

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: The Mayor and City Council of the City of Arlington, Texas

PETITION REQUESTING ESTABLISHMENT  
OF A TOURISM PUBLIC IMPROVEMENT DISTRICT (TPID)

The undersigned petitioners who are owners of real property in the hereinafter described tourism public improvement district hereby request that the City Council of the City of Arlington, Texas, initiate and establish a tourism public improvement district (TPID) under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 (The 'Act'), so that the powers granted under the Act may be exercised by the City of Arlington.

_____ Signature of owner or authorized representative	_____ Date
_____ Title of signatory to this document	
_____ Name of hotel property and property address (es); may attach a separate sheet for multiple addresses	
_____ Printed name of owner or authorized representative	

The individual whose signature appears represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named. Petitions should be returned on or before **June 17, 2016**.

*Return original executed petitions to:*

**Attention: Mary German  
1905 East Randol Mill Road  
Arlington, TX 76011**

**In support of this petition, the petitioners show and understand the following:**

- (1.) District Name.** The proposed district would be known as the “Arlington Tourism Public Improvement District.”

  - **District Location.** The District is located wholly within the City of Arlington, TX (the “City”), a Texas home rule municipality. The proposed boundaries of the proposed assessment district shall solely include non-contiguous hotel properties with 75 or more rooms within the City of Arlington.
- (2.) Purpose of the District.** The purpose of the District is to enhance services, undertake certain improvements, in particular, special supplemental services relating to District marketing, business recruitment, and promotional activities authorized by the Act for improvement and promotion of the district, including the provision of incentives by the to-be-formed Arlington Tourism Public Improvement District Corporation through the Arlington Convention and Visitors Bureau to organizations to encourage them to bring their large and city wide meetings to Arlington and to fund marketing by the to-be-formed Arlington Tourism Public Improvement District Corporation through the Arlington Convention and Visitors Bureau to increase hotel stays within the City.
- (3.) Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, is based on the sale of hotel nights by the hotels with 75 or more rooms that are located within the District as determined by the Arlington City Controller. The annual assessment rate for all hotel properties with 75 or more rooms within the district shall not exceed two percent of the price paid to hotels for a room in a hotel, which reflects the special benefits accruing to the property because of the services and improvements provided by the District.
- (4.) Estimated Cost: No Bonded Indebtedness.** During a proposed ten (10) year period, the estimated annual cost of improvements and services provided by the District are estimated to range from two million to six million dollars (\$2,000,000 to \$6,000,000) annually; however, in no event shall the assessment rate exceed two percent of the price paid to hotels for a room in a hotel. The district shall not incur bonded indebtedness. See the attached preliminary ten (10) year budget for total estimated collections. The service plan budget and assessment rate are subject to annual review by the to-be-formed Arlington Tourism Public Improvement District Corporation and are subject to an annual public hearing and approval by the Arlington City Council.
- (5.) Apportionment of Cost Between the District and the Municipality as a Whole.** The District shall pay the cost of the supplemental services described in this petition by assessment against the hotels with 75 or more rooms within the district.
- (6.) District Management.** The District shall be managed by the to-be-formed Arlington Tourism Public Improvement District Corporation, a nonprofit corporation to be created under Texas law and tax-exempt under the provisions of section 501(c) of the Internal Revenue Code. The said corporation will carry liability insurance in amounts and covering risks approved by the City and will indemnify the City against losses resulting from acts or omissions of the manager of the corporation and those for whom the manager of the corporation is responsible. The Arlington City Council will review and approve annually the service plan and assessment plan, determine and levy assessments and conduct other functions as required by the Act, and the to-be-formed Arlington Tourism Public Improvement District Management Corporation will manage the District pursuant to a contract with the City. The

Arlington Tourism Public Improvement District Management Corporation shall have the authority to make minor adjustments of up to ten percent of the funds within approved budget categories of the adopted service plan.

- (7.) Advisory Board.** An advisory body may be established to develop and recommend an improvement plan to the governing body of the municipality. However, the district shall be managed through a contract between the City and the to-be-formed Arlington Tourism Public Improvement District Management Corporation.
- (8.) District Dissolution.** The District shall automatically dissolve in ten years unless renewed or dissolved through the petition and approval process as provided by the Act.
- (9.) Request for Establishment of the Arlington Tourism Public Improvement District.** The persons signing this petition request and concur with the establishment of the District and authorize the to-be-formed Arlington Tourism Public Improvement District Management Corporation to implement the detailed provisions and conditions of the District, except that assessments will not exceed two percent of the price paid to hotels for a room in a hotel and the initial term will not exceed ten years.
- (10.) Sufficiency of Petition.** This petition will be sufficient if it is signed by:

  - (a) The record owners of taxable real property liable for assessment under the proposal who constitute:

    - a. More than 60 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and
    - b. More than 60 percent of:

      - i. All record owners of taxable real property that are liable for assessment under the proposal; or
      - ii. The area of all taxable real property that is liable for assessment under the proposal.
- (11.) Action Requested.** The petitioners hereby request that the City Council do the following:

  - (a) Determine that this petition meets the requirements of the Act;
  - (b) Make findings by resolution as to the advisability of the nature of the proposed improvements and/or services, the estimated cost, the boundaries of the improvement district, the method of assessment, and the apportionment of costs between the proposed district and the City as a whole;
  - (c) Give proper notice and hold a public hearing on the advisability of establishing the district and providing the proposed improvement and/or services;
  - (d) By no later than June 28, 2016, adopt a resolution authorizing establishment of the improvement district in accordance with its findings as to the advisability of the improvements and/or services;
  - (e) Take any and all other steps necessary to the establishment of the district; and
  - (f) Work with the to-be-formed Arlington Tourism Public Improvement District Management Corporation regarding other details and provisions to implement the district.
- (12.) Headings.** The headings of the paragraphs contained in this Petition are for the convenience of the reader and do not constitute a part of this Petition. This petition may be executed in multiple counterparts.