

DOWNTOWN FW

DOWNTOWN FORT WORTH, INC.



2019 ANNUAL REPORT

19





Day or night, Downtown Fort Worth shines.

Special thanks to Rachel Delira, Joseph Haubert, Brian Luenser, and DFWI partners for their photography.

MESSAGE FROM THE CHAIRMAN



2019 was a year of Downtown plan implementation and new plans made - a year of action and forward thinking.

After years of work, TEXRail opened to much fanfare and success. This new way to get to DFW Airport and cities in between has created new mobility and development opportunities.

Construction of the tech-driven Sinclair hotel was completed, Aloft Hotel opened and the AC Hotel began to rise from the ground. Interior demolition started on the Kimpton and Sandman hotel conversions. The addition of these hotels will add 1,062 rooms to Downtown, all of them located between the Fort Worth Convention Center and Sundance Square Plaza.

Significant renovations at the Worthington and Hilton have upgraded these properties. All of these changes in the hospitality market come as the City begins the Convention Center expansion planning process.

Hospitality advancements joined progress in the residential market. After addressing significant site issues, construction started on Burnett Lofts on Cherry Street. The Tandy warehouses were demolished to make way for The Jameson Apartments and developers entered into a contract with the City to purchase the former Airporter site for a new mixed-income development.

Downtown Fort Worth, Inc. expanded the new Public Improvement District Ambassador program, dedicating a new outreach employee to focus on homeless individuals. DFWI also assisted City Planning staff in a significant Downtown rezoning effort to increase density in Downtown, upzoning most of the central business district to H-Downtown.

After a pause, work resumed in earnest on the Trinity River Vision bridges and the Hemphill/Lamar underpass neared completion.

New companies moved into Downtown buildings and DFWI's office high-rise partners funded a Public Improvement District initiated, out of state digital marketing campaign to promote Downtown as a premier DFW office location. To date, that campaign has appeared on select screens more than 20 million times.

In all, 2019 was a glimpse into the future of Downtown Fort Worth. More residential, more hotels, more office, more marketing, and more transportation alternatives are adding more people and momentum to the growth and vitality of our center city.

This annual report shares the story of that momentum and growth, and the work that DFWI members have put into making it happen.

DFWI welcomes new members interested in advancing the cause of Downtown. If you would like to join us, you are welcome to add your voice and creativity to this city-transforming effort.

We look forward to seeing you around Downtown!

“2019 was a glimpse into the future of Downtown Fort Worth. More residential, more hotels, more office, more marketing, and more transportation alternatives are adding more people and momentum to the growth and vitality of our center city.”

A handwritten signature in black ink, appearing to read 'Eddie Broussard'.

Eddie Broussard, Chairman
Downtown Fort Worth, Inc.

ABOUT US

Downtown Fort Worth, Inc. (DFWI) is a 501(c)(6) nonprofit membership organization dedicated to being the catalyst for transforming Downtown into a vibrant place to live, visit, enjoy and conduct business through aggressive leadership of programs, projects and partnerships.

Public Improvement Districts (PID #1 & #14) provide enhanced services to property owners including maintenance and landscaping, public space management, promotions and marketing, hospitality services, outreach, research, transportation, planning and security enhancements to 564 acres of Downtown.

Tax Increment Finance District (TIF #3) is an effective economic development tool that bridges economic gaps in targeted new Downtown development, ensures high quality construction, supports public infrastructure and accelerates new tax increments for all local taxing jurisdictions.

Downtown Fort Worth Initiatives, Inc. (DFWII) is a 501(c)(3) nonprofit corporation that provides a pathway for foundation grants, philanthropic donations and other contributions to help fund charitable, educational and public-purpose Downtown projects.

- PID 14
- PID 1
- TIF 3

STRATEGIC ACTION PLAN

Downtown's progress on fulfilling the objectives of Plan 2023, Downtown's 10-year Strategic Action Plan in 2019, is reported in the pages of this report.

SIX MAJOR FOCUS AREAS:

1 Business
Development

2 Education

3 Housing

4 Retail, Arts and
Entertainment

5 Transportation

6 Urban Design, Open
Space and Public Art

DFWI & DFWII
OPERATIONS
AREAS

PID #1

Public Improvement District #1

Maintenance & landscaping
Downtown Ambassadors
Security Enhancement
Public Space Management
Marketing



172

Units

Hillside Apartments mixed-income residential

12

Acres



TRANSPORTATION
AND PLANNING



PARKS

PLANNING & IMPROVEMENTS
Burnett Park
General Worth Square
Heritage Park

TIF #3

Tax Increment Finance District

DOWNTOWN
ADVOCACY &
PROMOTION

JFK

TRIBUTE IN
FORT WORTH



DESIGN
REVIEW

ARTS

FORT WORTH
MAIN ST.
FESTIVAL



Fort Worth Downtown
NEIGHBORHOOD ALLIANCE

DOWNTOWN
STRATEGIC
ACTION PLAN

PID #14

Public Improvement District #14

RESEARCH

BUSINESS DEVELOPMENT PROGRESS

PLAN 2023 VISION

Downtown Fort Worth will grow as a premier business location by providing a robust economic, intellectual and cultural environment through the supporting infrastructure necessary to retain current and recruit future employers.



\$30.11

Class A office space average rent

\$21.89

Class B office space average rent

88.3%

Office Market Occupancy rate

OFFICE RELOCATIONS, OPENINGS AND ANNOUNCEMENTS

COWORKING SPACE

WeWork 420 Commerce St.
WeWork 505 Main St.
CommonGrounds Workplace
702 Houston St.
CityCentral 600 W 6th St.

22Kill
AFO Capital Ltd.
BBVA
BGE Inc.
Brazos Midstream
Burns & McDonnell
Cordell & Cordell
Crimson Energy Partners IV
D&M Leasing
Divergent Paths Counseling & Wellness
Focused Post Acute Care Partners
Holthouse Carlin & Van Trigt LLP
KMG Chemicals, Inc.
Lindsay Sorensen Counseling, PLLC
Lone Star Ag Credit
Metroplex Counseling
MineralWare
Padfield & Stout LLP
PDA Corporation
Sky Six Associates, LLC
Southland Property Tax Consultants, Inc.
Tokai Carbon CB
USHEALTH Group, Inc.
Weatherford
Whitley Penn Financial, LLP
Youngblood Law, PLLC

PLAN 2023 PROGRESS:

Establish Downtown Fort Worth as a desirable location for emerging businesses.

Incentives

The City Council approved a new incentive policy directed toward new-to-market companies, targeted industry clusters and development priorities, some of these incentives specifically focus on Downtown. Incentive information can be found by visiting dfwi.org/business/incentives.

Downtown Commercial Marketing Campaign

The campaign, funded by Anthracite Realty Partners, City Center Fort Worth, Cousins Properties, Red Oak Realty, Sundance Square, and 777 Main is directed to out-of-market business leaders in cities that have recently exported companies to North Texas. The campaign features Fort Worth's business-friendly environment and highlights reasons that companies succeed here.



T&P Warehouse

The City Council adopted an ordinance canceling the Historic Site Tax Exemption for several historic buildings, including the T&P Warehouse. Public subsidy of this building owner's real estate "hold" has ended.

Preserve historic/cultural buildings as landmarks for Downtown.

Sinclair

The Sinclair Building is now open after undergoing a significant renovation from a Class C office tower to a four-star, 164-room Marriott Autograph Collection Hotel. The Downtown TIF Board approved a \$5 million Chapter 380 Agreement to help address extraordinary historic preservation and rehabilitation work. The hotel is being promoted as the most technologically advanced hotel in America.



714 Main

Construction began on 714 Main after the TIF Board approved an Economic Development Program Agreement for its redevelopment into a 232-room Kimpton Hotel. The developer committed to a minimum \$56M investment, with TIF funds not to exceed \$650,000 for public improvements.



PLAN 2023 PROGRESS:

Facilitate the enhancement and expansion of the Fort Worth Convention Center.

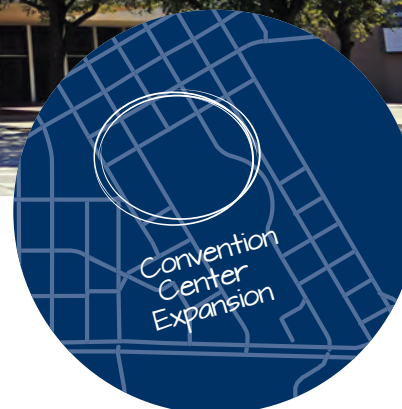
Feasibility studies performed for Visit Fort Worth in 2014 and 2019 show that Fort Worth's convention growth does not reflect the growth of the City and that current facilities do not meet the demand for conventions. Mayor Price and the City Council have formed a committee of civic leaders to help advance the project and select the needed design and construction professionals.

Engage with Steer Fort Worth, Vision Fort Worth and similar young professional initiatives.

DFWI's Marketing & Special Projects Manager, Nicole Fincher serves on the Steering Committee for Vision FW, the YP organization of the Fort Worth Chamber of Commerce. As the Marketing Committee chair, she engaged the organization's 300+ young professionals in the business community by managing the group's social media platforms, promoting events and networking opportunities provided by the Vision FW Steering Committee. Moving into 2020, she now serves as Vice Chair of the Steering Committee. DFWI member young professionals are encouraged to participate in these programs.



The Arena will give way to the Convention Center expansion.





Use market demand analysis of Fort Worth to determine the needs of citizens, visitors, and the hospitality industry.



The Sinclair, an Autograph Collection Hotel

Now Open
512 Main St.
146 rooms
Restaurant: Wicked Butcher



AC Hotel

Under Construction
101 W 5th St.
252 rooms
Opening Q3 2020



Kimpton Hotel

Under Construction
714 Main St.
232 rooms
Opening Q3 2021



Aloft Hotel

Now Open
334 West 3rd St.
180 rooms
Limited service



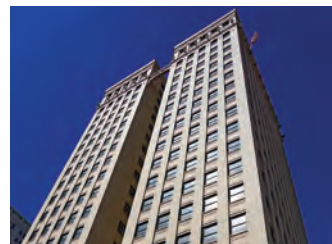
AVID Hotel

Planned
320 Samuels Ave
106 rooms
Limited service



Sandman

Planned
810 Houston St.
240 rooms
Limited service



Hilton Garden Inn

Planned
5th/Jones
150 rooms
Limited service



EDUCATION ED

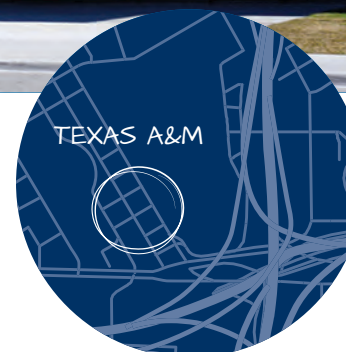


#1

U.S. in improved student quality

Texas A&M School of Law

Texas A&M School of Law purchased four blocks of Downtown for their campus and continues to work on their future plans. At the time of this printing, the university continues to evaluate curricula, land use, and academic and corporate partnerships.



Plan 2023 Vision

Targeted educational programs and new learning institutions in Downtown will focus on current and future industry clusters to attract and hold knowledge-based companies and workers. This effort will maintain Fort Worth's primacy as host to a vibrant and innovative regional workforce, and provide critical lifelong learning experiences for its residents.

PLAN 2023 PROGRESS:

Encourage a new Fort Worth Independent School District STEM school to be established in Downtown.

STEM and VPA School

The Fort Worth ISD welcomed its second class to the new campus at I.M. Terrell. An additional grade will be added each year and the school will have 800 students at full capacity. This new facility is home to FWISD's flagship Science Technology Engineering and Math (STEM) and Visual Performing Arts (VPA) high school.

2019 HIGHLIGHTS

- STEM students visited Facebook HQ as national finalists for Facebook's Engineer for the Week coding competition in early 2019.
- I.M. Terrell Dance Ensemble was invited to perform at the National Dance Festival in Pittsburgh, Pennsylvania.

#8

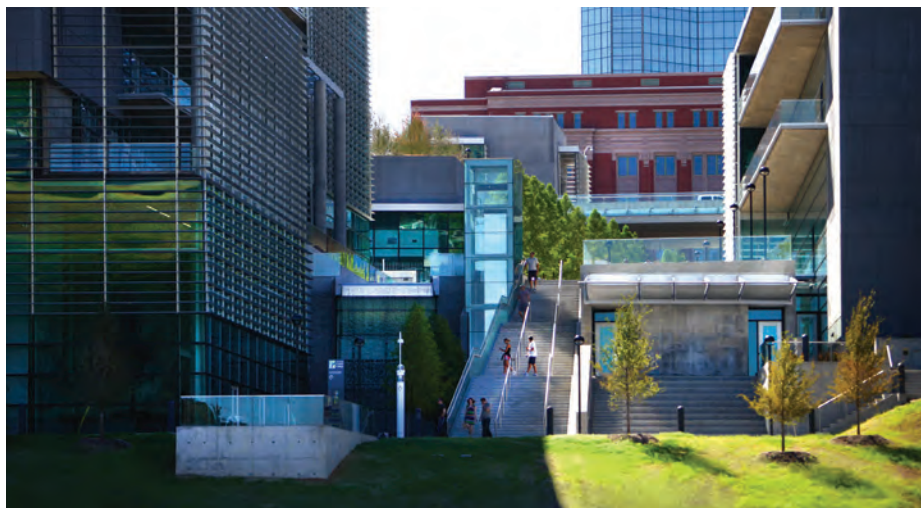
Texas A&M School
top intellectual property
law programs in U.S.
U.S. News & World Report

\$11.7M

Scholarships accepted by
Young Women's Leadership
Academy YWLA

32ND

YWLA ranking in Texas
– Best High Schools,
U.S. News & World Report



Support and promote Nash Elementary and the Young Women's Leadership Academy.

YWLA

In 2019, US News and World report ranks YWLA #32 in the state of Texas and #200 in the nation, out of over 23,000 high schools. The GEMS (Girls Excelling in Math and Science) were recognized on the state and national level in both their STEM and performing arts tracts: the robotics team, Dork Side, competed in the World Championship Robotics competition alongside students from Jamaica, Canada, New Zealand, and China. Engineering students presented at the national #PLTWSummit in San Antonio, the treble choir sent students to the state competition, and Speaker Nancy Pelosi visited YWLA during Women's History Month with Congressman Marc Veasey.

Support existing higher education institutions as plans for future growth develop.

Tarrant County College and Tarleton State University Partnership

TCC and Tarleton State University began a 25-year partnership by opening a shared space at the Trinity River Campus. Tarleton provides upper-level classes on the fifth floor, continuing a long-standing commitment by both schools to provide an affordable, innovative and accessible education for students who want more than an associate degree.



Increase utilization of Central Library.

DFWI staff continues to work with the Central Library Communications Department to promote awareness of programs. Visit www.dfwl.org/events for a current list of programs.

HOUSING

Plan 2023 Vision

The development of multifamily housing in Downtown Fort Worth and the surrounding areas should be intentionally accelerated through targeted incentives and policies supporting this land use. We will set the stage for producing market-warranted housing by removing barriers to development. With a bias toward density and high-quality design, and a variety of price points including workforce-affordable housing and quality owner-occupied and rental housing, we will add to the diverse mix of residents in Downtown and increase the tax base.

PLAN 2023 PROGRESS:

Increase the overall number of residential units in Downtown and adjacent districts. Attract an additional 7,500 units of housing to the greater Downtown area, 2,500 of those units in Downtown.

Housing Study

DFWI commissioned a housing study to determine the feasibility of high-density housing and the long-term supply and demand forecast for Downtown housing. Armed with a better understanding of the long-term opportunities, DFWI and the City of Fort Worth are now able to work with residential developers to achieve strategic objectives.



330

Residential units
added in 2019

90.4%

Occupancy rate

\$1,520

Average apartment rent

\$269k

Median price for Downtown
condominiums & townhomes

Planned, Under Construction and Recently Completed Projects



Cityscape Arts

Now Open
311 Nichols St.
56 units
Developer: Charter Investments LLC.



The Jameson Apartments

Under Construction
700 N. Hampton St.
387 units
Developer: Stonehawk Capital



Rocklyn Apartments

Now Open
637 Samuels Ave
274 units
Developer: Carlton Residential Properties



1000 Weatherford

Planned
1000 Weatherford St.
310 units
Developer: Transwestern Development Company



Burnett Lofts

Under Construction
601 W 13th St.
330 Units
Developer: Catalyst Urban Development, LLC



901 Commerce

Planned
901 Commerce St.
271 units, 27 stories
Developer: Southern Land Company



Encourage the development of affordable workforce housing units in Downtown.

Butler Housing:

Fort Worth Housing Solutions (FWHS) is working with the North Texas Council of Governments to identify access improvements to the 41-acre redevelopment site. Tenant move out has begun and is expected to be complete by year-end 2020. This site will become available for purchase.

Hillside

New 172 Hillside Partners LLC is an FWHS/DFWII joint venture that was created to acquire and operate Hillside Apartments. New 172 Hillside Partners LLC owns the apartments throughout the remaining 18 years of Hillside's extended affordability period. After that, DFWII has a favorable option to purchase the project from the partnership.

RETAIL, ARTS AND ENTERTAINMENT



NEW TO DOWNTOWN IN 2019

Plan 2023 Vision

Downtown Fort Worth should be the most vibrant area of the city, built for our local residents and highly appealing to our out-of-town visitors. Entertainment venues, restaurants, performing and visual arts, live theaters, public art and retail will combine to bring activity throughout the day and night, attracting a great diversity of people with broad interests. These activities enliven our streets, sidewalks and buildings with fun, creativity and inspiration.

PLAN 2023 PROGRESS:

Support retail development; expand current ground-floor retail activity in underutilized buildings.

ICSC RECon

DFWI, in partnership with Sundance Square, the Fort Worth Chamber of Commerce and the City of Fort Worth promoted Downtown Fort Worth as a shopping destination to retailers at ICSC RECon, the world's largest real estate convention. DFWI's State of Downtown, ground-floor retail map and other research materials were distributed.

430+
Events promoted

65k
Unique page views
to Events Page

DFWI.org

Features map-enabled interactive content that allows users to easily explore Downtown and see nearby attractions, parking, events and related news stories.

703k
Unique Page Views

201k+
Total followers
9.8% increase

Coordinate with stakeholders to maximize potential for marketing plans that make Downtown the destination in Fort Worth to attract people at all times.



Instagram

Instagram is one of our fastest growing social media pages. This platform's "stories" feature offers a way to give our followers live coverage of events, promote future events, and direct followers to our DO Downtown blog.



LIKE US

As DFWI continues to find new ways to share the Downtown story, we hope you will assist us by liking and sharing photos and stories. Use #DowntownFortWorth to show us how you DO Downtown.

Seventh Annual Main Table

DFWI's 7th Annual Main Table dinner, presented by Autobahn Fort Worth, was held Sunday, September 22, 2019. The dinner for nearly 500 on beautiful Main Street featured five of Downtown's premier steakhouses – Grace, Reata Restaurant, Del Frisco's Double Eagle Steak House, Ruth's Chris Steak House and The Capital Grille. New for the 7th annual event, guests enjoyed hors d'oeuvres in General Worth Square by Jon Bonell and Waters Restaurant at sunset. DFWI board member and The Capital Grille Managing Partner Gloria Starling chaired the event.



Many thanks to the weather committee!

Autobahn
FORT WORTH



Burnett Park

Through a grant from The Burnett Foundation and a contract with the City of Fort Worth, DFWI provides the administration, management, maintenance and landscaping for Burnett Park.

In 2019, Burnett Park, with funding support from Burnett Plaza, held the following events:



16 Yoga Classes
with the
Downtown YMCA



Quarterly Live
Musicians



Quarterly Lattes
on Location
Coffee Stand



Alchemy Pops
Giveaway



Smoothie Bar



Holiday Celebration
Hot Chocolate &
Carolers

Burnett Park's 100th Birthday Celebration

Hundreds of visitors celebrated Burnett Park's 100th anniversary during a free, day-long community celebration in June 2019. The day started with 100 coffee giveaways in the morning, live music and a 100 cookie giveaway at lunchtime. The festivities ended with a picnic in the park featuring live music by the East Fort Worth Community Jazz Band, games, picnic packages by Ashton Catering, and 100 popsicle giveaways.



MAIN ST. Fort Worth Arts Festival

The 34th MAIN ST. Fort Worth Arts Festival took place April 11-14, 2019 with tremendous audiences for three days of the festival, and an unfortunate weather-related cancellation on Saturday. (The weather committee is on probation.)

MAIN ST. at a glance:

- 203 juried artists selected from 1400 applicants
- 62 local and Texas artists. 83 national, regional and local bands featured on three stages, UT Arlington Stage, the Sundance Square Stage and Hear Fort Worth Stage
- The Young People's Art Fair presented by Tarrant County College showcased young artists ages 7-17
- New Maker's Zone gave youngsters a chance to use their creative talents to build, design, sketch and create
- **Sandi Cochrum** awarded the 2019 Festival & Events Volunteer of the Year

GM Financial Parade of Lights

The 37th edition of the GM Financial Parade of Lights rolled through Downtown on November 24, 2019.

- Title sponsor GM Financial supported a live production of the full parade on TXA-21 and Facebook Live
- Local music scene, curated by Hear Fort Worth celebrated "The Sounds of the Season" theme with performance stage floats
- Grady Spenser and the Work served as 2019 Grand Marshall
- 108 float entries represented corporations and community groups from around Fort Worth
- Over 12,000 reserved seats sold and thousands of people lined the 1.5 mile parade route

*The MAIN ST. Fort Worth Arts Festival and GM Financial Parade of Lights are made possible each year by scores of volunteers and sponsors. A special thank you to our 2019 Festivals and Events Advisory Committee chair, **Nina Petty**, as well as the entire **Festivals and Events Advisory Committee** and the **Event Management Team**.*

Festivals and Events Advisory Committee

Nina Petty - Texas A&M University School of Law

Becky Renfro Borbolla - Renfro Foods, Inc.

David Campbell - Huitt-Zollars, Inc.

Jared Fuller - Ranch Radio

Marilyn Gilbert - Fort Worth Chamber of Commerce

Eric Goodwin - Yates Construction

Tyler Grant - Center for Transforming Lives

Suzanne Groves - Tarrant County College District

Glen W. Hahn - Innovative Developers, Inc.

Grant Harris - Cook Children's Health Foundation

Bruce Mangual - Hilton Fort Worth Hotel

Rachel Marker - ARCTURIS

Kaye Miller - Pier 1 Imports

Carolann Morris - Pinnacle Bank

Martin Noto - Inwood National Bank

Gustavo Peña - BBVA

Gloria Starling - The Capital Grille

Melissa Thompson - Alcon Foundation

Mitch Whitten - Visit Fort Worth

TRANSPORTATION



Transportation Committee

Roxanne Pillar - Huitt-Zollars, Inc., Chair
Rachel Albright - Tarrant Transit Alliance
Scott Arnold - Kimley-Horn
Larry Auth - Omni Fort Worth Hotel
Mike Brennan - Near Southside, Inc.
Kristen Camareno - Tarrant County
Melissa Chrisman - Trinity Metro
Jeff Davis - Republic Title of Texas, Inc.

Peter Elliott - City of Fort Worth
April Escamilla - Kimley-Horn
Sal Espino - Trinity Metro
Maribel Gallardo - Fort Worth Chamber of Commerce
Wayne Gensler - Trinity Metro
JD Granger - Trinity River Vision Authority
Jennifer Grissom - Fort Worth Bike Sharing
Barry Lohr - City Center Fort Worth

Brad Lonberger - Kimley-Horn
Andre McEwing - Tarrant County College
Lisa McMillan - Tarrant County
James Montgomery - Hilton Fort Worth Hotel
Rebecca Montgomery - Fort Worth Chamber of Commerce
Brinton Payne - ACEC
Stacey Pierce - Streams and Valleys
Lauren Prieur - City of Fort Worth

Jennifer Reiner - Dunaway Associates
Samantha Renz - Evolving
Tom Reynolds - Reynolds Cattle Company
Julia Ryan - City of Fort Worth
Russell Schaffner - Tarrant County
Chelsea St. Louis - City of Fort Worth
Robbie Tawil - The Worthington
Renaissance Fort Worth
Dwayne Tidwell - Performing Arts Fort Worth, Inc.

Patricia Ward - Tarrant County Community Development & Housing
Detra Whitmore - Trinity Metro
Mitch Whitten - Visit Fort Worth
Jeremy Williams - City of Fort Worth
John Yeung - Sheraton Fort Worth Hotel and Spa
Donna Young - FWDNA

Plan 2023 Vision

Downtown should be a vibrant and sustainable environment where people of all ages and mobility choices can be accommodated efficiently and safely. Downtown Fort Worth should:

- Be the regional multimodal transportation hub for Fort Worth and Tarrant County.
- Serve as the gateway for those arriving in Fort Worth.
- Fully integrate pedestrian, transit, automobile and bicycle infrastructure and networks within the Downtown core.
- Have substantial linkages connecting to both the region and surrounding neighborhoods.

PLAN 2023 PROGRESS:

Adopt a regional rail plan and develop a comprehensive regional transit plan.

TEXRail

Service on the new 27-mile commuter rail connecting Downtown Fort Worth to DFW International Airport began in January 2019. During opening weekend, more than 11,000 passengers rode TEXRail. Ridership increased to 8,000 daily riders by the end of 2019. Trinity Metro received funding to expand the rail by 2.1 miles south into the Near Southside.

Develop a comprehensive central city transit strategy and system that connects regional rail at the Fort Worth Central Station and the T&P Station through Downtown to the surrounding communities in conjunction with a regional transit plan.

City of Fort Worth Transit Moves

To increase transit's role in Fort Worth's overall transportation system, the City implemented Transit Moves | Fort Worth. The comprehensive long-range plan for improving the City's transit system is comprised of four main elements: a vision for improvements through 2045, specific improvements to be implemented, new funding sources, and governance changes to facilitate the plan. The consultant

presented three scenarios for improvements ranging from incremental improvements to a visionary scenario that includes high-capacity transit, local bus service, and regional and commuter services. The DFWI Transportation Committee and the DFWI Board of Directors endorses the "Visionary City" Scenario. For more information: transitmovesfortworth.com.



Work with City and Trinity Metro to evaluate, develop and enhance bicycle infrastructure.

Bike Share

DFWI supports Fort Worth Bike Sharing (FWBS) through an annual sponsorship of \$10,000 and representation on the FWBS Board of Directors. Fort Worth Bike Sharing added 50 electric bikes to their fleet in April. These bikes offer an easier ride with less pedaling while getting you farther faster. The electric bikes are zero emission, and cost the same to ride as their classic bikes.

Dockless Bikes/Electric Scooters

DFWI continued to oppose the encroachment of dockless bikes and electric scooters. DFWI's Transportation Committee and the DFWI Board of Directors directed staff to advocate for continued support of the existing bike share system. While supportive of micro mobility options, the committee and the board continue to express dissatisfaction with dockless option safety and inventory management on public property.

Working with stakeholders, create a long-term strategy/master plan to improve and enhance pedestrian and permanent transit connections.

TPW Monthly Coordination Meetings

DFWI staff and members of the Transportation Committee meet monthly with City of Fort Worth Transportation and Public Works staff to ensure active and strategic coordination of planned improvements and maintenance in Downtown.

18

Downtown Bike
Share Stations

50

Electric bikes

15,000

Users took 58,300 trips

11 M

Calories burned

Work with Trinity Metro and adjoining districts to identify funding and operational strategies for the expansion of a Downtown circulator.



The DASH

Trinity Metro, with funding provided by both public and private partnerships, began service between Downtown and the Cultural District in September 2019. The DASH is Trinity Metro's first battery-electric bus with zero emissions. This quiet ride links two districts along the 7th Street corridor and operates at 15-minute headways.

Molly the Trolley

Molly the Trolley continues to provide a free route around Downtown. The circulator provides connections between Fort Worth Central Station, the Fort Worth Convention Center, and Downtown destinations including Sundance Square, Downtown hotels, commercial office buildings and the T&P Station. Molly the Trolley is partially subsidized by Downtown business partners and sponsors including Visit Fort Worth, Sundance Square/Henry S. Miller and DFWI.

Complete the Hemphill-Lamar extension.

Hemphill Lamar Connector

The City of Fort Worth anticipates opening the new vehicular, pedestrian and bicycle connection between Downtown and the Near Southside in spring 2020. The underpass will strengthen the connectivity and walkability between districts. The project includes green walls, wide sidewalks, enhanced lighting, bike lanes, and a public art piece entitled "Flight" by nationally renowned artist Dan Corson.

Improve wayfinding.

Educational Wayfinding

At the suggestion of County Commissioner Roy C. Brooks, DFWI was encouraged to add supplemental signage for educational institutions. In early 2019, new signs, funded by PID #1, were fabricated. The signs were installed by the City of Fort Worth.

Lancaster Avenue – T&P Passage

The Tax Increment Reinvestment Zone District 8 (TIF 8) Board approved \$1.7M in funding for the Lancaster Avenue - T&P Passage project. DFWI issued a Request for Proposals and, in early 2020, selected a landscape design, engineering and build team for pedestrian improvements between Lancaster Avenue and the Trinity Metro T&P Platform. A selection committee, including property owners along Lancaster Avenue will guide the project. TIF 8 entered an agreement with DFWI to serve as project manager.

Downtown Access and Circulation Study implementation.

Lamar Two-Way Conversion

The conversion from one-way to two-way is a recommendation from the 2013 Downtown Area Circulation Study that supplemented Plan 2023. The project includes converting Lamar from Fifth Street to Texas Street to two-way traffic in order to provide a better connection into Downtown from the Hemphill-Lamar Connector, a major new connection for vehicles, pedestrians and bicycles between two districts. Two-way conversion of Lamar should be complete before the tunnel opens.

Encourage a more efficient and customer-oriented approach to on-street parking and use of parking garages.

Free Public Parking

In 2019 the Downtown TIF leased space in five private garages to provide free public parking to support Downtown's retail, dining and entertainment venues. The TIF has 3,611 free evening/weekend parking spaces open to the public in those garages. The TIF has obligated funds to ensure ample free night/weekend parking through 2025.

- Sixty-four 2½-hour free spaces are available in the Sundance Square 3rd Street garage for patrons of the Fort Worth Library with library validation.
- Free and pay public options can be found at fortworthparking.com.

**Free and pay
public parking
fortworthparking.com**

URBAN DESIGN, OPEN SPACE AND PUBLIC ART



Plans for Paddock Park and Heritage Plaza renovations are gaining traction.

DFWI Design Review Committee

Raul Pena - TranSystems, Chair
Jerry Bolz - Worth Commercial Real Estate
Henry Borbolla - Ciera Bank
Christopher Brim - Jacobs
Johnny Campbell - City Center Fort Worth
Nathan Carruth - Jacobs

Jack Clark - Red Oak Realty
Mark Dabney - BokaPowell
Les Edmunds - Komatsu Architecture
Gannon Gries - Bennett Benner Partners
Brad Lonberger - Kimley Horn
Jim Manskey - TBG Partners

Rachel Marker - ARCTURIS
Nina Petty - Texas A&M University
School of Law
Jeff Taylor - Dunaway Associates
Joy Webster - MorningStar Oil & Gas
Mitch Whitten - Visit Fort Worth

281

DORB Cases Reviewed

2023 Vision

Downtown's urban design, open spaces and public art should promote community pride and engagement, attract national and international acclaim, add vitality and foster intellectual stimulation. It should reinforce activity both day and night by providing a high-quality environment defined by intriguing design and arts – permanent and temporary, contemporary and historic.

The public realm of Downtown should:

- Be clean and feel safe.
- Be walkable with engaging pedestrian rhythm.
- Be everybody's neighborhood.
- Be highly appealing to all ages.
- Be connected.
- Be fun and creative.
- Provide an environment that encourages relationships and partnerships.
- Be timeless.

PLAN 2023 PROGRESS:

Encourage high-quality overall design of Downtown.

Downtown Design Standards

The DFWI Design Review Committee provides recommendations to cases that need DDRB approval. DFWI staff works closely with city staff and the DFWI Downtown Design Review Committee to review Downtown Design Review Board (DDRB) cases. In 2019, **281 DDRB** cases came before the committee; 264 of the cases were approved administratively.

Heritage Park and Paddock Park



DFWI continues to work with City leadership to advance the Heritage Park effort. Construction plans for Heritage Park Plaza are 95% complete and we consider this aspect "shovel ready." DFWI has received support for the broader area's Master Plan Concept that includes safer pedestrian connections around the Courthouse, an improved Paddock Park and new signature attractions that connect Downtown and the river.

95%
of construction
plans completed

If funding for the next phase of design is approved by the City Council and local private donors, DFWI and Streams and Valleys will partner on a fundraising and advocacy program. Advocacy will include seeking support from City Council for 2022 Bond Program inclusion.

General Worth Square

DFWI manages the maintenance of General Worth Square and the JFK Tribute in Fort Worth. DFWI supports the idea that this space, redesigned in some way, would be an important addition to the expanded Convention Center.

Encourage the installation of public art throughout Downtown.

Iconic Artworks Initiative

In August 2019, the City Council adopted the Iconic Artworks Strategic Plan developed by the Fort Worth Art Commission. The strategic plan addresses the location of potential iconic art in the vicinity of the Convention Center and General Worth Square as recommended in the 2017 Fort Worth Public Art Master Plan Update. It is anticipated that the artwork will be a consideration of the Fort Worth Convention Design Review Committee.

Municipal Court Building

On January 18, 2020, Riley Holloway's glass artwork, which reflects themes of social justice and equality of Fort Worth's diverse citizenry, was installed over the three sets of doors leading into the lobby of the Municipal Court Building.

Update the Downtown Parks and Open Space Plan to incorporate Strategic Action Plan recommendations.

Park Plan

The current Downtown Parks and Open Space Plan was drafted in 2007. Significant population growth in Downtown, increased hotel construction, convention bookings and Downtown's emergence as a regional destination make the 2007 plan obsolete. Plan 2023 calls for an update to the plan. A new masterplan would help elevate Downtown parks to the next level and secure significant community participation and aid funding efforts. DFWI is pursuing the new Downtown Parks Masterplan idea.



Encourage high-quality overall design of Downtown.



First United Methodist Church

During 2019, the First United Methodist Church planned for their campus renovation and expansion. The project will expand the existing building to include additional sanctuary space, a fellowship rotunda, a multipurpose space, and an expanded children's area that includes a new playground. The project will also include improved streetscape elements.

City Hall and Library Consolidation and Expansion

In the summer of 2019, the City of Fort Worth unveiled preliminary ideas regarding the current City Hall, the Central Library and other municipal offices located both in and out of Downtown. The plan consolidates and modernizes city functions, while maximizing the value of property. Funding to implement the plan could be part of the 2022 Bond package.

H Zoning

In February 2019, the City Council approved the rezoning of most of the H-eligible area to H Zoning. DFWI worked with the city closely on property owner communication and public meetings. This effort, which will simplify the developer process, was a strategy in the City's Economic Development Plan.

Construction Policy Standards

DFWI staff, City staff, Downtown stakeholders and contractors worked to identify ways to improve construction staging to maintain a safe and convenient pedestrian, motorist, and business friendly atmosphere. The team drafted "Compliance Guidelines for Construction in Downtown" to provide a clear and comprehensive document detailing construction project expectation. The guidelines, adopted by the City Council in December 2019 can be found by visiting dfwi.org/business/downtown-design-standards/construction-guidelines.

First on 7th

First on 7th Street received DDRB approval for their plans for its outdoor plaza enhancements that include seating and plantings that complement the extensive renovation of the ground floor of the building. The renovation includes new ground floor retail including Neighbors House Grocery, Buon Giorno Coffeehouse & Roastery, and a restaurant.



Increase the prominence and usefulness of Downtown open spaces and parks and create new park and green space opportunities.

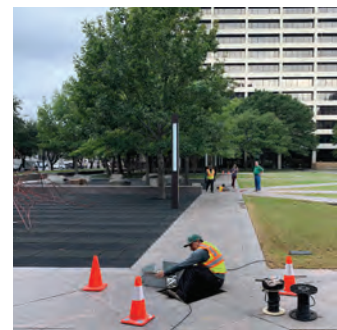
Park Dedication Fees

DFWI staff worked closely with the Parks & Recreation Department on the new Parks Dedication Policy, which was adopted in spring 2019. Quarterly discussions with administrators occur to ensure coordination on new residential development projects in Downtown, design, maintenance and improvements.

New Lights in Burnett Park

In an effort to enhance aesthetics and increase nighttime visibility for Burnett Park visitors, new energy-efficient LED lights were installed in the park in May. Designed in-house at DFWI, these lights were manufactured specifically for Burnett Park's unique light poles. The new design eliminates the original fixtures' "hot spots" and casts an even light throughout the park.

New in-ground LED lights were installed in Burnett Park in October. These new energy-efficient lights require less maintenance, and can be programmed to display thousands of color options. The Burnett Foundation provided funding for the new lights.



Public Improvement Districts #1 & #14



Fort Worth Public Improvement Districts #1 and #14, administered by DFWI, offer a comprehensive program of enhanced services including maintenance and landscaping, hospitality, security, market research, outreach, public space management, communications and marketing, transportation solutions and planning.

PID #1 Advisory Board

Larry Auth - Omni Fort Worth Hotel, Chair
Rita Aves - Oil & Gas Building
Johnny Campbell - City Center Fort Worth
Gary Cumbie - The Cumbie Consultancy
Jim Finley - Finley Resources Inc.
Taylor Gandy - Ron Investments, Ltd

Marie Holliday, DMD - Flowers to Go in Sundance Square
Walter Littlejohn - The Fort Worth Club
Michelle Lynn - Building Owners & Managers Association
Renee Massey - Red Oak Realty
Don Perfect - ONCOR

Robbie Tawil - The Worthington Renaissance Fort Worth Hotel
Karen Vaughan - Nine Oak Investments
Joy Webster - MorningStar Capital
John Yeung - Sheraton Hotel Fort Worth

PID #14 Advisory Board

Tom Struhs - Westford Builders, Chair
Kent Bogle - Villa de Leon
Jeff Fulenchek - Carleton Residential Properties
Anthony Renda - Trinity Bluff Development, LTD.
Jed Wagenknecht - TownePlace Suites by Marriott

Maintenance and Landscaping

PID #1 contractors provide approximately 150 man-hours of streetscape maintenance each day.



Pressure wash sidewalks



Paint benches and light poles



Graffiti removal



Tree Trimming



Tree light installation



Grackle discouragement



Mowing, weed eating
leaf pick up



Trash collection



Post event clean up

Spring Landscape Planting

PID #1 crews are responsible for the care and maintenance of approximately 13,500 square feet of planters. Over 75,000 flowering plants are replaced annually.

73

Miles of streets
Downtown
swept weekly

81

Cubic feet
recyclable col-
lected weekly

15,000

Square feet of sidewalks
power washed weekly



Fort Worth's grackle
abatement program in
numerous U.S. cities

75k

Flowering plants
replaced annually

Security Enhancement

PID #1 funds and provides support for a number of security enhancement programs, including the Downtown Fort Worth Police Mounted Patrol Unit, Downtown Security Group and the Fort Worth Police Bike Support Group.

DFWI staff member Matt Beard serves as the Chairman of the Fort Worth Police Bike Support Group and participates in the Downtown Security Group.



Light Pole Painting

The second phase the light pole painting project continued in PID #1 throughout 2019. Since the start of the program, 30 intersections have been painted to a glossy black finish.

Downtown Banner Program

The Downtown Banner Program is administered by DFWI. These banners provide display space on Main, Houston and Throckmorton streets. The program offers nonprofit organizations an opportunity to market their special events to downtown pedestrians and motorists.

General Worth Square

PID #1 provides limited maintenance and landscaping services for General Worth Square and the JFK Tribute in Fort Worth. Maintenance and repairs to the JFK Tribute are funded through a private endowment established by DFWI for the Tribute at the time of construction.



Downtown Ambassadors

Here to Help! The Downtown Ambassadors assist visitors, Downtown residents, office workers and guests, creating a friendly and welcoming environment. The 12-person team also serves as extra sets of eyes and ears on the street, discouraging poor behavior and reporting problems when found.

Hospitality Services	Directions	Referrals to Social Services
Referrals to Safety Providers	Clean Team Coordination	Outreach

Downtown Ambassadors are on duty from 7 a.m. to midnight, seven days a week. Call 817-484-3723.

FWDNA

Facilitated by DFWI and PID #1, the Fort Worth Downtown Neighborhood Alliance (FWDNA) is instrumental in keeping Downtown residents informed and involved through various events and initiatives. In 2019, the FWDNA collaborated with the Amon G. Carter, Jr. Downtown YMCA to raise over \$10,000 to support playground improvements at their childcare center.



MyFW App

Fort Worth residents and visitors now have a quick and easy way to report issues to the City. Through the new My Fort Worth (MyFW) app, residents can report issues like graffiti, potholes or malfunctioning traffic signals using photos, a brief description, and a map-based location feature. The status of the request can then be viewed in the app, and users will receive a notification when the request is complete. MyFW is now available for download on the App Store or Google Play. Please use this app to report Downtown issues that need to be addressed.



PID #14

Fort Worth Improvement District #14 was established in June 2009. District contractors provide sidewalk maintenance, supplemental weekly trash pickup, power washing and Ambassador service across the 33 acres of PID 14. The PID also provides brackets and banners on the light poles that identify the neighborhood as "Uptown Fort Worth."



Staff Development

Matt Beard Attends IDA Operations and Security Summit

In April, Matt Beard, DFWI Director of Public Improvement Districts, attended the inaugural International Downtown Association (IDA) Operations & Security Summit. The Summit concentrated on clean and safe teams, public safety, homelessness and strategies that affect the public realm through smart city techniques.

Becky Fetty Attends IDA Emerging Leaders Fellowship

IDA selected Becky Fetty, DFWI Director of Marketing and Membership, along with 29 other urban place managers from around the world for the 2019 Emerging Leaders Fellowship program. Becky spent a week in New York City cultivating downtown leadership skills during the intensive training program.

65th Annual IDA Conference and Tradeshow

DFWI staff joined over 950 industry professionals in Baltimore, Maryland in October for IDA's 65th Annual Conference and Tradeshow. Worldwide industry leaders convened to discuss emerging trends, leadership challenges, homelessness advancements and public space management techniques.



MEMBERSHIP



37th Annual Meeting

DFWI is a member-driven, not-for-profit organization. Member leadership is the core of DFWI's effectiveness and the organization relies on member participation.

Membership is an opportunity for Downtown stakeholders, businesses, property owners, retailers, nonprofit organizations and individuals to support and participate in the vitality of Downtown Fort Worth.

DFW Annual Meeting

Annual Meeting – On April 9, 2019, over 580 leading business, government and industry professionals attended DFWI's 37th Annual Meeting featuring Former Colorado Governor and then presidential candidate John Hickenlooper.

If you are not already a member, we invite you to join today. Contact Becky Fetty for more information: beckyf@dfwi.org.

SPECIAL THANKS TO OUR 38TH ANNUAL MEETING SPONSORS

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GOLD SPONSORS



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Balcom Agency

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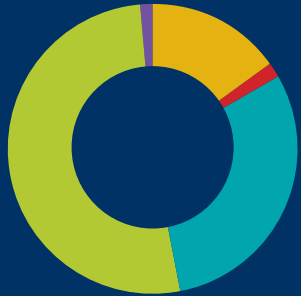
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Arrie Mitchell
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Barbara Sprabary
Executive Assistant/Office Manager

**PLUS 22 Downtown
Ambassadors
and Clean Team**

REVENUES



DFWI Administration	15%
TIF Administration	1.7%
TIF Board Obligations	30.4%
PID #1	51.7%
PID #14	1.2%



Festivals & Events	83.3%
Downtown Parks	14.6%
Housing	0%
Investments	2.1%

DOWNTOWN FORT WORTH, INC. - 501(c)(6)

REVENUES:

DFWI Administration	\$859,026
TIF Administration	99,878
TIF Board	1,749,399
PID #1	2,972,266
PID #14	66,361
Total	\$ 5,746,930

EXPENSES:

DFWI Administration	\$ 830,647
TIF Administration	99,878
TIF Board	1,749,399
PID #1	2,972,266
PID #14	66,361
Total	\$ 5,718,551
Net Income	\$28,379

DOWNTOWN FORT WORTH INITIATIVES, INC. - 501(c)(3)

REVENUES:

Festivals & Events	\$ 2,017,660
Downtown Parks/Public Art	352,832
Housing	30
Net Investments	52,114
Total	\$ 2,422,636

EXPENSES:

Festivals & Events	\$ 2,227,532
Downtown Parks	346,014
Housing	36,599
Total	\$ 2,610,145
Net Income	(\$ 187,509)



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