

Panther Island PID Advisory Board

June 26, 2026



Agenda

1. Introductions
2. Update on Central City – Panther Island Progress
3. Overview of PID and Advisory Board Responsibilities
4. FY2026 Pre-Assessment Budget
5. FY2027 Draft Budget and Service Plan
6. Proposed Meeting Schedule



1. Introductions



2. Central City Flood Control and Panther Island Progress



Federal Funding





What is the Panther Island Vision 2.0?

(PantherIsland.com)

- Partnership of TRWD, CFW, Tarrant County, TCC, Streams and Valleys, DFWI, and Real Estate Council to refresh:
 - Urban Design Framework
 - Open Space Network
 - Waterfront Conditions
 - Road Network
 - Transit Network
 - Pedestrian Network
 - Bike Network
 - Cultural/Community/Amenity Anchors
- Informing City update of the Form Based Code



What is the Panther Island Project?

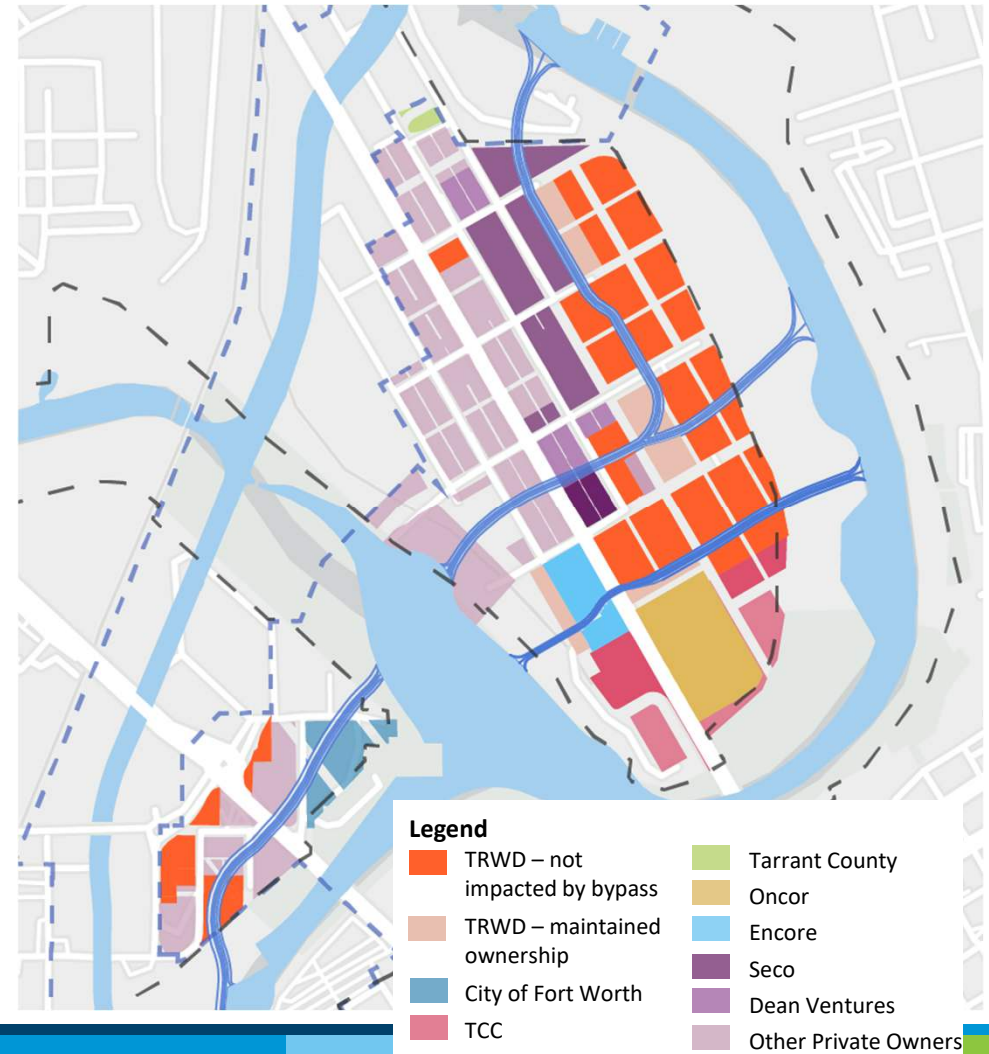
Construction of:

- **Canal system** to address drainage (TRWD)
- **Open space** of paseos and park-like amenities (TRWD/Developers)
- **Street network** (City/Developers)
- **Canal bridges** for vehicles, bicycles and pedestrians (City/NCTCOG)
- **Private development** to spur economic growth



Developable Acreage

Property Owner	Approx. Developable Acreage
TRWD	36
City of Fort Worth	3
Tarrant County College	8
Tarrant County	0.4
Oncor	8
Total Private Property Owners	49
Total Acres	105



Phase I

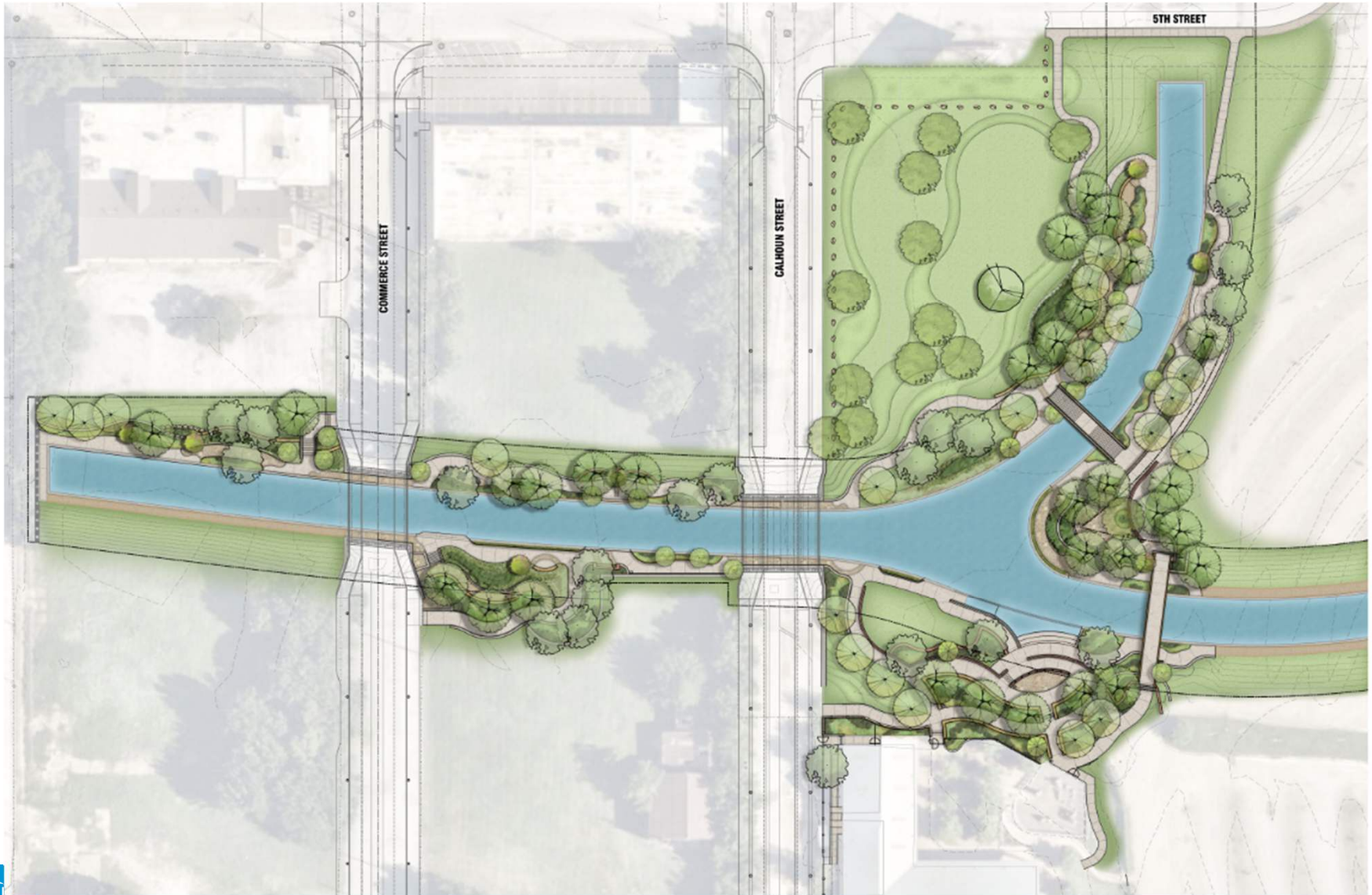
- Leverages **Seco's first phase**
- Honors Vision 2.0 with **park** as neighborhood catalyst
- Supports activation with **existing pavilion and playground**



Image courtesy of Lake Flato & OJB Landscape











Proposed Development



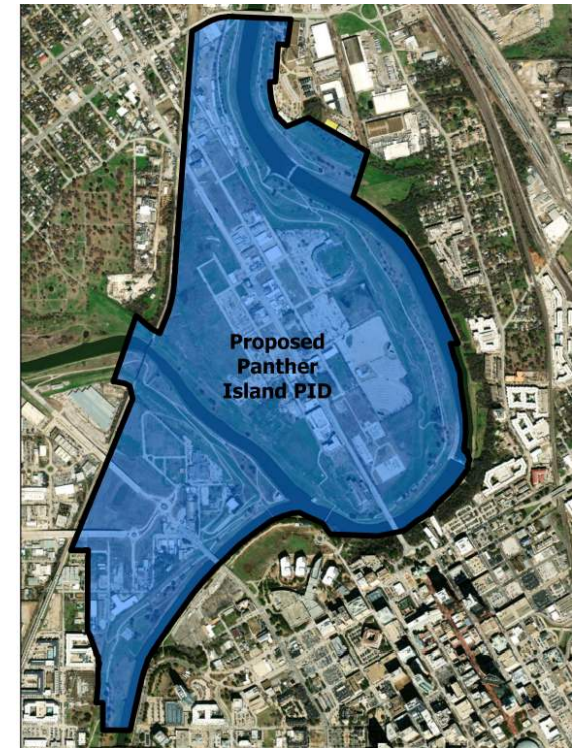
N. Main St.

3. Public Improvement District



Panther Island Public Improvement District

- **Created** by Fort Worth City Council in February
- Tarrant Regional Water District and City of Fort Worth **voluntarily participating**
- **Purpose:**
 - Enhanced maintenance
 - Security
 - Marketing
 - Events
 - Minor capital improvements
- **Advisory Board/Property Owner meeting** in early summer to review proposed budget and service plan
- City Council consideration of **first assessment** in August



4. FY2026 Pre-Assessment Budget



Five-Year Itemized Estimate of Revenues and Expenses

PETITION DRAFT 2025-10-06 Panther Island O-PID Budget (Estimated based on 2025 tax roll w/o partial tracts and prior to advisory committee budget development)

	2026 - Pre-Assessment	2027	2028	2029	2030	2031
Assumed Rate for Private Property	\$0.05	\$0.05	\$0.05	\$0.165	\$0.165	\$0.165
Significant Investment Tiers				\$50,000,000.000		\$50,000,000.000
Revenues						
PRIVATE ASSESSMENTS/CONTRIBUTIONS	0	53,141	55,798	285,047	313,551	427,407
<i>Voluntary Contributions (anticipated)</i>	0					
<i>Private Assessments</i>	0	53,141	55,798	285,047	313,551	427,407
PUBLIC ASSESSMENTS/CONTRIBUTIONS	153,620	156,692	159,826	257,022	262,163	267,406
*pending approval by their governing bodies.						
**does not account for gradual disposition of property to private developers						
Total Revenues Available for Use	153,620	209,833	215,624	542,069	575,714	694,813
Use of Fund Balance	0	0	0	0	0	8,319
Total Revenues Available for Use	153,620	209,833	215,624	542,069	575,714	703,131
Expenses						
Management Fee	0	0	0	100,000	104,000	108,160
Operation & Maintenance	57,000	75,000	75,000	275,000	290,000	375,000
Security	0	30,000	31,200	40,000	41,600	70,000
Marketing	10,000	20,000	21,000	30,000	31,500	33,075
Public Events	50,000	50,000	50,000	75,000	75,000	100,000
Reserve Funding (Initial)	30,260	0	0	0	0	0
City Audit	3,000	3,000	3,000	3,000	3,000	3,000
City Administrative Fee (2.0%)	3,005	3,560	4,312	10,841	11,514	13,896
Total Budgeted Expenses	153,265	181,560	184,512	533,841	556,614	703,131
Contribution to Fund Balance	355	28,273	31,111	8,228	19,100	0
Total Expenses	153,620	209,833	215,624	542,069	575,714	703,131
Net Change in Fund Balance	30,615	28,273	31,111	8,228	19,100	-8,319
Estimated Fund Balance (EOY)	30,615	58,888	89,999	98,227	117,327	117,327
Reserve Requirement (16.67% of FY BE)	30,260	30,752	88,974	92,769	117,189	117,189
Over (Under) Reserve	355	28,136	1,026	5,458	138	138

5. Draft FY2027 Budget



**City of Fort Worth
Five Year Service Plan**

Public Improvement District No. 23 - Panther Island

	<u>FY 26/27</u>	<u>FY 27/28</u>	<u>FY 28/29</u>	<u>FY 29/30</u>	<u>FY 30/31</u>
REVENUES					
PID Assessments	\$ 20,858	\$ 54,752	\$ 54,752	\$ 354,284	\$ 527,888
COFW Assessments	663	683	717	752	790
TRWD Assessments	126,218	132,529	139,155	146,113	153,418
Tarrant County Assessments	24	24	26	27	28
Tarrant County College Assessments	15,490	15,955	16,753	17,590	18,470
COFW Payment In-Lieu of Services	-	80,000	84,000	88,200	92,610
PID Generated Revenue	-	50,000	52,500	55,125	57,881
Total Budgeted Revenues	\$ 163,252	\$ 333,942	\$ 347,902	\$ 662,091	\$ 851,086
Use of Fund Balance	\$ 53,848	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 217,100	\$ 333,942	\$ 347,902	\$ 662,091	\$ 851,086
EXPENSES					
City Administrative Fee	3,265	6,679	6,958	13,242	17,022
Management Fee	-	-	-	-	100,000
Capital Improvements	-	-	-	50,000	100,000
Operations and Maintenance	50,000	50,000	50,000	100,000	105,000
Landscaping	-	140,000	140,000	200,000	210,000
Security Enhancements	50,000	50,000	50,000	52,500	55,125
Marketing	60,000	15,000	15,000	30,000	31,500
Public Events	50,000	52,500	52,500	100,000	105,000
Utilities	-	10,000	10,000	10,500	11,025
-	-	-	-	-	-
-	-	-	-	-	-
Audit and Compliance	3,835	4,027	4,228	4,439	4,661
Total Budgeted Expenses	\$ 217,100	\$ 328,206	\$ 328,686	\$ 560,681	\$ 739,333
Contribution to Fund Balance	\$ -	\$ 5,736	\$ 19,215	\$ 101,410	\$ 111,752
Total Expense	\$ 217,100	\$ 333,942	\$ 347,902	\$ 662,091	\$ 851,086
Net Change in Fund Balance	\$ (53,848)	\$ 5,736	\$ 19,215	\$ 101,410	\$ 111,752
Estimated Fund Balance, Beginning of Year	\$ 124,103	\$ 70,255	\$ 75,991	\$ 95,207	\$ 196,617
Estimated Fund Balance, End of Year	70,255	75,991	95,207	196,617	308,369
Reserve Requirement	54,712	54,792	93,466	123,247	123,247
Over (Under) Reserve	\$ 15,543	\$ 21,199	\$ 1,741	\$ 73,370	\$ 185,122

*FY2026 Assessment Rate = \$.02 Private/ \$.0165 Voluntary

6. Meeting Schedule

