



2014 ECONOMIC DEVELOPMENT DEPARTMENT ANNUAL REPORT TO CITY COUNCIL

February 10, 2015

**Economic Development Department
2014 Annual Report to Town Council
February 10, 2015**

Department Objective: *Effectively and optimally meet the goals in the Economic Development Strategic Plan that will satisfy Council’s overall goals and priorities to create economic prosperity in the community.*

Economic Development Strategic Goals:

Goal 1: Build Capacity to conduct economic development

Goal 4: Raise the profile of Addison regionally and nationally.

Goal 2: Support the existing economic base through business retention and expansion.

Goal 5: Maintain and enhance Addison’s quality of space

Goal 3: Focus business attraction on priority growth sectors.

FY 2014 Executed Work Plan	Goal Satisfied				
	1	2	3	4	5
1. Strategic marketing campaign helped build capacity for Addison’s economic development with the local commercial brokerage community, business executives, and site selection partners. Ad placement was done in the following publications: <ul style="list-style-type: none"> o Dallas Business Journal o D CEO Magazine o BisNow Online Newsletter (Dallas and San Francisco) o Greater Dallas Chamber Economic Development Guide o Metrocrest Chamber Membership Directory 	X	X	X	X	X
2. Additional economic development capacity building was done through strategic event sponsorships to complement department’s advertising efforts. Event sponsorships were leveraged with the following organizations: <ul style="list-style-type: none"> o North Texas Commercial Association of Realtors (NTCAR) Annual Expo. o BisNow 4rd Annual Dallas Real Estate Summit. o BisNow State of the Office Market Real Estate forum. o BisNow Future of North Texas Forum. o Richardson Chamber of Commerce: Tech Titans Award. 	X	X	X	X	X
3. In January, the Economic Development Department hosted a luncheon with about 50 commercial brokers to bring them up to date on developments in the community.	X	X	X	X	X

4. In April, the Economic Development Department hosted the First Annual Economic Development Stakeholder Luncheon in partnership with the Addison Business Association, the Metrocrest Chamber of Commerce and the North Dallas Chamber of Commerce. Nationally recognized speaker, Rebecca Ryan, provided the keynote.	X	X	X	X	X
5. Spearheaded Business Registration Renewal process and reached out to businesses not yet registered.	X	X		X	X
6. Engage ScanSee on the development of an Addison App that will create value to the Business Registration.	X	X		X	X
7. Host several "Meet and Greet" Events at various office buildings: <ul style="list-style-type: none"> o Colonnade Building. o Aberdeen Building. o Spectrum Buildings. o Madison Building. o Bent Tree Towers II. 	X	X		X	X
8. Laid the groundwork for the launch of the Addison TreeHouse including: <ul style="list-style-type: none"> o Negotiated with landlord of Office in the Park Complex for space to house Addison TreeHouse. o Worked closely with our General Services Department on the finish-out process of 14,800 SF of space at Office in the Park with Cunningham Architects and SDB Contractors. o Collaborated with the Dallas Entrepreneur Center and the Dallas County Small Business Development Center for TreeHouse partnerships. o Launched the opening of the Addison TreeHouse which is the community's center for economic development and one-stop shop for business start-ups. o Provide continual support of the Center in tandem with the DEC. 	X	X	X	X	X
9. Executed service agreement with Metrocrest Chamber of Commerce and on-going management in progress.	X	X		X	X
10. Participated in Metrocrest Chamber new business Ribbon Cutting Ceremonies.	X	X		X	X
11. Participated in NBAA's Scheduler's and Dispatchers Conference to promote Addison Airport.	X	X	X	X	
12. Provide support to the Addison Airport on the development of its Strategic Plan and start of its Master Plan.	X	X	X	X	X
13. Negotiated incentive programs approved for new and expanding companies in Addison including: <ul style="list-style-type: none"> o Marriott Hotel, o Nerium International, o Bottle Rocket Apps. o The Republic Group. 	X	X	X		
14. Provide support to Addison Business Association: <ul style="list-style-type: none"> o Worked closely with ambassador team to revamp new company visits. o Develop collateral distribution material utilized by ABA. o Managed payment process for Ambassador Program. 		X		X	X

15. Managed previously approved incentive programs.	X	X	X		
16. Provide support to Big Design Conference organizers to help grow their annual conference in Addison which will help become a major community asset to attract businesses in targeted sectors, and become a facet in attracting the creative class.		X	X	X	X
17. As part of the community's strategy to begin establishing Addison as a major focus for the local entrepreneur community, the ED Department helped sponsor Lean Start-up Machine held here in Addison, and Startup Angels Summit in Dallas.	X	X	X	X	
18. Work with Oncor to identify commercial areas with utility reliability issues.	X	X			X
19. Launched monthly Economic Development Lunch with City Council		X		X	X
20. Participate in International Economic Development Council Annual Conference to ensure that staff stays on track with leading industry trends. Because the conference was held in Fort Worth this year, Addison was a sponsor of the conference.	X	X	X	X	X

2014 Results:

Office Market:

- Office vacancy rates continued to decline in 2014 by another full percentage point compared to the start of 2013.
- The Town ended the year with a 15.8% vacancy rate which is slightly lower as compared to the entire North Texas Region.
- Not since the fourth quarter of 2007 had vacancy rates declined below the 16% mark.
- The major accomplishment in 2014 was turning the vacant Aberdeen Building around. With support from Addison, building owners helped close three deals including National Bankruptcy Services, Bottle Rocket Apps, and the Republic Group. Collectively, these companies absorbed approximately 206,479 SF of space, created 1,400 jobs with weighted average wages of \$67,744 per year.
- Large contiguous office spaces have become scarce in Addison, but the construction of a new 200,000 SF office tower in 2015 by Cawley Partners will help.
- Office buildings account for a little over 9.3 Million square feet of commercial space in Addison.

Vacancy Rate



Source: COSTAR, January 2015

Retail Market:

- Retail vacancy rates continued to decline in 2014 by another 1.4% compared to the start of 2013.
- The Town ended the year with a 7.1% vacancy rate which is slightly lower than the entire North Texas Region’s 7.4%.
- Not since the third quarter of 2006 had vacancy rates declined below the 8% mark.
- Fueling the retail growth has been Village on the Parkway redevelopment which saw major anchor tenants open in 2014 and a strong cluster of new restaurants. Addison Town Center also saw a major tenant—Crunch Fitness (20,000 SF)—open at the center and Kroger extend its lease.
- Retail space accounts for over 2.2 Million square feet of industrial space in Addison.

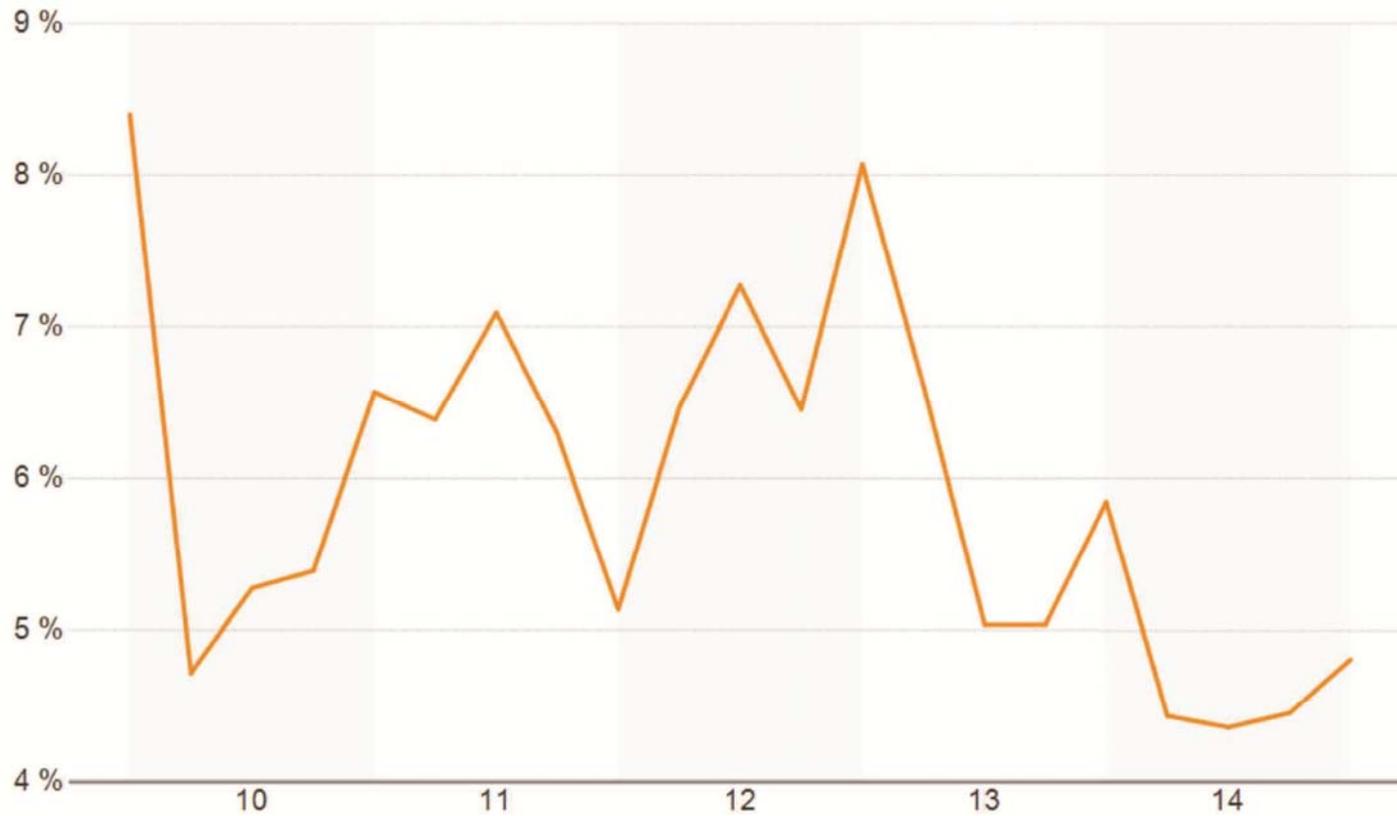


Source: Costar, January 2015

Industrial Market:

- The industrial real estate market has shown the most volatility over the last five years.
- The Town ended the year with a 4.8% vacancy rate and remained below 5% throughout 2014.
- Not since the slight dip in the second quarter of 2010 had vacancy rates declined below the 5% mark.
- Industrial buildings account for approximately 2.6 Million square feet of commercial space in Addison.
- Addison's 4.8 % vacancy rate is far below the 7.1% for the entire North Texas region.

Vacancy Rate

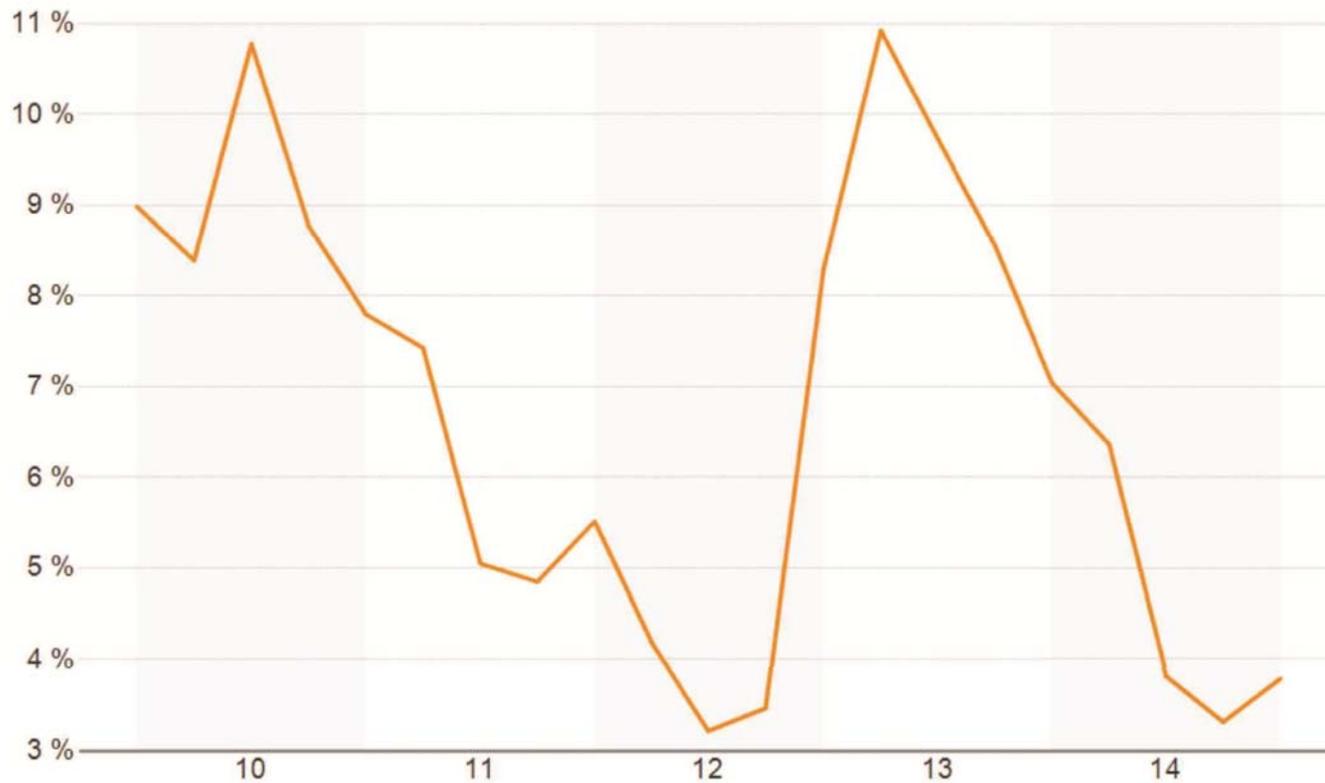


Source: COSTAR, January 2015

Multifamily Market:

- With nearly 80% of residents living in multifamily developments, the multifamily market remains a strong commercial sector in our local economy fueled by the young, creative labor force of our corporate companies.
- In 2013 the market saw a large increase in apartment vacancies to 10.9% with the almost simultaneous opening of Fiori, Addison Keller Springs, and last phase of Allegro which collectively added about 1,000 units to the market.
- Despite the increase in units in 2013, absorption continued a strong trajectory for the remainder of 2013 and 2014.
- The multifamily market ended 2014 with a vacancy of only 3.8% which is consistent with the entire North Texas market.
- Addison has about 7,200 units in the market today.

Vacancy Rate

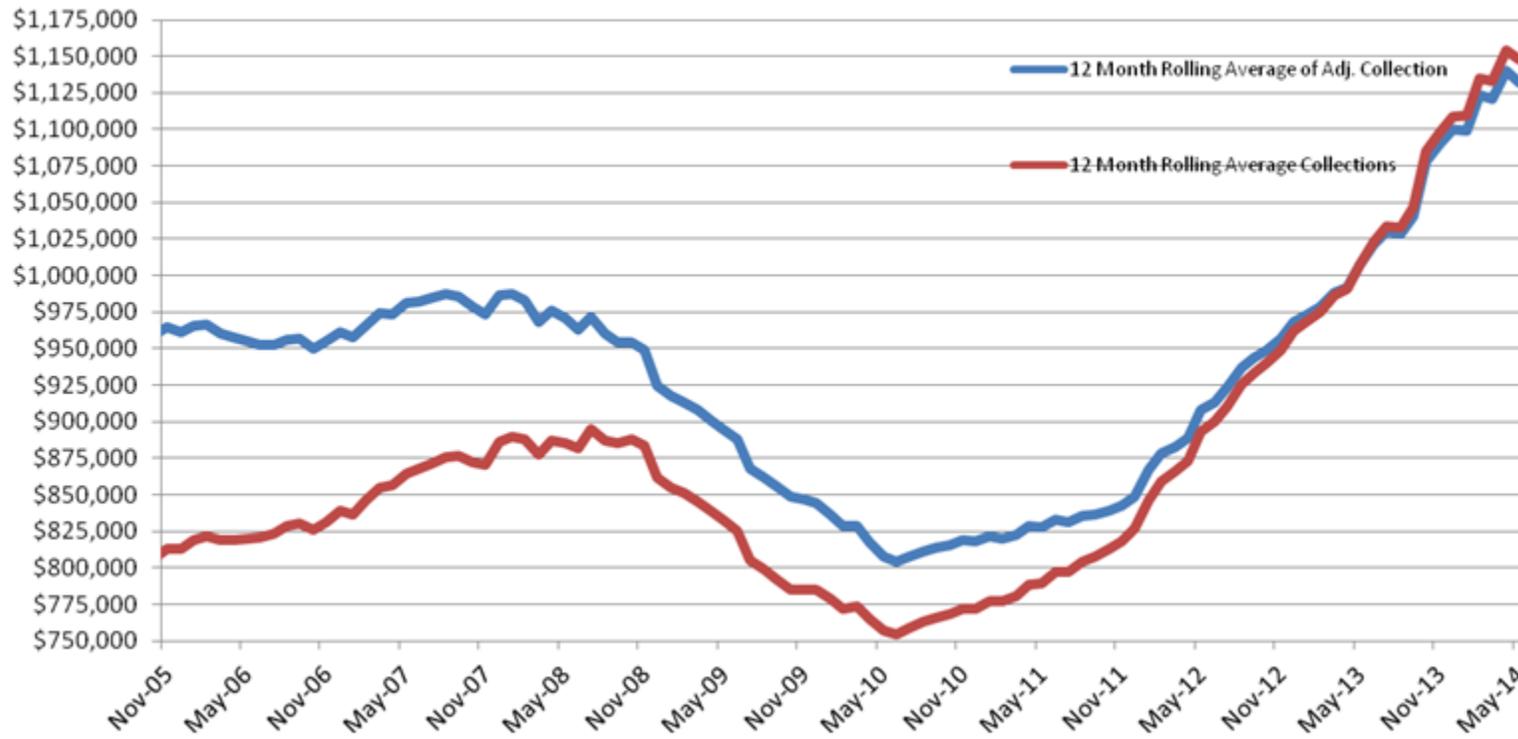


Source: COSTAR, January 2015

Revenue Growth:

- The strong commercial property absorption for all markets in Addison has certainly helped with increased appraised property values in the Town. Appraised values for 2014 saw an increase of 9.04% from certified 2013 values. Appraised values for 2014 totaled \$3,805,580,841.
- Another strong indication of a strong economy in Addison is Sales Taxes: In 2014 Addison sales tax revenue collection continued with its strong growth.

Addison Sales Tax - Rolling 12 Month Average



Incentive Commitments and Pay-out Schedule to Date:

Incentive Payment Projections

(February 5, 2015)

	(A)	Non-Current Obligations (B)				(C)
	<u>FY 15</u>	<u>FY 16</u>	<u>FY 17</u>	<u>FY 18</u>	<u>FY 19</u>	Total Commitments
Target Store	\$10,000.00					\$10,000.00
Fiesta Restaurant Group (FY '13)	\$33,000.00 *					\$33,000.00
Nerium International	\$6,666.67	\$6,666.67				\$13,333.34
Bottle Rocket Apps	\$52,669.00	\$42,000.00	\$42,000.00	\$42,000.00	\$42,000.00	\$220,669.00
Republic Group	\$41,666.67	\$41,666.67	\$41,666.66			\$125,000.00
TOTAL COMMITMENTS	\$144,002.34	\$90,333.34	\$83,666.66	\$42,000.00	\$42,000.00	\$402,002.34
FY 2015 Budget	- \$201,000.00					
<i>FY 2015 Balance for new projects</i>	\$56,997.66					

ED Estimated Fund Balance	+	\$307,428.00				
Non-Current (B)*	-	\$257,999.67				
<i>Long Term Capacity for New Projects</i>	=	\$49,428.33				
					<i>FY 2015</i>	<i>LT Capacity</i>
					<i>BALANCE: \$56,997.66</i>	<i>\$49,428.33</i>

General Fund Funded Projects

	<u>FY 15</u>	<u>FY 16</u>	<u>FY 17</u>	<u>FY 18</u>	<u>FY 19</u>
VOP LLP (20-year program)			\$264,081.00	\$528,163.00	\$792,244.00
Marriott Hotel (10-year program)	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
<i>General Fund Balance Transfer</i>	\$15,000.00	\$15,000.00	\$279,081.00	\$543,163.00	\$807,244.00

*Obligation has been paid in current FY.

Addison TreeHouse:

- On July 7, 2014 the Town of Addison in collaboration with the Dallas Entrepreneur Center, Baylor University Accelerated Ventures Program, and the North Texas Small Business Development Center launched the Addison TreeHouse—a 14,800 square foot incubator to support the North Texas Start-up community, and develop a one-stop shop for entrepreneurs.
- The Addison TreeHouse provides vibrant, innovative co-working space to aspiring entrepreneurs, mentorship, and innovative educational programs.
- Positive exposure has been highlighted in publications such as the Dallas Business Journal, Dallas Morning News, LaunchDFW.
- The TreeHouse has also hosted several representatives from various communities in North Texas as a model for supporting the startup community in North Texas.
- Our stats to-date:
 - 37 Companies.
 - 70 Members.
 - 24 Mentors who provide 74 monthly whiteboard hours.
 - Over 40 events have been hosted.
 - Over 2,000 visitors hosted.
- Two companies who have benefited by support from the Town and the TreeHouse have relocated to their own space within Addison including First Centurion Group and Connexlink. Both occupy space at Millennium Tower.
- In the fall, the TreeHouse also launched its first Business Accelerator. Collide Village Accelerator brought five business startups to the TreeHouse, provided them with initial funding for their business and provided an intensive program to help the companies meet business milestones.

A Glimpse into 2015

ECONOMIC DEVELOPMENT

- Focus on filling up commercial space in the community.
- Expand and support entrepreneur support programs in collaboration with the Dallas Entrepreneur Center, North Texas Small Business Development Center, Baylor University's Accelerated Ventures Program, and other key community stakeholders.
- Work with TreeHouse stakeholders to attract new innovative startups to Addison.
- Host TrepExpo with Baylor University and DEC.
- Work with the Town's new marketing agency on ad designs for economic development and tourism.
- Strengthen the Business Retention & Expansion Program.
- Focus on data analysis and data mining.
- Take stronger advantage of ED Website and social media to actively promote local businesses activity and to promote Town's economic development successes.
- Strengthen the relationship with local businesses and building brokers so that businesses become more engaged in the community.
- Create at least two new local industry appreciation events.
- Host/sponsor at least three commercial broker events in Addison.
- Host and organize Second Annual Economic Development Luncheon (Thomas Fray, Keynote)
- Work with the Metrocrest Chamber and Addison Business Association on their efforts in strengthening local resources for local businesses.

TOURISM

- With the addition of a Tourism component to the department, the Town will focus on helping to attract visitors to our community that will generate room nights.
- Theme: Going back to Basics.
- Evaluate past performance measures to highlight areas of deficiencies.
- Strengthen our relationship with our hotels to provide support to their efforts.
- Take a close look at Hotel Support Program to optimize its full ROI.
- Work with Special Events Department and aRes to strengthen our hotel packages for events.
- Work with Finance Department on hotel auditing process for local hotels.
- Work with the World Affairs Council on managing our agreement for scope of services.
- Work with the Metrocrest Chamber and Addison Business Association on their efforts in strengthening local resources for local businesses.

2014 List of New Companies

2014 List of New Companies to Addison

Company	Address	Business Type	Sq. Foot	Date CO Issued
3MN LLC	4500 Ratliff Ln. Addison, TX 75001	Shell Bld	30,000	July 3, 2014
5 by 7 Designs	14679 Midway Rd. #221 Addison, TX 75001	Design	505	June 4, 2014
AA Grill	16601 Addison Rd. #109 Addison, TX 75001	Restaurant	1,120	June 25, 2014
Aaksha Tek Inc/Vici Solutions	14285 Midway Rd. #495 Addison, TX 75001	IT Solutions & Services	550	November 20, 2014
Accent Silk	15315 Midway Rd. Addison, TX 75001	Silk Flower Retail	3,820	April 12, 2014
Accurate Dent Repair	4500 Ratliff Ln. #115 & 116 Addison, TX 75001	Paintless Dent Repair	4,701	May 15, 2014
Addison Hookah Lounge	3712 Belt Line Rd. Addison, TX 75001	Lounge	2,000	November 11, 2014
Addison Internal Medicine, P. A.	17051 Dallas Pkwy #150 Addison, TX 75001	Medical/Internal Medicine	5,150	February 24, 2014
Addison La Comida LLC	5100 Belt Line Rd #796 Dallas, TX 75254	Mexican Restaurant	3,650	November 20, 2014
Addison Vapor, LLC	4980 Belt Line Rd. #130 Dallas, TX 75254	Retail	1,250	April 24, 2014
Advanced Score Solutions, LLC	14673 Midway Rd. #107 Addison, TX 75001	Credit	1,718	August 8, 2014
Allegro II Apartments	15750 Allegro Pl. Addison, TX 75001	Apartments	187,657	January 27, 2014
Allied World Assurance Company	15601 Dallas Pkwy #1025 Addison, TX 75001	Insurance	8,868	October 3, 2014
AMC Village on the Parkway 9	5100 Belt Line Rd. #220 Dallas, TX 75254	Theatre	46,762	November 11, 2014
American Republic Insurance Services	5055 Keller Springs Rd. #170 Addison, TX 75001	Insurance	1,397	February 7, 2014
America's Auto Auction Inc.	14951 Dallas Pkwy #200 Dallas, TX 75254	Office	7,878	September 17, 2014
Aperture.com, Inc.	16475 Dallas Pkwy #375 Addison, TX 75001	Camera Rentals	935	December 30, 2014
Apple One Employment Services	14643 Dallas Pkwy #150 Dallas, TX 75254	Employment Service	2,929	April 12, 2014
Arezzo Italian Street Food	4145 Belt Line Rd. #218 Addison, TX 75001	Restaurant	3,960	February 7, 2014
ARI Forum, LLC	4004 Belt Line Rd. #237 Addison, TX 75001	Office	916	October 29, 2014

A-Script Pharmacy	17051 Dallas Pkwy #110 Addison, TX 75001	Retail Pharmacy	872	November 4, 2014
Axyon Consulting LLC	16300 Addison Rd. #300 Addison, TX 75001	Office	3,647	October 29, 2014
Barrel King	14601 Inwood Rd. Addison, TX 75001	Retail Liquor Store	6,000	April 29, 2014
Basic Capital Management Hangar	4550 Jimmy Doolittle Dr. Addison, TX 75001	Office/Hangar	29,281	September 24, 2014
Bawarchi Signature	4460 Belt Line Rd. Addison, TX 75001	Restaurant	6,400	March 18, 2014
Beazley	15305 Dallas Pkwy #1060, Addison TX 75001	Insurance	3,474	December 19, 2014
Black Tie Dinner Inc.	14362 Marsh Ln. Addison, TX 75001	Non-Profit	3,500	March 18, 2014
Bona US	4950 Keller Springs Rd. #480 Addison, TX 75001	Training Center	3,373	September 17, 2014
Botany 2000, Inc.	15902 Midway Rd. Addison, TX 75001	Sales Office/Storage	2,730	March 25, 2014
C&J Love Investments LLC dba Taco Borracho	5004 Addison Circle Dr. Addison, TX 75001	Tex Mex Restaurant	3,863	July 23, 2014
Cantex Continuing Care	16750 Westgrove Dr. #300 Addison, TX 75001	Home Healthcare	11,250	May 1, 2014
Cantu Pest Control	4950 Keller Springs Rd. #340 Addison, TX 75001	Service	3,072	June 26, 2014
Cascade Financial Mgmt Inc.	14131 Midway Rd. #1200 Addison, TX 75001	General Office	1,702	August 8, 2014
Cassidy Turley	14131 Midway Rd. #520 Addison, TX 75001	Real Estate	1,364	March 18, 2014
Cawley Partners	16633 Dallas Pkwy #325 Addison, TX 75001	Real Estate	1,648	July 21, 2014
Champion Management	15455 Dallas Pkwy #1350 Addison, TX 75001	Marketing Agency	3,085	October 29, 2014
Chuy's	4440 Belt Line Rd. Addison, TX 75001	Restaurant	7,793	March 24, 2014
Cite Investments LLC	4581 Claire Chennault Addison, TX 75001	Leasing	12,800	March 24, 2014
City Dog! Club	3870 Ponte Ave. #130 Addison, TX 75001	Dog Day Care, Boarding	5,264	May 29, 2014
City Vet - Addison	5320 Belt Line Rd. Dallas, TX 75254	Veterinary Clinic	3,317	May 1, 2014
Claire Chennault Partner's LLC	4575 Claire Chennault Dr. Addison, TX 75001	Hangar/Office	20,200	January 15, 2014
Clear Technologies, Inc.	16650 Westgrove Dr. #400 Addison, TX 75001	Computer Hardware Sales	8,452	February 24, 2014
Clique Gallery - Boutique	15402 Addison Rd. #B Addison, TX 75001	Boutique	1,700	November 11, 2014
Coquette Med Spa	5336 Belt Line Rd. Dallas, TX 75254	Med Spa	1,367	September 17, 2014
Cotton Wealth Management Assoc., LLC	15301 Spectrum Dr. #390 Addison, TX 75001	Financial Planning/Wealth Mgmt	2,268	May 8, 2014
Cowboy Fan Connection	4950 Keller Springs Rd. #160 Addison, TX	Retail /Event Planning	1,600	April 8, 2014

	75001			
CRC Group Inc.	16300 Addison Rd. #260 Addison, TX 75001	Office	962	November 11, 2014
Credent Technologies, LLC	14275 Midway Rd. #260 Addison, TX 75001	Computer Consulting	2,776	June 19, 2014
Crescent Haus Properties LLC	4560 Belt Line Rd. #428 Addison, TX 75001	Real Estate Investment	1,175	March 25, 2014
Cross Fit Addison	4500 Ratliff Ln. #104 Addison, TX 75001	Fitness	4,300	October 3, 2014
Crunch Fitness	3854 Belt Line Rd. Addison, TX 75001	Health Spa	19,920	June 13, 2014
Cummer, Martin & Ward	5000 Quorum Drive, #630, Dallas TX 75254	Accounting & Consulting	2,344	December 9, 2014
Dallas Electrolysis Clinic Inc.	14801 Quorum Dr. #190 Dallas, TX 75254	Electrolysis	600	June 25, 2014
Dallas Motors	4112 Billy Mitchell Dr. #200 Addison, TX 75001	Online Car Sales	14,000	November 20, 2014
Dallas Neurosurgical & Spine	17051 Dallas Pkwy #350 Addison, TX 75001	Medical Practice	3,914	April 8, 2014
Data Center Inc.	15851 Dallas Pkwy #350 Addison, TX 75001	Computer Software	3,163	November 4, 2014
DD Ventures	4375 Lindbergh Dr. #B Addison, TX 75001	Electronics Reseller	2,870	May 16, 2014
Dimensional Print	14901 Quorum Dr. #100 Dallas, TX 75254	Printing	2,645	March 31, 2014
Diversegy LLC	5080 Spectrum Dr. #600W Addison, TX 75001	Energy Consultants	7,454	May 16, 2014
DMS Foods Inc dba Verts Kebap	5100 Belt Line Rd #410A Dallas TX 75254	Restaurant	2,311	November 20, 2014
Dr Smart Phone	4289 Belt Line Rd. Addison, TX 75001	Cell Phone Repair	650	July 18, 2014
Dr. Karen E. Allen OD Inc	16479 Dallas Pkwy #475 Addison, TX 75001	Optometrist	2,320	February 24, 2014
Duke's Icehouse	16101 Addison Rd. Addison, TX 75001	Restaurant	4,750	September 25, 2014
Edge Geo Supply	4404 Sunbelt Dr. Addison, TX 75001	Wholesale-Warm Air & AC	4,836	January 3, 2014
Empire Exotic Motors Inc.	15051 Beltwood Pkwy Addison, TX 75001	Used Car Dealership		June 13, 2014
Enovation Brands	14683 Midway Rd. #213 Addison, TX 75001	Importer	190	February 24, 2014
Epitec	16301 Quorum Dr. #170 B Addison, TX 75001	Staffing	5,296	November 20, 2014
Ether Angel Tattoo	4951 Airport Pkwy #640 Addison, TX 75001	Tattooing	1,604	March 27, 2014
Excellence Auto Direct	15510 Midway Rd. Addison, TX 75001	Car Dealership	31,276	June 13, 2014
Experience the Felax	4943 Belt Line Rd. Dallas, TX 75254	Massage	1,300	August 26, 2014
Fahrenheit IT, Inc.	5055 Keller Springs RD. #510 Addison, TX 75001	IT Staffing	1,500	February 24, 2014
Fiori on Vitruvian Park	3990 Vitruvian Way Addison, TX 75001	Multifamily	515,613	February 28, 2014

First Centurion Group, Inc.	15455 Dallas Pkwy #375 Addison, TX 75001	Office	3,819	February 24, 2014
First Gold Corp	14131 Midway Rd. #530 Addison, TX 75001	Medical Supply	1,000	June 25, 2014
Fleurs de France	14673 Midway Road, #111, Addison TX 75001	Floral Studio	1,778	December 19, 2014
Foot Spa	5290 Belt Line Rd. #104 Dallas, TX 75254	Reflexology	1,690	September 17, 2014
Forney Corporation	16479 Dallas Pkwy #600 Addison, TX 75001	Combustion Equipment	20,762	March 28, 2014
FPG Colonnade, LP	15303 Dallas Pkwy #110 Addison, TX 75001	Property Management	1,560	January 17, 2014
Free To Be Chiropractic	4811 Broadway #B Addison, TX 75001	Chiropractic Care	1,000	February 24, 2014
Fuze Media Group, Inc.	14683 Midway Rd. #214 Addison, TX 75001	Automotive Marketing	190	June 25, 2014
Game Circus LLC	15851 Dallas Pkwy #475 Addison, TX 75001	Game Developer	8,130	June 25, 2014
George W. May, CPA	14683 Midway Rd. #215 Addison, TX 75001	CPA Firm	297	October 29, 2014
Gerdes Henrichson & Assoc.	14901 Quorum Dr. #300 Dallas, TX 75254	Architectural Firm	25,303	March 31, 2014
Gideon Learning, LLC	16835 Addison Rd. #160 Addison, TX 75001	Publishing	5,400	December 23, 2014
Globe Runner	16415 Addison Rd. #550 Addison, TX 75001	Internet Marketing (SEO)	4,000	August 19, 2014
Golden Sands General Contractors	3714 Arapaho Rd. Addison, TX 75001	Construction	3,053	May 2, 2014
GS Trading Corp. LLC	4301 B Lindbergh Dr. Addison, TX 75010	Import	7,000	July 9, 2014
Hand & Stone Massage & Facial Spa	5100 Belt Line Rd. #752 Dallas, TX 75254	Spa	3,993	November 21, 2014
Harbor Wealth Management Inc.	16475 Dallas Pkwy #600 Addison, TX 75001	Finance	1,263	April 12, 2014
Headspring	5000 Quorum Dr. #300 Dallas, TX 75254	Office	8,400	August 21, 2014
Hear In Dallas	14679 Midway Rd. #222 Addison, TX 75001	Hearing & Speech Therapy	1,475	February 24, 2014
Hebert's Specialty Meats	14603 Inwood Road, Addison TX 75001	Retail Meat Market	4,840	December 19, 2014
HHC Travel	4565 Claire Chennault #123-124 Addison, TX 75001	Aircraft Maintenance	568	April 12, 2014
Hilton Worldwide	15305 Dallas Pkwy #220 Addison, TX 75001	Office	5,225	June 9, 2014
Hopdoddy Burger Bar	5100 Belt Line Rd. #502 Dallas, TX 75254	Restaurant	4,646	October 3, 2014
Ideal Dental of Addison	5100 Belt Line Rd. #312 Dallas, TX 75254	Dental	2,089	December 23, 2014
Ideal Physical Therapy of Texas LLC	17051 Dallas Pkwy #450 Addison, TX 75001	Medical Office	2,149	October 29, 2014
iFratelli Pizza - Addison	5290 Belt Line Rd. #105 Dallas, TX 75254	Pizza Takeout & Delivery	1,100	July 9, 2014
Ingranstones, LLC	4409 Westgrove Dr. Addison, TX 75001	Granite Imports	2,808	August 4, 2014

Inland American Retail Management, LLC	5057 Keller Springs Rd. #450 Addison, TX 75001	Property Management	5,308	February 7, 2014
Innoveix Pharmaceuticals	3790 Arapaho Rd. Addison, TX 75001	Pharmaceutical Sales	1,600	December 30, 2014
Interventional Spine and Pain	17051 Dallas Pkwy #300 Addison, TX 75001	Medical	2,743	March 25, 2014
J. J. Addison Partners, LLC	15510 Wright Brothers Dr. Addison, TX 75001	Energy Logistics	21,000	February 7, 2014
J3 Industries	3770 Arapaho Rd. Addison, TX 75001	Graphics Installation	2,016	July 18, 2014
Jabian, LLC (dba Jabian Consulting)	14643 Dallas Pkwy #620 Dallas, TX 75254	Management Consulting	2,842	June 25, 2014
John Williamson	14677 Midway Rd. #203 Addison, TX 75001	Accounting	640	September 17, 2014
JWS Enterprises LLC	15304 Midway Rd. #B-C Addison, TX 75001	Tire Shop	4,950	November 10, 2014
K & N Imports	5310 Belt Line Rd. Dallas, TX 75254	Retail	1,950	March 18, 2014
K&M Fitness III, LLC	5290 Belt Line Road, #138, Dallas TX 75254	Sales Initiative	3,000	December 19, 2014
L-3 Communications	14131 Midway Rd. #500 Addison, TX 75001	Engineering Design	12,596	March 25, 2014
Lambert Psychology, PLLC dba Great Life Counseling Center	14673 Midway Rd. #213 Addison, TX 75001	Behavioral Health	1,308	June 25, 2014
Lane Valente Industries, Inc.	15946 Midway Rd. Addison, TX 75001	General Contractor	4,782	December 23, 2014
Law Office of Cherie K. Batsel	4004 Belt Line Road, #150 Addison TX 75001	Office	2,102	December 9, 2014
Law Office of William F. Harless	16633 Dallas Pkwy #600 Addison, TX 75001	Law Office	142	March 25, 2014
Let's Ride Auto Sales	4303 Lindbergh Dr. Addison, TX 75001	Used Car Dealership	7,000	May 19, 2014
Lexstar Energy LLC	5000 Quorum Dr. #150 Dallas, TX 75254	Telemarketing	2,659	May 1, 2014
Life Ins Co of the Southwest	15455 Dallas Pkwy #950 Addison, TX 75001	Insurance	3,095	May 29, 2014
Live Love Pop, LLC	4385 Sunbelt Dr. #B Addison, TX 75001	Popcorn Manufacturer	450	June 13, 2014
Lumenate Technologies LP	16633 Dallas Pkwy #450 Addison, TX 75001	Office	12,856	October 3, 2014
Luxx Lash Salon & Boutique	5100 Belt Line Rd #532 Dallas, TX 75254	Salon	1,053	November 7, 2014
LVR Energy & Mechanical	15944 Midway Rd. Addison, TX 75001	HVAC	6,384	December 5, 2014
LVR Energy & Mechanical	15944 Midway Road, Addison TX 75001	HVAC	6,384	December 5, 2014
Mattison Avenue	5100 Belt Line Rd. #320 Dallas, TX 75254	Salon Suites	9,350	July 7, 2014
MCL Construction	5050 Quorum Dr. #315 Dallas, TX 75254	Construction	1,489	March 25, 2014
Memorial Hermann	4950 Keller Springs Rd. #130 Addison, TX	Intensive Outpatient CD	4,089	April 11, 2014

Prevention and Recovery Center	75001	Program		
Meridian Technology Group, Inc.	16475 Dallas Pkwy #235 Addison, TX 75001	IT & Engineering Staffing	934	August 8, 2014
Methodist Pavilion I	17051 Dallas Pkwy Addison, TX 75001	Shell Bld	84,028	February 26, 2014
Metrocare Services	16160 Midway Rd. #200 Addison, TX 75001	Mental Health	17,500	October 22, 2014
Metroplex Homebuyers	4004 Belt Line Road, #240, Addison TX 75001	Office	1,391	December 9, 2014
MH Café	3870 Ponte Ave. #150 Addison, TX 75001	Restaurant	3,479	August 15, 2014
Mist America	3776 Arapaho Rd. Addison, TX 75001	Sales Office	1,112	July 7, 2014
Mitsui Sumitomo Marine Management Inc.	15303 Dallas Pkwy #760 Addison TX 75001	Office	3,667	November 21, 2014
MJM Advisory Group, LLC	4901 Keller Springs, #101, Addison TX 75001	LLC-Branch	1,260	December 19, 2014
Municipal Valve & Equipment Co. Inc.	4547 Westgrove Dr. Addison, TX 75001	Waterworks Valve Sales	8,000	January 5, 2015
Nationwide...Scott C. Kakacek Agency	15636 Quorum Dr. Addison, TX 75001	Insurance Agency	1,200	August 26, 2014
NCC Data, LLC	16479 Dallas Pkwy #135 Addison, TX 75001	Data/IT Managed Service	4,537	May 29, 2014
Neighborhood Services	5100 Belt Line Rd. #795 Dallas, TX 75254	Restaurant	4,100	October 23, 2014
NETMA Corp dba HCK2 Partners	3875 Ponte Ave. #420 Addison, TX 75001	Marketing Agency	24,961	June 13, 2014
New Era Technologies	4651 Westgrove Dr. Addison, TX 75001	Commercial Sales & Service	1,540	August 8, 2014
Oculus 360, Inc.	16301 Quorum Dr. #100B Addison, TX 75001	IT Company	4,215	October 30, 2014
Pangea's Edge Holdings Ltd	15851 Dallas Pkwy #1250 Addison, TX 75001	Financial	4,362	December 31, 2014
Pappy's Pet Lodge	15530 Quorum Dr. Addison, TX 75001	Pet Daycare & Grooming	2,400	March 25, 2014
Patterson & Dewar Engineers Inc.	15918 Midway Rd. Addison, TX 75001	Engineering	2,064	November 11, 2014
PBD Services I LLC	4951 Airport Pkwy #800 Addison, TX 75001	Administrative	4,577	September 18, 2014
Perfect Wireless Inc.	15169 Business Ave. Addison, TX 75001	Regional Office	4,690	July 21, 2014
PHD Communications, LLC	4951 Airport Pkwy #770 Addison, TX 75001	General Office	3,184	September 18, 2014
Pioneer Financial Group	14683 Midway Rd. #260 Addison, TX 75001	Insurance Marketing	1,496	March 25, 2014
Pluckers Wing Bar	5100 Belt Line Rd. #520 Dallas, TX 75254	Restaurant	6,980	March 26, 2014
Point 2 Point Global Security	16479 Dallas Pkwy #200 Addison, TX 75001	Security	1,500	April 12, 2014
Pollo Tropical	5290 Belt Line Rd. #100 Dallas, TX 75254	Restaurant	3,410	July 28, 2014

Process Solutions Corp	4751 Glenn Curtiss Dr. Addison, TX 75001	Rep & Distributor Office	1,650	September 18, 2014
Profiled Ink	4500 Ratliff Ln. #109 Addison, TX 75001	Printing	1,517	May 1, 2014
Prosper Marketing Group Inc.	4641 Westgrove Dr. Addison, TX 75001	Promotional Products Dist	1,400	November 20, 2014
Puerta Vallarta	14905 Midway Road, #101, Addison TX 75001	Restaurant	4,650	December 19, 2014
Pure Technologies U.S. Inc.	4505 Excel Pkwy #600 Addison, TX 75001	Engineering Services	9,403	March 25, 2014
Qlik Tech Inc.	14881 Quorum Dr. #950 Dallas, TX 75254	Software Sales	4,608	September 17, 2014
Quad Graphics	16650 Westgrove Dr. #175 Addison, TX 75001	Printing	15,217	September 17, 2014
Quest	5000 Quorum Dr. #148 Dallas, TX 75254	Chiropractic/Health	1,025	September 24, 2014
R Love Floral & Events	14673 Midway Road, #110, Addison TX 75001	Wedding Studio	1,146	December 5, 2014
RA Sushi	5100 Belt Line Rd. #210 Dallas, TX 75254	Restaurant	5,251	October 29, 2014
Radiology Consultants of N. Dallas	14679 Midway Road, #206, Addison TX 75001	Radiology Admin. Mgmt.	928	December 5, 2014
Rainbow	3752 Belt Line Rd. Addison, TX 75001	Retail	4,775	June 13, 2014
Ramen Hakata	3714 Belt Line Rd. Addison, TX 75001	Restaurant	1,600	September 25, 2014
React	15046 Beltway Dr. Addison, TX 75001	Rehabilitation/Fitness	7,485	February 24, 2014
Reliant Transportation	14683 Midway Rd. #140 Addison, TX 75001	Transportation Brokerage	597	February 24, 2014
Relocation Strategies Tx, Inc.	14683 Midway Rd. #204	Corporate office	267	September 18, 2014
Rent-A-Center Texas LP	4550 Excel Pkwy #500 Addison, TX 75001	Office	28,309	February 24, 2014
RMG Networks	15301 Dallas Pkwy #500 Addison, TX 75001	Media & Technology	26,225	March 28, 2014
Robert Boyd Architects, Inc.	4004 Belt Line Rd. #220 Addison, TX 75001	Architectural Firm	1,062	August 26, 2014
Roof Pros Dallas, Inc.	4950 Keller Springs Rd. #420 Addison, TX 75001	Office	2,000	January 20, 2014
Safe Point Security	4845 Keller Springs Rd. Addison, TX 75001	Security Company	2,205	June 25, 2014
Sagebrush Solutions	14681 Midway Rd. #105 Addison, TX 75001	Professional Services	7,200	August 26, 2014
Samstone Auto Repair	4019 Belt Line Rd. Addison, TX 75001	Automotive/Lube	1,800	April 28, 2014
Savannah Developers	14677 Midway Road, Bldg 3, Addison TX 75001	General Contractor	1,117	December 19, 2014
Schein Calixto Stevens PLLC	14651 Dallas Pkwy #123 Dallas, TX 75254	Attorney	2,329	February 24, 2014
Scooter's Coffee	4021 Belt Line Rd. #303 Addison, TX 75001	Drive Thru Coffee	292	April 30, 2014
SDB	4002 Belt Line Rd. #110 Addison, TX 75001	Office	3,797	November 21, 2014

Seniorview Technologies, LLC	4658 Sunbelt Dr. Addison, TX 75001	Security Contractor	1,428	June 13, 2014
Serralles USA LLC	16479 Dallas Pkwy #450 Addison, TX 75001	Spirits Mktg & Sales	3,773	June 13, 2014
Shawn Grisham	15809 Addison Rd. #R4-17	Airplane Hangar	1,800	February 7, 2014
Signature Automation, LLC	14679 Midway Rd. #205 Addison, TX 75001	Engineering	1,141	March 25, 2014
Siteminder Hospitality Corp	15301 Dallas Pkwy #350 Addison, TX 75001	Software/Technology	10,328	October 30, 2014
Skewers Inc.	14905 Midway Rd. #102 Addison, TX 75001	Restaurant	5,149	August 26, 2014
Skyline Trapeze LLC	15505 Wright Brothers Dr. Addison, TX 75001	Personal Service	100	August 26, 2014
Sleep Experts	5100 Belt Line Rd #1052 Dallas, TX 75254	Mattress Retailer	4,139	January 22, 2014
Smith, Williams & Company PLLC	14275 Midway Rd. #155 Addison, TX 75001	Office	983	January 20, 2014
Smokin Crow/Vapor USA Wholesale	4821 Keller Springs #A Addison, TX 75001	Retail/Wholesale	2,679	June 25, 2014
Snap Kitchen	4941 Belt Line Rd. Addison, TX 75001	Retail	1,810	December 29, 2014
Spirit Halloween	3844 Belt Line Rd. Addison, TX 75001	Retail Sales	37,292	September 18, 2014
Splash Media	5040 Addison Circle Dr. #400 Addison, TX 75001	Social Media Agency	13,091	October 29, 2014
Steller Aviation, Inc.	4550 Jimmy Doolittle Dr. #200 Addison, TX 75001	Company Aircraft Hangar	10,721	September 24, 2014
Strategic Portfolio Solutions	14677 Midway Rd. #120 Addison, TX 75001	Investment Management	1,259	June 13, 2014
Sunstone Franchising, LLC	4502 Beltway Dr. Addison, TX 75001	Office	1,000	May 6, 2014
Sweda Corporation	14643 Dallas Pkwy #120 Dallas, TX 75254	Software Dev. & Support	2,355	April 9, 2014
Table 13	4812 Belt Line Rd. Addison, TX 75001	Restaurant	4,211	June 13, 2014
TCG Specialties LLC	4275 Kellway Circle #128 Addison, TX 75001	Testing Chemical Lab	2,000	June 13, 2014
Tech Storm LLC	15725 Dallas Pkwy #125 Addison, TX 75001	Software	7,056	September 17, 2014
Terri Tomlinson Makeup Training Academy	15713 Quorum Dr. Addison, TX 75001	Makeup Studio	824	June 13, 2014
Texas Auto Trim & Glass of Dallas	4005 Lindbergh Dr. Addison, TX 75001	Auto Trim Shop	2,500	March 18, 2014
Texas Interventional Radiology Center	4450 Sojourn Dr. Addison, TX 75001	Radiology Services	9,260	March 19, 2014
Texas Political Subdivisions JSIF	14990 Landmark Blvd. #300 Dallas, TX 75254	Insurance Fund	17,950	June 13, 2014

Texla Housing Partners, Inc.	14850 Quorum Dr. #145 Dallas, TX 75254	Student Housing Mgmt	797	March 4, 2014
TGI Fridays #552	4951 Belt Line Rd. Dallas, TX 75254	Restaurant	100	September 4, 2014
The Birthday Party Project	4950 Keller Springs Rd. #470 Addison, TX 75001	Non-Profit	2,554	June 13, 2014
The Boardroom Addison VOP LLC	5100 Belt Line Rd. #854 Dallas, TX 75254	Salon	1,975	June 6, 2014
The Bronson Law Firm, PC	16475 Dallas Pkwy #345 Addison, TX 75001	Law Firm	1,334	June 13, 2014
The Hair Whisperer	4151 Belt Line Rd. #122 Addison, TX 75001	Hair Salon	875	May 1, 2014
The Hudson Group, PLLC	5000 Quorum Dr. #100 Dallas, TX 75254	CPA Firm	1,445	April 7, 2014
The Intersect Group	14651 Dallas Pkwy #120 Dallas, TX 75254	Staffing/Consulting	5,742	February 24, 2014
The Palace Design	15406 Midway Road, Addison TX 75001	Draperies Sales	4,000	December 19, 2014
The Williamson Law Firm PLLC	16633 Dallas Pkwy #290 Addison, TX 75001	Attorneys	2,949	September 24, 2014
The Woodmont Company	16633 Dallas Pkwy #320 Addison, TX 75001	Real Estate Development	3,674	June 13, 2014
Therapy Management Services, LLC	15820 Addison Rd. Addison, TX 75001	Pediatric Home Health	21,743	September 29, 2014
Timbercreek Capital LP	5100 Belt Line Rd. #310 Dallas, TX 75254	Office	3,000	October 31, 2014
Tracy Melton Artistry	14683 Midway Rd. #275 Addison, TX 75001	Beauty	120	March 18, 2014
Transportation Solutions Enterprises, LLC	5050 Quorum Dr. #348 Dallas, TX 75254	Transportation Brokerage	2,295	July 18, 2014
Trinity Hardwood	4169 Billy Mitchell Addison, TX 75001	Office Warehouse	100	September 5, 2014
True HR	14643 Dallas Pkwy #100 Dallas, TX 75254	Payroll/HR	5,904	November 11, 2014
TruMC LLC	5050 Quorum Dr. #160 Dallas, TX 75254	Advertising Agency	4,608	September 17, 2014
Turbine Aircraft Services, Inc.	4550 Jimmy Doolittle Dr. #100 Addison, TX 75001	Office/Hangar	18,560	September 24, 2014
UC Synergetic, LLC	14285 Midway Road, #300, Addison TX 75001	Engineering Consultant	6,262	December 5, 2014
Union Park	5076 Addison Circle, Addison TX 75001	Restaurant	3,500	December 5, 2014
Van Metro LLC	4165 Billy Mitchell Dr. Addison, TX 75001	Automotive Repair	12,000	May 22, 2014
Vanacour Schuler Zarin PLLC	14675 Midway Rd. #100 Addison, TX 75001	Law Firm	1,117	March 25, 2014
Vembu Technologies, Inc.	15301 Spectrum Dr. #155 Addison, TX 75001	Computer Software	3,028	May 29, 2014
Veriten Solutions LLC	3752 Arapaho Road, Addison TX 75001	Consulting	2,300	December 19, 2014
Village on the Parkway Parking Garage/Retail	5100 Belt Line Rd. #300 Dallas, TX 75254	Retail/Parking Garage	237,003	July 18, 2014

Walker & Doepfner, P.C.	16479 Dallas Pkwy #500 Addison, TX 75001	Law Firm	4,274	July 21, 2014
Waterford Capital/CJ Garvey Co.	14677 Midway Rd. #205 Addison, TX 75001	Investments	2,155	September 18, 2014
Western Healthcare, LLC	5080 Spectrum Dr. #800E Addison, TX 75001	Physician Recruitment	7,209	September 17, 2014
Windhaven Adolescent and Sports Medicine	17051 Dallas Pkwy #340 Addison, TX 75001	Medical	1,357	February 24, 2014
Wireless Technology Solution	4375 Lindbergh Dr. Addison, TX 75001	Cell Phone Repair	1,200	December 23, 2014
Wunderlich-Malec Engineering	4275 Kellway Circle #164 Addison, TX 75001	Engineering	4,640	February 7, 2014
Yard House	5100 Belt Line Rd. #230 Dallas, TX 75254	Restaurant	9,971	October 3, 2014
YJ (USA) Corp.	4201 Kellway Circle Addison, TX 75001	Printing & Warehousing	41,019	September 18, 2014
Zoomer's Automotive	15304 Midway Rd. Addison, TX 75001	Auto Inspection	4,952	April 22, 2014
		TOTAL	2,249,936	

