

Ordinance No. 26-047

An ordinance accepting and approving an updated Service and Assessment Plan for the Downtown Business Improvement District of the City of Arlington, accepting and adopting the 2026 tax year Assessment Roll, setting an assessment rate, levying the assessments on the assessed parcels appearing on the Assessment Roll, providing for and requiring the payment of the assessments, making findings of special benefit to certain property in the District, and related matters

- WHEREAS, on September 28, 2010, after notice and public hearing conducted in the manner required by law, City Council approved Resolution No. 10-294, authorizing the creation of the Downtown Public Improvement District for an initial five-year term (the "District") and Ordinance No. 10-081 accepting the final assessment roll and authorizing the levy of assessments; and
- WHEREAS, on June 16, 2015, City Council approved Resolution No. 15-138 authorizing the renewal of the District for a term of ten years and making findings regarding the advisability of the proposed improvements, estimated cost, methods of assessment, and the apportionment of cost between the District and the City; and
- WHEREAS, on June 10, 2025, City Council approved Resolution No. 25-144 authorizing the renewal of the District for a term of ten years and making findings regarding the advisability of the proposed improvements, estimated cost, methods of assessment, and the apportionment of cost between the District and the City; and
- WHEREAS, Section 372.013 of the PID Act and the Service and Assessment Plan require that the Service and Assessment Plan be annually reviewed and updated; and
- WHEREAS, the updated Annual Service and Assessment Plan attached as Exhibit "A" hereto and the updated Assessment Roll attached as Exhibit "B" hereto update the Service and Assessment Plan and Assessment Roll to reflect changes to the assessment and budget allocation for the District public improvements that occur during the year, if any; and
- WHEREAS, the City, pursuant to Section 372.016 of the PID Act, published notice of a public hearing to consider the proposed assessments for the 2026 tax year in the updated Assessment Roll (the "updated Assessment Roll"), attached hereto as Exhibit "B", and the levy of assessments (the "Assessments") on

the benefited property described on the updated Assessment Roll (herein called the "Assessed Parcels") in the District; and

WHEREAS, the City, pursuant to Section 372.016 of the PID Act, mailed notice of the public hearing to consider the updated Assessment Roll and the levy of the Assessments on property in the District to the last known address of the owners of the property liable for the Assessments (the "Assessed Parties"); and

WHEREAS, the City Council convened the hearing as scheduled, at which all written or oral objections were considered, and all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to object to any proposed Assessment; and

WHEREAS, the City Council closed the hearing, and, after considering all oral and written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, overruled and passed on the objections to the updated Assessment Roll on any Assessed Parcel and determined that each property is specially benefitted at least to the extent of the assessment as adjusted by the approved modifications to the proposed assessment on specific Assessed Parcels, if any, as set forth in Exhibit "C", and to proceed with the adoption of this Ordinance in conformity with the requirements of the PID Act; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance which supplements the Assessment Ordinance and approves and adopts the updated Service and Assessment and the updated Assessment Roll attached hereto, in conformity with the requirements of the PID Act; and

WHEREAS, the City Council finds and determines that the updated Assessment Roll should be approved, the Assessments should be levied as provided in this Ordinance and in the updated Service and Assessment Plan and updated Assessment Roll and should be apportioned against City-owned property and all taxable property in the District except residential property that is not used as rental property, (including presumptively all homestead property), on the basis of \$0.165 per \$100 of Tarrant Appraisal District (TAD) appraised value of the property and improvements for each assessable property for the 2026 year; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, TEXAS:

Section 1. Terms.

Capitalized terms not otherwise defined herein are as defined in the Service and Assessment Plan.

Section 2. Findings.

(a) The findings and determinations set forth in the preamble are hereby incorporated by reference for all purposes.

(b) The City Council hereby further finds, determines, and ordains, as follows:

(i) the Improvements are intended to promote and publicize the downtown area and to assure that the downtown area is economically viable; that the Improvements are expected to benefit all taxable nonresidential properties, and City property, by increasing the pool of potential customers and commercial tenants and commercial development in the downtown area; and that the Improvements are expected to benefit all residential rental property in the downtown area by increasing the pool of potential tenants and lowering vacancy rates, and that these classifications of property are expected to receive a special benefit from the Improvements in a manner that will not similarly benefit tax-exempt property (other than City property) or residential property that is not rented;

(ii) there is a presumption that homestead property is owner-occupied and not used as rental property and that it will therefore not receive a special benefit from the Improvements in the same manner as other residential property in the District, so homestead property in the District shall not be subject to assessment for the Improvements;

(iii) payment of assessments by exempt jurisdictions other than the City must be established by contract, and there are no contracts with other exempt jurisdictions to pay PID assessments as part of the DBID assessment roll, therefore, tax exempt property in the District, other than City property, shall not be assessed for the Improvement;

(iv) non-rented residential property, including presumptively all homestead property as defined by the Tarrant County Appraisal District, right-of-way, and tax-exempt property other than City property are considered to be non-benefited property and shall not be subject to assessment for the Improvements;

(v) The apportionment of the costs of Improvements, pursuant to the updated Service and Assessment Plan is fair and reasonable, reflects an accurate presentation of the special benefit each property will receive from the Improvements, and is hereby approved;

(vi) All of the assessable real property in the District which is being assessed in the amounts shown in the updated Service and

Assessment Plan will be benefited by the Improvements proposed to be provided through the District in the updated Service and Assessment Plan, and each parcel of real property will receive special benefits during the term of the Assessments equal to or greater than the total amount assessed;

(vii) The method of apportionment results in (A) imposing equal shares of such costs on property similarly benefited, and (B) a reasonable classification and formula for the apportionment thereof; and

(viii) The updated Service and Assessment Plan should be approved as the service and assessment plan for the District.

(c) A written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered, and formally acted upon.

(d) The meeting at which this Ordinance was passed was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by the PID Act.

Section 3. Service and Assessment Plan and Assessment Rate.

(a) The Service and Assessment Plan is hereby accepted and approved as the service and assessment plan for the District relating to the Improvements required by Section 372.013 of the PID Act.

(b) The cost of the improvements set forth in the updated Service and Assessment Plan should be apportioned against City-owned property and all taxable property in the District except residential property that is not used as rental property, (including presumptively all homestead property), on the basis of \$0.165 per \$100 of TAD appraised value of the property and improvements.

(c) All Assessments approved in this Ordinance and all other provisions hereof are subject to the annual or periodic reviews, analyses, and recalculations required by the updated Service and Assessment Plan and herein, and may change from time to time as required and permitted by the PID Act and by this Ordinance.

Section 4. Appointment of Administrator and Collector of Assessments.

(a) Appointment of Administrator. The City of Arlington, Texas is hereby appointed and designated as the initial Administrator of the Service and Assessment Plan and of the Assessments that may be levied pursuant thereto. The Administrator shall administer the Service and Assessment Plan through a

management agreement with DAMC or a similar organization that is mutually approved by DAMC and the City, or with another contractor as may be required by state law, and the Administrator is hereby assigned responsibility for providing an annual service and assessment plan and presenting it to the City Council for review and approval, as required by Sections 372.013 and 372.014 of the PID Act.

(b) Appointment of Assessor-Collector. The Tarrant County Tax Assessor and Collector is hereby appointed and designated as the Assessor and Collector of the Assessments.

Section 5. Allocation and Appointment of Amounts Among Owners, Collections.

(a) The amounts of the Assessments assessed shall be periodically adjusted, modified, amended, and allocated and apportioned among the owners of the Assessed Parcels in accordance with the PID Act.

(b) The collection of the Assessments shall be as described in the Service and Assessment Plan. The Tarrant County Tax Assessor and Collector shall collect the Assessments in the same manner that it collects property taxes on behalf of the City.

Section 6. Penalties and Interest on Delinquent Assessments.

Delinquent Assessments shall be subject to the penalties, interest, procedures, and foreclosure sales set forth in the Tax Code.

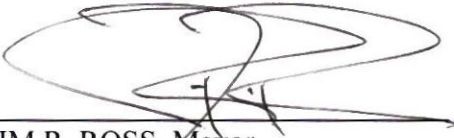
Section 7. Miscellaneous.

To the extent not inconsistent with this Ordinance, and not inconsistent with the PID Act or the other laws governing public improvement districts, the provisions of the Texas Tax Code shall be applicable to the imposition and collection of Assessments by the City.

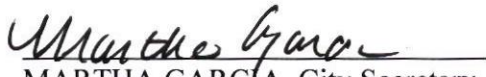
Section 8. Severability.

If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

PRESENTED AND GIVEN FIRST READING on the 8th day of September, 2026, at a regular meeting of the City Council of the City of Arlington, Texas; and GIVEN SECOND READING, passed and approved on the 15th day of September, 2026, by a vote of 9 ayes and 0 nays at a regular meeting of the City Council of the City of Arlington, Texas.


JIM R. ROSS, Mayor

ATTEST:


MARTHA GARCIA, City Secretary



APPROVED AS TO FORM:
MOLLY SHORTALL, City Attorney

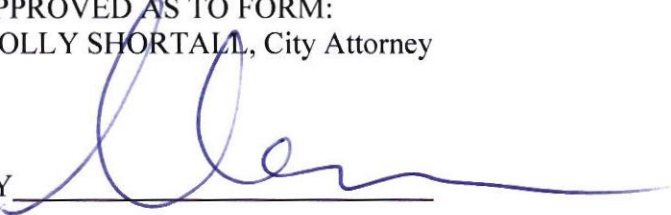
BY 

EXHIBIT "A"
SERVICE AND ASSESSMENT PLAN

FY 2027

SERVICE AND ASSESSMENT PLAN

FOR

DOWNTOWN BUSINESS IMPROVEMENT DISTRICT

CITY OF ARLINGTON

Section I

PLAN DESCRIPTION AND DEFINED TERMS

A. Introduction

Chapter 372 of the Texas Local Government Code, “Improvement Districts in Municipalities and Counties” (as amended, the “PID Act”) governs the creation of public improvement districts in the State of Texas. Capitalized terms used herein shall have the meanings ascribed to them in Section I.B of this Service and Assessment Plan.

This Service and Assessment Plan relates and is limited to the services, programs, and general public improvements described in Section III (the “Improvement Projects”), and has been prepared pursuant to Sections 372.013, 372.014, 372.015 and 372.016 of the PID Act. According to Section 372.013 of the PID Act, a service plan “must cover a period of at least five years and must also define the annual indebtedness and the projected costs for improvements. The plan shall be reviewed and updated annually for the purpose of determining the annual budget for improvements.” The service plan is included in Section IV of this Service and Assessment Plan.

Section 372.014 of the PID Act states that “an assessment plan must be included in the annual service plan.” The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act states that “the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district.” The method of assessing the Costs to the property in the BID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act states that “after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter.”

The City staff prepared an Assessment Roll relating to the improvements according to this Service and Assessment Plan, filed it with the City Secretary, published and provided notice of a public hearing on August 23, 2026 on the proposed Assessment Roll. The City Council shall make all determinations necessary herein.

B. Definitions

The terms used herein shall have the following meanings:

“Administrator” means the employee or designee of the City who shall have the responsibilities to administer this Service and Assessment Plan designated in the Assessment Ordinance or in another agreement approved by the City Council.

“Assessed Property” means, for any year, Parcels within the District other than Non-Benefited Property.

“Assessment Roll” means the Improvement Assessment Roll.

“Assessment Year” means the annual cycle in which the Annual Payment is determined each year for each Parcel, the Annual Service Plan Amendment prepared, the Assessment Roll updated, and the Annual Payment collected.

“City” means the City of Arlington, Texas.

“Costs” mean the actual or budgeted costs, as applicable, of all or any portion of the Improvements, as described in Section II of this Service and Assessment Plan.

“Improvements” means provided services, programs, and improvements servicing benefitted properties and other improvements that are described in Section II hereto.

“Non-Benefited Property” means residential homesteads as defined by the Tarrant Appraisal District.

“Parcel” means, either a parcel identified by a tax map identification number assigned by the Tarrant Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of Tarrant County, Texas or identified by any other reasonable means determined by the City Council.

“PID Act” means Chapter 372, Local Government Code, as amended, entitled the “Public Improvement District Assessment Act.”

“BID” means “Downtown Business Improvement District of the City of Arlington,” created by the City Council pursuant to the PID Act.

“Public Property” means property within the boundaries of the BID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, the federal government, State of Texas, the City, a school district, a public utility provider or any other public agency or entity that is considered an exempt jurisdiction under the PID Act.

Section II

PROPERTY INCLUDED IN THE DOWNTOWN BID

A map of the property included in the BID is shown on Exhibit A to this Service and Assessment Plan.

For purposes of allocating the BID Assessments, the property in the BID has been classified as either Assessed Property or Non-Benefitted Property.

Assessed Property is further classified as all commercial and all rental residential property, excluding Public Property other than City Property.

Non-Benefitted Property includes residential property that is not rental property, including presumptively all homestead property, and tax-exempt property. An explanation of the method of assessing property is included in Section V.

Section III DESCRIPTION OF THE IMPROVEMENTS

Section 372.003 of the PID Act defines the improvements that may be undertaken by a municipality or county through the establishment of a business improvement district.

The BID improvements include physical improvement in the BID area and services for the BID area such as operating and management services, marketing, economic development, security, and beautification, which will be funded by BID revenues.

Specifically, beautification services include janitorial cleaning of public spaces including trash can service and litter patrol, banners, public art, and storefront improvements. Safety services include uniformed personnel providing homeless outreach and hospitality, serving as “eyes and ears” in the BID area. A coordinated marketing program and promotion program will be generated to attract increased awareness of the downtown area. This program would likely include coordinated advertising, special events, market studies, promotions, and other coordinated events. Additionally, a coordinated communication program to assure that businesses and stakeholders of the area benefit from shared information about security, infrastructure improvements, transportation improvements and other opportunities.

Furthermore, economic development services include ongoing recruitment and retention efforts to attract and retain property and business investments. Services include ongoing cooperation and advocacy with local government, neighborhood groups, UTA, foundations and others to assist with obtaining grants or other special funding to make improvements. In 2026-2027, a new landscaping initiative will be undertaken that is both economic development and beautification strategy.

A specific Scope of Work is provided as Exhibit B to the subject document.

Section IV SERVICE PLAN SOURCES AND USES OF FUNDS

Section 372.013 of the PID Act requires the BID Assessment Plan to “cover a period of at least five years and must also define the annual indebtedness and the projected costs for improvements. The plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for improvements, and more often as necessary to adjust for actual collections or otherwise adjust the mix of services and improvements set forth in Table IV-A.”

Table IV-A shows the estimated sources and uses of funds to finance Improvement Projects, including the indebtedness to be incurred and the projected costs for the improvements. While estimates, the amounts identified in the table below for each use can be varied up or down by no

more than ten percent (10%). The designated management group overseeing the BID services, programs, and improvements shall request written approval from the City Manager or his designee for variations in the amounts for each use category in excess of ten percent (10%).

Table IV-A
Sources and Uses of Funds

	Tax Year 2026	Tax Year 2027	Tax Year 2028	Tax Year 2029	Tax Year 2030
	FY 2027	FY2028	FY2029	FY2030	FY2031
Projected Appraised Value*	\$ 347,887,755	\$ 351,366,633	\$ 354,880,299	\$ 358,429,102	\$ 362,013,393
REVENUES					
Assessment Revenue** 16.5 cents per \$100	\$ 681,693	\$ 688,510	\$ 695,395	\$ 702,349	\$ 709,372
EXPENDITURES					
Operating/Management (50%)	340,846	344,255	347,697	351,174	354,686
Marketing (12%)	81,803	82,621	83,447	84,282	85,125
Economic Development (11%)	74,986	75,736	76,493	77,258	78,031
Security (12%)	81,803	82,621	83,447	84,282	85,125
Beautification (13%)	88,620	89,506	90,401	91,305	92,218
Reserves (2%)	13,634	13,770	13,908	14,047	14,187
Total Expenditures	\$ 681,693	\$ 688,510	\$ 695,395	\$ 702,349	\$ 709,372

* Projections based on July 2026 appraisal roll; values subject to change. Appraised Value Liable for Assessment is the Total Appraised Value from July 2026 Certified Roll exclusive of homestead exemptions, tax-exempt property other than City-owned property, and anticipated new construction. Anticipates average 1% annual growth in property values based on historical value growth.

** Assessment takes out 4% for commercial uncollectible revenue and 20% for multifamily uncollectible revenue, and includes City-owned property assessment.

Commercial levy revenue anticipated	318,222
Multifamily levy revenue anticipated	189,064
Total Commercial DBID revenue anticipated	507,286
City DBID assessment	174,406
Total DBID revenue anticipated	\$ 681,693

Section V

ASSESSMENT PLAN

A. Introduction

Section 372.015 of the PID Act, “Determination of Assessment,” provides as follows:

- (a) The governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district. The apportionment shall be made based on special benefits accruing to the property because of the improvement.
- (b) Cost of an improvement may be assessed:
 - (i) equally per front foot or square foot;
 - (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or
 - (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited.
- (c) The governing body may establish by ordinance or order:
 - (i) reasonable classifications and formulas for the apportionment of the cost between the municipality or county and the area to be assessed; and
 - (ii) the methods of assessing the special benefits for various classes of improvements.
- (d) The amount of assessment for each property owner may be adjusted following the annual review of the service and assessment plan.

This section of this Service and Assessment Plan explains the allocation of the Downtown BID Assessments based on the special benefits accruing to property within the Downtown BID such that equal shares of the costs are apportioned to property similarly benefited.

B. Assessment Method

Pursuant to Section 372.015 of the PID Act, method of assessment for the BID shall be according to the value of the property and improvements as determined by the governing body (Tarrant Appraisal District). Assessments are levied at \$0.165 per \$100 valuation for FY27.

C. Special Benefit

The Improvements are provided specifically for the property within the Downtown BID. The Improvements include all services, programs and improvements stated under Section III of the subject Service and Assessment Plan.

It has been determined that programs and improvements stated under Section III of the subject Service and Assessment Plan are expected to provide benefit to all taxable nonresidential properties by increasing the pool of customers and commercial tenants and commercial development in the downtown area, and that the Improvements are expected to benefit all residential rental property in the downtown by increasing the pool of potential tenants and lowering vacancy rates, and that these classification of property are expected to receive special benefit from the programs and improvements in a manner that will not similarly benefit residential property that is not rented.

Tax exempt property other than City property is not expected to benefit from the Improvements, and therefore, all tax-exempt property other than City property is excluded from the BID assessments.

D. Exempt Property

Payment of assessment by exempt jurisdictions other than the City must be established by contract in accordance with Section 372.014 of the PID Act. There are no contracts with other exempt jurisdiction to pay PID assessment as part of the BID assessment roll, therefore exempt jurisdiction property other than City property in the District shall not be assessed for the BID improvements.

Section VI THE ASSESSMENT ROLL

The Assessment Roll shall also be updated each year to reflect any subdivisions or consolidations of Parcels in BID and the Annual Assessment due for each Parcel for each year as described in this Service and Assessment Plan.

The Administrator shall prepare and the City Council shall approve updates to the Assessment Roll each year to reflect:

- (a) with respect to each Parcel
 - (i) the identification of each Parcel in the BID (including, if available, the identification number for such Parcel);
 - (ii) the Annual Payment to be collected from each Parcel;
- (b) any other changes helpful to the administration of the BID and permitted by law.

Section VII MISCELLANEOUS PROVISIONS

A. Administrative Review

An owner of Parcel claiming that a calculation error has been made in the Assessment Roll, including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount that is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Parcel owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Parcel owner, such change or modification shall be presented to the City Council for approval. A cash refund may not be made for any amount previously paid by the Parcel owner (except for the final year during which the Annual Installment shall be collected), unless there are sufficient funds to meet the obligations of the BID if a refund is made, but an adjustment shall be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the

Assessment Roll may be appealed to the City Council for determination. Any amendments made to the Assessment Roll pursuant to calculation errors shall be made pursuant to the PID Act.

B. Amendments

Immaterial amendments may be made to this Service and Assessment Plan by the City Council without further notice under the PID Act and without notice to owners of Parcels within the BID. Immaterial amendments shall be those that:

- (a) clarify or correct minor inconsistencies in the matters set forth herein,
- (b) provide for lawful procedures for the collection and enforcement of the Improvement Assessments and other charges imposed herein so as to assure their efficient collection, and
- (c) do not impair the ability of the City Council to fulfill its obligations to impose and collect the Improvement Assessments and charges imposed herein and to make it available for the payment of costs relating to the BID.

Supplemental assessments may be made by the City to correct omissions or mistakes in the assessment relating to the total cost of the improvements pursuant to Section 372.019 of the PID Act.

C. Interpretation of Provisions

The City with the approval of the City Council shall make all interpretations and determinations related to the application of this Service and Assessment Plan, unless stated otherwise herein and as long as there is a rational basis for the determination made by the City, such determination shall be conclusive.

D. Collection of Annual Assessments

Collection of annual assessments from benefitting properties shall be collected in the same manner and at the same time as ad valorem taxes of the City and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City.

E. Disbursement of Annual Assessment Revenues

Once annual assessment payments have been received by the City, the City will then disburse payments to the designated management group overseeing the BID services, programs, and improvements based on the frequency and conditions agreed to between the City and designated management group.

E. Severability

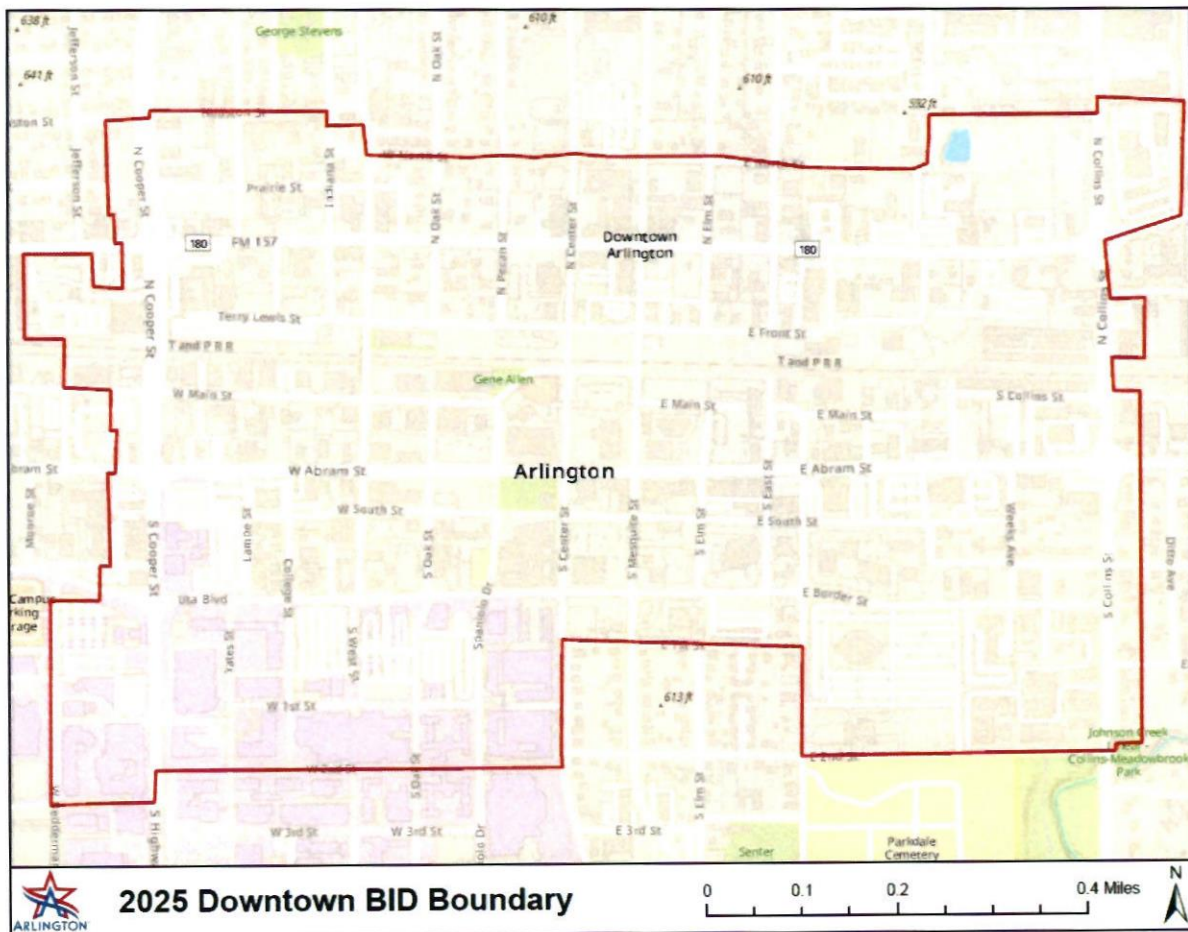
If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan, or the application of same to a Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

G. Required Notice

In accordance with Section 372.013(b)(3) of the Texas Local Government Code, attached hereto as **Exhibit C** is a copy of the notice required under 5.014 of the Texas Property Code.

EXHIBIT A



The boundaries of the BID include all Downtown property within the boundary beginning at the intersection of N. Cooper Street and Houston Street on the west, proceeding south, including all property fronting N. Cooper Street to Greek Row Drive, then east along Second Street to S. Center Street, proceeding north to First Street, then east to Mary Street, proceeding south to E. Second Street, then east to S. Collins Street, proceeding north, including all property fronting S. Collins Street to E. Sanford Street (excluding exempt railroad property), then west to Truman Street, proceeding south to North Street, then west to Robinson Drive, north to Houston Street, then west along Houston Street to the beginning point at the intersection at N. Cooper Street.

EXHIBIT B

Downtown Business Improvement District Scope of Work

Operations/Management

- Overall management and administration of the Business Improvement District (BID) services, activities, and programs.
- Provide contract compliance for BID services, as well as compliance with the adopted Management Plan for the BID.
- Provide liaison with property owners, merchants, tenants, and residents to maximize the benefits of the Business Improvement District programs and services.
- Participate in meetings with City of Arlington (COA) departments to coordinate BID activities.
- Maintain a full and accurate accounting of revenues and disbursements of BID funds and provide quarterly financial statements to proper entities.
- Manage appropriate staffing capacity to meet increased demand for services and overall needs of the BID.
- Host an Annual Meeting that invites and engages stakeholders, partners, and the community in sharing the vision and goals for the BID.

Economic Development

- Conduct research and identify best practices for downtown parking management and explore solutions to advance recommendations towards the planning and development of a downtown parking system.
- Explore and support ongoing planning, research, and collaboration associated with activating and potentially developing City-owned parcels along West Front Street, including identifying potential grant funding to support this initiative.
- Participate in a City-led Cultural Master Plan to establish the vision and standards for public art in Downtown Arlington, as well as the economic development of the arts economy within the Business Improvement District.
- Identify, and continue to advocate for new infrastructure projects from the adopted Downtown Master Plan and the 2019 UTA Institute of Urban Design Pedestrian and Walkability Study, including new crosswalks and lighting improvement needs to the Downtown Tax Increment Finance Board and/or COA in support of annual capital and operating budget plans. Provide priority-based recommendations to the City Manager for downtown capital investments in September each year.
- Continue investment in and recruitment for a strong arts ecosystem as a key pillar of downtown's economic development strategy. Continue to use the results from the Economic Impact of the Arts Study to raise awareness of the value of our arts economy

and build support for the arts as a viable economic development strategy. Build on the “Arts and Media Village” concept through recruitment efforts.

- Support Business Improvement District vitality through collaborative economic initiatives with Downtown Arlington businesses, including events like First Thursdays.
- Facilitate a connected entrepreneurial ecosystem between UTA and Downtown Arlington. Work with the COA and other partner organizations (Chamber, UTA, etc.) to identify potential locations to support additional incubator space for emerging businesses.
- Continue the MOD Squad Intern Program in support of our marketing, recruitment, and promotion of our Cultural District and Downtown Business Improvement District. Work with UTA faculty and students to provide training, oversight, and supervision for this senior-level paid student intern program.
- Advocate and promote safer, ADA-compliant crossings for pedestrians, bicycles, and people with disabilities at **both** railroad track crossing locations at Center Street and Mesquite Streets. Advocate for a Complete Streets design for the 100 block of Front Street in front of the Dream Park, addressing sidewalk needs, connectivity, and accessibility, and to allow for ease of street closure for special events.
- Coordinate economic development activities with the COA Office of Economic Development.
- Serve as on-going liaison between private developers and the COA.
- Continue to update database for current demographics and statistics to market Downtown to developers, investors and business prospects including property ownership, tenant info, alcohol sales, etc.
- Expand use of Salesforce-based Customer Relation Management (CRM) software for increased database accuracy and streamlined communications with BID stakeholders.
- Recruit and assist small businesses and tenant prospects as coordinated with the COA Office of Economic Development.
- Continue to offer matching grant program to assist property owners in improving public experience. BID funding will be used to leverage other resources for program. The BID Beautification Committee will assist in working with stakeholders to accomplish storefront improvements.
- Provide matching grants for property owners for downtown murals, in keeping with City ordinances.
- Maintain BID Stakeholder database information with contact lists for restaurants, bars, residential buildings, and cultural partners.
- In coordination with the City of Arlington, continue providing data sheet with updated research and data on existing economic development conditions and demographics.
- Continue to invest in stronger research and data collections through surveys and software to better understand market demand and current behavior.
- Work with existing downtown businesses for small business retention and expansion efforts within the downtown.

- Work with developers to identify and support historic preservation efforts, when possible, related to new downtown developments.
- Promote and support the Doggie Depot dog park as a new residential amenity for downtown, working to build community and regular use.
- Support and promote the Downtown Farmers Market as a regular amenity and destination for downtown, working to expand seasonally and demonstrate feasibility for permanent improvements to sustain this weekly market.
- Explore feasibility for holiday programming during the month of December to support small businesses during the important holiday season.
- Build partnerships to attract visitation from major events in the Entertainment District, including efforts related to transportation and communication.

Marketing and Promotions

- Explore opportunities and partnerships to provide professional services for Arlington's annual Holiday Parade.
- Develop and launch a comprehensive sponsorship deck for Downtown Arlington's annual events including the Classic Car Show, First Thursdays, and the Annual Meeting.
- Build and promote the identity and vision for the Arlington Cultural Arts District, also known as the Downtown Arlington Cultural District.
- Continue to build audience and awareness for "First Thursdays" as the key monthly Arts and Cultural programming to benefit the Cultural District and downtown businesses.
- As part of the implementation strategy for the Arts Study, begin to build the identity and vision for the Arts and Media Village.
- Continue to build audience and awareness for "First Thursdays" as our new Arts and Cultural programming to benefit the Cultural District and downtown businesses.
- The BID Marketing Committee will continue to assist in the marketing of downtown and the BID services and programs.
- Freshen and maintain a comprehensive, mobile-adaptive website designed to showcase downtown and its businesses, amenities, destinations, cultural partners, new developments, and other aspects of downtown.
- Develop collateral marketing materials as needed to market the Downtown.
- Increase the use of innovative film and video production in support of all marketing efforts.
- Coordinate/partner with other businesses and organizations to maximize marketing budget.
- Maintain a strong brand and brand awareness through print, media, social media, and public relations, designed to elevate and increase awareness of downtown Arlington's offerings and identity.
- Promote and provide Speakers Bureau to civic and neighborhood groups throughout Arlington to help raise awareness of downtown.
- Continue to work with the Arlington Convention and Visitors' Bureau, Friends of the Levitt, COA, UT Arlington, and others to identify, grow and support downtown events,

including providing sponsorship support for those events with the highest impacts, attendance, and potential to leverage media and business activity.

- Produce events to encourage foot traffic to Downtown small businesses, such as First Thursdays, and joint seasonal umbrella marketing campaigns.
- Organize and produce an annual Car Show, growing the number of participants and attendees. Explore cross promotion with the Entertainment District.
- Produce an Annual Meeting to convene downtown stakeholders, partners, and supporters, to continue to build awareness and grow support for the BID.
- Provide micro-grants to drive activation by other organizations and businesses, by providing funding to help produce pop up events, markets, and other activities in the Downtown Arlington area.
- Explore opportunities in partnership with the Levitt Pavilion, the City of Arlington, and other partners to create meaningful holiday programming.
- Distribute regular communications to downtown property owners, visitors, and stakeholders.
- Maintain working network and relationships with downtown restaurants, exploring cross promotion opportunities and shared marketing efforts.

Security

- Maintain our presence with clean and safe Ambassadors, providing a proactive presence that can serve as eyes and ears.
- Provide homeless outreach services as part of our ambassador program, working to connect unsheltered people with resources and services.
- Continue to serve on the Arlington Homeless Service Providers Council and share communications with this group and our BID Stakeholders in response to people experiencing homelessness within the BID.
- Provide training and awareness webinars in cooperation with Social Service providers, such as the Tarrant County Homeless Coalition, APD, or other partners to help property and business owners respond to people experiencing homelessness and various security related concerns as needed.
- Continue funding the UTA Safe Ride Program to serve key student populated destinations downtown.
- Advocate for infrastructure improvements needed to improve lighting and access for pedestrians in key areas and adjacent to the University.
- Continue to provide Mounted Patrol in response to activity and/or during high-traffic events.

Beautification

- Maintain our presence with clean and safe ambassadors to address litter patrol, public trash can service, and garage maintenance improvements. Continue to explore beautification strategies and relationships targeting Division Street improvements.

- Manage storefront grant program to assist property owners with exterior improvements, with the Beautification Committee assisting staff to promote and to accomplish exterior improvements with this grant program.
- Begin management of downtown landscaping initiative, providing oversight, administration, planning, and execution of new landscaping initiative to add containers and hanging baskets throughout the Business Improvement District.
- Maintain and operate downtown banner marketing program for the exclusive promotion of downtown Arlington's brand, including maintenance, repair, and replacement of Abram Street pole and holiday banners for Main and Center Streets, and redesign and reprint Cultural District banners. Store and maintain inventory of all city banner brackets for the downtown BID.
- Support and coordinate installation of additional banners funded by the City for special or seasonal campaigns, including the Maverick basketball season banners.
- Continue to manage and promote private improvements, including expanding lighting, murals, and public art on both public and private properties.
- Monitor condition and maintenance needs of existing public trash receptacles located throughout downtown. Evaluate with the COA the need for any additional receptacles.
- Coordinate with COA Code Enforcement to assist with the abatement of nuisance or neglected properties.
- Explore opportunities to develop more publicly accessible green space throughout downtown.

EXHIBIT C

**NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF ARLINGTON, TEXAS**

CONCERNING THE FOLLOWING PROPERTY _____[address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Arlington, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Downtown Business Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Arlington. The exact amount of each annual installment will be approved each year by the City of Arlington, as in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of Arlington.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of real property at the address described above.

Signature of Purchaser

Date

EXHIBIT "B"
ASSESSMENT ROLL

2029	622	ARLINGTON	DB0	1482322	Commercial	DAVIS, SOL ADDITION LOT 14RT	PIE TEAKS HOLDINGS LTD	100 N COLLINS	ARLINGTON, TX 76011	1.0625	1,998,887.00	1,998,887.00	1,998,887.00	1,998,887.00	1,206.11
2029	622	ARLINGTON	DB0	1734046	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 23 LOT 4RT	R L & WHEEL DOUGLAS	306 E FRANK	ARLINGTON, TX 76011	0.1899	235,481.90	235,481.90	235,481.90	235,481.90	308.88
2029	622	ARLINGTON	DB0	158880	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 34 LOT 4 & 5 RT ABANDONED L&L	IF ANVIL LP	308 N PEARL	ARLINGTON, TX 76011	0.0213	62,168.00	62,168.00	62,168.00	62,168.00	139.18
2029	622	ARLINGTON	DB0	158889	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 34 LOT 5 RT	IF ANVIL LP	308 N PEARL	ARLINGTON, TX 76011	0.0213	18,000.00	18,000.00	18,000.00	18,000.00	71.35
2029	622	ARLINGTON	DB0	158892	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 34 LOT 6 RT	IF ANVIL LP	308 N PEARL	ARLINGTON, TX 76011	0.0249	73,304.00	73,304.00	73,304.00	73,304.00	120.86
2029	622	ARLINGTON	DB0	158893	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 34 LOT 7 RT	IF ANVIL LP	308 N PEARL	ARLINGTON, TX 76011	0.0213	11,180.00	11,180.00	11,180.00	11,180.00	74.40
2029	622	ARLINGTON	DB0	158894	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 34 LOT 8 RT	IF ANVIL LP	308 N PEARL	ARLINGTON, TX 76011	0.0213	66,780.00	66,780.00	66,780.00	66,780.00	146.48
2029	622	ARLINGTON	DB0	158895	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 34 LOT 9 RT	IF ANVIL LP	308 N PEARL	ARLINGTON, TX 76011	0.0886	44,000.00	44,000.00	44,000.00	44,000.00	1,228.28
2029	622	ARLINGTON	DB0	172039	Commercial	DEVIN A TRUCK ADDITION L&L 4 E 2 S 7 S 1 N 1 RT WRIGHT	ROBERTA PATRICIA WRIGHT	808 PHARE	ARLINGTON, TX 76011	0.4158	229,614.00	229,614.00	229,614.00	229,614.00	377.87
2029	622	ARLINGTON	DB0	1875124	Commercial	WRIGHT, J R ADDITION L&L 8A	ROBERTA PATRICIA WRIGHT	808 PHARE	ARLINGTON, TX 76011	0.4158	468,000.00	468,000.00	468,000.00	468,000.00	774.68
2029	622	ARLINGTON	DB0	1875165	Commercial	WRIGHT, J R ADDITION L&L 8B	ROBERTA PATRICIA WRIGHT	487 N COOPER	ARLINGTON, TX 76011	0.0862	408,000.00	408,000.00	408,000.00	408,000.00	86.75
2029	622	ARLINGTON	DB0	1875176	Commercial	WRIGHT, J R ADDITION L&L 8C	ROBERTA PATRICIA WRIGHT	487 N COOPER	ARLINGTON, TX 76011	0.1102	78,208.00	78,208.00	78,208.00	78,208.00	98.78
2029	622	ARLINGTON	DB0	1875147	Commercial	HUFFT, CONN SURVEY ABANDONED TRUCKS 5	ROYAL NEPAL, TEXAS LLC	488 W ABBOTT	ARLINGTON, TX 76010	0.229	886,717.00	886,717.00	886,717.00	886,717.00	1,420.08
2029	622	ARLINGTON	DB0	1897768	Commercial	DAVIS, SOL ADDITION LOT 14	SMAD REALTY LLC	812 E ARLING	ARLINGTON, TX 76010	0.0441	1,214,000.00	1,214,000.00	1,214,000.00	1,214,000.00	2,093.10
2029	622	ARLINGTON	DB0	1897823	Commercial	HC KNOTHS & PUTMAN ADDITION LOT 120A & RT CLOSD ALLEY	HOFF PRINCE	601 E FRANK	ARLINGTON, TX 76010	0.0028	710,000.00	710,000.00	710,000.00	710,000.00	1,171.96
2029	622	ARLINGTON	DB0	1898849	Commercial	DAVIS, SOL ADDITION LOT 8A	SHAW & IRIS LEE	627 W MAIN	ARLINGTON, TX 76010	0.0613	634,000.00	634,000.00	634,000.00	634,000.00	1,046.10
2029	622	ARLINGTON	DB0	1938889	Commercial	TOLLIVER ACRES ADDITION LOT 10R & 11R	SMITH SMITH LLC	508 E DIVISION	ARLINGTON, TX 76011	0.1056	1,382,800.00	1,382,800.00	1,382,800.00	1,382,800.00	2,291.62
2029	622	ARLINGTON	DB0	194929	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 15R LOT 1R	SCOTT ANSELLE	461 E ARLING	ARLINGTON, TX 76011	0.4247	111,864.00	111,864.00	111,864.00	111,864.00	164.74
2029	622	ARLINGTON	DB0	7232838	Commercial	CHAVEN ADDITION BLOCK 1 LOT 10R	SC2 COMMERCIAL LLC	501 E MAIN	ARLINGTON, TX 76011	0.1369	480,000.00	480,000.00	480,000.00	480,000.00	792.00
2029	622	ARLINGTON	DB0	7232881	Commercial	BROADWATER ADDITION ARLINGTON BLOCK 1 LOT 4R	SE YOUNG CORP	205 S COLLINS	ARLINGTON, TX 76010	0.0623	760,000.00	760,000.00	760,000.00	760,000.00	1,254.00
2029	622	ARLINGTON	DB0	2304621	Commercial	BARNEY ADDITION ARLINGTON LOT 14 L	SHEDDEN PROGRESSOR LLC	700 W DIVISION	ARLINGTON, TX 76012	0.4712	605,000.00	605,000.00	605,000.00	605,000.00	988.25
2029	622	ARLINGTON	DB0	2657248	Commercial	BROADWATER ADDITION ARLINGTON BLOCK 10 LOT 14R	SMAS ABRAHAM AND TRUST TRUSTEE	405 S COLLINS	ARLINGTON, TX 76010	0.1386	98,947.00	98,947.00	98,947.00	98,947.00	146.41
2029	622	ARLINGTON	DB0	2640534	Commercial	BROADWATER ADDITION ARLINGTON BLOCK 9 LOT 13R	SMAS ABRAHAM N	318 S COLLINS	ARLINGTON, TX 76010	0.138	188,887.00	188,887.00	188,887.00	188,887.00	311.41
2029	622	ARLINGTON	DB0	1877219	Commercial	DAVIS, SOL ADDITION BLOCK 1 LOT 10R	SHUTLIGHT PARTNERS, LTD	122 E ARLING	ARLINGTON, TX 76010	0.2649	1,172,200.00	1,172,200.00	1,172,200.00	1,172,200.00	1,226.28
2029	622	ARLINGTON	DB0	1858642	Commercial	DAVIS, SOL ADDITION SURVEY 4 20R TR 130R	SHUTLIGHT PARTNERS, LTD	122 E ARLING	ARLINGTON, TX 76010	0.1389	188,887.00	188,887.00	188,887.00	188,887.00	302.88
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0.4178	114,272.00	114,272.00	114,272.00	114,272.00	164.74
2029	622	ARLINGTON	DB0	186384	Commercial	ARLINGTON, ORIGINAL, TOWN ADDN BLOCK 28 LOT 1R BLOCK 28 TR 130R & 4 S	STERLING NORTH SQUARE LLC	300 N ELIX	ARLINGTON, TX 76010	0					

Year	TDC	PD Name	PDN	Property Class	Legal Description	Owner	Property Address	Property City/State ZIP	Exemption Code	Acres	Total Market	Total Appraisal	Net Appraisal	Net Taxable	Value Used for Assessment	Lenny	
2026	622	ARLINGTON DBD	58238	Commercial	ARLINGTON, ORIGINAL TOWN ADDN Block 22R	ARLINGTON CITY OF	181 S MESQUITE	ARLINGTON, TX 76010	EX-WV	2.547	\$ 15,123,358.00	\$ 15,123,358.00	\$ 15,123,358.00	\$ -	\$ 15,123,358.00	\$ 24,955.54	
2026	622	ARLINGTON DBD	256894	Commercial	BROADMOOR ADDITION-ARLINGTON Block 38 Lot 8	ARLINGTON CITY OF	425 S COLLINS	ARLINGTON, TX 76010	EX-WV	0.3606	\$ 45,500.00	\$ 45,500.00	\$ 45,500.00	\$ -	\$ 45,500.00	\$ 75.88	
2026	622	ARLINGTON DBD	1471995	Commercial	JORDAN ADDITION-ARLINGTON Block 3 Lot 13A, 13B, 13C, 13D, 13E, 13F, 13G, 13H, 13I, 13J, 13K, 13L, 13M, 13N, 13O, 13P, 13Q, 13R, 13S, 13T, 13U, 13V, 13W, 13X, 13Y, 13Z	ARLINGTON CITY OF	737 S MAIN	ARLINGTON, TX 76010	EX-WV	2.7443	\$ 2,457,549.00	\$ 2,457,549.00	\$ 2,457,549.00	\$ -	\$ 2,457,549.00	\$ 4,655.62	
2026	622	ARLINGTON DBD	3955724	Residential	DAVIS, SOLIDPHON SURVEY Abstract 425 Tract 81	ARLINGTON CITY OF	232 TERRY LEWIS	ARLINGTON, TX 76011	EX-WV	0.2838	\$ 274,653.00	\$ 274,653.00	\$ 274,653.00	\$ -	\$ 274,653.00	\$ 453.18	
2026	622	ARLINGTON DBD	6145686	Commercial	ARLINGTON, ORIGINAL TOWN ADDN Block 45R	ARLINGTON CITY OF	201 W ABRAHAM	ARLINGTON, TX 76010	EX-WV	1.057	\$ 369,498.00	\$ 369,498.00	\$ 369,498.00	\$ -	\$ 369,498.00	\$ 699.87	
2026	622	ARLINGTON DBD	6312519	Commercial	DEWEY & FINCH ADDITION Lot 10R ROW	ARLINGTON CITY OF	201 N COOPER	ARLINGTON, TX 76010	EX-WV	0.212	\$ 92,350.00	\$ 92,350.00	\$ 92,350.00	\$ -	\$ 92,350.00	\$ 152.38	
2026	622	ARLINGTON DBD	7867185	Commercial	RANNEY ADDITION-ARLINGTON Lot 10S1A	ARLINGTON CITY OF	200 N COOPER	ARLINGTON, TX 76011	EX-WV	5.7979	\$ 5,084,546.00	\$ 5,084,546.00	\$ 5,084,546.00	\$ -	\$ 5,084,546.00	\$ 9,376.58	
2026	622	ARLINGTON DBD	48600362	Commercial	ARLINGTON, ORIGINAL TOWN ADDN Block 8 Lot 8	ARLINGTON CITY OF	300 W FRONT	ARLINGTON, TX 76011	EX-WV	2.1476	\$ 1,352,732.00	\$ 1,352,732.00	\$ 1,352,732.00	\$ -	\$ 1,352,732.00	\$ 1,619.51	
2026	622	ARLINGTON DBD	41398862	Commercial	ARLINGTON, ORIGINAL TOWN ADDN Block 78R Lot 1R	ARLINGTON CITY OF	100 W ABRAHAM	ARLINGTON, TX 76010	EX-WV	1.1776	\$ 3,688,264.00	\$ 3,688,264.00	\$ 3,688,264.00	\$ -	\$ 3,688,264.00	\$ 5,952.64	
2026	622	ARLINGTON DBD	41533143	Commercial	BLACKWELL, J ADDITION Lot 1A2 ROW	ARLINGTON CITY OF	0 E ABRAHAM	ARLINGTON, TX 76010	EX-WV	0.0012	\$ 672.00	\$ 672.00	\$ 672.00	\$ -	\$ 672.00	\$ 1.11	
2026	622	ARLINGTON DBD	41655489	Commercial	DAVIS, SOL ADDITION Lot 38R1A	ARLINGTON CITY OF	201 N COOPER	ARLINGTON, TX 76011	EX-WV	0.3964	\$ 22,523,745.00	\$ 22,523,745.00	\$ 22,523,745.00	\$ -	\$ 22,523,745.00	\$ 37,364.18	
2026	622	ARLINGTON DBD	41712843	Commercial	MC NATT ADDITION Lot 18A2 ROW	ARLINGTON CITY OF	0 E FIRST	ARLINGTON, TX 76010	EX-WV	0.0011	\$ 288.00	\$ 288.00	\$ 288.00	\$ -	\$ 288.00	\$ 0.33	
2026	622	ARLINGTON DBD	42188816	Commercial	ARLINGTON, ORIGINAL TOWN ADDN Block 3R Lot 1	ARLINGTON CITY OF	101 W ABRAHAM	ARLINGTON, TX 76010	EX-WV	3.25	\$ 38,962,858.00	\$ 38,962,858.00	\$ 38,962,858.00	\$ -	\$ 38,962,858.00	\$ 62,863.76	
2026	622	ARLINGTON DBD	42188824	Commercial	ARLINGTON, ORIGINAL TOWN ADDN Block 3R Lot 2	ARLINGTON CITY OF	121 W MAIN	ARLINGTON, TX 76010	EX-WV	0.082	\$ 24,946.00	\$ 24,946.00	\$ 24,946.00	\$ -	\$ 24,946.00	\$ 39.87	
2026	622	ARLINGTON DBD	42187883	Commercial	HURT, JOHN SURVEY Abstract 783 Tract 62R ROW	ARLINGTON CITY OF	0 E ABRAHAM	ARLINGTON, TX 76010	EX-WV	0.009	\$ 2,955.00	\$ 2,955.00	\$ 2,955.00	\$ -	\$ 2,955.00	\$ 3.39	
2026	622	ARLINGTON DBD	42236223	Commercial	ARLINGTON, ORIGINAL TOWN ADDN Block 4AR	ARLINGTON CITY OF	101 E ABRAHAM	ARLINGTON, TX 76010	EX-WV	3.46	\$ 9,473,538.00	\$ 9,473,538.00	\$ 9,473,538.00	\$ -	\$ 9,473,538.00	\$ 15,631.34	
2026	622	ARLINGTON DBD	42234662	Commercial	DAVIS, SOLIDPHON SURVEY Abstract 425 Tract 136A & 137A2 ROW	ARLINGTON CITY OF	0 E ABRAHAM	ARLINGTON, TX 76010	EX-WV	0.613	\$ 1,386.00	\$ 1,386.00	\$ 1,386.00	\$ -	\$ 1,386.00	\$ 1.95	
2026	622	ARLINGTON DBD	42347131	Commercial	ARLINGTON, ORIGINAL TOWN ADDN Block 5A Lot 4B2 ROW	ARLINGTON CITY OF	0 E ABRAHAM	ARLINGTON, TX 76010	EX-WV	0.009	\$ 850.00	\$ 850.00	\$ 850.00	\$ -	\$ 850.00	\$ 1.40	
2026	622	ARLINGTON DBD	42347411	Commercial	ARLINGTON, ORIGINAL TOWN ADDN Block 8R Lot 5B ROW	ARLINGTON CITY OF	0 E ABRAHAM	ARLINGTON, TX 76010	EX-WV	0.02	\$ 1,774.00	\$ 1,774.00	\$ 1,774.00	\$ -	\$ 1,774.00	\$ 2.93	
2026	622	ARLINGTON DBD	42347150	Commercial	ARLINGTON, ORIGINAL TOWN ADDN Block 82 Lot 1R1	ARLINGTON CITY OF	0 E SOUTH	ARLINGTON, TX 76010	EX-WV	0.008	\$ 754.00	\$ 754.00	\$ 754.00	\$ -	\$ 754.00	\$ 1.04	
2026	622	ARLINGTON DBD	42356867	Commercial	DAVIS, SOLIDPHON SURVEY Abstract 425 Tract 136A ROW	ARLINGTON CITY OF	0 W ABRAHAM	ARLINGTON, TX 76010	EX-WV	0.011	\$ 980.00	\$ 980.00	\$ 980.00	\$ -	\$ 980.00	\$ 1.62	
2026	622	ARLINGTON DBD	42356861	Commercial	DAVIS, SOLIDPHON SURVEY Abstract 4-425 Tract 112A ROW	ARLINGTON CITY OF	0 W ABRAHAM	ARLINGTON, TX 76010	EX-WV	0.017	\$ 1,548.00	\$ 1,548.00	\$ 1,548.00	\$ -	\$ 1,548.00	\$ 2.54	
2026	622	ARLINGTON DBD	42357113	Commercial	HURT, JOHN SURVEY Abstract 783 Tract 6AA ROW	ARLINGTON CITY OF	0 E ABRAHAM	ARLINGTON, TX 76010	EX-WV	0.057	\$ 4,972.00	\$ 4,972.00	\$ 4,972.00	\$ -	\$ 4,972.00	\$ 8.29	
2026	622	ARLINGTON DBD	42351811	Commercial	HURT, JOHN SURVEY Abstract 783 Tract 49A 56A 51A 52A ROW	ARLINGTON CITY OF	0 E ABRAHAM	ARLINGTON, TX 76010	EX-WV	0.126	\$ 33,150.00	\$ 33,150.00	\$ 33,150.00	\$ -	\$ 33,150.00	\$ 54.70	
2026	622	ARLINGTON DBD	42352863	Commercial	HURT, JOHN SURVEY Abstract 783 Tract 5A ROW	ARLINGTON CITY OF	0 W ABRAHAM	ARLINGTON, TX 76010	EX-WV	0.009	\$ 2,955.00	\$ 2,955.00	\$ 2,955.00	\$ -	\$ 2,955.00	\$ 3.31	
2026	622	ARLINGTON DBD	42368247	Commercial	LAMPE, GEORGE ADDITION Lot 82 ROW	ARLINGTON CITY OF	0 W ABRAHAM	ARLINGTON, TX 76010	EX-WV	0.0294	\$ 6,420.00	\$ 6,420.00	\$ 6,420.00	\$ -	\$ 6,420.00	\$ 10.89	
2026	622	ARLINGTON DBD	42381235	Commercial	HURT, JOHN SURVEY Abstract 783 Tract 63A ROW	ARLINGTON CITY OF	0 E ABRAHAM	ARLINGTON, TX 76010	EX-WV	0.007	\$ 1,620.00	\$ 1,620.00	\$ 1,620.00	\$ -	\$ 1,620.00	\$ 2.67	
2026	622	ARLINGTON DBD	42400898	Commercial	ARLINGTON, ORIGINAL TOWN ADDN Block C Lot 82	ARLINGTON CITY OF	151 N CENTER	ARLINGTON, TX 76011	EX-WV	0.019	\$ 126,234.00	\$ 126,234.00	\$ 126,234.00	\$ -	\$ 126,234.00	\$ 208.39	
2026	622	ARLINGTON DBD	6982176	Commercial	TRIC STARION 1 ADDITION-ARLINGTON Block 1 Lot 1	ARLINGTON CITY OF	401 W MAIN	ARLINGTON, TX 76010	EX-WV	1.248	\$ 5,368,296.00	\$ 5,368,296.00	\$ 5,368,296.00	\$ -	\$ 5,368,296.00	\$ 9,347.60	
2026	622	ARLINGTON DBD	698670	Commercial	DAVIS, SOL ADDITION Lot 15	CITY OF ARLINGTON	435 W ABRAHAM	ARLINGTON, TX 76010	EX-WV	0.9196	\$ 558,835.00	\$ 558,835.00	\$ 558,835.00	\$ -	\$ 558,835.00	\$ 967.56	
2026	622	ARLINGTON DBD	42804625	Commercial	ARLINGTON, ORIGINAL TOWN ADDN Block 42 Lot 4R1	CITY OF ARLINGTON	334 W MAIN	ARLINGTON, TX 76010	EX-WV	0.261	\$ 68,292.00	\$ 68,292.00	\$ 68,292.00	\$ -	\$ 68,292.00	\$ 114.18	
2026	622	ARLINGTON DBD	18785	Commercial	ARLINGTON, ORIGINAL TOWN ADDN Block 4B 5A51.15 1 & 2	CITY OF ARLINGTON	1208 N GARR	ARLINGTON, TX 76011	EX-WV	0.1462	\$ 16,250.00	\$ 16,250.00	\$ 16,250.00	\$ -	\$ 16,250.00	\$ 26.81	
2026	622	ARLINGTON DBD	18887	Commercial	ARLINGTON, ORIGINAL TOWN ADDN Block 4B Lot 1, 4 & 5 1/2 OF 5	CITY OF ARLINGTON	300 W FRONT	ARLINGTON, TX 76011	EX-WV	0.33	\$ 35,938.00	\$ 35,938.00	\$ 35,938.00	\$ -	\$ 35,938.00	\$ 58.30	
2026	622	ARLINGTON DBD	18823	Commercial	ARLINGTON, ORIGINAL TOWN ADDN Block 4B Lot 6 & 7 1/2 OF 5	CITY OF ARLINGTON	201 W WEST	ARLINGTON, TX 76011	EX-WV	0.198	\$ 21,562.00	\$ 21,562.00	\$ 21,562.00	\$ -	\$ 21,562.00	\$ 35.58	
											Total	\$ 185,790,718.00	\$ 185,790,718.00	\$ 185,790,718.00	\$ -	\$ 185,790,718.00	\$ 314,406.18
											Net	\$ -	\$ -	\$ -	\$ -	\$ -	
											Lenny	\$ 174,486.18					
											PY28	\$ 108,871,740	\$ 179,658.37				
											PY29	\$ 112,137,892	\$ 185,927.52				

EXHIBIT “C”

[City Secretary to prepare a summary of any approved adjustments to the Assessment for specific Assessed Properties, setting forth the address and the modified assessment]