



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		12/14/15		
Department:		City Manager		
Department Head		P. Jarrell - Special Projects		
Agenda Coordinator (include phone #): M. Martinez - 7122				
CAPTION				
Public Hearing and consideration of an Ordinance of the City of Plano, Texas approving the levy of a special assessment for the Downtown Plano Public Improvement District; approving an assessment roll and levying an assessment for 2015-2016 at a rate of \$0.15 per \$100 of appraised value on real property in the Public Improvement District; and providing an effective date.				
FINANCIAL SUMMARY				
<input type="checkbox"/> NOT APPLICABLE <input checked="" type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR:	2015-2016	Prior Year (CIP Only)	Current Year	Future Years
				TOTALS
Budget		0	50,000	0
Encumbered/Expended Amount		0	0	0
This Item		0	-50,000	0
BALANCE		0	0	0
FUND(s): DOWNTOWN PLANO PID, GENERAL FUND				
<p>COMMENTS: This item approves the 2016 special assessment for the Downtown Plano Public Improvement District (PID). The City of Plano established an annual contribution of \$50,000 for properties held within the district in October 2014, which is included in the 2015-16 Budget and paid from the City of Plano's General Fund.</p> <p>STRATEGIC PLAN GOAL: Conducting a public hearing and considering a special assessment for the Downtown Plano PID relates to the City's goals of Exciting Urban Centers - Destination for Residents and Guests and Great Neighborhoods - 1st Choice to Live.</p>				
SUMMARY OF ITEM				
Please see attached memo.				
List of Supporting Documents: Memo, Ordinance			Other Departments, Boards, Commissions or Agencies	



Memorandum

Date: December 3, 2015

To: Bruce D. Glasscock, City Manager
Frank F. Turner, Deputy City Manager

From: Phyllis M. Jarrell, Director of Special Projects

Subject: Approval of Assessments on Properties in Downtown Plano Public Improvement District

The final actions related to the annual update to the Downtown Plano Public Improvement District (PID) are the adoption of the assessment roll and the levying of a special assessment of \$0.15 per \$100 of appraised value on properties within the District for fiscal year 2015-2016. The ordinance contains the special provisions related to the assessment that were established in 2014 when the PID was created.

- Assessments are based on 2014 appraised property values unless the property changes ownership or \$200,000 or more in improvements are made to the property.
- There is a cap on the annual assessment of \$25,000 per development project. This cap applies to the large mixed-use/apartment developments in the PID.
- The City contributes a minimum of \$50,000 per year to the PID.
- Properties that are exempt from property taxes (owned by the City of Plano, DART, PISD and the Masonic Lodge) under provisions of state law are not subject to the assessment.

With Junction 15's completion this year, the property's annual PID assessment has reached the maximum of \$25,000.

The ordinance also includes as exhibits the approved service plan and assessment plan approved by City Council at its November 23, 2015 meeting, which detail the services and improvements that will be funded by the assessments. The service plan, assessment plan and assessment roll must be approved by City Council annually.

In accordance with state law, the assessment plan has been available in the City Secretary's office for public inspection. With Council's adoption of the ordinance, the city will begin sending out assessment notices to the property owners. Payments are due by February 29, 2016. Delinquent payment of the PID special assessments shall incur interest, penalties, and attorney fees in the same manner as delinquent ad valorem property taxes.

Please let me know if you have questions or need additional information.

XC: Jack Carr, Assistant City Manager
Peter Braster, Assistant Director of Special Projects

An Ordinance of the City of Plano, Texas approving the levy of a special assessment for the Downtown Plano Public Improvement District; approving an assessment roll and levying an assessment for 2015-2016 at a rate of \$0.15 per \$100 of appraised value on real property in the Public Improvement District; and providing an effective date.

WHEREAS, on October 13, 2014, the City Council of the City of Plano, Texas adopted Resolution 2014-10-8(R), which created the Downtown Plano Public Improvement District (the “District”) pursuant to Chapter 372 of the Texas Local Government Code (the “Act”) and including the properties shown on the attached map (Exhibit “B); and

WHEREAS, on October 13, 2014, the City Council also enacted Resolution 2014-10-9(R), appointing all property owners as members of the Advisory Board (the “Board”) for the District; and

WHEREAS, the Board is tasked with the development of the annual Service Plan and Assessment Plan to be approved by the City Council; and

WHEREAS, on November 23, 2015, the City Council enacted Resolution 2015-11-14(R), which adopted the Service Plan and Assessment Plan for 2015-2016; and

WHEREAS, the City Council also authorized a public hearing to be held on December 14, 2015 to receive public comments on the proposed assessments; and

WHEREAS, City staff mailed to the owners of property liable for assessment notice of the hearing as the ownership appears on the most recent tax roll and published notice in a newspaper of general circulation in accordance with the notice requirements contained within the Act; and

WHEREAS, the failure of a property owner to receive notice does not invalidate the proceeding; and

WHEREAS, the City Council conducted and closed the public hearing on December 14, 2015 (after hearing property owners’ concerns and comments on the proposed assessment for the District) to consider the levy of a special assessment for 2015-2016 at \$0.15 per \$100 of the appraised value of taxable real property in the District to fund improvements and services to be undertaken by the District; and

WHEREAS, the City Council has based the assessment on 2014 appraised property values for the entire initial three (3) year term of the District, unless the property changes ownership or \$200,000 or more in improvements are made to the property; and

WHEREAS, the City Council wishes to stipulate a cap on the annual assessment at \$25,000 per development project; and

WHEREAS, the City Council wishes to contribute a minimum of \$50,000 per year in public funds to the District, and

WHEREAS, at the public hearing the City Council heard and passed on any objections to the proposed assessments and to the levying of the special assessment; and

WHEREAS, the City Council desires to levy a special assessment to fund improvements and services within the District for the year 2015-2016 at a rate of \$0.15 per \$100 of appraised value of real property in the district, as determined by the Collin Central Appraisal District.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS THAT:

Section I. The City Council of the City of Plano, Texas, hereby approves the levy of a special assessment to fund improvements and services in the District, in accordance with the approved assessment roll, attached as Exhibit "A".

Section II. The City Council finds that the assessments should be made and levied against the respective parcels of property within the District, as shown in "Exhibit B" and against the owners thereof, and are substantially in proportion to the benefits to the respective parcels of property by means of the services and improvements in the District for which such assessments are levied, and further finds that in each case the property assessed is specially benefited by means of the said services and improvements in the district, and further finds that the apportionment of costs of the services and improvements is in accordance with the law in force in this City and the State and in the proceedings of the City heretofore with reference to the formation of the District and the imposition of assessments for said services and improvements are in all respects valid and regular.

Section III. The City Council hereby levies a special assessment on all taxable real property within the District by the City of Plano at a rate of \$0.15 per \$100 valuation of real property as determined by the Collin Central Appraisal District; that there shall be and is hereby levied and assessed against the parcels of property within the District, and against the real and true owners thereof (whether such owners be correctly named or not), the sums of money as listed in the Assessment Roll on file with the City Secretary and subject to public inspection, and the several amounts assessed against the same, and the owners thereof. However, the real property of jurisdictions and entities that have obtained an exemption from the City of Plano real property taxes pursuant to the Texas Tax Code (except under the provisions of Sections 11.24 and 11.28 of the 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.

Section IV. That the several sums above mentioned and assessed against the said parcels of property and the owners thereof, together with reasonable fees and the costs of collection, if incurred, are hereby declared to be and are made a first and prior lien against the property assessed, superior to all other liens and claims except liens and claims for state, county, community college, school district and municipal ad valorem taxes and is a personal liability of and charge against the owners of the property regardless of whether the owners are named. The lien is effective from the date of this ordinance until the assessment is paid and may be enforced by the governing body in

the same manner that an ad valorem tax lien against real property maybe enforced by the City Council.

Section V. The annual assessment of the District shall be based on the 2014 appraised property value as determined by the Collin Central Appraisal District, unless the property changes ownership or \$200,000 or more in improvements are made to the property. Reassessments based on either of these two events shall be based on the appraised value as determined by the appraisal district as of January 1 of the following year.

Section VI. The annual assessment is hereby capped at \$25,000 per development project. A development project is defined as a property of one or more lots developed in one phase.

Section VII. The assessments levied herein shall be due and payable in full on or before February 29, 2016. Delinquent payment of assessments shall incur interest, penalties, and attorney fees in the same manner as delinquent ad valorem taxes. If default be made in the payment of any of the said sums hereby assessed against said property owners and their property, collection hereof, including costs and fees, shall be enforced by the governing body in the same manner that an ad valorem tax lien against real property may be enforced by the City Council. The owner of the assessed property may pay at any time the entire assessment, with interest that has accrued on the assessment, on any lot or parcel. All assessments levied are a personal liability and charge against the real and true owners of the premises described, notwithstanding such owners may not be named, or may be incorrectly names.

Section VIII. The City of Plano's contribution of public funds to the District shall be a minimum of \$50,000 per year;

Section IX. The City of Plano will collect and disburse the District funds, and may contract with non-profit corporations to conduct District activities and programs. The Management Committee of the Board, established by Resolution No. 2014-11-17(R), shall manage the service plan and improvements undertaken by the District and shall oversee expenditures of District funds that are to be undertaken by contract with non-profit corporations.

Section X. The City Council hereby attaches the final Service Plan and Assessment Plan, adopted by Resolution No. 2015-11-14(R) as Exhibit "C" to this Ordinance.

Section XI. The statements set forth in the recitals of this ordinance are true and correct, and are incorporated as part of this ordinance.

Section XII. This ordinance shall become effective immediately upon its passage and publication as required by law.

DULY PASSED AND APPROVED this the 14th day of December, 2015.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

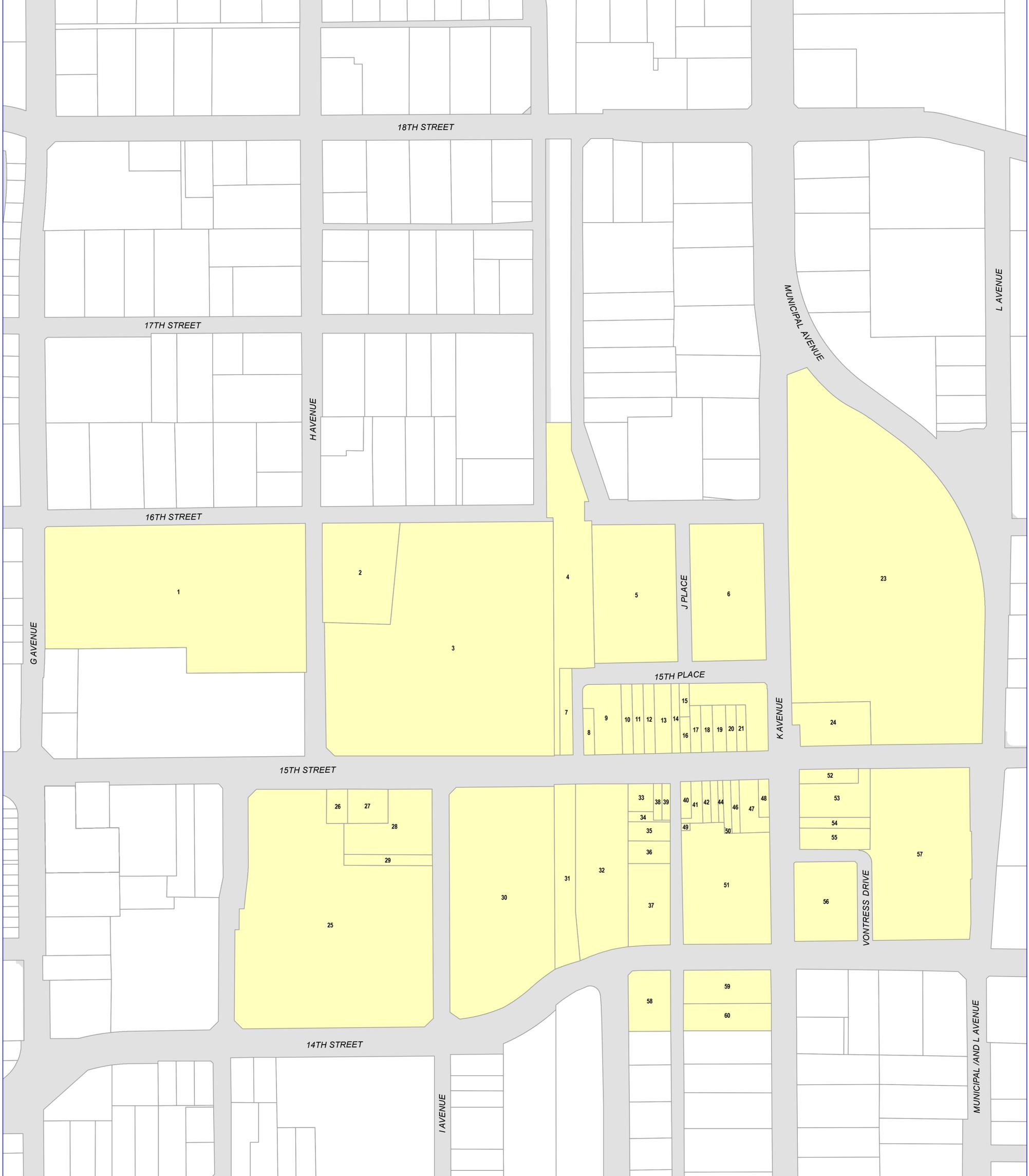
APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

**PROPOSED 2015 ASSESSMENT ROLL
(PAYABLE IN 2016)
DOWNTOWN PLANO PUBLIC IMPROVEMENT DISTRICT**

Owner of Record	Site Address	2014		2015		Fully Tax-Exempt?	Amount Subject to PID Assessment	PID Assessment @ 0.15 per \$100
		Real Property Account Number	Real Property Appraisal	Collin CAD Real Property Appraisal	Collin CAD Real Property Appraisal			
1015 METROPOLITAN PLANO LTD	1015 E 15TH ST		160774	\$262,529			\$262,529	\$394.00
15TH AND I LLC	930 E 15TH ST		2712754	\$11,084,993	\$25,496,314		\$25,496,314	\$25,000.00
BEDROCK BUILDING LP THE	1039 E 15TH ST		2152061	\$1,300,825			\$1,300,825	\$1,951.00
BLACK GOLD PARTNERS LLC	1006 E 15TH ST		213316	\$566,682			\$566,682	\$850.00
BRODHEAD FAMILY LIMITED PARTNERSHIP	1410 J AVE		213263	\$374,560			\$374,560	\$562.00
CHADDICK CENTER LEASING OFFICE	1032 E 15TH ST		160961	\$279,800			\$279,800	\$420.00
COPELAND SCOTT	1416 K AVE		161504	\$220,339			\$220,339	\$331.00
CRH RENTALS LTD	1020 E 15TH ST		160925	\$51,282			\$51,282	\$77.00
CRIDER LIVING TRUST	1008 E 15TH ST		213307	\$325,118			\$325,118	\$488.00
DALLAS AREA RAPID TRANSIT	UNASSIGNED 2120076		2120076	\$376,576		YES	0	0
DALLAS AREA RAPID TRANSIT	UNASSIGNED 2666844		2666844	\$139,485		YES	0	0
15TH STREET REAL PROPERTY HOLDINGS LLC	1022 E 15TH ST		2557186	\$343,753			\$343,753	\$516.00
EASTSIDE 14TH STREET LLC	1000 14TH ST		2680553	\$3,249,213			\$3,249,213	\$4,874.00
FERCHER JOERG W & CATHY A	1037 E 15TH ST		160854	\$168,576			\$168,576	\$253.00
GTE SOUTHWEST INC	1508 K AVE		161595	\$470,230			\$470,230	\$705.00
HISTORIC PLANO-25 LTD	1416 J AVE		213281	\$254,671			\$254,671	\$382.00
LAMAN/STARK JV	1027 E 15TH ST		160818	\$224,635			\$224,635	\$337.00
LAS BRISAS PROPERTIES INC	1422-1426 K AVE		2531551	\$1,270,129			\$1,270,129	\$1,905.00
LYNCH ROBERT A	1029 E 15TH ST		160827	\$303,624			\$303,624	\$455.00
MASCOM PROPERTIES LLC	1005 E 15TH ST		160747	\$787,965			\$787,965	\$1,182.00
METROPOLITAN MAMMOTH JACK LTD	1004 E 15TH ST		213290	\$399,624			\$399,624	\$599.00
MKNS LLC	1031 E 15TH ST		160836	\$227,576			\$227,576	\$341.00
MONTGOMERY R MICHAEL & MARY JO	1017 E 15TH ST		160783	\$396,082			\$396,082	\$594.00
JSMTX PROPERTIES LLC	1016 E 15TH ST		160907	\$128,694			\$128,694	\$193.00
JSMTX PROPERTIES LLC	1018 E 15TH ST		160916	\$100,094			\$100,094	\$150.00
JSMTX PROPERTIES LLC	1024 E 15TH ST		160943	\$195,671			\$195,671	\$294.00
JSMTX PROPERTIES LLC	1012 E 15TH ST		160890	\$211,329			\$211,329	\$317.00
N A T PROPERTIES LLC	1011 E 15TH ST		2112216	\$424,718			\$424,718	\$637.00
NEAL FRANKLIN W	1010 E 15TH ST		160881	\$200,188			\$200,188	\$300.00
OLY-IDA EASTSIDE VILLAGE I LP	1013 15TH PL		2122987	\$8,973,939			\$8,973,939	\$13,461.00
OLY-IDA EASTSIDE VILLAGE I LP	1013 15TH PL		2122988	\$6,632,911			\$6,632,911	\$9,949.00
G&I VIII EASTSIDE VILLAGE LP	1404 VONTRESS ST		2544000	\$5,357,756			\$5,357,756	\$6,550.00
G&I VIII EASTSIDE VILLAGE LP	1404 VONTRESS ST		2544001	\$15,091,694			\$15,091,694	\$18,450.00
PIERCE FAMILY LIVING TRUST THE	1013 E 15TH ST		160765	\$427,353			\$427,353	\$641.00
PLANO CITY OF	902 16TH ST		2509269	\$548,187		YES	0	0
PLANO CITY OF	HAGGARD PARK		2582090	\$922,526		YES	0	0
PLANO CITY OF	1013 15TH PL		2122567	\$1,626,975		YES	0	0
PLANO CITY OF	1013 15TH PL		2122568	\$1,437,475		YES	0	0
PLANO CITY OF	1520 K AVE		21942	\$2,059,844		YES	0	0
PLANO CITY OF	629 14TH ST		2527753	\$28,854		YES	0	0
PLANO CITY OF	629 14TH ST		2527754	\$1,737,765		YES	0	0
PLANO CITY OF	629 14TH ST		2527755	\$14,183		YES	0	0
PLANO CITY OF	UNASSIGNED 2149947		2149947	\$1,446,175		YES	0	0
PLANO CITY OF	UNASSIGNED 917146		917146	\$8,000		YES	0	0
PLANO CITY OF	1409 K AVE		2149975	\$444,591		YES	0	0
PLANO CITY OF	UNASSIGNED 1880584		1880584	\$2,156		YES	0	0
PLANO CITY OF	1430 K AVE		161452	\$86,772		YES	0	0
PLANO CITY OF	1317 K AVE		2149952	\$159,560		YES	0	0
PLANO CITY OF	1313 K AVE		161005	\$135,560		YES	0	0
PLANO CITY OF	1400 J AVE		213254	\$507,911		YES	0	0
PLANO CITY OF	1020 15TH PL		160872	\$39,204		YES	0	0
PLANO ISD	1509 H AVE		162852	\$441,045		YES	0	0
PLANO LODGE 768 AF & AM	1414 J AVE		21263	\$457,576		YES	0	0
PMM ENTERPRISES LLC	1418 K AVE		161498	\$195,071			\$195,071	\$293.00
ROBERT M F	1023 E 15TH ST		160809	\$197,235			\$197,235	\$296.00
SCHELL FAMILY TRUST B	1001 E 15TH ST		21262	\$454,353			\$454,353	\$682.00
STICE CHARLES	908 E 15TH ST		162772	\$34,763			\$34,763	\$52.00
STICE CHARLES	912 E 15TH ST		162709	\$185,379			\$185,379	\$278.00
STICE CHARLES	916 E 15TH ST		162692	\$224,151			\$224,151	\$336.00
STICE CHARLES	1421 I AVE		162674	\$176,349			\$176,349	\$265.00
YOGA DREAM LLC	1035 E 15TH ST		160845	\$153,059			\$153,059	\$230.00
SUTTON-1012 LLC	1026 E 15TH ST		160952	\$331,012			\$331,012	\$497.00
TVG HOLDINGS, LLC	1021 E 15TH ST		160792	\$160,153			\$160,153	\$240.00
Total				\$75,038,498			\$76,829,399	\$96,327.00

*Maximum annual assessment per project is \$25,000. The properties at 1404 Vontress are parts of a single project.



Map No.	Ownership	Appraised Value	Site Address	Map No.	Ownership	Appraised Value	Site Address	Map No.	Ownership	Appraised Value	Site Address
1	PLANO ISD	\$ 2,364,904	1509 H AVE	21	FERCHER JOERG W & CATHY A	\$ 176,950	1037 E 15TH ST	43	JSMTX PROPERTIES LLC	\$ 105,063	1018 E 15TH ST
2	PLANO CITY OF	\$ 567,523	902 16TH ST	22	BEDROCK BUILDING LP THE	\$ 1,301,988	1039 E 15TH ST	44	CRH RENTALS LTD	\$ 50,575	1020 E 15TH ST
3	PLANO CITY OF	\$ 922,526	901 E 15TH ST	23	PLANO CITY OF	\$ 16,043,049	1520 K AVE	45	15TH STREET REAL PROPERTY HOLDINGS LLC	\$ 373,250	1022 E 15TH ST
4	DALLAS AREA RAPID TRANSIT	\$ 376,576	SITE ADDRESS NOT ASSIGNED	24	GTE SOUTHWEST INC	\$ 475,797	1508 K AVE	46	JSMTX PROPERTIES LLC	\$ 205,388	1024 E 15TH ST
5	PLANO CITY OF	\$ 1,626,975	1013 15TH PL	25	PLANO CITY OF	\$ -	629 14TH ST	47	SUTTON-1012 LLC	\$ 364,000	1026 E 15TH ST
6	PLANO CITY OF	\$ 1,437,475	1013 15TH PL	26	STICE CHARLES	\$ 48,097	908 E 15TH ST	48	CHADDICK CENTER LEASING OFFICE	\$ 314,250	1032 E 15TH ST
7	DALLAS AREA RAPID TRANSIT	\$ 139,485	SITE ADDRESS NOT ASSIGNED	27	STICE CHARLES	\$ 178,771	912 E 15TH ST	49	PLANO CITY OF	\$ 8,000	SITE ADDRESS NOT ASSIGNED
8	SCHELL FAMILY TRUST B	\$ 476,913	1001 E 15TH ST	28	STICE CHARLES	\$ 224,151	916 E 15TH ST	50	PLANO CITY OF	\$ 2,156	SITE ADDRESS NOT ASSIGNED
9	MASCOM PROPERTIES LLC	\$ 827,100	1005 E 15TH ST	29	STICE CHARLES	\$ 168,285	1421 I AVE	51	PLANO CITY OF	\$ 843,445	1409 K AVE
10	N A T PROPERTIES LLC	\$ 445,813	1011 E 15TH ST	30	15TH AND I LLC	\$ 25,496,314	930 E 15TH ST	52	PLANO CITY OF	\$ 86,772	1430 K AVE
11	PIERCE FAMILY LIVING TRUST THE	\$ 448,575	1013 E 15TH ST	31	DALLAS AREA RAPID TRANSIT	\$ 139,485	SITE ADDRESS NOT ASSIGNED	53	LAS BRISAS PROPERTIES INC	\$ 1,333,200	1422-1426 K AVE
12	1015 METROPOLITAN PLANO LTD	\$ 275,563	1015 E 15TH ST	32	PLANO CITY OF	\$ 1,446,175	SITE ADDRESS NOT ASSIGNED	54	PMM ENTERPRISES LLC	\$ 204,763	1418 K AVE
13	MONTGOMERY R MICHAEL & MARY JO	\$ 415,763	1017 E 15TH ST	33	METROPOLITAN MAMMOTH JACK LTD	\$ 419,475	1004 E 15TH ST	55	COPELAND SCOTT	\$ 219,652	1416 K AVE
14	TVG HOLDINGS LLC	\$ 312,825	1021 E 15TH ST	34	HISTORIC PLANO-25 LTD	\$ 267,325	1416 J AVE	56	OLY-IDA EASTSIDE VILLAGE II LP	\$ 5,730,364	1404 VONTRESS ST
15	PLANO CITY OF	\$ 39,204	1020 15TH PL	35	PLANO LODGE 768 AF & AM	\$ 480,300	1414 J AVE	57	OLY-IDA EASTSIDE VILLAGE II LP	\$ 16,141,254	1404 VONTRESS ST
16	ROBERT M F	\$ 207,025	1023 E 15TH ST	36	BRODHEAD FAMILY LIMITED PARTNERSHIP	\$ 374,880	1410 J AVE	58	EASTSIDE 14TH STREET LLC	\$ 3,249,213	1000 14TH ST
17	LAMAN/STARK JV	\$ 235,788	1027 E 15TH ST	37	PLANO CITY OF	\$ 508,451	1400 J AVE	59	PLANO CITY OF	\$ 159,560	1317 K AVE
18	LYNCH ROBERT A	\$ 318,700	1029 E 15TH ST	38	BLACK GOLD PARTNERS LLC	\$ 594,825	1006 E 15TH ST	60	PLANO CITY OF	\$ 135,560	1313 K AVE
19	MKNS LLC	\$ 238,888	1031 E 15TH ST	39	CRIDER LIVING TRUST	\$ 341,263	1008 E 15TH ST		Total Appraised Value	\$ 90,633,655	
20	YOGA DREAM LLC	\$ 176,950	1035 E 15TH ST	40	NEAL FRANKLIN W	\$ 210,125	1010 E 15TH ST				
				41	JSMTX PROPERTIES LLC	\$ 221,825	1012 E 15TH ST				
				42	JSMTX PROPERTIES LLC	\$ 135,088	1016 E 15TH ST				

DOWNTOWN PLANO PID SERVICE PLAN

Public improvement district revenues generated by assessments and municipal contribution are to be used for the following categorial purposes in accordance with the adopted budget and further directed by the PID Management Committee.

PID funds shall be retained and managed by the City of Plano, except as provided by contract with a non-profit organization.

Service Plan	Item	Budget for Fiscal Year Ending Sept. 30				
		2016	2017	2018	2019	2020
	Marketing/Advertising	\$45,500	\$30,000	\$40,000	\$43,500	\$43,500
	Events	\$57,000	\$50,000	\$50,000	\$55,000	\$55,000
	Beautification/Sanitation	\$25,000	\$11,000	\$10,000	\$10,000	\$10,000
	PID Management	\$52,500	\$40,000	\$40,000	\$42,500	\$42,500
	Safety/Security	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
	City Administrative Services	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
	Total budget	\$200,000	\$151,000	\$161,000	\$171,000	\$171,000
	 Funds carried to next year	 \$7,248	 \$2,573	 \$2,898	 \$3,225	 \$3,548
	 Administrative services as % of total annual budget	 5.00%	 6.60%	 6.20%	 5.80%	 5.80%

Notes:

Marketing and Advertising – Commercial media advertising, printed material, social media, web-based information and messaging, signs, billboards, banners and souvenirs.

Events – Entertainment, celebrations, support services, equipment/venue charges and fees.

Beautification and Sanitation – landscaping, streetscaping, lighting and other decorative improvements, removal of trash and litter, cleaning of streets and walks.

Safety and Security – Security technology, lighting, valet parking and personnel.

Management – Services and costs related to coordinating and administering the PID program and budget by persons and organizations other than the city.

City Administrative Services – Contract services related to assessment administration and collection.

DOWNTOWN PLANO PID ASSESSMENT PLAN

Notes and assumptions:

The PID petition provides a sunset after three years unless the PID is renewed by a subsequent petition. The Texas Local Government Code requires a service plan to cover at least five years. Years four and five are thus contingencies, without relevance unless the PID is renewed and annual budgets are subsequently approved. Assessments will be set annually by the Plano City Council, upon recommendation from a PID advisory board, but may not exceed \$0.15 per \$100. No owner may be assessed for more than \$25,000 in any year per development project.

Annual assessments will be based on 2014 real property appraisals by the Collin Central Appraisal District or as further limited by the Plano City Council.

The 2014 appraised value cap remains in place unless there is a change in ownership or \$200,000 or more in improvements are made to the property.

The Junction 15 project is projected to add an incremental \$5.5 million of taxable value to the 2016 appraisal roll to reach the \$25,000 cap.

The Municipal Center South redevelopment is projected to add an incremental \$10,000,000 of taxable value to the 2016 appraisal roll and \$6.6 million in 2017 to reach the \$25,000 cap.

The City of Plano will pay at minimum \$50,000 annually to the PID fund in lieu of other assessment.

The assessment and service plan will be reviewed and approved annually as consistent with the PID designation petition and relevant law.

Owners may elect to prepay estimated future assessments. This assessment plan/service plan does not reflect revenue or expenditures related to pre-payments.

Assessment Plan	Year of Valuation and Levy				
	2015	2016	2017	2018	2019
Estimated appraisals for Jan. 1,					
PID revenue received in fiscal year ending Sept. 30,	2016	2017	2018	2019	2020
2014 appraised real property value liable for assessment	\$58,635,295	\$58,635,295	\$58,635,295	\$58,635,295	\$58,635,295
Additional appraisals liable for assessment after 2014					
Junction 15 (estimated)	\$5,581,674	\$5,581,674	\$5,581,674	\$5,581,674	\$5,581,674
Municipal Center South site (estimated)	0	0	\$10,000,000	\$16,666,667	\$16,666,667
Adjusted basis for assessment	\$64,216,969	\$64,216,969	\$74,216,969	\$80,883,636	\$80,883,636
PID assessment @ \$0.15 per \$100 of value	\$96,325	\$96,325	\$111,325	\$121,325	\$121,325
Minimum City payment in lieu of assessment	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Anticipated total PID assessments and City payments	\$146,325	\$146,325	\$161,325	\$171,325	\$171,325
Cash balance carried forward from prior year	\$60,923	\$7,248	\$2,573	\$2,898	\$3,223
Total funds available	\$207,248	\$153,573	\$163,898	\$174,223	\$174,548