



Southwest Fort Worth Reinvestment Project - Revitalizing the Altamesa and McCart Corridors

City of Fort Worth
Economic Development Department



Agenda

Southwest Fort Worth Reinvestment Project

- Welcome
- Introduction
 - Economic Development
 - Working Group
- Goals of the Reinvestment Project
- Altamesa & McCart Presentation
- Working Group Structure
- Next Steps
- Questions/Answers



Potential PID Goals

Clean – Ensuring cleanliness

- Litter cleanup and installation of public waste cans
- Public murals and other public art

Safe – Improving safety

- Installation of lighting and security cameras
- Additional police presence – off duty patrols
- Improvements to enhance pedestrian, bike, and bus shelter safety

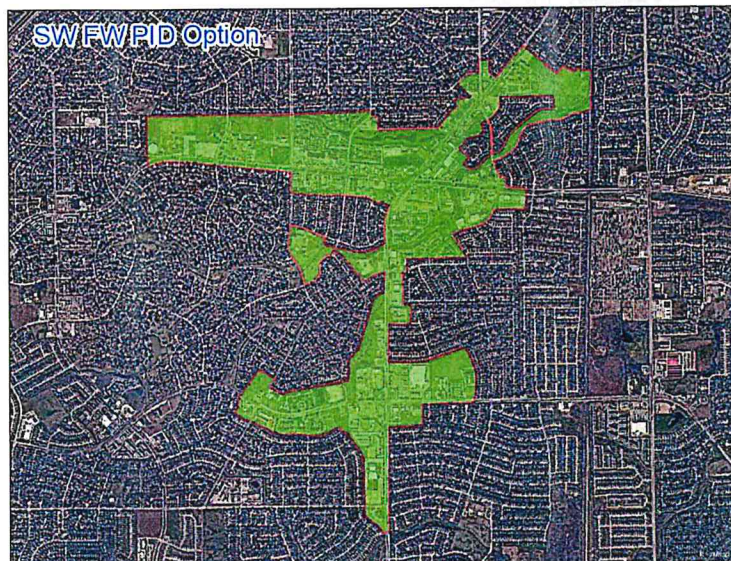
Green – Improving park connectivity and maintenance

- Establishing a system of trails connecting community centers and parks within the corridor
- Tree planting and beautification in parks, medians, and streetscapes

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PID Boundary





Purpose of Revitalization Efforts in the Corridor

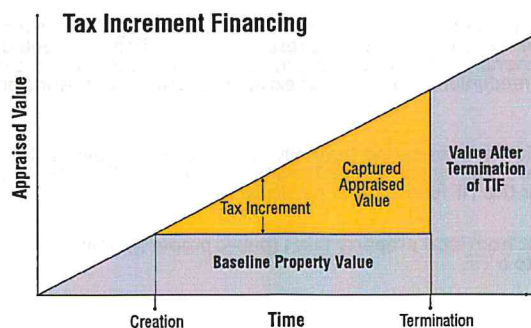
- Target the Altamesa and McCart area for redevelopment projects and infrastructure improvements to:
 - Improve upon and better utilize existing assets
 - Connect the area with major employment nodes such as the emerging Chisolm Trail Parkway corridor and the large industrial district along Interstate 35 (including the Alcon facilities)
- Support new and existing businesses
- Spur community support for additional and diverse commercial, retail and service-oriented development as well as improvements to existing public spaces
- Create momentum that spurs private investment, catalytic development and additional community-based economic development that will result in a self-sustaining and resilient area
- Implement the Safe, Green, and Clean goals throughout the corridor

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What is a TIF/TIRZ?

When a Tax Increment Financing District (TIF) is established, it freezes the tax value on the property in its current state – this is the TIF’s “base value”. As the area sees more investment and new development that causes the area’s value to rise, that tax increment – tax revenue generated by the difference between the TIF’s new taxable value and its original base value – is set aside to fund public improvements within the district.



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Potential TIF Goals

Redevelopment within a TIF District “consist of a combination of **public improvements and private investment projects**. These improvements provide a “**foundation for development**” to encourage and support the long-term public needs of neighborhoods and secure mixed-use economic growth opportunities in the defined area.”

- **Broad Goals:** Increase tax base, increase retail and commercial business, and create new employment opportunities
- **Public infrastructure:** Roads, sidewalks, water/stormwater drainage, sewer, streetscapes, etc. associated with mixed-use development
- **Potential Projects and Improvements:**
 - Corridor Improvements – street, traffic, drainage, utility, and other public infrastructure improvements
 - Public Infrastructure associated with the renovation of old retail strips
 - District-wide improvements that enhance connectivity (i.e. sidewalks, bicycle paths, and trails)
 - Gateway Enhancements – street, traffic, utility, drainage and other public infrastructure projects at the gateways of the TIF

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Tax Increment Financing Basics

Authorized by Chapter 311 of the Texas Tax Code a municipality establishes a TIF reinvestment zone according to the code's guidelines. Other taxing entities may elect to participate in TIF by approving a participation agreement. This agreement sets forth the percentage of tax increment the taxing entity is willing to dedicate to the TIF fund.

- Establishment of a TIF district is subject to several limitations, including that the proposed district not having more than 10% of its property be residential. As a result, TIFs are primarily oriented to serve infrastructure improvements and are generally put toward public infrastructure projects like the construction of roads or utilities, environmental remediation, demolition of existing structures, or historic preservation or rehabilitation.
- The duration of a TIF district for a set period (typically 20 years), and is governed by a board composed of members appointed by participating taxing jurisdictions, including the City. The board reviews and approves all policies and projects for the TIF fund for that particular district.
- Properties that are exempt from local property taxes (public property, universities, churches, etc.) do not contribute tax increment to a TIF.

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What is a Public Improvement District (PID)?

Authorized by Chapter 372 of Texas Local Government Code, PIDs are districts created by property owners within their defined geographical area who agree to levy an assessment (fee applied to their property value) across the district in order to provide public improvements or maintenance within the district.

PIDs provide the municipalities with a tool that allocates costs according to the benefits received. A PID can provide funding for supplemental services and improvements that meet the needs of the community, that could not otherwise be constructed or provided such as security, maintenance and beautification of common-areas, promotion of the district, and economic development initiatives.

To create a PID, property owners must petition the City. To qualify, a petition must be signed by:

- Owners of taxable of real property representing more than 50% of the appraised value of taxable real property liable for the assessment and
- Record owners of the property who constitute more than 50% of all record owners of the property liable for the assessment or record owners who own taxable real property that constitutes more than 50% of the area of all taxable real property liable for the assessment.

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Benefits of a PID

PIDs help stabilize commercial business districts and residential as well as promote business growth along commercial corridors. Some specific examples include:

Marketing the district's defining assets, communicating unique features through storytelling, and supporting a "buy local" experience.

- Camp Bowie PID: Shop Small Saturdays

Providing additional resources for a district's safety and security.

- Las Vegas Trail PID is supplementing services provided by the Fort Worth Police Department with off-duty Fort Worth police officers along the PID's main corridors.

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Altamesa / McCart PID Establishment Timeline

Petition and Property Owner Verification

Boundary shapefile sent to City for distribution to TAD (Petitioner)
 Staff to request current appraisal roll information from TAD
 Provide petitioner - excel petition verification template (City Staff)
 Initial Draft of Petition (Petitioner)
 Staff Review of Draft Petition (City Staff including Econ Dev, TPW, PARD, P&D, Legal)
 - Ensure petition includes all required elements under 372.5
 - Work with petitioner to address any feedback from City

Tentative Date
 Now through end of February
 Now through end of February
 Now through end of February
 Now through end of February
 February 20 - March 31

Return final approved draft of petition to petitioner in order to obtain signatures (City Staff)
 Submit Property Owner Signature Forms to City for verification (Petitioner)
 Compare signatures on forms against Appraisal District Records to ensure accuracy (CFW)
 Execute agreements with Exempt Entities electing to pay into the PID per Sec 372.014 (Legal)

April timeframe; pending Legal clarification and review

May through July
 1 week verification process
 N/A

Public Hearings Establish PID

Hearing to Consider Establishment and Adopt Resolution Authorizing Establishment of the PID (1st public benefit hearing) (City staff)
 - Notice of the first hearing 16 days before date Star Telegram (City staff)
 - No later than the 7th day after the date of hearing, the City must file a copy of the resolution with the county clerk of each county in which PID is located. (City staff)
 City sends TAD signed Resolution Establishing the PID (City Staff)
 TAD certifies PID Boundary (TAD)

August - September
 August - September

TBD
 TBD
 TBD



Next Steps

- Next Working group meeting is on Thursday, February 16th at 6:30-7:30pm
- Next week's Agenda
 - Draft Petition Review
 - Boundaries Review
 - Outreach Strategy

Altamesa/McCart Economic Revitalization Plan

Resident Needs:

- What we've heard for the corridor
 - Business Development
 - Infrastructure Development (improve the street scape design, improved lighting, and security infrastructure)
 - Park Connectivity & Maintenance
 - Public Safety

Revitalization Goals:

Create a vibrant commercial corridor.

- Clean – Ensuring cleanliness within the PID boundary.
 - Priority Investments
 1. Enhanced Code Enforcement
 - Litter and dumping abatement (litter cleanup and the installation of public waste cans)
 2. Public Murals and other public art
- Safe – Improving safety and security within the PID boundary
 - Priority investments
 1. Installing security lighting and cameras
 2. Additional police especially along trail system once established
 3. Additional improvements to ensure pedestrian, bike, and bus shelter safety.
- Green – Improving Park connectivity with trails and park maintenance
 - Priority Investments
 1. Establishing a system of trails with pedestrian lighting that connects Southwest Community Center, Kraus Baker Park, Westcreek Park, Southcreek Park, Candleridge Park, and Dabney Park (\$2.5 million)
 2. Landscaping and tree-planting beautification in parks, medians, and streetscapes
- PID/TIF Planning & Administration
 - PID/TIF Administration
 - Future Planning
 - Economic Development
 - Marketing

A Phased Approach for PID Projects

Year 1 (FY24) – Plan, Engage, and Address the Basics Fast

- Establish master plan/vision for the area with residents including building design standards, revising zoning/future land use, year 2 priorities
 - Create a vision of what the buildings, road infrastructure, and park amenities within the Altamesa/McCart Corridors will look like.
 - Create a brand identify for the corridor
 - Develop a few renderings of the corridor vision
- Addressing the basics
 - Clean: Cleanup littter/dumping and pursue code enforcement
 - Safe: Increase police presence
 - Green: trim overgrown, landscaping maintenance, park maintenance and tree plantings, extend trails.

Year 2 (FY25) – Level Up with Resident-Driven Projects

- Continuing Year 1 activities
- Implementing neighborhood priority projects & prioritizing major projects for 2026 bond
 - Clean: Placemaking projects in parks and community centers, public waste containers, establish façade improvement.
 - Safe: install security lighting and cameras
 - Green: tree plantings, new landscaping along streetscape, extend trails

Year 3 (FY26) – Continue Resident Driven Projects & Set the Stage for Transformative Projects

- Resident Driven Projects
 - Clean: Placemaking projects in parks and community centers, public waste containers, establish façade improvement.
 - Safe: install security lighting and cameras
 - Green: tree plantings, new landscaping along streetscape, extend trails
- Transformative Projects
 - Clean: Façade Improvement & Vacant Building Demolition
 - Safe: Traffic calming and pedestrian/cycling infrastructure
 - Green: Extend Trails and improvements to Southwest Community Center

Timeline & Action Items

Step 1: ~~Conduct initial meetings with Crystal Hernandez, the manager of the PID and to develop initial strategy.~~

Step 2: Work with staff to establishing Draft PID Boundaries for stakeholder feedback (November 2022)

Step 3: Public Input Sessions & Petitioning (December 2022 – March 2023)

- December and January: Host at least 2 meetings with community stakeholders that would potentially be included in the PID.
 - o Goals of the meeting
 - Assess interest in PID as a tool to spur neighborhood economic revitalization
 - Assess risk tolerance of assessment rates
 - Assess timeline for PID
- February – March 2023: Initiate petition property

Step 4: PID Boundary Setting (April – May 2023)

- Determine the appropriate boundaries of PID

Step 5: PID Process – (June 2023)

- Public Input Process
- Develop final draft of PID boundaries
- Petition the following
- Council Approval