the costs of the services

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and improvements by special assessment against their property. The City is not responsible for payment of assessment against City-owned property in the District.

6. **District Assessment Collections:** If the PID assessment collection is greater than the annual projected amount, the managing entity shall, subject to any future, Council-adopted amendments to the City's PID policy:
 - i. be permitted to carry over up to 20% of the funds budgeted to the following year to account for delays or cost adjustments, provided that the cumulative 10-year total is not exceeded as a result of such carry-over;
 - ii. reduce the amount of the assessment in the following year to absorb the over-collection;
 - iii. return the funds to the property owners; or
 - iv. submit a revised petition to obtain consent of the property owners for an increased collection
7. **District Term:** Subject to the approval of the District by the Dallas City Council, the renewed KWP/DAD will operate from January 1, 2022 through December 31, 2031.
8. **District Management.** The District shall be managed by contract between the City and Woodall Rodgers Park Foundation, a private nonprofit corporation. Woodall Rodgers Park Foundation, or its successor or assigns approved by the City Council, shall develop and recommend the annual Service Plan and perform other responsibilities pursuant to contract with the City.
9. **Advisory Body.** Although an advisory body may be established to develop and recommend the Service Plan to the City Council, Petitioners specifically request that the City Council not appoint such an advisory board. Instead Petitioners request that the District be managed by Woodall Rodgers Park Foundation, or a successor entity approved by the City Council.

Attachments:

Exhibit A – Map of the Klyde Warren Park/Dallas Arts District Public Improvement District

Exhibit B – Service Plan/Proposed Improvement Order

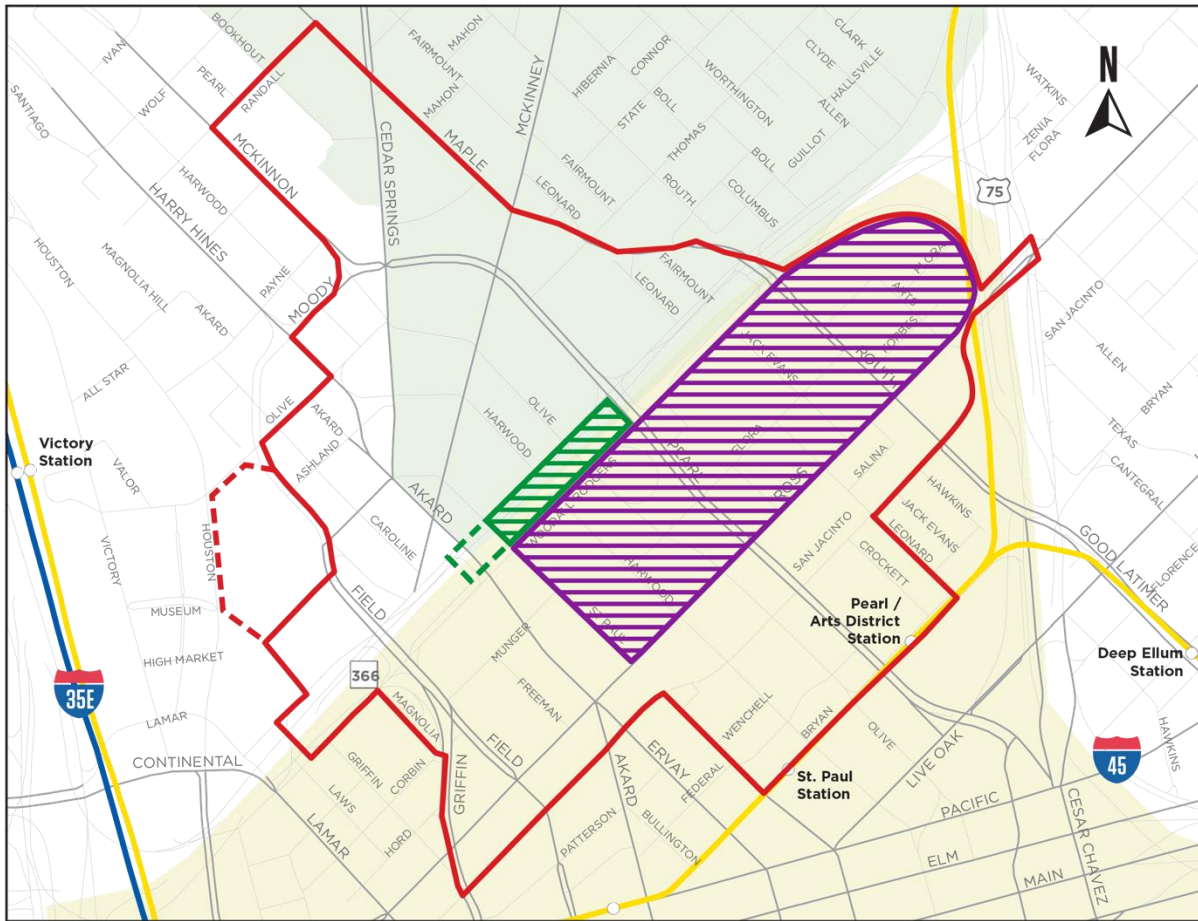
Exhibit C – Additional Properties (if needed)

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Exhibit A



- Klyde Warren Park | Dallas Arts District Public Improvement District
- - - Proposed Expanded Boundaries of Klyde Warren Park | Dallas Arts District Public Improvement District (One property - 2323 N. Field Street)
- ▨ Klyde Warren Park
- - - Klyde Warren Park Phase 2.0
- ▨ Dallas Arts District
- Uptown Public Improvement District
- Downtown Improvement District
- Dallas Area Rapid Transit
- Trinity Railway Express



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Exhibit B

KLYDE WARREN PARK/DALLAS ARTS DISTRICT PID BUDGET SERVICE PLAN 2022 TO 2031										
REVENUE	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Fund Balance from previous year	-	-	-	-	-	-	-	-	-	-
* Net assessment revenue	\$1,815,772.42	\$2,088,138.28	\$2,401,359.02	\$2,761,562.88	\$3,175,797.31	\$3,652,166.90	\$4,199,991.94	\$4,829,990.73	\$5,554,489.34	\$6,387,662.74
TOTAL REVENUE	\$1,815,772.42	\$2,088,138.28	\$2,401,359.02	\$2,761,562.88	\$3,175,797.31	\$3,652,166.90	\$4,199,991.94	\$4,829,990.73	\$5,554,489.34	\$6,387,662.74
EXPENDITURES										
1 Security	\$290,523.59	\$334,102.12	\$384,217.44	\$414,234.43	\$476,369.60	\$511,303.37	\$587,998.87	\$627,898.79	\$722,083.61	\$766,519.53
2 Operations, Maintenance & Capital Improvements	\$835,255.31	\$960,543.61	\$1,104,625.15	\$1,297,934.55	\$1,492,624.73	\$1,753,040.11	\$2,015,996.13	\$2,366,695.46	\$2,721,699.78	\$3,193,831.37
3 Programming, Promotion & Cultural Enhancements	\$399,469.93	\$459,390.42	\$528,298.99	\$607,543.83	\$698,675.41	\$803,476.72	\$923,998.23	\$1,062,597.96	\$1,221,987.65	\$1,405,285.80
4 Finance & Administration	\$163,419.52	\$187,932.45	\$216,122.31	\$248,540.66	\$285,821.76	\$328,695.02	\$377,999.27	\$434,699.17	\$499,904.04	\$574,889.65
5 Liab Ins & Audit	\$127,104.07	\$146,169.68	\$168,095.13	\$193,309.40	\$222,305.81	\$255,651.68	\$293,999.44	\$338,099.35	\$388,814.25	\$447,136.39
TOTAL OPERATING EXPENDITURES	\$1,815,772.42	\$2,088,138.28	\$2,401,359.02	\$2,761,562.88	\$3,175,797.31	\$3,652,166.90	\$4,199,991.94	\$4,829,990.73	\$5,554,489.34	\$6,387,662.74
FUND BALANCE/ RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<p>KWP and DAD will support the remaining operating costs of their organizations thru fundraising and other activities, which is not included in the Service Plan.</p> <p>* Assumes a 15% increase in property values each year based on the future growth and development of Uptown and Downtown. 15% is the recommended growth rate per the City of Dallas.</p> <p>1 24 hour security in KWP</p> <p>2 Lawn care, horticultural upgrades, cleaning services, repairs & maintenance, equipment rental, electrical work, utilities, trash collection, graffiti and rodent control, pavement cleaning / detailing / staining and restoration, and capital improvements for safety and connectivity in KWP and DAD</p> <p>3 Providing free WiFi, holiday lighting, TVs on the Porch, daily/weekly programming and cultural enhancements in KWP and DAD, event production and equipment rental, signage, public relations, website, advertising, promotion and marketing for both KWP and DAD</p> <p>4 Partial cost of staff time and office related expenses for KWP and DAD</p> <p>5 Liability insurance carried for the Park and Dallas Arts District, and the annual audit and tax return preparation</p>										

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Exhibit C
Additional Properties

This Exhibit C is an extension of the Klyde Warren Park / Dallas Arts District PID Petition signed by the Petitioner. By signing this Petition, the Petitioner represents that they also are the owner of, or have the authority to sign as the Authorized Representative for, each property listed below.

Account Number

Property Address

Suite #

City

State

Zip Code

Name of Owner

Account Number

Property Address

Suite #

City

State

Zip Code

Name of Owner

Account Number

Property Address

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