



Far East Dallas

Public Improvement District
Far East Dallas is strong and vital



Agenda

1. Welcome, Introductions, and Meet the FEDPID Team, 3' – Vikki
2. Answer FEDPID questions, 3' - Vikki
3. What is a PID? 2'- Karl/Ann
4. Understand FRI Target Area & FEDPID Map, 3' – Karl/Ann
5. Understand FEDPID Service Plan, Pie Chart, & Assessment Timeline, 10' – John
6. Understand what the FEDPID will do, 5' – Ann/Karl
7. Understands FEDPID Benefits, 2' – Zitziki
8. Understand role of Dallas Police Department, 10' – DPD
9. FEDPID Video, 2'
10. Q & A, 2' – All
11. Understand FEDPID Board Application Process, 5' – Vikki
12. Next Steps & Adjourn, 3' -Vikki
13. Prioritize FEDPID Service Categories, 5' – All



FRI Far East Dallas PID Committee



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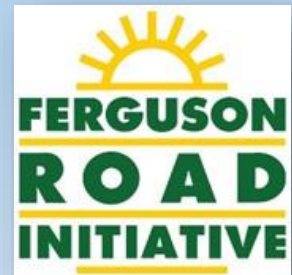
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How were the FEDPID
boundaries established?

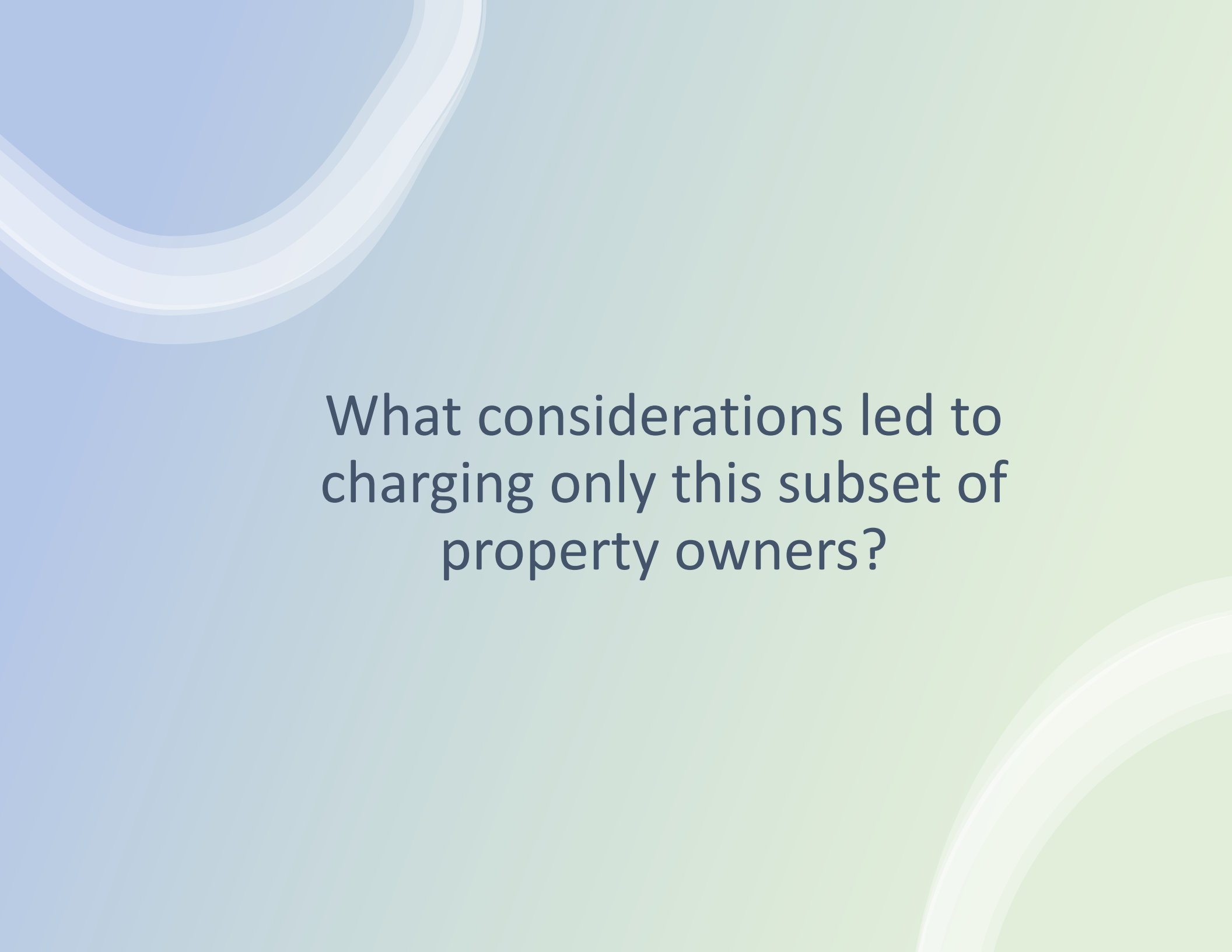


What criteria or
analysis
determined
properties
included or
excluded in the
FEDPID?



Why is the FEDPID limited to this specific area rather than the broader neighborhood or the entire City of Dallas?





What considerations led to
charging only this subset of
property owners?

What is a Public Improvement District (PID)?

A PID is a special district created at the petitioned request of property owners and approved by City Council.

It is funded by a supplemental assessment that is paid with the annual property tax bill. These assessment funds are returned to the community to provide supplement services above and beyond existing city services.

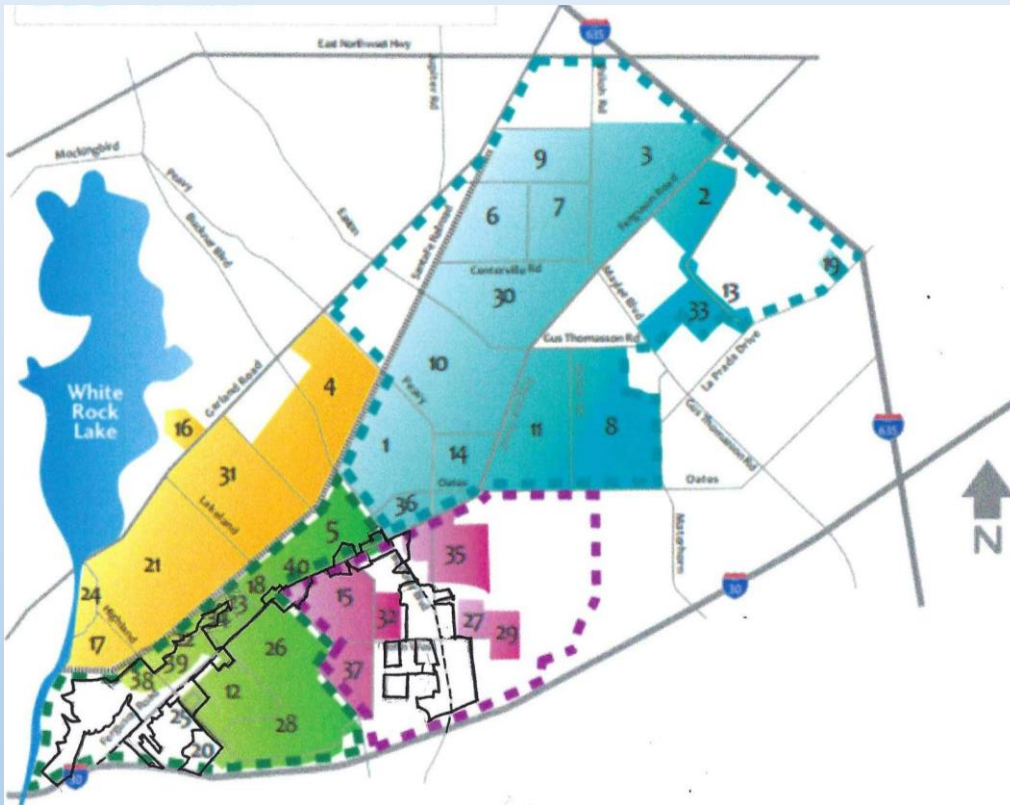
A PID is focused on improving the quality of life in the community by enhancing public safety, improving and beautifying the community.

***PIDs are governed by Chapter 372 of the Texas Local Government Code and the City of Dallas PID Policy**

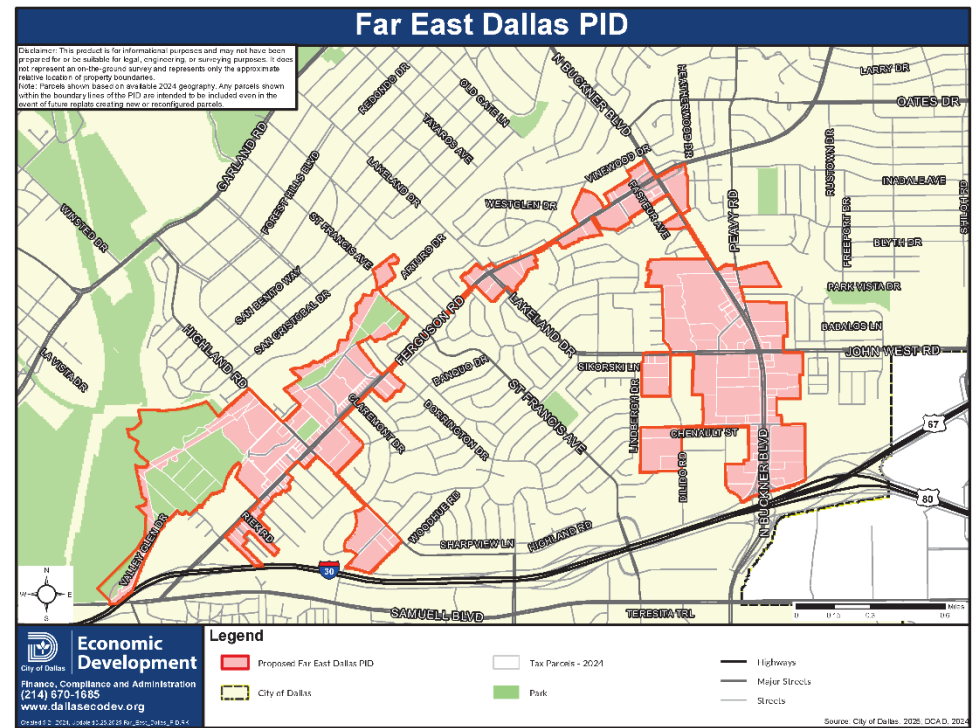


Ferguson Road Initiative

Far East Dallas Target Area



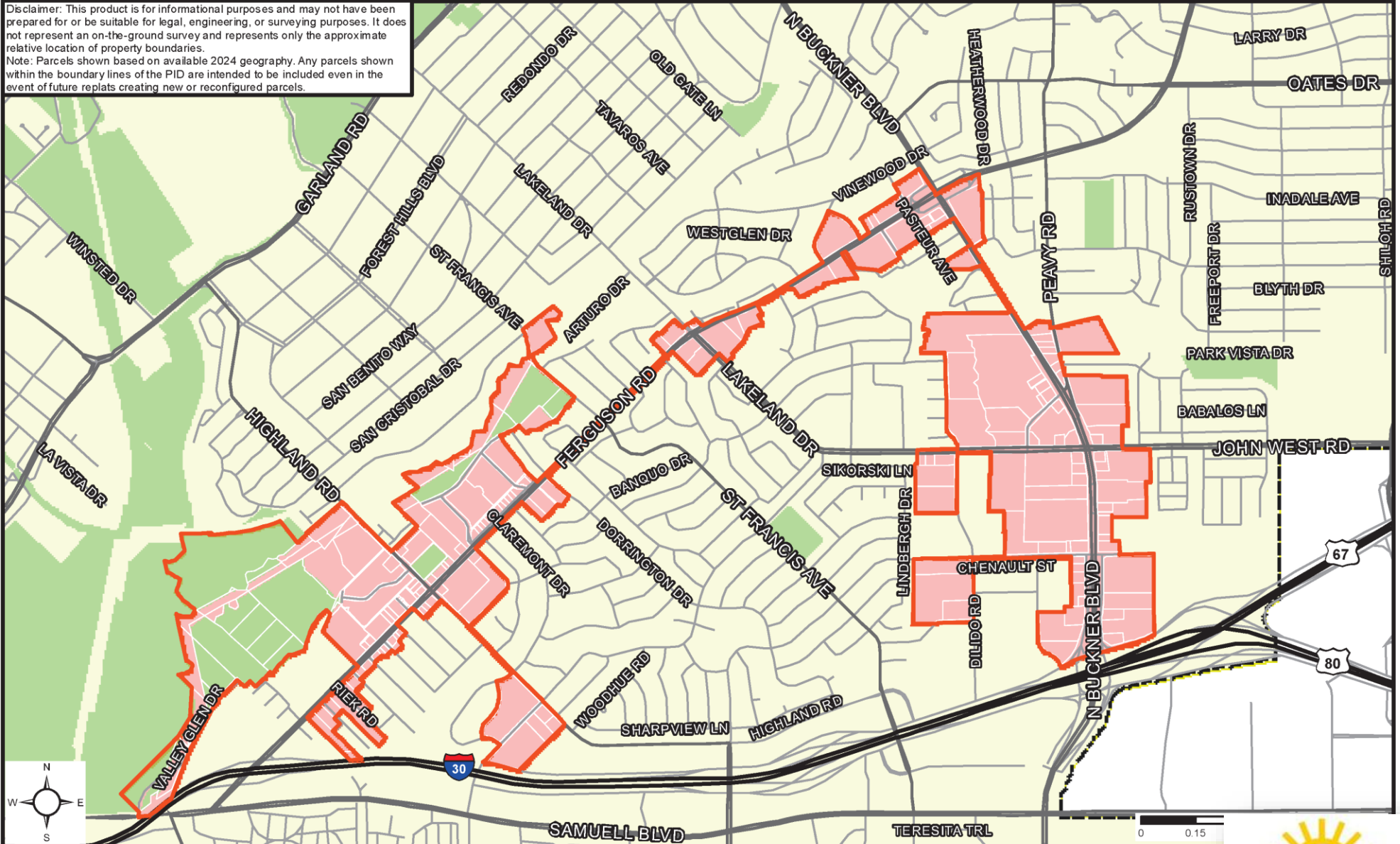
Far East Dallas Public Improvement District



Far East Dallas PID

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Note: Parcels shown based on available 2024 geography. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats creating new or reconfigured parcels.



Economic Development
Finance, Compliance and Administration
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Created 5.21.2024, Updated 3.25.2025 Far_East_Dallas_PID.RK

Legend

- Proposed Far East Dallas PID
- Tax Parcels - 2024
- Park
- City of Dallas

- Highways
- Major Streets
- Streets



Source:

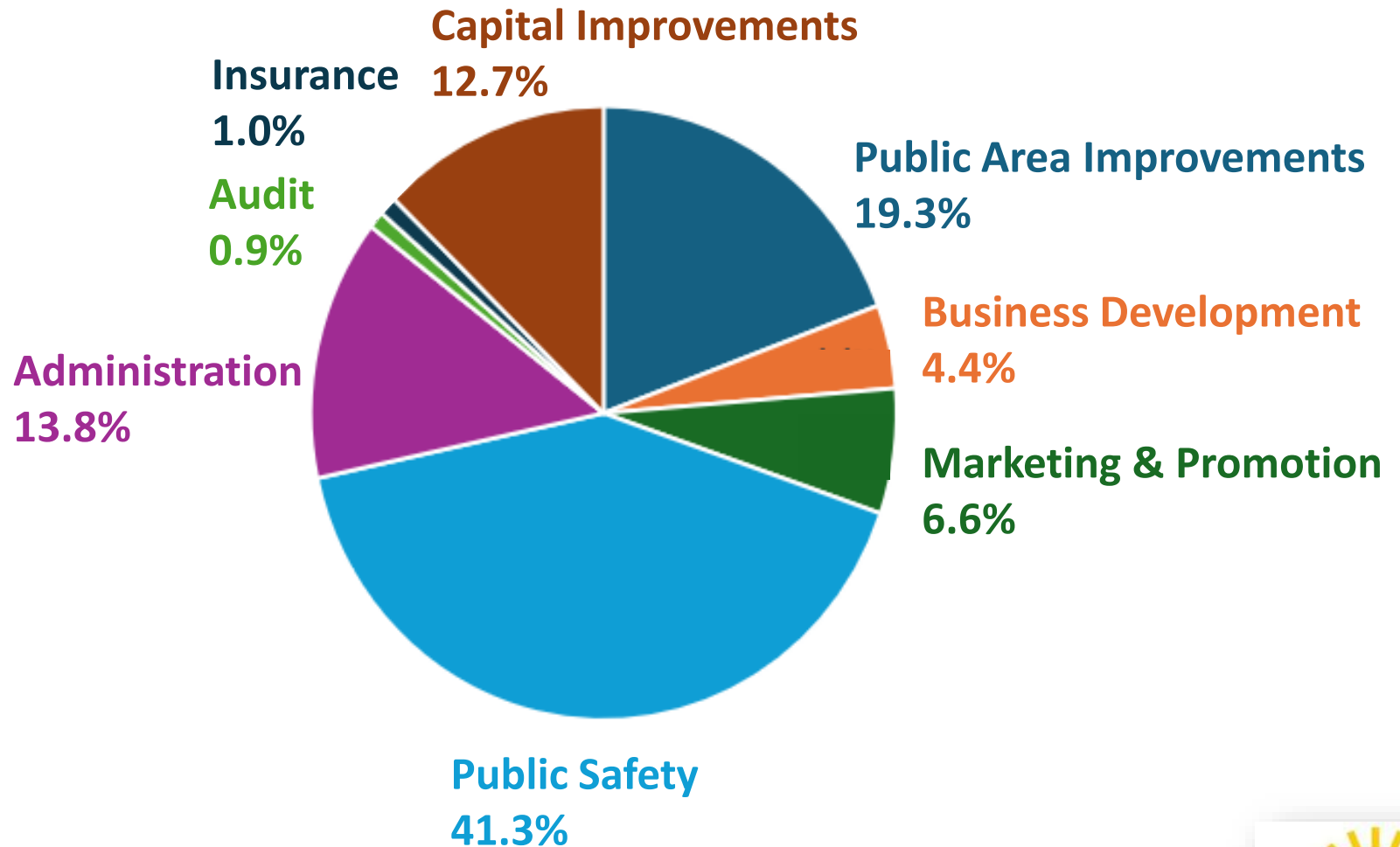
What is the expected Far East Dallas PID Service Plan/Budget?

| EXHIBIT B FAR EAST DALLAS PUBLIC IMPROVEMENT DISTRICT PRELIMINARY SERVICE PLAN | | | | | | | | | | | | | |
|--|----------------|-------------------|----------------|-------------------|----------------|-------------------|----------------|-------------------|----------------|---------------------|----------------|---------------|---------------------|
| | % [†] | 2026 BUDGET | % [†] | 2027 BUDGET | % [†] | 2028 BUDGET | % [†] | 2029 BUDGET | % [†] | 2030 BUDGET | % [†] | Average % | 5 Year Totals |
| REVENUE | | | | | | | | | | | | | |
| Fund Balance from Previous Year | | - | | 72,387 | | 106,907 | | 76,493 | | 94,184 | | | \$ 349,971 |
| Interest on cash balances | | 3,500 | | 3,900 | | 3,400 | | 3,800 | | 3,750 | | | \$ 18,350 |
| Net Assessment Revenue | | 566,478 | | 651,450 | | 749,167 | | 861,543 | | 990,774 | | | \$ 3,819,412 |
| TOTAL REVENUE | | \$ 569,978 | | \$ 727,737 | | \$ 859,475 | | \$ 941,836 | | \$ 1,088,708 | | | \$ 4,187,733 |
| EXPENDITURES | | | | | | | | | | | | | |
| ¹ Public Area Improvements | 19.3% | 110,006 | 15.8% | 115,000 | 17.5% | 150,408 | 17.0% | 160,112 | 17.0% | 185,080 | 17.0% | 17.3% | \$ 720,606 |
| ² Capital Improvements | 0.0% | - | 0.0% | - | 5.0% | 42,974 | 4.5% | 42,383 | 4.0% | 43,548 | 4.0% | 2.9% | \$ 128,905 |
| ³ Business Development & Recruitment | 4.4% | 25,079 | 5.6% | 40,753 | 4.5% | 38,676 | 4.0% | 37,673 | 4.0% | 43,548 | 4.0% | 4.4% | \$ 185,730 |
| ⁴ Marketing & Promotion | 6.6% | 37,619 | 8.5% | 60,000 | 7.5% | 64,461 | 8.0% | 75,347 | 7.5% | 81,653 | 7.5% | 7.6% | \$ 319,079 |
| ⁵ Public Safety | 41.3% | 235,401 | 39.2% | 285,000 | 41.0% | 352,385 | 41.0% | 386,153 | 42.0% | 457,257 | 42.0% | 41.1% | \$ 1,716,195 |
| ⁶ Administration | 13.8% | 78,657 | 14.0% | 101,883 | 13.5% | 116,029 | 13.0% | 122,439 | 14.0% | 152,419 | 14.0% | 13.7% | \$ 571,427 |
| ⁷ Audit | 0.9% | 5,130 | 1.0% | 7,277 | 1.1% | 9,454 | 1.5% | 14,128 | 1.0% | 10,887 | 1.0% | 1.1% | \$ 46,876 |
| ⁸ Insurance | 1.0% | 5,700 | 1.5% | 10,916 | 1.0% | 8,595 | 1.0% | 9,418 | 1.0% | 10,887 | 1.0% | 1.1% | \$ 45,516 |
| ⁹ PID Renewal Fee | 0.0% | - | 0.0% | - | 0.0% | - | 0.0% | - | 0.0% | 15,000 | 1.4% | 0.2% | \$ 15,000 |
| TOTAL EXPENDITURES | 87.3% | \$ 497,591 | 85.6% | \$ 620,830 | 91.1% | \$ 782,981 | 90.0% | \$ 847,652 | 90.5% | \$ 985,280 | 90.5% | 89.2% | \$ 3,734,335 |
| FUND BALANCE / RESERVES^{††} | 12.7% | \$ 72,387 | 14.7% | \$ 106,907 | 8.9% | \$ 76,493 | 10.0% | \$ 94,184 | 9.5% | \$ 103,427 | 9.5% | 10.9% | \$ 453,399 |
| TOTAL EXPENDITURES & RESERV | 100.0% | \$ 569,978 | 100.0% | \$ 727,737 | 100.0% | \$ 859,475 | 100.0% | \$ 941,836 | 100.0% | \$ 1,088,708 | 100.0% | 100.0% | \$ 4,187,733 |

The FEDPID assessment rate will be \$0.12 per \$100 of assessed value. The rate may fluctuate annually, up to a maximum of \$0.15. Although FEDPID is expected to maintain a consistent rate year to year.



Far East Dallas Service Plan Expenditures 2026



FEDPID Assessment Timeline

| | |
|---------------------------|---|
| Late July | City receives certified tax values from the County |
| Aug-Sept | City confirms properties within PID and submits assessment roll to County |
| October | Assessment notices mailed with regular property tax bills |
| January (or sooner) | Payments due; same schedule and penalties as regular property taxes |

What the FEDPID will do:

1. Crime Prevention/Public Safety

- a. More Frequent Police Patrol & Public Safety Training
- b. Communication
- c. Property, Business, & Community Meetings

2. Beautification

- a. Litter Clean-Ups
- b. Landscaping Enhancements
- c. Public Art

3. Community Engagement

- a. Townhall Meetings
- b. Annual PID Meetings
- c. Community Events



What the FEDPID will do:

4. Marketing, Communication, & Business Development

- a. Publish newsletters
- b. Publish & bulk mail community Magazine (FRIdays)
- c. Meetings with property/business owners and community members

5. Maintenance of common areas

- a. Insurance coverage of markers
- b. Increase lighting
- c. Pedestrian amenities; benches, fountains, directional signage



6. Enhancement of existing & future public amenities

- a. White Rock Hills Library
- b. Area Parks
- c. White Rock Hills Recreation CENTER
- d. Trails





FEDPID Benefits

1. Increase connectivity of businesses and residents through community events and workshops.
2. Ensure consistent maintenance and improved upkeep of public spaces such as libraries, parks, trails and sidewalks.
3. Focus on improved safety and appearance of streets with landscaping and applying traffic calming methods.
4. Enhance public safety through more frequent off-duty police patrols and Public safety training



Dallas Police Department Extended Neighborhood Patrol (ENP)



ANN BAGLEY
FORMER DALLAS
DISTRICT 7
PLANNING
COMMISSIONER
RESIDENT



Questions & Answers



Invitation to Join FEDPID Board of Directors

If interested, complete
application in your packet.



How do you want Your PID \$pent?

Prioritize the categories in how you would like the PID dollars spent.

1. Please rank the Service Categories in order of priority from 1, 2, 3, 4, & 5 (with #1 being the highest priority). Use each number only once.

_____ Beautification
_____ Crime & Public Safety
_____ Community Engagement
_____ Enhanced Public Amenities
_____ Maintenance of Common Areas

2. Comments