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**Petition Requesting the Establishment of the  
NEAR WESTSIDE PUBLIC IMPROVEMENT DISTRICT**

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# **PETITION REQUESTING THE ESTABLISHMENT OF THE NEAR WESTSIDE PUBLIC IMPROVEMENT DISTRICT**

## **ARTICLE 1** **REQUEST TO ESTABLISH DISTRICT**

1. This petition (the “Petition”) is submitted to the City of Fort Worth, Texas (the “City”) by and on behalf of the undersigned property owners (“Petitioners/Owners”) (as set forth in Exhibit “A”) requesting the establishment of a public improvement district to be known as Near Westside Fort Worth Public Improvement District No. XX (the “District”) pursuant to Chapter 372 of the Texas Local Government Code (the “Code”), as amended, and the City’s Policy for Operating Public Improvement Districts, adopted by the City Council on December 15, 2020 through Resolution No. 5312-12-2020, as amended (“Operating PID Policy”).
2. Based on the information provided in this Petition, the Owners request and concur with the establishment of the District and with the levy of assessments against the property within the District to pay for the costs associated with Improvements and Services (as defined hereinafter) to the extent that the same complies with the Code and Operating PID Policy.
3. The establishment of the District pursuant to this Petition will confer a special benefit on all property within the District, and promote the interest of the City, District, and all property within the District.
4. Petitioner and Owners are committed to the long-term backing and support of the District.

## **ARTICLE II** **LEGAL SUFFICIENCY OF THE PETITION**

This Petition will be legally sufficient under the Code to establish the District when it has been signed by:

- (1) owners of taxable real property representing more than 50% of the appraised value of taxable real property liable for assessment under this Petition, as determined by the current roll of the Tarrant Appraisal District; and
- (2) record owners of real property liable for assessment under this Petition who:

(a) constitute more than 50% all record owners of property that is liable for assessment under this Petition; or

(b) own taxable real property that constitutes more than 50% of the area of all taxable real property that is liable for assessment under this Petition.

A copy of the current roll of the Tarrant Appraisal District (with original signatures of each property shown next to each parcel within the boundaries of the proposed District that is liable for assessment) is provided as Exhibit “A”.

**ARTICLE III**  
**GENERAL NATURE OF PROPOSED DISTRICT IMPROVEMENTS AND SERVICES**

The general nature of the proposed public improvements and services authorized by the Code to be undertaken and financed from time-to-time for the special benefit of the District includes those improvements and services set forth in Exhibit “B” (the “Improvements and Services”). In addition to the Improvements and Services set forth in Exhibit “B”, the Petitioner requests that the District be authorized to engage in any activity permitted under the Code, subject to annual approval by the City Council. The manager of the District will recommend each year, to both property owners within the District and to the City Council, an annual plan of service and budget setting forth in detail the Improvements and Services proposed for the District.

The Improvements and Services will be for the use and benefit of all property owners within the District and contribute to, create, and maintain a sense of individual and community pride within the District. Taken together, these benefits will help to create, preserve, and protect stable neighborhoods that will provide an enhanced tax base for the City far into the future.

**ARTICLE IV**  
**ESTIMATED COST OF DISTRICT IMPROVEMENTS AND SERVICES**

1. The Petitioner estimates that the District’s first-year budget, beginning on October 1, 2025 will be approximately \$1,259,897 which will result in an assessment for the first year of \$0.15 per \$100 of valuation for taxable property within the District.
2. An itemized estimate of the District’s budget for the first five years together with a five-year service plan summary for the District (including, without limitation, estimated sources of revenues for the District, e.g., subsidy revenues that the Petitioner may provide) are set forth in Exhibit “C”. The amount, if any, of the Petitioner’s annual subsidy is within the sole discretion of the Petitioner.
3. Each annual service plan and budget for the District, although prepared and recommended by the District’s manager, will be subject to approval by the City Council in accordance with the Code. Each annual service plan and budget will fully fund all costs incurred by the City in connection with the administration of the District, including, but not limited to, the costs for personnel, data services, appraisals, notifications, and collection fees.
4. All assessment revenue funds will be managed in accordance with accounting methods approved by the City.

**ARTICLE V**  
**ANNUAL SERVICE AND BUDGET REVIEW PROCESS**

Each year, beginning on October 1, 2025, the District’s manager will prepare and recommend to the City Council an ongoing service plan and budget that must cover a period of at least five years and define the projected costs for the Improvements and Services. Prior to presenting each annual service plan and budget to the City Council, the District’s manager will submit the service plan and budget to any informal advisory boards for the District and will conduct at least one public

hearing within the District at which time the proposed plan and budget including any comments from the informal advisory board's review will be presented and property owners within the District will be given an opportunity for public comment. The District's manager will give individual, written notice to the office of the City Manager and to each property owner within the District not less than 15 days before the date of each hearing, which notice will be accompanied by an outline of the proposed annual service plan and budget, or revisions thereto, as the case may be. This public hearing is in addition to the public hearing that will be held by the City Council as required by the Code before approving and adopting an annual service plan and budget for the District. Petitioner understands that the annual budget, service and assessment plan, and assessment levy for the (Near Westside) PID are subject to review by the Director of the City's Economic Development Department (or that person's authorized designee) with final approval by the City Council.

## **ARTICLE VI** **BOUNDARIES OF THE PROPOSED DISTRICT**

The proposed District is shown on the map that is attached as Exhibit "D" and more particularly described by the legal descriptions on the attached Exhibit "E". Only those properties within the proposed boundaries of the District that are commercial or multi-family will be subject to assessment, all of which are generally highlighted on the map in Exhibit D. Multi-family property means any residential development with eight (8) or more dwelling units. Any property within the proposed boundaries that is redeveloped into commercial or multifamily after the establishment of the District will automatically be subject to assessment in the City's fiscal year following such redevelopment. Land owned by the City or another public entity or exempt jurisdiction within the District's boundaries that have been identified in Exhibit D will be included in the District but will not be subject to assessment.

## **ARTICLE VII** **PROPOSED METHOD OF ASSESSMENT**

The City Council is authorized by the Code to apportion the costs of the Improvements and Services to be assessed against property in the District on the basis of special benefits accruing to such property because of the Improvements and Services. The Petitioner proposes that the taxable commercial and multi-family property within the District be assessed annually for the Improvements and Services to be performed within the District according to the appraised values of the properties, as determined by the then current tax roll of the Tarrant Appraisal District. Single-family residential property is specifically excluded from the District and the proposed assessment. However, the amount of assessment for each property within the District may be adjusted following the annual review of the service plan. While the District's assessment rate is subject to modification, it shall not exceed the sum of \$0.15 for each \$100.00 of appraised valuation.

**ARTICLE VIII**  
**PROPOSED APPORTIONMENT OF COSTS BETWEEN THE DISTRICT AND THE CITY**

Except as provided in this Article VIII, the Petitioner proposes that all costs of the District be apportioned solely to the District to the extent allowed by the Code and City Policy. No City property within the District will be assessed, and the City will not be obligated to pay any assessments levied against the District. The City will contribute to the District each year an amount equal to the costs that the City would have paid or incurred for the maintenance of any City owned property within the District for which the District provides maintenance. Additional participation, if any, by the City in the costs of the District will be at the discretion of the City Council of the City.

**ARTICLE IX**  
**MANAGEMENT OF THE DISTRICT**

The Petitioner proposes that the District be managed by the City with, at the City's option, the assistance of a third-party administrator contracted by the City and paid for as part of the administrative costs of the District.

**ARTICLE X**  
**ADVISORY BODY**

The Petitioner proposes that the District be established and managed without the creation of an "advisory body" under the Code but, understands that, pursuant to the Code, an advisory body may be established to recommend an improvement plan to the City Council.

**ARTICLE XI**  
**ESTABLISHMENT AND DISSOLUTION OF THE DISTRICT**

The District will be established and dissolved pursuant to the Code. Establishment of the District will occur on the date that the City Council adopted resolution authorizing the District is published in a newspaper of general circulation and will continue in full force and effect until September 30, 2045, unless otherwise dissolved pursuant to the Code. Near Westside Public Improvement District No. 23 will not make any improvements to private properties within the (Near Westside) PID. There will not be a contingency plan in place to maintain or dispose of improvements to private property.

**ARTICLE XII**  
**ESTABLISHMENTS OF THE DISTRICT DOES NOT OBLIGATE THE CITY**

Except as provided in Article VIII, establishment of the District does not obligate the City to fund or perform any District Improvements or Services, even if the District is dissolved. The Petitioner and Owners understand the construction of improvements in the public right-of-way will be maintained by assessments from the Near Westside PID and in no way obligates the City of Fort

Worth to future maintenance or operational costs, unless otherwise stated in a subsequent agreement.

**ARTICLE XIII**  
**APPLICATION FEE**

The Petitioner will pay the City an application fee covering all cost incurred by the City that are associated with evaluating this Petition and establishing the District, including, but not limited to, salaries for City staff, consultant fees, attorneys’ fees, independent appraisal fees, and all other reasonable and appropriate expenses. Such fees are anticipated to be reimbursed to the City during the first year of the District’s operation from assessment revenues.

**ARTICLE XIV – SALES DISCLOSURES**

The Petitioner will provide written communication to all property owners within the District informing them of their obligation to disclose the existence of the District in any deeds related to future land transfers, along with a statement that the City is not obligated to fund or perform any District services, even if the District is terminated.

**LIST OF EXHIBITS**

- |             |   |
|-------------|---|
| Exhibit “A” | Proposed District – (2023) Tarrant Appraisal District Roll with Owners’ |
| Signatures  |   |
| Exhibit “B” | Summary of Initial District Improvements and Services                   |
| Exhibit “C” | Five-Year Itemized Estimate of Revenues and Expenses                    |
| Exhibit “D” | Map of Proposed District  |

**Exhibit A**

**Proposed District – (2023) Tarrant Appraisal District Roll  
with Owners' Signatures**

## **Exhibit B**

### **Summary of Initial District Improvements and Services**

**The general nature of the proposed improvements and services to be provided in the District, include, without limitation the following:**

1. Improvements to enhance the District community including, without limitation, litter abatement, illegal dumping, landscaping, promotional sign and banner programs, lighting, and various other streetscape and capital improvements, including streets, sidewalks, roadways, and rights-of-way.
2. Improvements that promote safety and security within the PID boundary including, without limitation, security lighting, security camera installation, additional security patrols, safety technologies, street calming measures and capital improvements to improve pedestrian, bike, and transit shelter safety.
3. Additional special supplemental services for improvement and promotion of the District, including services relating to advertising, promotion, health and sanitation, water and waste water, public safety, security, business development, and cultural enhancements.
4. Payment of expenses incurred in the establishment, administration, and operation of the District.
6. Any other improvements and services allowed pursuant to the Code.

**The following programs may be initiated to ensure that the improvements and services within the District are implemented:**

Safety and Security Program to enhance and promote public safety within the Near Westside PID by providing private security services, installing security cameras, coordinating awareness campaigns, and initiating efforts to address public safety and enhance economic vitality.

- i. Security patrols will be added to the District to increase public safety and allow for more support in high transit areas.
- ii. Additional surveillance cameras will be installed in areas of concern for public safety.
- iii. Additional lighting will be installed in areas where the community has expressed a need to create a well-lit and safe walkable environment during evening hours.
- iv. Collaborating with community organizations to provide resources for vulnerable populations, such as homeless outreach programs and addiction recovery services, can address social issues within the district.

Community Enhancement Program for various enhancements to the District's main corridors, including, without limitation, illegal dumping abatement, graffiti abatement, code compliance, public art and murals.

Beautification Program for various enhancements to the District's main corridors including landscape improvements, street improvements, and other streetscape amenities.



## Exhibit C

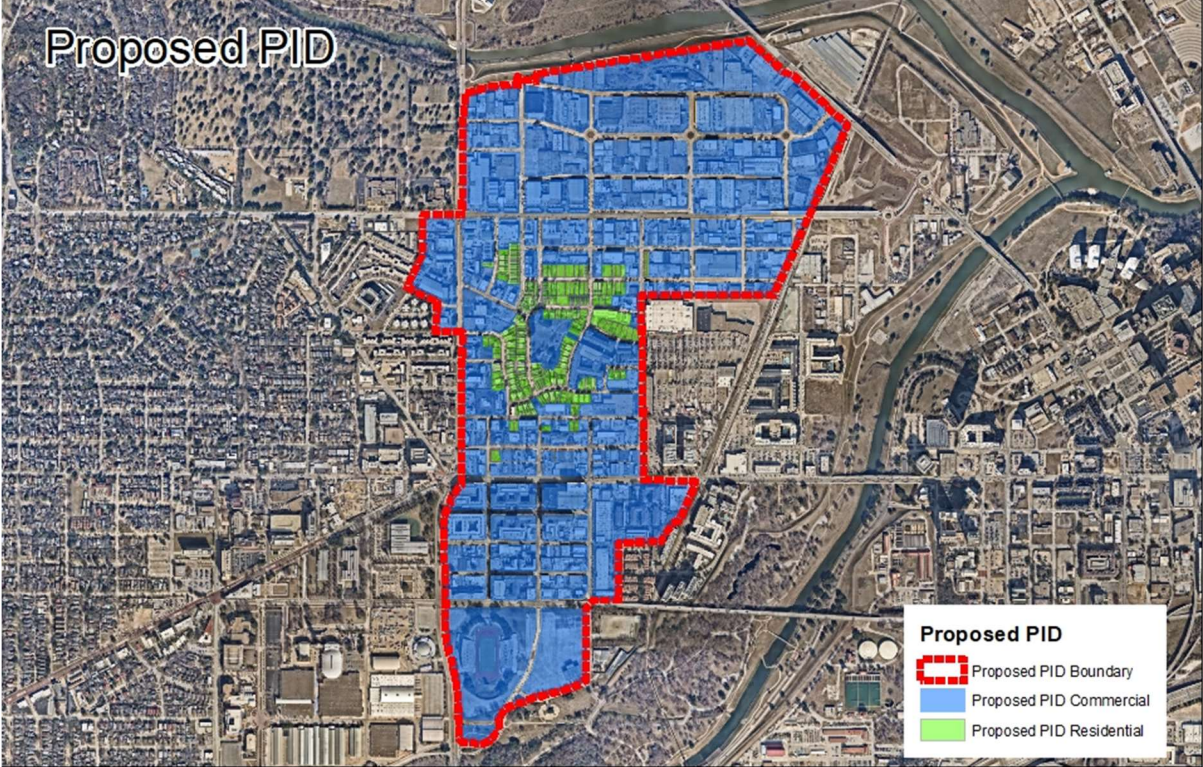
### Five-Year Itemized Estimate of Revenues and Expenses

Revenue (Commercial only @ assessment rate of \$0.15)    \$            1,259,897    \$ 1,297,694    \$ 1,336,625    \$ 1,376,723    \$ 1,418,025						
PID IMPROVEMENTS	FY25	FY26	FY27	FY28	FY29	
Management Fee *	\$ 80,000	\$ 81,600	\$ 83,232	\$ 84,897	\$ 86,595	
Utilities	15,000	15,000	15,000	15,000	15,000	
Landscaping	-	-	-	-	-	
Holiday Lighting	-	-	-	-	-	
Ambassador Program (Cleaning & Hospitality)	340,000	340,000	340,000	340,000	340,000	
Security - Enhancements	150,000	150,000	150,000	150,000	150,000	
Security - Off-Duty Officers	450,000	450,000	450,000	450,000	450,000	
Beautification	-	-	-	-	-	
Beautification - Public Art	-	-	-	-	-	
Communications/Advertising	10,000	10,000	10,000	10,000	10,000	
Capital Improvements	-	-	-	-	-	
City Audit	3,000	3,000	3,000	3,000	3,000	
City Administrative Fee	25,198	25,954	26,732	27,534	28,361	
Contribution to fund balance *	\$ 179,295					
<b>Total Budgeted Expense</b>	<b>\$ 1,252,493</b>	<b>\$ 1,075,554</b>	<b>\$ 1,077,964</b>	<b>\$ 1,080,431</b>	<b>\$ 1,082,955</b>	




**\*Five-Year Estimates are proposed and are subject to change**

**Exhibit D**

**Map of Proposed District**



**Proposed PID**

-  Proposed PID Boundary
-  Proposed PID Commercial
-  Proposed PID Residential



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