

**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 2020-2021 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 November 13, 2017, City Council of the City of Plano, Texas adopted Resolution No. 2017-11-2(R), renewing 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 A); and

**WHEREAS**, on December 9, 2019, City Council approved Resolution No. 2019-12-6(R) authorizing the expansion of the Downtown Plano Public Improvement District; and

**WHEREAS**, on November 9, 2020, City Council enacted Resolution No. 2020-11-1(R), which adopted the Service Plan and Assessment Plan for 2020-2021; and

**WHEREAS**, City staff mailed to property owners liable for assessment notice of a public hearing on the assessment roll as 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**, City Council conducted and closed the public hearing on January 11, 2021, after hearing property owners’ concerns and comments on the proposed assessment for the District, to consider the levy of a special assessment for 2020-2021 at \$0.15 per \$100 of appraised value of taxable real property in the District to fund improvements and services undertaken within the District; and

**WHEREAS**, City Council has based the assessment on 2017 appraised property values for the properties within the PID boundaries before December 9, 2019 for the entire five (5) year term of the District, unless the property changes ownership or \$200,000 or more in improvements are made to the property, or based on 2019 appraised property values for those properties joining the PID after December 9, 2019 for the remaining term of the District, unless property changes ownership or \$200,000 or more in improvements are made to the property; and

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

**WHEREAS**, City Council wishes to contribute \$50,000 in lieu of assessment on City-owned properties in the District; and

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

**WHEREAS**, City Council desires to levy a special assessment to fund improvements and services within the District for the 2020-2021 fiscal year at a rate of \$0.15 per \$100 of appraised value of real property in the District, as determined by the Collin County 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 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 County Central Appraisal District, to fund improvements and services in the District, in accordance with the approved assessment roll, attached as Exhibit B. Annual assessments shall be capped at \$25,000 per development project (property of one or more lots owned or managed as a single unit).

**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 further finds that in each case the property assessed is especially 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.

**Section III.** The real property of 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 may be enforced by the City Council.

**Section V.** The assessments levied herein shall be due and payable in full on or before February 28, 2021. 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 named.

**Section VI.** 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 shall manage the service plan and improvements undertaken by the District and shall oversee expenditure of District funds that are to be undertaken by contract with non-profit corporations.

**Section VII.** The City Council hereby attaches the final Service Plan and Assessment Plan, adopted by Resolution No. 2020-11-1(R) as Exhibit C to this Ordinance.

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

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

**DULY PASSED AND APPROVED** this 11<sup>th</sup> day of January, 2021.

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Harry LaRosiliere, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY





## Downtown PID

EXHIBIT A

### Legend

Approved 2019 PID Boundary

Downtown PID Parcels

### DART

Silver Line

Red Line

Downtown PID - Approved 2019 Addition

DOWNTOWN PID - EXISTING			
Map No.	Ownership	Appraised Value	Site Address
1	PLANO ISD	\$ 3,160,170	1509 H AVE
2	PLANO CITY OF	\$ 3,668,313	901 E 15TH ST
3	DALLAS AREA RAPID TRANSIT	\$ 376,576	SITE ADDRESS NOT ASSIGNED
4	PLANO CITY OF	\$ 1,626,975	1013 15TH PL
5	PLANO CITY OF	\$ 1,437,475	1013 15TH PL
6	DALLAS AREA RAPID TRANSIT	\$ 139,485	SITE ADDRESS NOT ASSIGNED
7	SCHELL FAMILY TRUST B	\$ 779,027	1001 E 15TH ST
8	GRADEX USA INC	\$ 1,586,800	1005 E 15TH ST
9	N A T PROPERTIES LLC	\$ 740,760	1011 E 15TH ST
10	PIERCE FAMILY LIVING TRUST THE	\$ 600,933	1013 E 15TH ST
11	1015 METROPOLITAN PLANO LTD	\$ 362,333	1015 E 15TH ST
12	COMERT ESTATES LLC	\$ 1,102,627	1017 E 15TH ST
13	TVG HOLDINGS LLC	\$ 273,653	1021 E 15TH ST
14	PLANO CITY OF	\$ 39,204	1020 15TH PL
15	ROBERT M F	\$ 355,747	1023 E 15TH ST
16	LAMANSTARK JV	\$ 405,147	1027 E 15TH ST
17	LYNCH ROBERT A	\$ 579,253	1029 E 15TH ST
18	MKNS LLC	\$ 344,067	1031 E 15TH ST
19	AUDIENCE INC	\$ 544,703	1035 E 15TH ST
20	FERCHER JOERG W & CATHY A	\$ 268,280	1037 E 15TH ST
21	BEDROCK BUILDING LP THE	\$ 1,624,000	1039 E 15TH ST
22	PLANO CITY OF	\$ 16,727,630	1520 K AVE
23	GTE SOUTHWEST INC	\$ 591,135	1508 K AVE
24	PLANO CITY OF	\$ 23,707,317	629 14TH ST
25	STICE LLC	\$ 76,641	908 E 15TH ST
26	STICE LLC	\$ 320,106	912 E 15TH ST
27	STICE LLC	\$ 280,094	916 E 15TH ST
28	STICE LLC	\$ 365,637	1421 I AVE
29	CLPF - JUNCTION 15 LP	\$ 47,497,958	930 E 15TH ST
30	DALLAS AREA RAPID TRANSIT	\$ 139,485	SITE ADDRESS NOT ASSIGNED
31	METROPOLITAN MAMMOTH JACK LTD	\$ 580,173	1004 E 15TH ST
32	HISTORIC PLANO-25 LTD	\$ 324,973	1416 J AVE
33	PLANO LODGE 768 AF & AM	\$ 577,707	1414 J AVE
34	BRODHEAD FAMILY LIMITED PARTNERSHIP	\$ 534,480	1410 J AVE
35	14TH AND J LLC	\$ 3,667,761	1400 J AVE
36	BLACK GOLD PARTNERS LLC	\$ 734,467	1006 E 15TH ST
37	CRIDER LIVING TRUST	\$ 464,133	1008 E 15TH ST
38	LPW REAL ESTATE INVESTMENTS LLC	\$ 367,440	1010 E 15TH ST
39	JSMTX PROPERTIES LLC	\$ 333,520	1012 E 15TH ST
40	JSMTX PROPERTIES LLC	\$ 201,213	1016 E 15TH ST
41	JSMTX PROPERTIES LLC	\$ 166,000	1018 E 15TH ST
42	CRH RENTALS LTD	\$ 128,280	1020 E 15TH ST
43	15TH STREET REAL PROPERTY HOLDINGS LLC	\$ 609,187	1022 E 15TH ST
44	JSMTX PROPERTIES LLC	\$ 301,827	1024 E 15TH ST
45	SUTTON-1012 LLC	\$ 698,138	1026 E 15TH ST
46	CHADDICK CENTER LEASING OFFICE	\$ 511,840	1032 E 15TH ST
47	PLANO CITY OF	\$ 8,000	SITE ADDRESS NOT ASSIGNED
48	PLANO CITY OF	\$ 2,156	SITE ADDRESS NOT ASSIGNED
49	PLANO CITY OF	\$ 44,344	K AVE
50	14TH AND J LLC	\$ 13,471,144	1409 K AVE
51	PLANO CITY OF	\$ 108,465	1430 K AVE
52	LAS BRISAS PROPERTIES INC	\$ 1,787,293	1422-1426 K AVE
53	PMM ENTERPRISES LLC	\$ 277,667	1418 K AVE
54	COPELAND SCOTT	\$ 255,995	1416 K AVE
55	BEL AIR MULTI 50 LLC &	\$ 5,965,340	1404 VONTRESS ST
56	BEL AIR MULTI 50 LLC &	\$ 31,580,070	1404 VONTRESS ST
57	EASTSIDE 14TH STREET LLC	\$ 4,031,756	1000 14TH ST
58	PLANO CITY OF	\$ 191,472	1317 K AVE
59	PLANO CITY OF	\$ 162,672	1313 K AVE

DOWNTOWN PID - PROPOSED ADDITION			
Map No.	Ownership	Appraised Value	Site Address
60	DALLAS AREA RAPID TRANSIT	\$ 139,485	SITE ADDRESS NOT ASSIGNED
61	EASTSIDE 14TH STREET LLC	\$ 350,111	1318 J AVE
62	HYATT HOLDINGS LTD	\$ 75,134	1316 J AVE
63	HYATT HOLDINGS LTD	\$ 94,816	1316 J AVE
64	AMERICAN LEGION POST #321	\$ 63,759	1300 J AVE
65	AMERICAN LEGION POST #321	\$ 398,489	1236 J AVE
66	AMERICAN LEGION POST #321	\$ 398,489	1236 J AVE
67	SMITH LISLE HOLDING INC	\$ 138,848	1311 K AVE
68	SMITH-LISLE HOLDINGS LTD	\$ 241,553	1307 K AVE
69	SMITH - LISLE HOLDINGS LTD	\$ 436,614	1219 K AVE
70	SMITH MARITAL TRUST	\$ 366,558	1100 14TH ST
71	EASTSIDE 14TH STREET LLC	\$ 475,017	1104 14TH ST
72	1106 14TH ST LLC	\$ 331,144	1106 14TH ST
73	NEWMAN DONALD T & PAULA SUE	\$ 571,182	1114 14TH ST
74	PLANO CITY OF	\$ 226,512	MUNICIPAL AVE
75	2016 OLD TOWN PLANO EAST LTD &	\$ 705,672	1200 E 15TH ST
76	LEGACYTEXAS BANK	\$ 1,040,649	1201 14TH ST
77	MA & SA LLC	\$ 713,472	1211 14TH ST
78	YDR INVESTMENTS LLC	\$ 789,919	1200 14TH ST
79	PLANO CITY OF	\$ 278,348	L AVE
80	JJ PLANO PROPERTIES LLC	\$ 1,552,421	1208 14TH ST
81	FIRST BAPTIST CHURCH OF PLANO	\$ 5,414,959	1300 E 15TH ST
82	ST LOUIS SOUTHWESTERN RR CO	\$ -	IN RR ROW
83	ST LOUIS SOUTHWESTERN RR CO	\$ -	IN RR ROW
84	DALLAS AREA RAPID TRANSIT	\$ 51,720	SITE ADDRESS NOT ASSIGNED
85	DALLAS AREA RAPID TRANSIT	\$ 51,720	SITE ADDRESS NOT ASSIGNED
86	DALLAS AREA RAPID TRANSIT	\$ -	IN RR ROW
87	DALLAS AREA RAPID TRANSIT	\$ 51,300	SITE ADDRESS NOT ASSIGNED
88	PLANO CITY OF	\$ 946,973	1106 K AVE
89	PLANO CITY OF	\$ 571,072	SITE ADDRESS NOT ASSIGNED
90	PLANO CITY OF	\$ 360,023	1100 K AVE
91	PLANO CITY OF	\$ 106,112	1119 L AVE
92	PLANO CITY OF	\$ 92,985	1117 L AVE
93	PLANO CITY OF	\$ 946,973	1106 K AVE
94	PLANO CITY OF	\$ 571,072	SITE ADDRESS NOT ASSIGNED
95	PLANO CITY OF	\$ 300,579	1620 K AVE
96	PLANO CITY OF	\$ 1,006,008	K AVE
97	PLANO CITY OF	\$ 696,310	L AVE

Produced by Business  
Intelligence/GIS, City of Plano  
8/7/2019

This map and information in it were developed exclusively for use by the City of Plano. Any use or reliance on this map by anyone else is at the party's own risk and without liability to the City of Plano; its officials or employees for any discrepancies, errors, or variances which may exist.



**Downtown Plano Public Improvement District  
2020-2021 Assessment Roll**

Num	Ownership	Area (SF)	Site Address	2017 Collin CAD Appraisal	New Owner/Improvements Improvement Year Appraisal	2019 Expansion Parcels	PID Amount Subject to Assessment	Assessment @ 0.15 per \$100
1	PLANO ISD	198,634	1509 H AVE	\$2,762,104			\$0	\$0
2	PLANO CITY OF	13,521	901 E 15TH ST	\$1,713,909			\$0	\$0
3	DALLAS AREA RAPID TRANSIT	22,069	SITE ADDRESS NOT ASSIGNED	\$376,576			\$0	\$0
4	PLANO CITY OF	216,090	1013 15TH PL	\$9,258,256			\$0	\$0
4	BEL AIRE	0	1013 15TH PL	\$13,062,672	\$14,318,110		\$14,318,110	\$0
5	PLANO CITY OF	57,489	1013 15TH PL	\$7,796,122			\$0	\$0
5	BEL AIRE	0	1013 15TH PL	\$9,655,018	\$12,836,480		\$16,666,667	1&3 \$25,000
6	DALLAS AREA RAPID TRANSIT	6,253	SITE ADDRESS NOT ASSIGNED	\$139,485			\$0	\$0
7	SCHELL FAMILY TRUST B	2,879	1001 E 15TH ST	\$559,733			\$559,733	\$840
8	ENG & WONG PLANO DOWNTOWN LLC	12,464	1005 E 15TH ST	\$987,960	\$2,492,243		\$2,492,243	\$3,738
9	N A T PROPERTIES LLC	4,346	1011 E 15TH ST	\$520,413			\$520,413	\$781
10	PIERCE FAMILY LIVING TRUST THE	4,361	1013 E 15TH ST	\$473,827			\$473,827	\$711
11	1015 METROPOLITAN PLANO LTD	4,283	1015 E 15TH ST	\$292,733			\$292,733	\$439
12	COMERT ESTATES LLC	6,658	1017 E 15TH ST	\$702,653	\$1,102,627		\$1,102,627	\$1,654
13	TVG HOLDINGS LLC	3,273	1021 E 15TH ST	\$330,427			\$330,427	\$496
14	PLANO CITY OF	65,059	1020 15TH PL	\$39,204			\$0	\$0
15	ROBERT M F	2,071	1023 E 15TH ST	\$249,920			\$249,920	\$375
16	LAMAN/STARK JV	2,883	1027 E 15TH ST	\$266,853			\$266,853	\$400
17	LYNCH ROBERT A	3,069	1029 E 15TH ST	\$367,987			\$367,987	\$552
18	MKNS LLC	3,563	1031 E 15TH ST	\$274,853			\$274,853	\$412
19	AUDIENCE INC	2,735	1035 E 15TH ST	\$213,613	\$544,703		\$544,703	\$817
20	FERCHER JOERG W & CATHY A	2,570	1037 E 15TH ST	\$213,613			\$213,613	\$320
21	BEDROCK BUILDING LP THE	15,441	1039 E 15TH ST	\$1,429,453			\$1,429,453	\$2,144
22	PLANO CITY OF	203	1520 K AVE	\$16,366,943			\$0	\$0
23	GTE SOUTHWEST INC / FRONTIER	18,359	1508 K AVE	\$501,625			\$501,625	\$752
24	PLANO CITY OF	4,851	629 14TH ST	\$21,747,485			\$0	\$0
25	STICE LLC	24,167	908 E 15TH ST	\$59,861	\$76,641		\$76,641	\$115
26	STICE LLC	7,836	912 E 15TH ST	\$216,000	\$320,106		\$320,106	\$480
27	STICE LLC	4,093	916 E 15TH ST	\$224,151	\$280,094		\$280,094	\$420
28	STICE LLC	5,469	1421 I AVE	\$261,430	\$365,637		\$365,637	\$548
29	CLPF - JUNCTION 15 LP	127,850	930 E 15TH ST	\$46,034,989			\$16,666,667	1 \$25,000
30	DALLAS AREA RAPID TRANSIT	53,664	SITE ADDRESS NOT ASSIGNED	\$139,485			\$0	\$0
31	PLANO CITY OF	49,789	SITE ADDRESS NOT ASSIGNED	\$1,156,940			\$0	\$0
32	METROPOLITAN MAMMOTH JACK LTD	3,998	1004 E 15TH ST	\$443,080			\$443,080	\$665
33	HISTORIC PLANO-25 LTD	1,617	1416 J AVE	\$270,360			\$270,360	\$406
34	PLANO LODGE 768 AF & AM	4,610	1414 J AVE	\$507,333			\$0	\$0
35	BRODHEAD FAMILY LIMITED PARTNERSHIP	5,355	1410 J AVE	\$401,760			\$401,760	\$603
36	14TH AND J LLC	19,409	1400 J AVE	\$1,288,744	\$8,595,039		\$1,355,438	1&4 \$0
37	BLACK GOLD PARTNERS LLC	1,767	1006 E 15TH ST	\$615,080			\$615,080	\$923
38	CRIDER LIVING TRUST	1,740	1008 E 15TH ST	\$360,467			\$360,467	\$541
39	LPW REAL ESTATE INVESTMENTS LLC	2,201	1010 E 15TH ST	\$221,960	\$367,440		\$367,440	\$551
40	JSMTX PROPERTIES LLC	2,510	1012 E 15TH ST	\$234,307			\$234,307	\$351
41	JSMTX PROPERTIES LLC	1,992	1016 E 15TH ST	\$158,547			\$158,547	\$238
42	JSMTX PROPERTIES LLC	2,916	1018 E 15TH ST	\$110,973			\$110,973	\$166
43	CRH RENTALS LTD	1,213	1020 E 15TH ST	\$80,107			\$80,107	\$120
44	15TH STREET REAL PROPERTY HOLDINGS LLC	2,100	1022 E 15TH ST	\$525,693			\$525,693	\$789
45	JSMTX PROPERTIES LLC	1,799	1024 E 15TH ST	\$233,640			\$233,640	\$350
46	SUTTON-1012 LLC	6,644	1026 E 15TH ST	\$560,947			\$560,947	\$841
47	CHADDICK CENTER LEASING OFFICE	2,263	1032 E 15TH ST	\$430,280			\$430,280	\$645
48	PLANO CITY OF	356	SITE ADDRESS NOT ASSIGNED	\$8,000			\$0	\$0
49	PLANO CITY OF	316,898	SITE ADDRESS NOT ASSIGNED	\$2,156			\$0	\$0
50	PLANO CITY OF	16,613	K AVE	\$44,344			\$0	\$0
51	14TH AND J LLC	51,150	1409 K AVE	\$562,534	\$30,525,671		\$30,525,671	1&4 \$25,000
52	PLANO CITY OF	1,909	1430 K AVE	\$108,465			\$0	\$0
53	LAS BRISAS PROPERTIES INC	14,553	1422-1426 K AVE	\$1,467,547			\$1,467,547	\$2,201
54	PMM ENTERPRISES LLC	4,352	1418 K AVE	\$228,307			\$228,307	\$342
55	COPELAND SCOTT	8,463	1416 K AVE	\$219,198			\$219,198	\$329
56	BEL AIR MULTI 50 LLC &	96,998	1404 VONTRESS ST	\$4,575,027	\$5,965,340		\$0	1&2 \$0
57	BEL AIR MULTI 50 LLC &	28,332	1404 VONTRESS ST	\$24,216,833	\$31,580,070		\$16,666,667	1&2 \$25,000
58	EASTSIDE 14TH STREET LLC	14,518	1000 14TH ST	\$3,146,756	\$4,031,756		\$4,031,756	\$6,048
59	PLANO CITY OF	6,416	1317 K AVE	\$191,472			\$0	\$0
60	PLANO CITY OF	301,070	1313 K AVE	\$135,560			\$0	\$0
61	DALLAS AREA RAPID TRANSIT	255,564	SITE ADDRESS NOT ASSIGNED			\$139,485	\$0	\$0
62	EASTSIDE 14TH STREET LLC	8,001	1318 J AVE			\$350,111	\$350,111	\$525
63	HYATT HOLDINGS LTD	8,755	1316 J AVE			\$75,134	\$75,134	\$113
64	HYATT HOLDINGS LTD	8,726	1316 J AVE			\$94,816	\$94,816	\$142

Downtown Plano Public Improvement District  
2020-2021 Assessment Roll

65	AMERICAN LEGION POST #321	7,515	1300 J AVE			\$63,759	\$0	\$0
66	AMERICAN LEGION POST #321	7,974	1236 J AVE			\$398,489	\$0	\$0
67	AMERICAN LEGION POST #321	16,437	1236 J AVE			\$398,489	\$0	\$0
68	SMITH LISLE HOLDING INC	16,533	1311 K AVE			\$138,848	\$138,848	\$208
69	SMITH-LISLE HOLDINGS LTD	14,315	1307 K AVE			\$241,553	\$241,553	\$362
70	SMITH - LISLE HOLDINGS LTD	22,089	1219 K AVE			\$436,614	\$436,614	\$655
71	SMITH MARITAL TRUST	14,032	1100 14TH ST			\$366,558	\$366,558	\$550
72	EASTSIDE 14TH STREET LLC	14,733	1104 14TH ST			\$475,017	\$475,017	\$713
73	1106 14TH ST LLC	18,586	1106 14TH ST			\$331,144	\$331,144	\$497
74	NEWMAN DONALD T & PAULA SUE	29,498	1114 14TH ST			\$571,182	\$571,182	\$857
75	PLANO CITY OF	37,501	MUNICIPAL AVE			\$226,512	\$0	\$0
76	2016 OLD TOWN PLANO EAST LTD &	35,306	1200 E 15TH ST			\$705,672	\$705,672	\$1,059
77	LEGACYTEXAS BANK	33,066	1201 14TH ST			\$1,040,649	\$1,040,649	\$1,561
78	MA & SA LLC	31,278	1211 14TH ST			\$713,472	\$713,472	\$1,070
79	YDR INVESTMENTS LLC	32,084	1200 14TH ST			\$789,919	\$789,919	\$1,185
80	PLANO CITY OF	27,513	L AVE			\$278,348	\$0	\$0
81	JJ PLANO PROPERTIES LLC	50,346	1208 14TH ST			\$1,552,421	\$1,552,421	\$2,329
82	FIRST BAPTIST CHURCH OF PLANO	299,810	1300 E 15TH ST			\$5,414,959	\$0	\$0
83	ST LOUIS SOUTHWESTERN RR CO	5,107	IN RR ROW			\$0	\$0	\$0
84	ST LOUIS SOUTHWESTERN RR CO	16,926	IN RR ROW			\$0	\$0	\$0
85	DALLAS AREA RAPID TRANSIT	14,711	SITE ADDRESS NOT ASSIGNED			\$51,720	\$0	\$0
86	DALLAS AREA RAPID TRANSIT	37,600	SITE ADDRESS NOT ASSIGNED			\$51,720	\$0	\$0
87	DALLAS AREA RAPID TRANSIT	53,436	IN RR ROW			\$0	\$0	\$0
88	DALLAS AREA RAPID TRANSIT	48,665	SITE ADDRESS NOT ASSIGNED			\$51,300	\$0	\$0
89	PLANO CITY OF	61,998	1106 K AVE			\$946,973	\$0	\$0
90	PLANO CITY OF	37,248	SITE ADDRESS NOT ASSIGNED			\$571,072	\$0	\$0
91	PLANO CITY OF	17,867	1100 K AVE			\$360,023	\$0	\$0
92	PLANO CITY OF	6,975	1119 L AVE			\$106,112	\$0	\$0
93	PLANO CITY OF	6,077	1117 L AVE			\$92,985	\$0	\$0
94	PLANO CITY OF	4,508	1106 K AVE			\$946,973	\$0	\$0
95	PLANO CITY OF	2,148	SITE ADDRESS NOT ASSIGNED			\$571,072	\$0	\$0
96	PLANO CITY OF	16,084	1620 K AVE			\$300,579	\$0	\$0
97	PLANO CITY OF	43,758	K AVE			\$1,006,008	\$0	\$0
98	PLANO CITY OF	70,375	L AVE			\$696,310	\$0	\$0

Totals (Original)	3,302,901					\$125,485,307	\$143,929
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1. Development project capped at \$25,000 assessment. A development project is defined as one or more lots owned or managed as a single unit.
2. Bel Air Downtown is a development project consisting of two (2) parcels and capped at \$25,000 assessment.
3. Bel Air Station is a development project consisting of two (2) parcels and capped at \$25,000 assessment.
4. Morada is a development project consisting of two (2) parcels and capped at \$25,000 assessment.

2018
2019
2020

RESOLUTION NO. 2020-11-1(R)

**A Resolution of the City of Plano, Texas, approving the Assessment Plan and Service Plan for the Downtown Plano Public Improvement District as recommended by the Public Improvement District Advisory Board and establishing an effective date.**

**WHEREAS**, Chapter 372 of the Texas Local Government Code (the “Act”) allows for the creation of public improvement districts in municipalities to finance certain supplemental services and public improvements within a district by means of special assessments levied on real property within the district; and

**WHEREAS**, on November 13, 2017, City Council approved Resolution No. 2017-11-2(R) authorizing the renewal of the Downtown Plano Public Improvement District; and

**WHEREAS**, on December 9, 2019, City Council approved Resolution No. 2019-12-6(R) authorizing the expansion of the Downtown Plano Public Improvement District; and

**WHEREAS**, the Act requires that City Council annually review and approve the Assessment Plan and Service Plan; and

**WHEREAS**, the Advisory Board met on October 15, 2020, and approved the Assessment Plan and Service Plan for City Council’s consideration and approval.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS:**

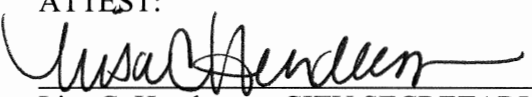
**Section I.** That pursuant to the requirements of the Act, the City Council, after being presented with the Assessment Plan and Service Plan for the District developed by the Executive Committee of the Advisory Board and approved by the Advisory Board, hereby approves and adopts the Assessment Plan and Service Plan, attached as Exhibits “A” and “B.”

**Section II.** This Resolution shall become effective immediately upon its passage.

**DULY PASSED AND APPROVED** this 9<sup>th</sup> day of November, 2020.

  
\_\_\_\_\_  
Harry LaRosiere, MAYOR

ATTEST:

  
\_\_\_\_\_  
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Paige Mims, CITY ATTORNEY

EXHIBIT A

Downtown Plano PID Assessment Plan - 2021 Expansion

Notes and assumptions:

The Downtown Plano PID has a 5 year term. The Texas Local Government Code requires a service plan to cover at least five years. The PID management committee recommended this plan to the Advisory Board, which met on October 15, 2020 to discuss this plan. The Advisory Board unanimously moved to recommend the plan.

Assessments will be set annually by the Plano City Council, upon recommendation from the PID advisory board, but may not exceed \$0.15 per \$100. No owner may be assessed more than \$25,000 in any year per development project.

Annual assessments will be based on 2017 real property appraisals by the Collin Central Appraisal District or as further limited by the Plano City Council. For those properties added in 2019, the base year is 2019.

The 2017 appraised value cap (or 2019 for those in the expanded area) remains in place unless there is a change in ownership or \$200,000 or more in improvements are made to the property. Annual assessments are capped at \$25,000 per development project (one or more lots owned or managed as a single unit).

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

	2020	2021	2022	2023	2024	2025
Appraised real property value liable for assessment	\$92,175,333	\$92,175,333	\$92,175,333	\$92,175,333	\$92,175,333	\$92,175,333
PID assessment @. 15 per \$100 of value	138,263	138,263	138,263	138,263	138,263	138,263
Minimum City payment in lieu of assessment	50,000	50,000	50,000	50,000	50,000	50,001
Anticipated total PID assessments with capped projects and City payments	188,263	188,263	188,263	188,263	188,263	188,264
Cash balance carried forward from prior year	29,326	0	336	672	1,008	
Total funds available	\$217,589	\$188,263	\$188,599	\$188,935	\$189,272	



EXHIBIT B  
Downtown Plano PID Service Plan - 2021

Public improvement district revenues generated by assessments and municipal contribution are to be used for the following categorical 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

Budget for Fiscal Year Ending Sept. 30

Item	2020	2021	2022	2023	2024
Marketing/Advertising	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
Events	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
Beautification	\$52,589	\$23,000	\$23,000	\$23,000	\$23,000
PID Management	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
City Administration	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Security	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Total Budget	\$217,589	\$188,000	\$188,000	\$188,000	\$188,000
Funds carried to next year	\$0	\$0	\$336	\$672	\$1,008

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 - Landscaping, streetscaping, lighting, and other decorative improvements.
- PID Management - Services and costs related to coordinating and administering the PID program and budget by persons and organizations other than the city.
- City Administration - Contract services related to assessment administration and collection.
- Security - typically security related to events and lighting projects.