

DPED, LLC QUALIFICATIONS

David Pettit Economic Development, LLC. is an economic development firm offering a broad range of development expertise to public, private and institutional clients. With strategic guidance, we help navigate public-private partnerships, local government policies, creative incentive financing, project/program management, and many more of the challenges facing our clients. We present an unsurpassed level of quality and commitment by providing sensible solutions that are customized to meet the shifting needs of today's economy.

Services Include:

- Public Private Partnership Structuring
- Incentive Negotiations
- Creating and Amending Tax Increment Reinvestments Zones
- Chapter 380 Grant Contract Negotiations
- City Council Workshops
- Economic Impact Reporting
- Real Estate Financial Analysis including:
 - Taxable Value Analysis
 - Pro-forma Analysis
 - Underwriting of Incentive Package
 - Market/Financial Feasibility
 - Cost/Benefit Analysis
 - Appraisal review

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David Pettit

With over 25 years of experience, David Pettit oversees economic development and real estate development projects for David Pettit Economic Development, LLC. David focuses on public-private partnerships for medium to large size real estate projects. His efforts include conducting feasibility analysis, contract negotiations and financing mechanisms such as TIF, abatements, and rebates, for both public and private sector clients. David's extensive experience with multifaceted complex projects provides him with unique insight and creative solutions for complex problems. His previous projects include the successful development and redevelopment of The Tower, Midtown, Montgomery Plaza, West 7th in Fort Worth, Texas, restructuring Victory Park in Dallas, Texas, Arlington Highlands in Arlington, Texas, and La Palmera Mall in Corpus Christi, Texas. Additionally, he has both managed and created multiple tax increment reinvestment zones and public improvement districts addressing a wide range of issues throughout the state of Texas.

Education:

- Master of Public Administration - University of North Texas
- Bachelor of Arts – Political Science – Texas Tech University

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Natalie Moore

Natalie focuses on economic development and real estate development projects and maximizing opportunities for public-private partnerships.

Natalie is a former Business Development Coordinator for the City of Fort Worth's Economic Development Department. During her time with the City, her responsibilities included the implementation of incentives, including tax abatements, economic development program grants, tax increment financing, EB-5 funding, and state tax incentives. Prior to joining the City of Fort Worth, Natalie was an Analyst with Integra Realty Resources in Fort Worth, where her work focused on commercial real estate appraisals used for loan underwriting purposes for a variety of property types, including office, hotel, industrial, retail, and multifamily. Earlier in her career, Natalie was an Associate in CBRE's brokerage services division. In her role, she was responsible for negotiating and executing office and industrial lease and sale transactions.

Education:

- Master of Business Administration – Corporate Finance – Texas Christian University
- BBA – Management – Texas A&M University

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Public Clients:

- Amarillo
- Arlington
- Azle
- Bay City
- Brownwood
- Celina
- Cedar Hill
- Corinth
- Crandall
- Euless
- Fort Worth
- Grapevine
- Grand Prairie
- Irving
- Kaufman
- Little Elm
- Trophy Club
- Stephenville

Private Clients:

- Cambridge Homes
- Centurion American
- Centennial Real Estate
- Cypress Equities
- Fine Line Diversified Developments
- Hines
- Hoque Global
- Jackson Shaw
- Kimco Realty
- Majestic Realty
- Megatel Homes
- MK Developments
- PNL
- Rex Glendenning
- Tanger Outlets
- Trademark
- United Commercial Development