

**Midtown Improvement District (MID)
Petition for Renewal**

The undersigned, (“Petitioners”) who owns or are authorized representatives of real property in the **Midtown Improvement District** (“District”), which includes property located within the city limits, respectfully files this petition (the “Petition”) requesting the Dallas City Council (the “City Council”) renew and expand the District as described and depicted in **Exhibit A** and in accordance with Texas Local Government Code, Chapter 372 (the “Act”).

SECTION I: PROPERTY INFORMATION	
DALLAS TX	
Property Address	
DCAD Account Number*	Named Owner per DCAD*
<i>* Additional addresses and DCAD accounts may be attached for other properties on Exhibit C.</i>	
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 property owner of the property named in this Petition and/or listed on Exhibit C, and that they request or concur with the proposed District renewal and expansion. With respect to community property, the City may accept the signature of a spouse as a representation of both spouses that they support the proposed District renewal and expansion absent a separate property agreement. However, if staff is made aware of any disagreement between the owners of community property those petitions 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 proposed District renewal and expansion 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 #:

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By signing this petition, Petitioner agrees to pay a special assessment to be levied against his/her/their property for proposed services and improvements to be provided by Midtown Improvement District (the "District"). Petitioner further agrees and concurs with all the following concerning the proposed District renewal and expansion and assessment method including excluded property as detailed herein:

- 1. General Nature of the Proposed Services and Improvements.** The purpose of the proposed assessments to be levied in the District is to enhance services provided to or for the District's benefit including, but not limited to: enhanced public safety and security, neighborhood improvements, landscaping, trash/litter removal, graffiti control, beautification, cultural enhancements, SOPAC Trail improvements, Midtown Park, Shops at Park Lane, and Midtown Plaza improvements, capital improvement projects, marketing and promotional activities, lighting and signage, development, business recruitment to promote the District and related expenses incurred to establish, administer, and operate the District as authorized by the Act, including related audit costs, staff time, and liability insurance. To the extent of a conflict between the proposed permissible services and improvements referenced in this Petition, the Service Plan, and the Act, the Act shall prevail.
- 2. Estimated Cost of the Proposed Services and Improvements; No Bonded Indebtedness.** During the ten (10) year term of the District, the annual cost of proposed services and improvements to be provided by Midtown Improvement District is estimated to range from \$2,128,778 to \$7,194,887 annually. The total cost for the entire ten (10) year term is not anticipated to exceed \$42,395,320. 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**. The proposed services and improvements costs shall be paid solely from assessments funds or sources other than additional City funds.
- 3. Proposed District Boundaries.** The proposed District boundary is located wholly within the City of Dallas, Texas, a Texas home rule municipality. The proposed renewed and expanded District boundaries is described and depicted in **Exhibit A**.
- 4. Proposed Method of Assessment.** Petitioner requests that the City Council apportion the proposed services and improvement costs each year among property based on special benefits accruing to such property. The costs shall be assessed according to the value real property value and real property improvements as determined by the Dallas Central Appraisal District (DCAD). 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** is based on two classes of properties: the first class of property is designated as the "Standard Service Area" per **Exhibit A** and assessed at a rate \$0.05 per \$100.00 of appraised value as determined by the DCAD. The second class of property is designated as the "Premium Service Area" per Exhibit A and shall be assessed at a rate \$0.10 per \$100.00 of appraised value by the DCAD. The rate is subject to increase or decrease throughout District Term (see Section 6 below). 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 property value 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 City is not obligated to provide any funds to finance the proposed services and improvements, other than from assessments levied on the District. The assessment is levied on the real property and real property improvements in the District according to the property value. Levying the assessment for the proposed services and improvements based on the appraised property value results in the apportionment of the costs based on special benefits accruing to the property. No assessment is levied against the following exempt

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properties:

- a. City of Dallas-owned property, including but not limited to rights-of-way and public parks;
- b. Nonprofit organization-owned property if exempt from City real property taxes under the Texas Property Tax Code;
- c. Railroad rights-of-way;
- d. Cemeteries; and
- e. Religious organizations, if exempt from City real property taxes under the Texas Property Tax Code.

Property owners that are not excluded from District assessment shall pay the services and improvements costs by special assessment against their property. The City shall not pay assessments for City-owned property in the District. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

- 6. District Assessment Collections and Annual Service Plan Update.** In accordance with the Act and the City's PID policy:
 - a. The managing entity is responsible for submitting the Annual Service Plan and hosting the property owner meeting;
 - b. Changes to the adopted Annual Service Plan category percentages (%), need City Council approval;
 - c. The managing entity is permitted to carryover 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 (\$42,081,626) is not exceeded as a result of such carry-over;
 - d. The Annual Service Plan shall show such carryover funds, and be approved by the City Council during the annual Service Plan adoption and shall be presented to the property owners during the annual meeting.
- 7. District Term.** Subject to City Council approval, the renewed or expanded District will operate from January 1, 2023 through December 31, 2032.
- 8. District Management.** Subject to City Council approval, the District shall be managed by contract between the City and Vickery Meadow Management Corporation, a private nonprofit corporation. Vickery Meadow Management Corporation, 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, the Petitioner specifically requests that the City Council not appoint such an advisory board. Instead, the Petitioners request that the District be managed Vickery Meadow Management Corporation, or a successor entity approved by the City Council.
- 10. Request for District Renewal and Expansion.** Petitioner requests or concurs with the renewal of the District and, if approved by the owners of the designated area, the District's expanded boundaries. Petitioner requests that this Petition be considered at the earliest possible time and that the City Council take those lawful steps necessary to renew the District, authorize the improvements and services described herein, levy the necessary assessments to pay for the improvements and services and take any additional actions required under the Act for the benefit of the District.

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Attachments:

Exhibit A – Description and Map of the Midtown Improvement District

Exhibit B – Service Plan/Proposed Improvement Order

Exhibit C – Additional Properties (if needed)

Exhibit D – Midtown Improvement District Brochure

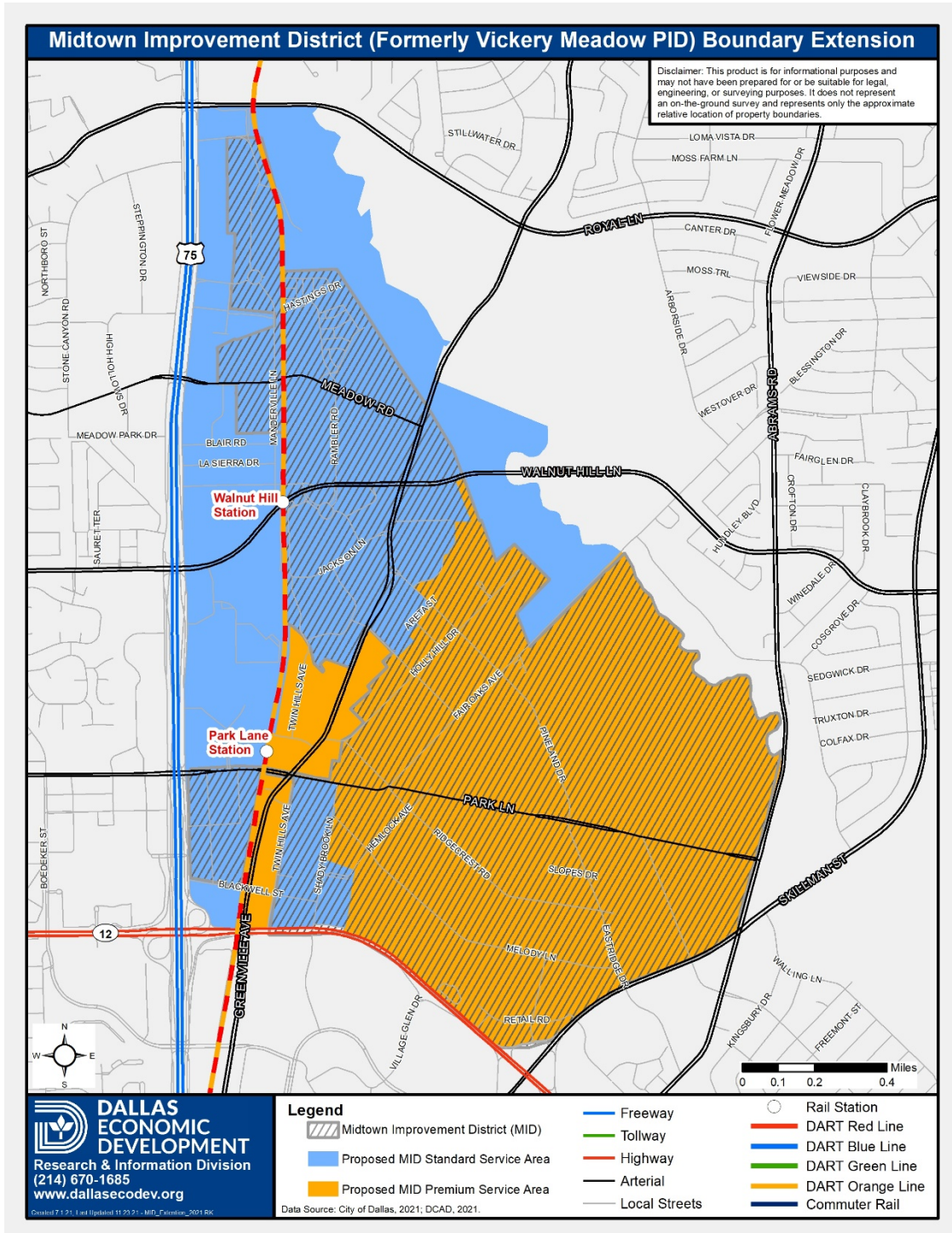
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Exhibit A Description and Map

Description: The proposed District consists of approximately 1,506 acres located in Vickery Meadow area of the City of Dallas, bounded by Royal Lane on the northeast. For a high-resolution, PDF or GIS shape file of the boundaries of the proposed renewal and expanded boundaries of the Midtown Improvement District, please contact Kristina Benson at 972-373-4043.



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Exhibit B

MIDTOWN IMPROVEMENT DISTRICT SERVICE PLAN (2023-2032)											
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
		BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
REVENUES:											
Net Assessment		\$1,978,778	\$2,268,485	\$2,675,645	\$3,144,254	\$3,588,475	\$4,197,798	\$4,853,852	\$5,757,973	\$6,436,022	\$7,194,887
Interest Income		\$3,000	\$3,150	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Surplus Carried Forward		\$292,000	\$145,000	\$3,150	\$4,150	\$4,150	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUE		\$2,273,778	\$2,416,635	\$2,679,795	\$3,148,404	\$3,592,625	\$4,197,798	\$4,853,852	\$5,757,973	\$6,436,022	\$7,194,887
DISBURSEMENTS:											
Public Safety & Security ¹	26%	\$554,058	\$589,806	\$668,911	\$754,621	\$825,349	\$923,516	\$1,019,309	\$1,151,595	\$1,222,844	\$1,295,080
Capital Improvements ²	27%	\$565,543	\$621,382	\$561,885	\$660,293	\$757,730	\$923,516	\$1,067,848	\$1,324,334	\$1,415,925	\$1,654,824
Property Standard & Operations ³	20%	\$415,543	\$499,067	\$615,398	\$723,178	\$861,234	\$1,049,449	\$1,213,463	\$1,497,073	\$1,737,726	\$1,870,671
Community Outreach, Cultural Enhancement & Marketing ⁴	14%	\$296,817	\$362,958	\$401,347	\$471,638	\$574,156	\$629,670	\$776,616	\$921,276	\$1,094,124	\$1,223,131
Business Recruitment & Economic Development ⁵	4%	\$79,151	\$90,739	\$133,782	\$157,213	\$179,424	\$209,890	\$194,154	\$230,319	\$257,441	\$287,795
Administrative Expenses ⁶	9%	\$197,878	\$226,848	\$267,564	\$345,868	\$358,848	\$419,780	\$533,924	\$575,797	\$643,602	\$791,438
Insurance & Audit Expenses	1%	\$19,788	\$22,685	\$26,756	\$31,443	\$35,885	\$41,978	\$48,539	\$57,580	\$64,360	\$71,949
TOTAL DISBURSEMENTS		\$2,128,778	\$2,413,485	\$2,675,645	\$3,144,254	\$3,592,625	\$4,197,798	\$4,853,852	\$5,757,973	\$6,436,022	\$7,194,887
ENDING FUND BALANCE		\$145,000	\$3,150	\$4,150	\$4,150	\$0	\$0	\$0	\$0	\$0	\$0
Notes:											
¹ Safety and security initiatives, including but not limited to neighborhood safety database, SOPAC Trail & neighborhood security patrols, crime prevention homeless outreach team, public safety programs											
² Building and public space improvement including but not limited to, sidewalks, new landscaping enhancements, complete streets programming, low impact development features, net zero initiatives, transpiration enhancements, neighborhood planning studies, district identification and wayfinding signage, design & construction services, and other district improvements											
³ Litter removal, additional waste services, graffiti mitigation & prevention, paint, sidewalk cleaning, cart pickup, lighting, electrical service, water utilities, seasonal landscape enhancements, SOPAC & Trail/Open Space/Five Points Plaza Management											
⁴ Community enrichment activities such as, community events, outreach, recreational programming, youth development activities, seasonal events; Marketing and promotion activities including but not limited to website, advertising, streetlight pole banners, videography and photography, artwork, and newsletter.											
⁵ Business recruitment & development to promote the district, data collection, innovation district initiatives, as well as efforts to ease the burden of opening and operating a business											
⁶ Office Management & Items Required by PID Contract											
* Assumes average 13% annual increase in property values based on the future growth and development. Carried forward surplus due to on going planning and park improvement projects.											

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**EXHIBIT C
Additional Properties**

This Exhibit C is an extension of the MID 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

Suite #

City

State

Zip Code

Name of Owner

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