

AGENDA

CITY OF HOUSTON ■ CITY COUNCIL

February 19 & 20 2019

MAYOR
SYLVESTER TURNER

CONTROLLER
CHRIS B. BROWN

DISTRICT COUNCIL MEMBERS

Brenda Stardig
District A

Steve Le
District F

Jerry Davis
District B

Greg Travis
District G

Ellen R. Cohen
District C

Karla Cisneros
District H

Dwight A. Boykins
District D

Robert Gallegos
District I

Dave Martin
District E

Mike Laster
District J

Martha Castex-Tatum
District K

AT-LARGE COUNCIL MEMBERS

Mike Knox
Position 1

Michael Kubosh
Position 3

David W. Robinson
Position 2

Amanda K. Edwards
Position 4

Jack Christie D.C.
Position 5

Marta Crinejo Director - City Council Agenda

Anna Russell City Secretary

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To reserve time to appear before Council call 832-393-1100 or come to the Office of the City Secretary, City Hall Annex, Public Level at least 30 minutes prior to the scheduled public session shown on the agenda.

NOTE: If a translator is required, please advise when reserving time to speak

AGENDA - COUNCIL MEETING Tuesday, February 19, 2019 - 1:30 PM
City Hall Chamber

PRESENTATIONS

2:00 P.M. – INVOCATION AND PLEDGE OF ALLEGIANCE

Council Member Cohen

ROLL CALL AND ADOPT MINUTES OF PREVIOUS MINUTES

PUBLIC SPEAKERS - Pursuant to City Council Rule 8, City Council will hear from members of the public; the names and subject matters of persons who had requested to speak at the time of posting this Agenda are attached; the names and subject matters of persons who subsequently request to speak may be obtained in the City Secretary's Office.

NOTE: If a translator is required, please advise when reserving time to speak

sp021919

RECESS

RECONVENE

WEDNESDAY - February 20, 2019 - 9:00 A. M.

DESCRIPTIONS OR CAPTIONS OF AGENDA ITEMS WILL BE READ BY
THE
CITY SECRETARY PRIOR TO COMMENCEMENT

MAYOR'S REPORT

CONSENT AGENDA NUMBERS 1 through 35

MISCELLANEOUS - NUMBERS 1 and 2

1. REQUEST from Mayor for confirmation of the appointment or reappointment of the following individuals to the **REINVESTMENT ZONE NUMBER EIGHT, CITY OF HOUSTON, TEXAS (GULFGATE) BOARD OF DIRECTORS**:
 - Position One - **ALBERTO P. CÁRDENAS, JR.**, reappointment, for a term to expire December 9, 2019
 - Position Two - **MARY K. VARGO**, reappointment, for a term to expire December 9, 2020
 - Position Three - **TRACY STEPHENS**, reappointment, for a term to expire December 9, 2019
 - Position Four - **MEDARDO E. "SONNY" GARZA**, reappointment, for a term ending December 9, 2020 and to serve as Chair for a term ending December 9, 2019
 - Position Five - **GUSTA BOOKER, III**, reappointment, for a term to expire

December 9, 2019

Position Six - **HUGO ALVAREZ**, reappointment, for a term to expire December 9, 2020

Position Seven - **RODOLFO M. REYES**, appointment, for a term to expire December 9, 2019

2. REQUEST from Mayor for confirmation of the reappointment of the following to the **GULFGATE REDEVELOPMENT AUTHORITY BOARD OF DIRECTORS:**

Position One - **ALBERTO P. CÁRDENAS, JR.**, reappointment, for a term to expire December 9, 2019

Position Two - **MARY K. VARGO**, reappointment, for a term to expire December 9, 2020

Position Three - **TRACY STEPHENS**, reappointment, for a term to expire December 9, 2019

Position Four - **MEDARDO E. "SONNY" GARZA**, reappointment, for a term ending December 9, 2020 and to serve as Chair for a term ending December 9, 2019

Position Five - **GUSTA BOOKER, III**, reappointment, for a term to expire December 9, 2019

Position Six - **HUGO ALVAREZ**, reappointment, for a term to expire December 9, 2020

Position Seven - **RODOLFO M. REYES**, appointment, for a term to expire December 9, 2019

ACCEPT WORK - NUMBER 3

3. RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$294,139.04 and acceptance of work on contract with **CLEANSERVE, INC, for Storm Sewer Television Inspection - **DISTRICTS B - DAVIS and D - BOYKINS****

PROPERTY - NUMBER 4

4. RECOMMENDATION from City Attorney to settle the condemnation of Parcel KY13-207, City of Houston v. Cole AA Houston, LLC, et al; Cause No. 1066535; in connection with the **NORTHEAST TRANSMISSION 108-INCH WATER LINE EASEMENT ACQUISITION PROJECT**

PURCHASING AND TABULATION OF BIDS - NUMBER 5

5. **ALANTIC DIVING SUPPLY, INC for purchase of twelve StarChase High-Speed Pursuit Management System and GPS Tacking Technology through the General Services Administration Schedule 84 Contract through the Cooperative Purchasing Program for the Houston Police Department - \$64,999.20 - General Fund**

RESOLUTIONS - NUMBERS 6 and 7

6. RESOLUTION confirming support for the proposed development as Affordable Rental Housing of certain properties which are subject to the one mile three year rule, each located in the City of Houston, Texas, and the submittal of applications for Housing Tax Credits for such developments; allowing the construction of such developments; and authorizing the Allocation Tax Credits to such developments - **DISTRICTS D - BOYKINS and H - CISNEROS**
7. RESOLUTION confirming the City's support for a proposed development of affordable rental housing, located in the City of Houston, Texas, despite its proximity to active railroad tracks - **DISTRICT H - CISNEROS**

ORDINANCES - NUMBERS 8 through 35

8. ORDINANCE authorizing the issuance of one or more series of City of Houston, Texas Public Improvement Bonds, Series K-2, as may be further designated, described and provided herein; authorizing the payment and security thereof and certain designated City officials to approve the principal amount, interest rates, prices, terms and sale thereof; authorizing certain other procedures, provisions and agreements related thereto, including authorizing the execution and delivery of one or more purchase contracts, paying agent/ registrar agreements, remarketing agreement, and other related agreements; approving the use of a preliminary official statement and authorizing the preparation and distribution of an official statement in connection with such offering; authorizing the engagement of bond counsel; making certain findings and other declarations necessary and incidental to the issuance of such bonds; and declaring an emergency
9. ORDINANCE approving and authorizing contract between the City of Houston and **THE WOMEN'S HOME** to provide up to \$150,000 in Community Development Block Grant Funds for the operation of a Homeless Services Program - **DISTRICTS A - STARDIG and C - COHEN**
10. ****PULLED – This item will not be considered on 2/20**
ORDINANCE approving and authorizing contract between the City of Houston and **HOUSTON HELP, INC**, providing Housing Opportunities for Persons with AIDS Funds for the Administration and Operation of a Community Residence along with the provision of Supportive Services - \$414,000.00 - Grant Fund - **DISTRICT D - BOYKINS**
11. ORDINANCE approving and authorizing contract between the City of Houston and **THE MEN'S CENTER, INCORPORATED dba RECENTER**, to provide up to \$100,000.00 in Housing Opportunities for Persons with AIDS Funds for Administrative and Supportive Services to persons living with HIV/AIDS and Addiction - **DISTRICT D - BOYKINS**
12. ORDINANCE approving and authorizing contract between the City of Houston and **THE VILLAGE LEARNING CENTER, INC**, to provide \$200,000.00 in Community Development Block Grant Funds for a Vocational/Educational Training Program serving a Special Needs Population - **DISTRICT E - MARTIN**
13. ORDINANCE approving and authorizing contract between the City of

Houston and **BUCKNER CHILDREN AND FAMILY SERVICES, INC** to provide Community Development Block Grant Funds for Program Costs Including Supportive Housing and Other Supportive Services to families with children who are in danger of being separated from their families - \$100,000.00 - Grant Fund - **DISTRICT D - BOYKINS**

14. ORDINANCE approving and authorizing contract between the City of Houston and **THE TEXAS GENERAL LAND OFFICE** to provide for the use of Community Development Block Grant - Disaster Recovery 2016 Flood Events Funds for a Housing Buyout Program - \$23,486,698.00 - Grant Fund
15. ORDINANCE authorizing a grant application to the Criminal Justice Division of the Office of the Governor of Texas by the City of Houston Municipal Courts Department for the Juvenile Case Manager for Truancy Prevention and Intervention Program (the "Grant"); declaring the City's eligibility for such grant; authorizing the Director of the Municipal Courts Department to act as the City's representative in the application process, with the authority to accept the grant and expend the grant funds, as awarded, and to apply for and accept all subsequent awards, if any, pertaining to the grant - \$553,742.03 - Grant Fund
16. ORDINANCE approving and authorizing the Mayor to accept grant offers up to \$105,000,000.00 from the Federal Aviation Administration and the Department of Homeland Security for various projects at George Bush Intercontinental Airport/Houston, William P. Hobby Airport, and Ellington Airport; declaring the City's eligibility for such grants - **DISTRICTS B - DAVIS; E - MARTIN and I - GALLEGOS**
17. ORDINANCE approving and authorizing Compromise and Settlement Agreement between the City of Houston and **JUAN NINO MARTINEZ**; to settle a lawsuit - \$100,000.00 - Property & Casualty Fund
18. ORDINANCE approving and authorizing Sublease Agreement between the City of Houston, Texas, sublessor, and **HOUSTON FORENSIC SCIENCE CENTER, INC**, sublessee, for approximately 83,080 sq. ft. of office space located at 500 Jefferson, Houston, Texas 77002 - **DISTRICT I - GALLEGOS**
19. ORDINANCE approving and authorizing first amendment to the First Interlocal Agreement between the City of Houston, Texas, and **HOUSTON FORENSIC SCIENCE CENTER, INC** - **DISTRICT I - GALLEGOS**
20. ORDINANCE approving and authorizing third amendment to the Agreement between the City of Houston and **TYLER TECHNOLOGIES, INC, formerly DIGITAL HEALTH DEPARTMENT, INC**, for Software Product License and Software Support Services, to extend the term of the agreement to May 1, 2019
21. ORDINANCE awarding contract to **HAHN EQUIPMENT COMPANY, INC** for Large Submersible Pump Repair Services for Houston Public Works; providing a maximum contract amount - 3 Years with two one-year options - \$6,037,149.50 - Enterprise Fund
22. ORDINANCE awarding contract to **PUMP SOLUTIONS, INC** for Large Submersible Pump Repair Services for Houston Public Works; providing a

- maximum contract amount - 3 Years with two one-year options - \$5,756,876.00 - Enterprise Fund
23. ORDINANCE awarding contract to **HOUMA ARAMATURE WORKS HOUSTON, LLC dba WARD LEONARD** for Large Submersible Pump Repair Services for Houston Public Works; providing a maximum contract amount - 3 Years with two one-year options - \$5,755,224.85 - Enterprise Fund
 24. ORDINANCE designating the property municipally known as **1813 Gentry Street** and within the City of Houston, as a landmark and designated The Peter F. Tamborello House - **DISTRICT H - CISNEROS**
 25. ORDINANCE designating the property municipally known as **1110 W. Gray Street** within the City of Houston, Texas, as a landmark and designated the "Quality Laundry Building" - **DISTRICT C - COHEN**
 26. ORDINANCE designating the property municipally known as **4019 Inverness Drive** and within the City of Houston, Texas as a protected landmark and designated the "Trone-Howe House" - **DISTRICT G - TRAVIS**
 27. ORDINANCE designating the Houston Bar Center Building located at **723 Main Street** and within the City of Houston, Texas, as a landmark - **DISTRICT I - GALLEGOS**
 28. ORDINANCE designating the Cherryhurst Park Clubhouse located at **1700 Missouri Street** and within the City of Houston, Texas, as a protected landmark - **DISTRICT C - COHEN**
 29. ORDINANCE designating the M.D. Anderson-Magnolia YWCA located at **7305 Navigation Boulevard** and within the City of Houston, Texas as a protected landmark - **DISTRICT I - GALLEGOS**
 30. ORDINANCE designating the house located at **2518 Riverside Drive** and within the City of Houston, Texas as a protected landmark with a name Scullin-Neblett House - **DISTRICT D - BOYKINS**
 31. ORDINANCE appropriating \$550,000.00 out of Metro Projects Construction DDSRF and approving and authorizing Professional Environmental Consulting Services Agreement between the City of Houston and **HVJ ASSOCIATES, INC** for the National Environmental Policy Act; providing funding for CIP Cost Recovery relating to construction of facilities financed by the Metro Projects Construction DDSRF
 32. ORDINANCE appropriating \$480,710.00 out of Water & Sewer System Consolidated Construction Fund as an additional appropriation to Professional Engineering Services contract between the City of Houston and **OTHON, INC** for Neighborhood Sewer System Improvements Basin AS069 (as Approved by Ordinance No. 2013-0053); providing funding for CIP Cost Recovery relating to construction of facilities financed by the Water & Sewer System Consolidated Construction Fund - **DISTRICTS C - COHEN and G - TRAVIS**
 33. ORDINANCE awarding contract to **JFT CONSTRUCTION, INC** for Open Ditch Improvements - Calhoun Area; setting a deadline for the bidder's execution of the contract and delivery of all bonds, insurance, and other required contract documents to the City; holding the bidder in default if it fails to meet the deadlines; providing funding for contingencies relating to

construction of facilities financed by the Federal State Local - Pass Thru Fund - **DISTRICT D - BOYKINS**

34. ORDINANCE appropriating \$3,350,000.00 out of the Street & Traffic Control and Storm Drainage DDSRF, awarding contract to **NERIE CONSTRUCTION, LLC** for FY2019 Drainage Rehab Work Orders #2; setting a deadline for the bidder's execution of the contract and delivery of all bonds, insurance, and other required contract documents to the City; holding the bidder in default if it fails to meet the deadlines; providing funding for testing services and CIP Cost Recovery relating to construction of facilities financed by the Street & Traffic Control and Storm Drainage DDSRF
35. ORDINANCE appropriating \$3,370,000.00 out of Street & Traffic Control and Storm Drainage DDSRF, awarding contract to **T CONSTRUCTION, LLC** for FY2019 Drainage Rehab Work Orders #5; setting a deadline for the bidder's execution of the contract and delivery of all bonds, insurance, and other required contract documents to the City; holding the bidder in default if it fails to meet the deadlines; providing funding for engineering and testing services and CIP Cost Recovery relating to construction of facilities financed by the Street & Traffic Control and Storm Drainage DDSRF

END OF CONSENT AGENDA

CONSIDERATION OF MATTERS REMOVED FROM CONSENT AGENDA

NON CONSENT AGENDA - NUMBER 36

NON-CONSENT - MISCELLANEOUS

36. **RECEIVE** nominations for appointment for Position One on the **PORT OF HOUSTON AUTHORITY OF HARRIS COUNTY**, for a term to expire February 1, 2021

MATTERS HELD - NUMBERS 37 through 43

37. RESOLUTION confirming support for the proposed development of certain properties as Affordable Rental Housing, each located in the City of Houston, Texas, and the submittal of applications for Housing Tax Credits for such developments - **TAGGED BY COUNCIL MEMBER COHEN**
This was Item 13 on Agenda of February 13, 2019
38. RESOLUTION confirming support for the proposed development of certain properties as Affordable Rental Housing, each located in the extraterritorial jurisdiction of the City of Houston, Texas or having been annexed into the City of Houston only for limited purposes, and the submittal of applications for housing tax credits for such developments
TAGGED BY COUNCIL MEMBER COHEN
This was Item 14 on Agenda of February 13, 2019
39. RESOLUTION confirming no objection to the proposed development of certain properties as Affordable Rental Housing, each located in the City of Houston, Texas, and the submittal of applications for Housing Tax Credits for such developments - **DISTRICTS D - BOYKINS and I - GALLEGOS**

TAGGED BY COUNCIL MEMBER COHEN

This was Item 15 on Agenda of February 13, 2019

40. RESOLUTION confirming no objection for the proposed development of certain properties as Affordable Rental Housing, each located in the extraterritorial jurisdiction of the City of Houston, Texas or having been annexed into the city of Houston only for limited purposes, or the submittal of applications for Housing Tax Credits for such developments

TAGGED BY COUNCIL MEMBER COHEN

This was Item 16 on Agenda of February 13, 2019

41. RESOLUTION identifying certain proposed developments of Affordable Rental Housing as contributing to the concerted revitalization efforts of the City of Houston, Texas more than any other in the concerted revitalization plan area in which the applicable development is located - **DISTRICTS B - DAVIS; D - BOYKINS; E - MARTIN; H - CISNEROS; I - GALLEGOS; J - LASTER and K - CASTEX-TATUM**

TAGGED BY COUNCIL MEMBER COHEN

This was Item 17 on Agenda of February 13, 2019

42. ORDINANCE approving and authorizing first amendment to the contract between the City of Houston and **MCLEMORE BUILDING MAINTENANCE, INC** for Janitorial Cleaning and Associated Services for the General Services Department on behalf the Houston Police Department; amending Ordinance Number 2013-0739 (Passed on August 27, 2013) to increase the maximum contract - \$1,211,953.68 - General Fund

TAGGED BY COUNCIL MEMBERS BOYKINS and LASTER

This was Item 26 on Agenda of February 13, 2019

43. ORDINANCE approving and authorizing first amendment to the contract between the City of Houston and **MCLEMORE BUILDING MAINTENANCE, INC** for Janitorial Cleaning and Associated Services for the General Services Department on behalf of Various Departments; amending Ordinance Number 2013-1055 (Passed on November 13, 2013) to increase the maximum contract; \$2,017,309.44 - General, Enterprise and Other Funds

TAGGED BY COUNCIL MEMBERS BOYKINS and LASTER

This was Item 27 on Agenda of February 13, 2019

MATTERS TO BE PRESENTED BY COUNCIL MEMBERS - Council Member Cisneros first

ALL ORDINANCES ARE TO BE CONSIDERED ON AN EMERGENCY BASIS AND TO BE PASSED ON ONE READING UNLESS OTHERWISE NOTED, ARTICLE VII, SECTION 7, CITY CHARTER

NOTE WHENEVER ANY AGENDA ITEM, WHETHER OR NOT ON THE - CONSENT AGENDA, IS NOT READY FOR COUNCIL ACTION AT THE TIME IT IS REACHED ON THE AGENDA, THAT ITEM SHALL BE PLACED AT THE END OF THE AGENDA FOR ACTION BY COUNCIL WHEN ALL OTHER AGENDA ITEMS HAVE BEEN CONSIDERED.

CITY COUNCIL RESERVES THE RIGHT TO TAKE UP AGENDA

ITEMS OUT OF THE ORDER IN WHICH THEY ARE POSITIONED IN THIS AGENDA. ALSO, AN ITEM THAT HAS BEEN TAGGED UNDER CITY COUNCIL RULE (HOUSTON CITY CODE 2-2) OR DELAYED TO ANOTHER DAY MAY BE NEVERTHELESS CONSIDERED LATER AT THE SAME CITY COUNCIL MEETING.



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

Item Creation Date:

sp021919

Agenda Item#:

ATTACHMENTS:

Description	Type
SP021919	Signed Cover sheet

**CITY COUNCIL CHAMBER - CITY HALL 2nd FLOOR – TUESDAY
FEBRUARY 19, 2019 – 2:00 PM**

NON-AGENDA

2 MIN

2 MIN

2 MIN

ONYII BROWN – 8115 Stony Dell Ct. – 77061 – 832-475-8271 - Sale of Park Place Baptist Church

ALAN PURNELL – 9321 Edgebrook St. – 77075 – 832-428-3111 – Sale of Park Place Baptist Church/Doggett acquisition

NORMAN CAMPBELL – 3513 Kingston Dr. – Friendswood, TX – 77546 – 979-418-2532 - Sale of Park Place Baptist Church

JOHN VALLIER – 1920 Sunset Springs Dr. – Pearland, TX – 77584 – 832-877-2651 - Sale of Park Place Baptist Church

3 MIN

3 MIN

3 MIN

DEBORAH ELAINE ALLEN - Post Office Box 263252 – 77027 - 713-264-0127 – Why Quanell X used phrases from my speech

DONALD BURNS – 13021 Donegal St. – 77047 – 346-341-5859 – 3902 Swingle/1320 Donegal

ROBERT CAMPBELL – 5022 Kelso St. – 77021 – 713-737-5326 – Trash not being picked up

ROBERT WOODS – 13005 Cullen Blvd. – 77047 – 832-594-6168 – Heavy trash missed pickup for the month of January 2019

EBUNOLUWA AKINOLA – 8313 Manchester St. – 77012 – 832-217-7466 – Order

CARL DUCENA – 10211 Tablerock Dr. – 77064 – 347-244-8098 – Invitation to Night of Superstars Award Gala

ROB WILLIAMS – 10909 Gulf Freeway – 77034 – 832-272-2729 – Sale of Park Place Baptist Church

ARABELLA REMY – No Address – 786-444-7734 - Sale of Park Place Baptist Church

TANYA HERBERT – No Address - 832-651-0270 - Sale of Park Place Baptist Church

STEPHEN PARISH – 7034 Rockergate – Missouri City, TX – 77489 – 832-392-3201 - Sale of Park Place Baptist Church

SHANNON FRAZIER – 1920 Sunset Spring – Pearland, TX – 77584 – 832-397-9736 - Sale of Park Place Baptist Church

TIA BEARDEN – 614 Magnolia Bend St. – League City, TX – 77573 – 409-683-6608 - Sale of Park Place Baptist Church

JULIA FLOYD – 2312 Gulfshore – 77017 – 281-904-6911 - Sale of Park Place Baptist Church

JAMES IHEDIGBO – No Address – No Phone - Sale of Park Place Baptist Church

KENNETH GREEN – 7100 W. University Dr., Apt. #1207 – 77055 – 832-563-4258 - Sale of Park Place Baptist Church

GWEN MOHAIR – 6805 Ralston St. – 77016 – 832-577-7106 - Sale of Park Place Baptist Church

JAMES HARPER – 5422 Canal St., Apt. #5 – 77011 – 832-923-1899 – Domestic violence case with HPD

PATRICIA DOAKS – 4506 Balkin St. – 77021 – 832-788-6291 – Water bill

WILLIAM WILLIS – 923 Y.U. Jones Rd. – Richmond, TX – 77469 – 832-763-4981 – City of Houston vehicle booting



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

Item Creation Date: 2/5/2019

MYR ~ 2019 TIRZ # 8 ReAppt. ltr. 2-5-2019

Agenda Item#: 1.

Summary:

REQUEST from Mayor for confirmation of the appointment or reappointment of the following individuals to the **REINVESTMENT ZONE NUMBER EIGHT, CITY OF HOUSTON, TEXAS (GULFGATE) BOARD OF DIRECTORS**:

Position One - **ALBERTO P. CÁRDENAS, JR.**, reappointment, for a term to expire December 9, 2019

Position Two - **MARY K. VARGO**, reappointment, for a term to expire December 9, 2020

Position Three - **TRACY STEPHENS**, reappointment, for a term to expire December 9, 2019

Position Four - **MEDARDO E. "SONNY" GARZA**, reappointment, for a term ending December 9, 2020 and to serve as Chair for a term ending December 9, 2019

Position Five - **GUSTA BOOKER, III**, reappointment, for a term to expire December 9, 2019

Position Six - **HUGO ALVAREZ**, reappointment, for a term to expire December 9, 2020

Position Seven - **RODOLFO M. REYES**, appointment, for a term to expire December 9, 2019

Background:

February 1, 2019

The Honorable City Council
City of Houston, Texas

Dear Council Members:

Pursuant to City of Houston, Texas, Ordinance Nos. 97-1524, 99-913 and 99-1069, I am nominating the following individuals for appointment or reappointment to the Reinvestment Zone Number Eight, City of Houston, Texas (Gulfgate) Board of Directors, subject to Council confirmation:

Alberto P. Cárdenas, Jr., reappointment to Position One, for a term to expire December 9, 2019;
Mary K. Vargo, reappointment to Position Two, for a term to expire December 9, 2020;
Tracy Stephens, reappointment to Position Three, for a term to expire December 9, 2019;
Medardo E. "Sonny" Garza, to serve as Chair for a term ending December 9, 2020;
Gusta Booker III, reappointment to Position Five, for a term to expire December 9, 2019;
Hugo Alvarez, reappointment to Position Six, for a term to expire December 9, 2020;
and

Rodolfo M. Reyes, appointment to Position Seven, for a term to expire December 9, 2019.

The résumés of the nominees are attached for your review.

Sincerely,

Sylvester Turner
Mayor

ST:MDPM:jsk

ATTACHMENTS:

Description

Type



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

Item Creation Date: 2/5/2019

MYR ~ 2019 Gulfgate Redevelopment Authority ltr. 2-5-2019

Agenda Item#: 2.

Summary:

REQUEST from Mayor for confirmation of the reappointment of the following to the **GULFGATE REDEVELOPMENT AUTHORITY BOARD OF DIRECTORS:**

- Position One - **ALBERTO P. CÁRDENAS, JR.**, reappointment, for a term to expire December 9, 2019
- Position Two - **MARY K. VARGO**, reappointment, for a term to expire December 9, 2020
- Position Three - **TRACY STEPHENS**, reappointment, for a term to expire December 9, 2019
- Position Four - **MEDARDO E. "SONNY" GARZA**, reappointment, for a term ending December 9, 2020 and to serve as Chair for a term ending December 9, 2019
- Position Five - **GUSTA BOOKER, III**, reappointment, for a term to expire December 9, 2019
- Position Six - **HUGO ALVAREZ**, reappointment, for a term to expire December 9, 2020
- Position Seven - **RODOLFO M. REYES**, appointment, for a term to expire December 9, 2019

Background:

February 1, 2019

The Honorable City Council
City of Houston, Texas

Dear Council Members:

Pursuant to City of Houston, Texas, Resolution No. 97-66, I am nominating the following individuals for appointment or reappointment to the Gulfgate Redevelopment Authority Board of Directors, subject to Council confirmation:

Alberto P. Cárdenas, Jr., reappointment to Position One, for a term to expire December 9, 2019;
Mary K. Vargo, reappointment to Position Two, for a term to expire December 9, 2020;
Tracy Stephens, reappointment to Position Three, for a term to expire December 9, 2019;
Medardo E. "Sonny" Garza, reappointment to Position Four, for a term to expire December 9, 2020, and to serve as Chair for a term ending December 9, 2019;
Gusta Booker III, reappointment to Position Five, for a term to expire December 9, 2019;
Hugo Alvarez, reappointment to Position Six, for a term to expire December 9, 2020;
and

Rodolfo M. Reyes, appointment to Position Seven, for a term to expire December 9, 2019.

The résumés of the nominees are attached for your review.

Sincerely,

Sylvester Turner
Mayor

ST:MDPM:jsk

Attachments

cc: Ms. Gwen Tillotson, Deputy Director, Mayor's Office of Economic Development

ATTACHMENTS:

Description

Type



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

District B, District D

Item Creation Date: 1/24/2019

HPW-20MAJ06 Accept Work - CleanServe, Inc.

Agenda Item#: 3.

Summary:

RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$294,139.04 and acceptance of work on contract with **CLEANSERVE, INC**, for Storm Sewer Television Inspection - **DISTRICTS B - DAVIS and D - BOYKINS**

Background:

SUBJECT: Accept work for Storm Sewer Television Inspection (Work Order Contract).

RECOMMENDATION: (SUMMARY) Pass a motion to approve the final Contract Amount of \$294,139.04 and accept the work.

PROJECT NOTICE/JUSTIFICATION: This project was part of the Houston Public Works, Storm Water Maintenance Branch program and is required to clean and televise the existing underground storm sewer system.

DESCRIPTION/SCOPE: The original contract was approved by City Council on October 14, 2009 by Ordinance 2009-0974. This project consisted of television inspection of the storm sewer lines to obtain quality video tapes to determine the condition of the pipe. The Work Orders were provided on an on-call basis. The project was awarded to CleanServe, Inc. with an original Contract Amount of \$294,400.00. The contract duration for this project was 730 calendar days.

LOCATION: The project areas are in various locations in Council Districts B and D.

Work Order No.	Street on the North	Street on the South	Street on the East	Street on the West	Key Map	Council District
1	Winnetka Street	Griggs Road	Martin Luther King Blvd	Martin Luther King Blvd	534E, 534F, 534J, 534K	D
2	Northchase Drive	Northchase Drive	Northchase Drive	Northchase Drive	372R	B
3	Richcrest Drive	Texas 8 Beltway Frontage Rd	Hardy Toll Road	Interstate 45 Freeway	373J, 372R, 373N, 373P, 372V, 373S	B

4	West Hardy Road	Hardy Street	East Hardy Road	Bradfield Road	373P, 373T	B
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CONTRACT COMPLETION AND COST: The contractor, CleanServe, Inc., has completed the work under the subject Contract. The project was completed within the original Contract time. The final cost of the project, including overrun and underrun of estimated unit price is \$294,139.04, a decrease of \$260.00 under the original Contract Amount. The decreased cost is a result of the difference between planned and measured quantities.

M/WSBE PARTICIPATION: No City M/WBE participation goal is established for this project as the contract amount does not exceed the threshold of \$1,000,000.00 required for a goal oriented contract per Section 15-82 of the Code of Ordinances.

Carol Ellinger Haddock, P.E., Director
Houston Public Works

WBS No. M-000301-0004-4

Prior Council Action:

Ordinance No. 2009-0974, dated 10-14-2009

Amount of Funding:

No additional funding required.

Original appropriation of \$294,400.00 from Stormwater Fund (Fund No. 2302).

Contact Information:

Lagnesh Varshney
Managing Engineer, Transportation & Drainage Operations
Storm Water Maintenance Branch
Phone: (832) 395-2974

ATTACHMENTS:

Description

Signed Coversheet
Maps

Type

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Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:
District B, District D
Item Creation Date: 1/24/2019

HPW-20MAJ06 Accept Work - CleanServe, Inc.

Agenda Item#:

Background:

SUBJECT: Accept work for Storm Sewer Television Inspection (Work Order Contract).

RECOMMENDATION: (SUMMARY) Pass a motion to approve the final Contract Amount of \$294,139.04 and accept the work.

PROJECT NOTICE/JUSTIFICATION: This project was part of the Houston Public Works, Storm Water Maintenance Branch program and is required to clean and televise the existing underground storm sewer system.

DESCRIPTION/SCOPE: The original contract was approved by City Council on October 14, 2009 by Ordinance 2009-0974. This project consisted of television inspection of the storm sewer lines to obtain quality video tapes to determine the condition of the pipe. The Work Orders were provided on an on-call basis. The project was awarded to CleanServe, Inc. with an original Contract Amount of \$294,400.00. The contract duration for this project was 730 calendar days.

LOCATION: The project areas are in various locations in Council Districts B and D.

Work Order No.	Street on the North	Street on the South	Street on the East	Street on the West	Key Map	Council District
1	Winnetka Street	Griggs Road	Martin Luther King Blvd	Martin Luther King Blvd	534E, 534F, 534J, 534K	D
2	Northchase Drive	Northchase Drive	Northchase Drive	Northchase Drive	372R	B
3	Richcrest Drive	Texas 8 Beltway Frontage Rd	Hardy Toll Road	Interstate 45 Freeway	373J, 372R, 373N, 373P, 372V, 373S	B
4	West Hardy Road	Hardy Street	East Hardy Road	Bradfield Road	373P, 373T	B

CONTRACT COMPLETION AND COST: The contractor, CleanServe, Inc., has completed the work under the subject Contract. The project was completed within the original Contract time. The final cost of the project, including overrun and underrun of estimated unit price is \$294,139.04, a decrease of \$260.00 under the original Contract Amount. The decreased cost is a result of the difference between planned and measured quantities.

M/WSBE PARTICIPATION: No City M/WSBE participation goal is established for this project as the contract amount does not exceed the threshold of \$1,000,000.00 required for a goal oriented contract per Section 15-82 of the Code of Ordinances.

Carol Ellinger Haddock, P.E., Director
Houston Public Works

Prior Council Action:

Ordinance No. 2009-0974, dated 10-14-2009

Amount of Funding:

No additional funding required.

Original appropriation of \$294,400.00 from Stormwater Fund (Fund No. 2302).

Contact Information:

Lagnesh Varshney
Managing Engineer, Transportation & Drainage Operations
Storm Water Maintenance Branch
Phone: (832) 395-2974

ATTACHMENTS:

Description

Maps
Prior Council Action
OBO Docs
Affidavit of Ownership
Tax Report
Estimate & Certificate for Unit Price Work
Certificate of Final Completion

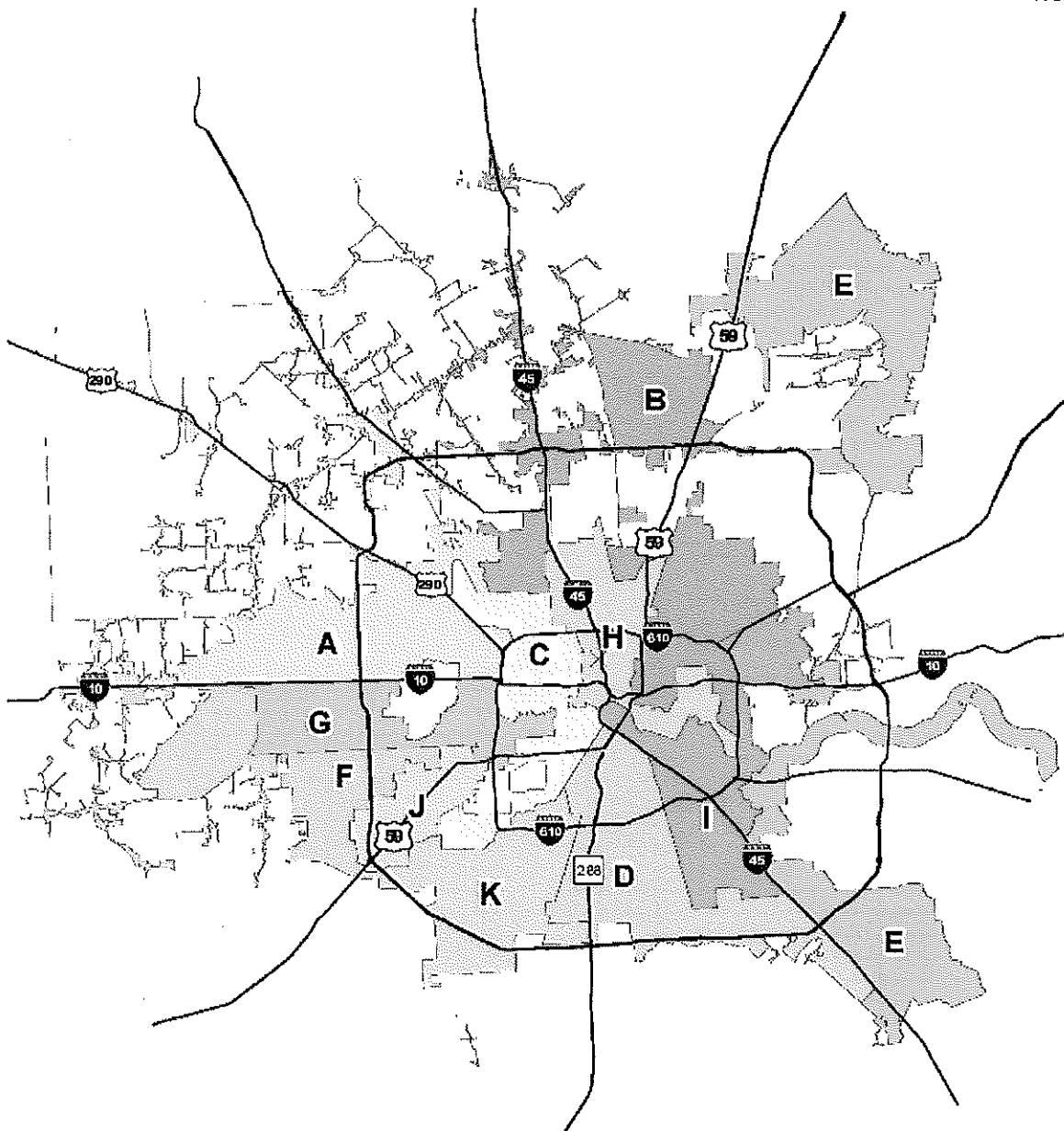
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HOUSTON PUBLIC WORKS
TRANSPORTATION AND DRAINAGE OPERATIONS



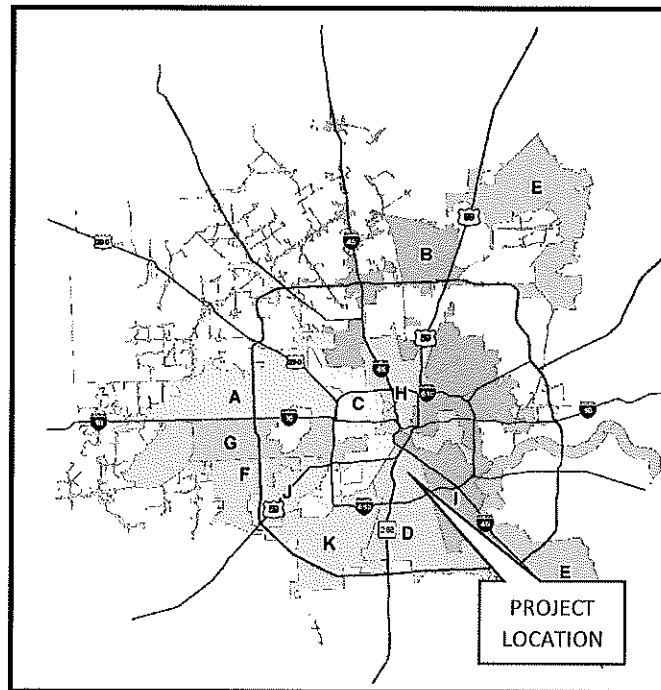
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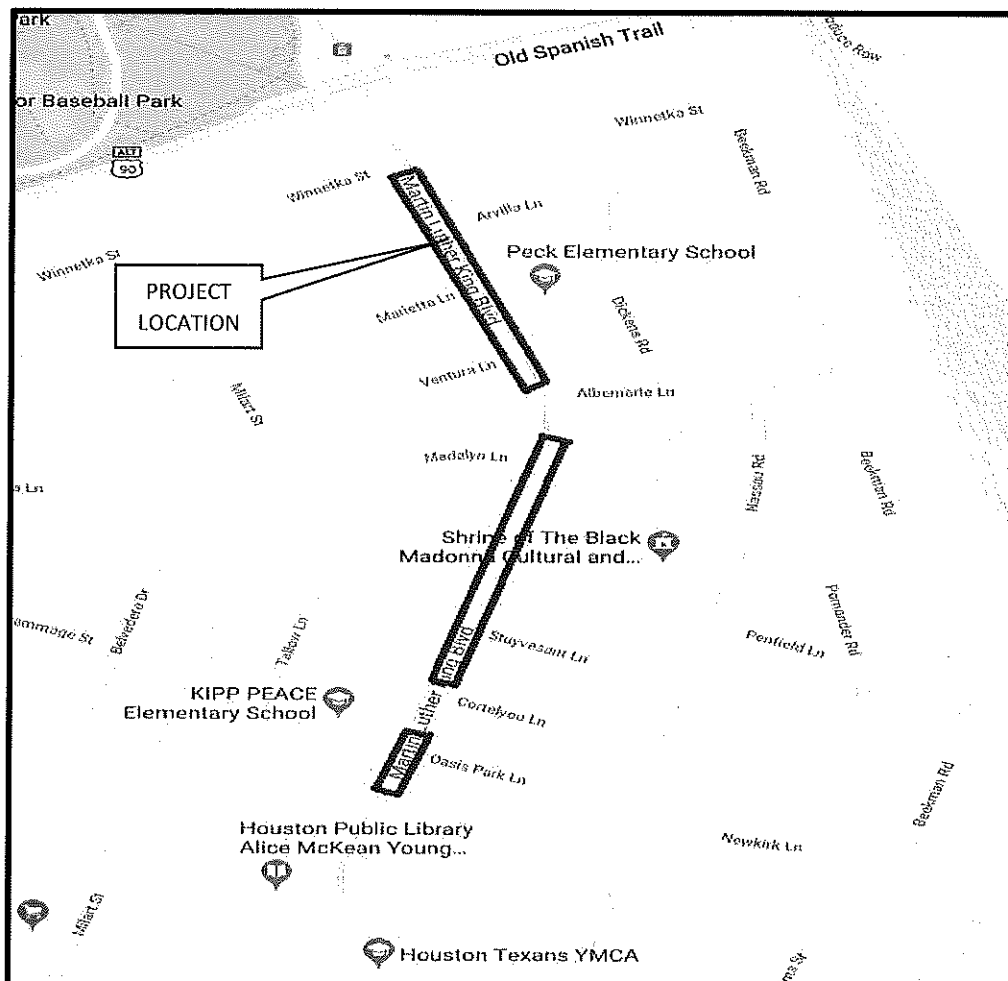
WBS NO. M-000301-0004-4

Drainage Rehab Work Order
EXHIBIT 1
CITY COUNCIL DISTRICT MAP/VICINITY MAP

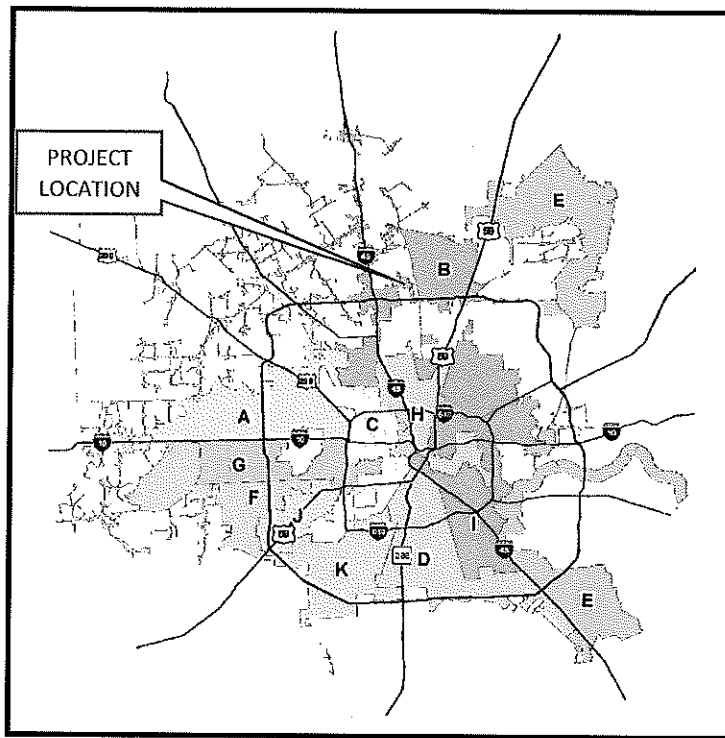
Work Authorization #1
Council District – D
Key Map – 534E, 534F, 534J, 534K



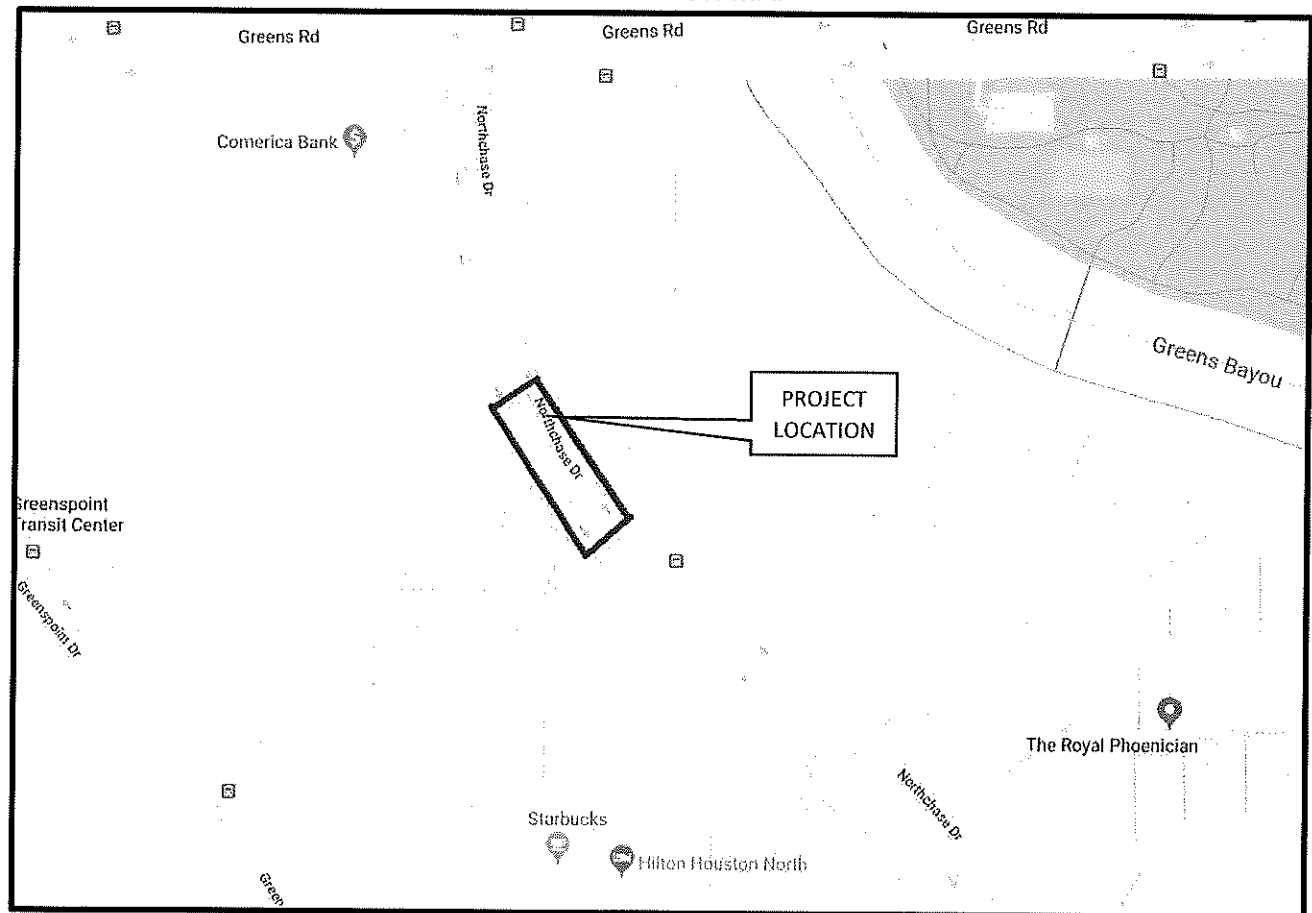
LOCATION MAP



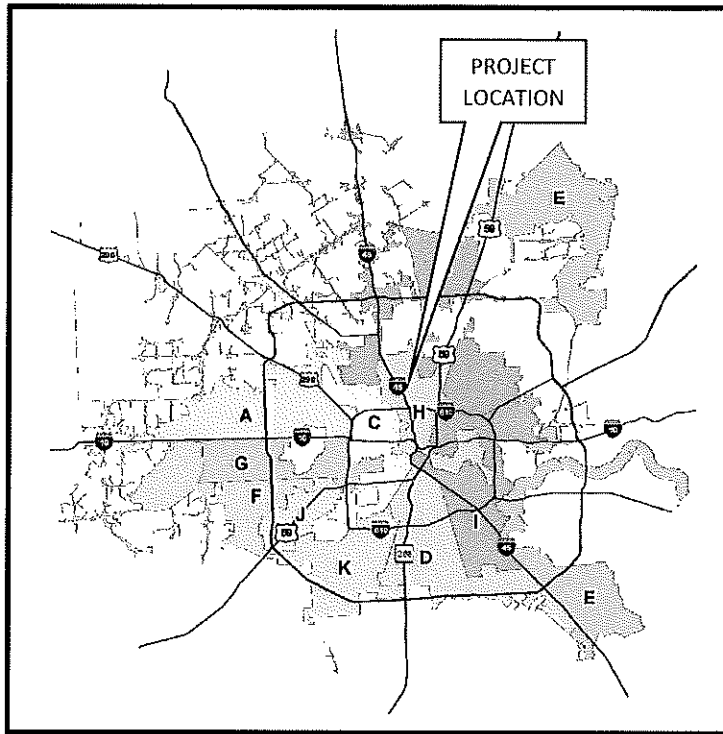
Work Authorization #2
Council District - B
Key Map – 372R



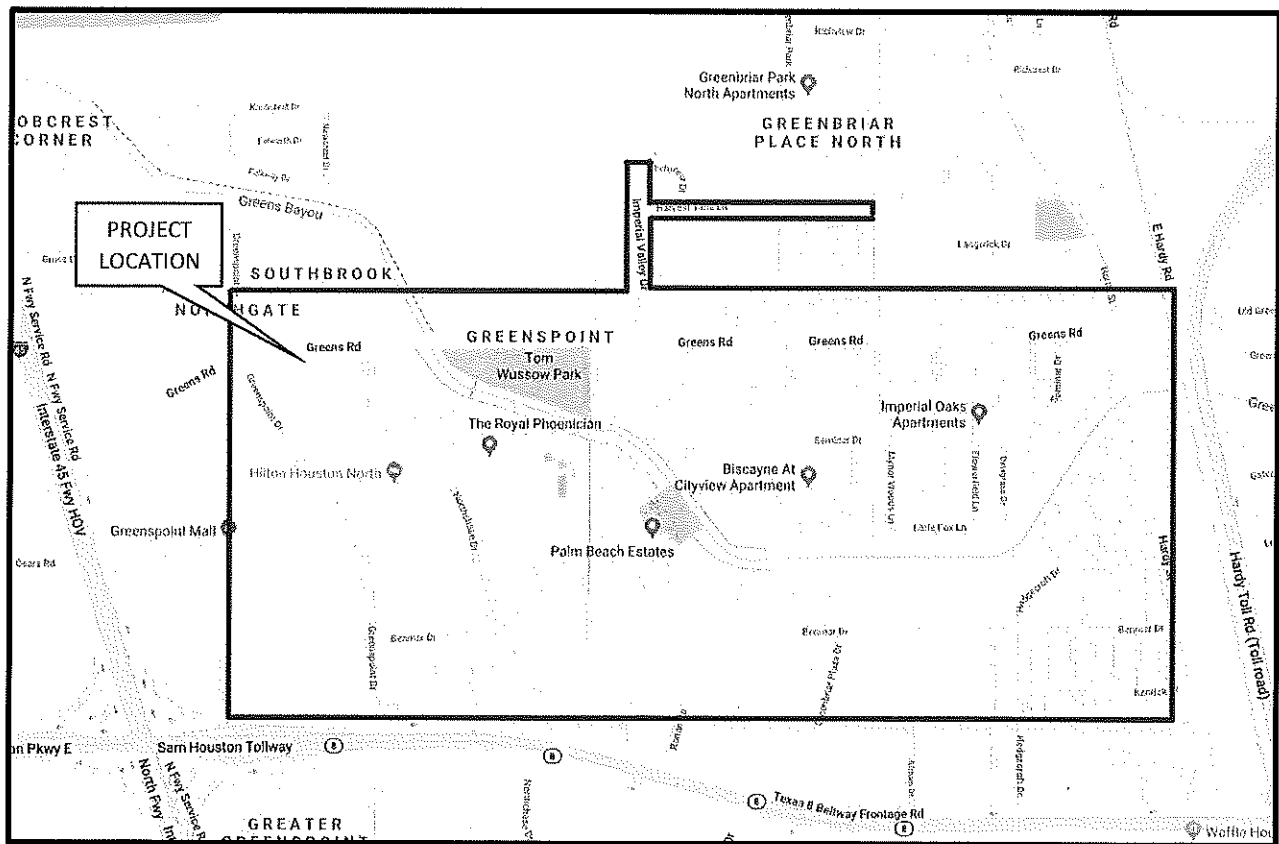
LOCATION MAP



Work Authorization #3
Council District - B
Key Map – 373J, 372R, 373N, 373P, 372V, 373S



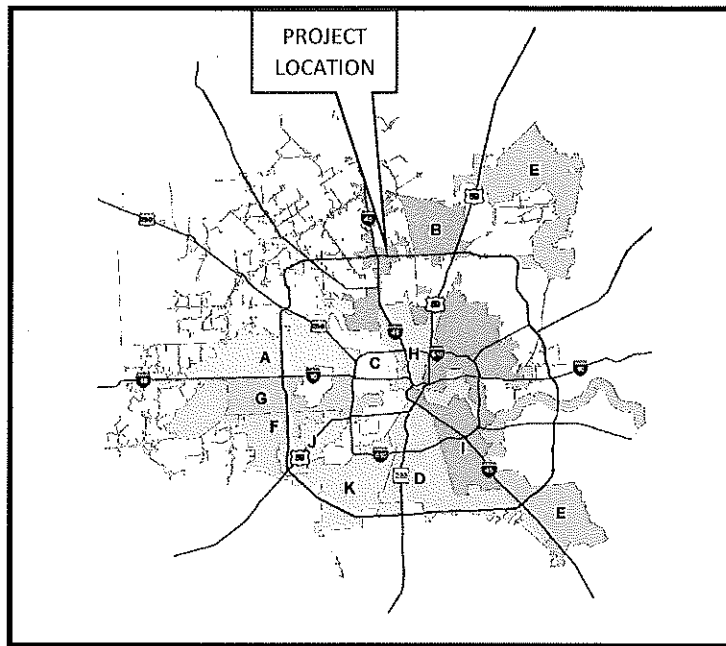
LOCATION MAP



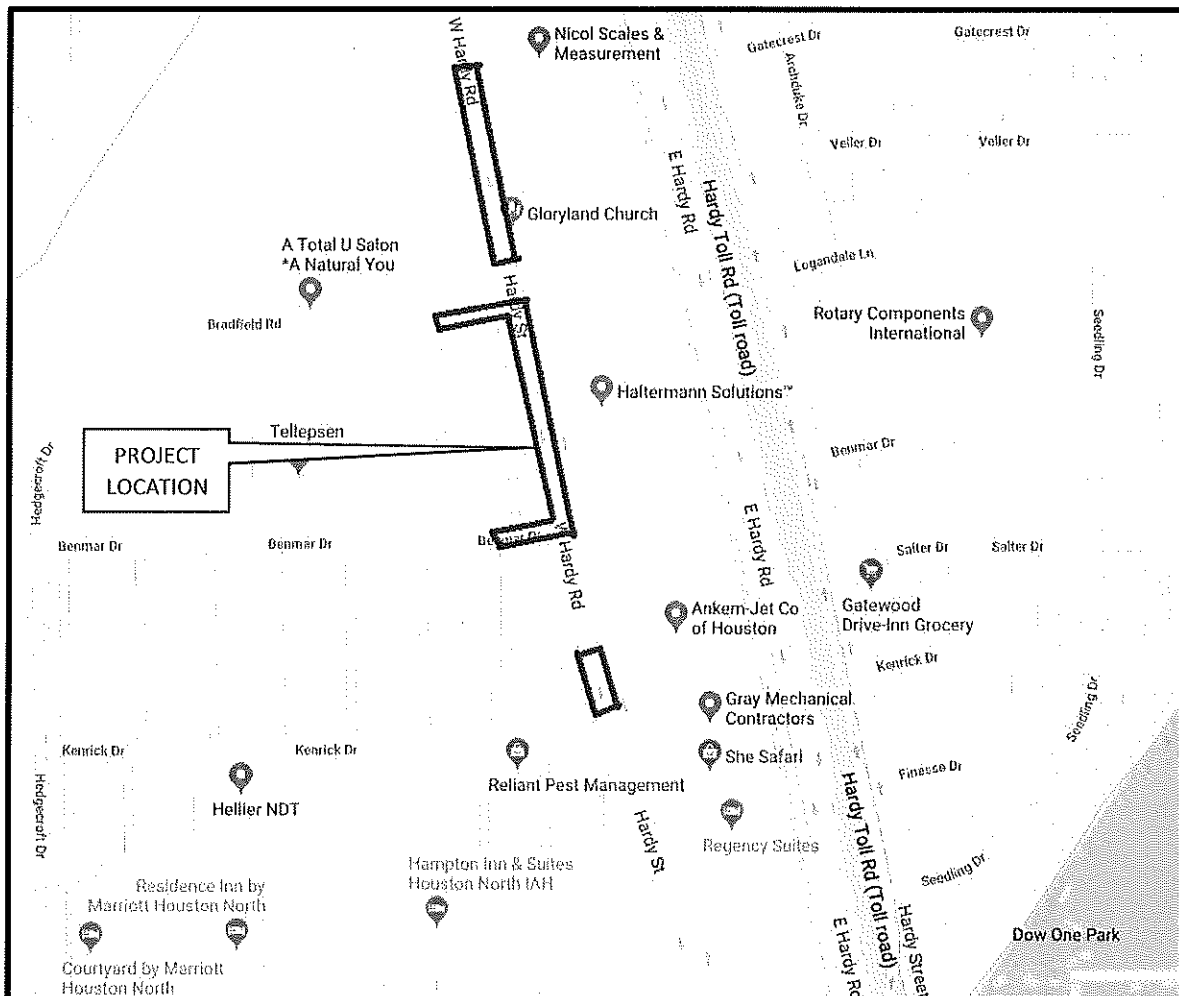
Work Authorization #4

Council District – B

Key Map – 373P, 373T



LOCATION MAP





CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

ETJ

Item Creation Date:

LGL - Parcel KY13-207; City of Houston v. Cole AA Houston, LLC, et al; Cause No. 1066535; Northeast Transmission 108-Inch Water Line Easement Acquisition Project; WBS/CIP No. S-000900-0126-3-01-01; Legal Department File No. 081-1400068-016

Agenda Item#: 4.

Summary:

RECOMMENDATION from City Attorney to settle the condemnation of Parcel KY13-207, City of Houston v. Cole AA Houston, LLC, et al; Cause No. 1066535; in connection with the **NORTHEAST TRANSMISSION 108-INCH WATER LINE EASEMENT ACQUISITION PROJECT**

Background:

The Northeast Transmission 108-Inch Water Line Easement Acquisition Project provides for design, and construction of transmission and distribution lines to convey treated water from surface water facilities. This project is part of the City's regionalization program and is in compliance with the Harris-Galveston Subsidence District requirement to implement the City's long-range water supply plan. The subject water line easement is needed for the Northeast Transmission Line segment of the program.

This eminent domain proceeding involves the acquisition of a permanent easement to a parcel of land containing a total of 17,857 square feet from a whole tract of land containing 46,626 square feet. The property is owned by Cole AA Houston LLC and is located at the intersection of Aldine Bender and Lee Road in Northeast Houston. The property is improved with a tenant, an Advanced Auto retail shop. Efforts by Houston Public Works to negotiate the easement purchase failed, and the matter was referred to the Legal Department to initiate eminent domain proceedings to acquire the needed property.

A Special Commissioners' hearing was convened. Representatives from neither the landowner, Cole AA Houston, nor the tenant, Advanced Auto, appeared at the Special Commissioners' hearing. With no evidence presented except the appraisal of the City, the Special Commissioners ordered an award of \$141,969.00. With Council approval, the City Attorney deposited this award into the registry of the court. Objections to the award were filed by the landowner claiming damages to its property that will result from the taking and damages to their tenant that will occur during the construction phase.

The parties submitted new appraisals to be used at trial. The City's new appraisal of value for the entire property acquisition to be presented at trial is now \$173,000.00. The landowner's new appraisal of value for the entire property acquisition to be presented at trial is now \$571,000.00.

After negotiations, the parties agreed to an increase of \$75,000.00 over and above the Special

Commissioners' Award to compensate the landowner Cole AA Houston and an additional \$20,000.00 to compensate the tenant, Advanced Auto, to be paid through their landlord. This agreement will fully settle the condemnation proceeding, and only represents an additional \$64,000.00 above the City's current appraisal.

We recommend that the City Attorney be authorized by Motion to settle this condemnation proceeding for an additional \$95,000.00 which will bring the total compensation for the property acquisition to \$236,969.00.

Fiscal Note: There is no anticipated operating and maintenance impact associated with this site acquisition.

Ronald C. Lewis, City Attorney

Carol Ellinger Haddock, P.E.
Director, Houston Public Works

Prior Council Action:

Ordinance Number 2018-756, passed 09/19/18; Ordinance Number 2014-0871, passed 09/24/14, Motion Number 2016-0311, passed 06/22/16

Amount of Funding:

\$95,000.00; Funds previously appropriated under Ordinance No. 2018-756 out of the Water and Sewer System Consolidated Construction Fund. No additional funding is necessary.

Contact Information:

Suzanne Chauvin..... 832-393-6219

Michelle Grossman ... 832-393-6216

Steven Beard832-393-6295

ATTACHMENTS:

Description

Signed Cover Sheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

ETJ

Item Creation Date:

LGL - Parcel KY13-207; City of Houston v. Cole AA Houston, LLC, et al; Cause No. 1066535; Northeast Transmission 108-Inch Water Line Easement Acquisition Project; WBS/CIP No. S-000900-0126-3-01-01; Legal Department File No. 081-1400068-016

Agenda Item#:

Summary:

Authorize the City Attorney, by Motion, to settle the condemnation matter of *City of Houston v. Cole AA Houston, LLC, et al.*; Cause No. 1066535, for an additional amount of \$95,000.00 over the Special Commissioners' award for a total of \$236,969.00; funding is provided by a previously approved blanket Appropriation Ordinance.

Background:

The Northeast Transmission 108-Inch Water Line Easement Acquisition Project provides for design, and construction of transmission and distribution lines to convey treated water from surface water facilities. This project is part of the City's regionalization program and is in compliance with the Harris-Galveston Subsidence District requirement to implement the City's long-range water supply plan. The subject water line easement is needed for the Northeast Transmission Line segment of the program.

This eminent domain proceeding involves the acquisition of a permanent easement to a parcel of land containing a total of 17,857 square feet from a whole tract of land containing 46,626 square feet. The property is owned by Cole AA Houston LLC and is located at the intersection of Aldine Bender and Lee Road in Northeast Houston. The property is improved with a tenant, an Advanced Auto retail shop. Efforts by Houston Public Works to negotiate the easement purchase failed, and the matter was referred to the Legal Department to initiate eminent domain proceedings to acquire the needed property.

A Special Commissioners' hearing was convened. Representatives from neither the landowner, Cole AA Houston, nor the tenant, Advanced Auto, appeared at the Special Commissioners' hearing. With no evidence presented except the appraisal of the City, the Special Commissioners ordered an award of \$141,969.00. With Council approval, the City Attorney deposited this award into the registry of the court. Objections to the award were filed by the landowner claiming damages to its property that will result from the taking and damages to their tenant that will occur during the construction phase.

The parties submitted new appraisals to be used at trial. The City's new appraisal of value for the entire property acquisition to be presented at trial is now \$173,000.00. The landowner's new appraisal of value for the entire property acquisition to be presented at trial is now \$571,000.00.

After negotiations, the parties agreed to an increase of \$75,000.00 over and above the Special Commissioners' Award to compensate the landowner Cole AA Houston and an additional \$20,000.00 to compensate the tenant, Advanced Auto, to be paid through their landlord. This agreement will fully settle the condemnation proceeding, and only represents an additional \$64,000.00 above the City's current appraisal.

We recommend that the City Attorney be authorized by Motion to settle this condemnation proceeding for an additional \$95,000.00 which will bring the total compensation for the property acquisition to \$236,969.00.

Fiscal Note: There is no anticipated operating and maintenance impact associated with this site acquisition.


Ronald C. Lewis, City Attorney

Carol Ellinger Haddock, P.E.
Director, Houston Public Works

Prior Council Action:

Ordinance Number 2018-756, passed 09/19/18; Ordinance Number 2014-0871, passed 09/24/14, Motion Number 2016-0311, passed 06/22/16

Amount of Funding:

\$95,000.00; Funds previously appropriated under Ordinance No. 2017-1016 out of the Water and Sewer System Consolidated Construction Fund. No additional funding is necessary.

Contact Information:

Suzanne Chauvin..... 832-393-6219
Michelle Grossman ... 832-393-6216
Steven Beard832-393-6295

ATTACHMENTS:**Description**

Ordinance No. 2015-71
Ordinance No. 2016-311
Ordinance No. 2017-1016

Type

Ordinance/Resolution/Motion
Ordinance/Resolution/Motion
Ordinance/Resolution/Motion



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

ALL

Item Creation Date: 2/1/2019

H28871 - StarChase GPS Tracking System - MOTION

Agenda Item#: 5.

Summary:

ALANTIC DIVING SUPPLY, INC for purchase of twelve StarChase High-Speed Pursuit Management System and GPS Tacking Technology through the General Services Administration Schedule 84 Contract through the Cooperative Purchasing Program for the Houston Police Department - \$64,999.20 - General Fund

Background:

H28871 – Approve a purchase from Atlantic Diving Supply, Inc.(ADS) for GPS tracking system from the General Services Administration (GSA) Schedule 84 contract through the Cooperative Purchasing Program in the total amount of \$64,999.20 for the Houston Police Department.

Specific Explanation:

The Chief of the Houston Police Department (HPD) and the Chief Procurement Officer recommend that City Council approve the purchase of the StarChase high-speed pursuit management system and GPS tracking technology from the General Services Administration (GSA) Schedule 84 contract through the Cooperative Purchasing Program in an amount not to exceed **\$64,999.20**. It is also recommended that authorization be given to issue purchase orders, as necessary, to the GSA contractor **Atlantic Diving Supply, Inc.**

This request is for the purchase of twelve (12) StarChase units that are to be added to the current fleet of eight (8) units. ADS, Inc. will provide twelve (12) StarChase GPS Launcher Systems, twelve (12) vehicle installations, 24-months of unlimited GPS live tracking, training projectiles, vehicle data/mapping and On-site training. Included is a 24-month warranty on all system parts per unit.

These systems will be used to reduce the number of high speed chases officers are involved in by the utilization of a vehicle launched GPS tracking device that adheres to target vehicles and is used to track stolen and/or fleeing vehicles. These systems will be distributed to various patrol divisions that have high incidents of high-speed chases in order to improve citizen and police officer safety.

This recommendation is made pursuant to Chapter 252, Section 252.022 (a) (7) (A) of the Texas Local Government Code for exempt procurements.

M/WBE Participation:

This Procurement is exempt from the M/WBE subcontracting goal participation as the total project expenditure does not exceed the City's \$100,000.00 threshold.

Hire Houston First:

This procurement is exempt from the City's Hire Houston First ordinance. Bids/proposals were not solicited because the department is utilizing a Cooperative Purchasing Agreement for this purchase.

Fiscal Note:

Funding for this item is included in the FY2019 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

Jerry Adams, Chief Procurement Officer
Finance/Strategic Procurement Division

Department Approval Authority

Estimated Spending Authority			
DEPARTMENT	FY2019	OUT YEARS	TOTAL
Houston Police Department	\$64,999.20	\$0	\$64,999.20

Amount of Funding:

\$64,999.20 – General Fund (1000)

Contact Information:

NAME:	DEPARTMENT/DIVISION	PHONE
Brenda Chagoya, Division Manager	FIN/SPD	(832) 393-8723
Alejandro Velasquez, Procurement Specialist	FIN/SPD	(832) 393-8701
Rhonda Smith, CFO & Deputy Director	HPD	(713) 308-1770
Clifton Journet III, Executive Analyst	HPD	(713) 308-1779

ATTACHMENTS:

Description

Coversheet signed by CPO for H28871

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

ALL

Item Creation Date: 2/1/2019

H28871 - StarChase GPS Tracking System - MOTION

Agenda Item#: 6.

Background:

H28871 – Approve a purchase from Atlantic Diving Supply, Inc.(ADS) for GPS tracking system from the General Services Administration (GSA) Schedule 84 contract through the Cooperative Purchasing Program in the total amount of \$64,999.20 for the Houston Police Department.

Specific Explanation:

The Chief of the Houston Police Department (HPD) and the Chief Procurement Officer recommend that City Council approve the purchase of the StarChase high-speed pursuit management system and GPS tracking technology from the General Services Administration (GSA) Schedule 84 contract through the Cooperative Purchasing Program in an amount not to exceed \$64,999.20. It is also recommended that authorization be given to issue purchase orders, as necessary, to the GSA contractor Atlantic Diving Supply, Inc.

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Hire Houston First:

This procurement is exempt from the City's Hire Houston First ordinance. Bids/proposals were not solicited because the department is utilizing a Cooperative Purchasing Agreement for this purchase.

Fiscal Note:

Funding for this item is included in the FY2019 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.


Jerry Adams, Chief Procurement Officer
Finance/Strategic Procurement Division

Department Approval Authority

Estimated Spending Authority			
DEPARTMENT	FY2019	OUT YEARS	TOTAL
Houston Police Department	\$64,999.20	\$0	\$64,999.20

Amount of Funding:

\$64,999.20 – General Fund (1000)

Contact Information:

NAME:	DEPARTMENT/DIVISION	PHONE
Brenda Chagoya, Division Manager	FIN/SPD	(832) 393-8723
Alejandro Velasquez, Procurement Specialist	FIN/SPD	(832) 393-8701
Rhonda Smith, CFO & Deputy Director	HPD	(713) 308-1770
Clifton Journet III, Executive Analyst	HPD	(713) 308-1779

ATTACHMENTS:**Description****Type**Affidavit of Ownership

Backup Material

Clear Tax Report

Backup Material

Cooperative Purchasing Program Approved by CPO

Backup Material

Fair Campaign (Form A)

Backup Material

Fair Campaign (Form B)

Backup Material

Funding Verification Info

Backup Material

Quote ADS

Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

District D, District H

Item Creation Date: 2/4/2019

HCD19-09 9% HTC One Mile Three Year Rule Resolution

Agenda Item#: 6.

Summary:

RESOLUTION confirming support for the proposed development as Affordable Rental Housing of certain properties which are subject to the one mile three year rule, each located in the City of Houston, Texas, and the submittal of applications for Housing Tax Credits for such developments; allowing the construction of such developments; and authorizing the Allocation Tax Credits to such developments - **DISTRICTS D - BOYKINS and H - CISNEROS**

Background:

The Housing and Community Development Department (HCDD) recommends approval of a Resolution allowing exceptions to the Texas Department of Housing and Community Affairs' (TDHCA) one mile rule for five proposed developments.

To avoid unjustified concentrations of competitive 9% housing tax credits (HTCs) properties, TDHCA requires that an applicant receive a resolution from the governing body of the municipality where the development is to be located if a similar type of HTC property (for example a property for seniors) was built in the last three years and is located within one mile of the applicant property.

The following five properties in this year's round of applications for 9% tax credits will be located within one mile of similar properties constructed within the last three years:

	Application Number	Development Name	Development Address	Council District	Target Population
1	19085	Gala at MacGregor	approx. - 120 Carson Ct.	D	Seniors 55+
2	19040	Vista East	3801 Garrow Street	H	Family
3	19305	Caroline Lofts	approx. 1300 McGowen	D	Family
4	19118	Change Happens Senior Housing	3345 Elgin	D	Seniors 55+
5	19299	2222 Pierce	2222 Pierce	D	Family

Based on the City's urgent need for affordable homes for families and seniors, HCDD recommends that Council approve the resolution allowing construction of these properties.

Approval of this resolution does not guaranty the properties will receive HTCs. Even though numerous applications are submitted to TDHCA, the amount of available 9% HTCs is very limited. Only two to four developments are typically funded each year in the Houston region. It will not be known which, if any, of these projects will receive HTCs until the end of July 2019 when awards are announced at the TDHCA board meeting.

Tom McCasland, Director

Contact Information:

Roxanne Lawson

Phone: (832) 394-6210

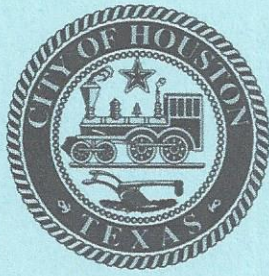
ATTACHMENTS:

Description

Revised Cover sheet

Type

Signed Cover sheet



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/20/2019

Districts D & H

Item Creation Date: 2/4/2019

HCD19-09 9% HTC One Mile Three Year Rule Resolution

Background:

The Housing and Community Development Department (HCDD) recommends approval of a Resolution allowing exceptions to the Texas Department of Housing and Community Affairs' (TDHCA) one mile rule for five proposed developments.

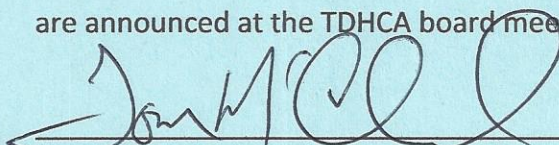
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3	19305	Caroline Lofts	approx. 1300 McGowen	D	Family
4	19118	Change Happens Senior Housing	3345 Elgin	D	Seniors 55+
5	19299	2222 Pierce	2222 Pierce	D	Family

Based on the City's urgent need for affordable homes for families and seniors, HCDD recommends that Council approve the resolution allowing construction of these properties.

Approval of this resolution does not guaranty the properties will receive HTCs. Even though numerous applications are submitted to TDHCA, the amount of available 9% HTCs is very limited. Only two to four developments are typically funded each year in the Houston region. It will not be known which, if any, of these projects will receive HTCs until the end of July 2019 when awards are announced at the TDHCA board meeting.



Tom McCasland, Director

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

District H

Item Creation Date: 2/7/2019

HCD19-22 Resolution Confirming Support of Development Site within Proximity to an Active Railroad

Agenda Item#: 7.

Summary:

RESOLUTION confirming the City's support for a proposed development of affordable rental housing, located in the City of Houston, Texas, despite its proximity to active railroad tracks
- DISTRICT H - CISNEROS

Background:

The Housing and Community Development Department (HCDD) recommends approval of a Resolution allowing construction of one property applying for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA) that will be located within 500 feet of active railroad tracks, measured from the closest rail to the boundary of the Development Site.

To avoid "undesirable site features" of Housing Tax Credit properties, TDHCA implements certain rules to prohibit development that surrounds certain nuisances determined by the TDHCA. These features include proximity to junkyards, waste facilities, heavy industrial... etc. The undesirable site features also include sites within 500 ft. of active railroad tracks. One property in this year's round of applications for 9% HTC's fit this criteria:

- McKee City Living located at 600 block of McKee St in District H is a proposed 120-unit development for families. The applicant is McKee City Living, LP.

Based on the noise mitigation to be undertaken by the developer if awarded HTC's and the City's need for affordable housing for families, HCDD recommends that Council approve the resolution allowing construction of this property. This resolution must be submitted with the Resolution of Support previously approved for the applicant and is due to TDHCA by March 1, 2019.

Tom McCasland, Director

Contact Information:

Roxanne Lawson
(832) 394-6307

ATTACHMENTS:

Description
cover sheet

Type
Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

District H

Item Creation Date: 2/7/2019

HCD19-22 Resolution Confirming Support of Development Site within Proximity to an Active Railroad

Agenda Item#: 15.

Summary:

RESOLUTION confirming the City's support for a proposed development of affordable rental housing, located in the City of Houston, Texas, despite its proximity to active railroad tracks; and making various findings and provisions relating to the subject.

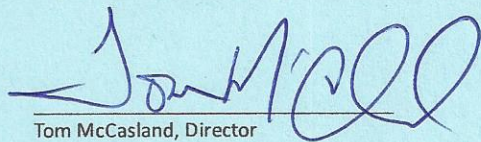
Background:

The Housing and Community Development Department (HCDD) recommends approval of a Resolution allowing construction of one property applying for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA) that will be located within 500 feet of active railroad tracks, measured from the closest rail to the boundary of the Development Site.

To avoid "undesirable site features" of Housing Tax Credit properties, TDHCA implements certain rules to prohibit development that surrounds certain nuisances determined by the TDHCA. These features include proximity to junkyards, waste facilities, heavy industrial... etc. The undesirable site features also include sites within 500 ft. of active railroad tracks. One property in this year's round of applications for 9% HTC's fit this criteria:

- McKee City Living located at 600 block of McKee St in District H is a proposed 120-unit development for families. The applicant is McKee City Living, LP.

Based on the noise mitigation to be undertaken by the developer if awarded HTC's and the City's need for affordable housing for families, HCDD recommends that Council approve the resolution allowing construction of this property. This resolution must be submitted with the Resolution of Support previously approved for the applicant and is due to TDHCA by March 1, 2019.



Tom McCasland, Director

Contact Information:

Roxanne Lawson
(832) 394-6307

ATTACHMENTS:

Description
Resolution

Type

Ordinance/Resolution/Motion



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

Item Creation Date:

FIN - GO FBPA Series K-2

Agenda Item#: 8.

Summary:

ORDINANCE authorizing the issuance of one or more series of City of Houston, Texas Public Improvement Bonds, Series K-2, as may be further designated, described and provided herein; authorizing the payment and security thereof and certain designated City officials to approve the principal amount, interest rates, prices, terms and sale thereof; authorizing certain other procedures, provisions and agreements related thereto, including authorizing the execution and delivery of one or more purchase contracts, paying agent/ registrar agreements, remarketing agreement, and other related agreements; approving the use of a preliminary official statement and authorizing the preparation and distribution of an official statement in connection with such offering; authorizing the engagement of bond counsel; making certain findings and other declarations necessary and incidental to the issuance of such bonds; and declaring an emergency

Background:

Recommendation:

- Approve an Ordinance authorizing the issuance of one or more series of City of Houston, Texas, Public Improvement Bonds, Series K-2 as may be further designated, described and provided herein; authorizing the payment and security thereof and certain designated City Officials to approve the principal amount, interest rates, prices, terms and sale thereof.

SPECIFIC EXPLANATION:

The Series K-2 facility is approximately \$100 million in size and is utilized to support the dedicated pay-as-you-go fund to help maintain and improve the City's drainage and street infrastructure. It has been proven to be a cost-effective method of providing appropriation capacity and back-up interim financing for the Re-Build Houston capital improvement program.

Additionally, the City will be extending the term of the existing Series K-1 facility to match the newly established termination date of the Series K-2. This extension will allow the City to reduce the current commitment fee down to current market rates.

The City is recommending proceeding with a Forward Bond Purchase Agreement (FBPA) structure for the Series K-1 and K-2 line with RBC Capital Markets in a combined amount not to exceed \$300 million. This structure will allow the City the flexibility to use the facility similarly to a commercial paper program, but at a reduced cost for undrawn (appropriation) purposes only. The FBPA program will be primarily used for appropriation purposes.

This transaction was presented to the Budget and Fiscal Affairs Committee on January 8, 2019.

Recommendation

The Finance Working Group recommends approval of this item.

Tantri Emo, Chief Business Officer and Finance Director
Controller

Chris Brown, Houston City

Prior Council Action:

Ordinance No. 2015-76

Contact Information:

Tantri Emo
Melissa Dubowski
Charisse Mosely

Phone: 832-393-9051
Phone: 832-393-9101
Phone: 832-393-3529

ATTACHMENTS:

Description

RCA

Type

Signed Cover sheet

**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 2/19/2019

Item Creation Date:

FIN - GO CP Series K-2

Agenda Item#: 18.

Summary:

ORDINANCE authorizing the issuance of one or more series of City of Houston, Texas Public Improvement Bonds, Series K-2, as may be further designated, described and provided herein; authorizing the payment and security thereof and certain designated City officials to approve the principal amount, interest rates, prices, terms and sale thereof; authorizing certain other procedures, provisions and agreements related thereto, including authorizing the execution and delivery of one or more purchase contracts, paying agent/ registrar agreements, remarketing agreement, and other related agreements; approving the use of a preliminary official statement and authorizing the preparation and distribution of an official statement in connection with such offering; authorizing the engagement of bond counsel; making certain findings and other declarations necessary and incidental to the issuance of such bonds; and declaring an emergency

Background:**Recommendation:**

Approve an Ordinance authorizing the issuance of one or more series of City of Houston, Texas, Public Improvement Bonds, Series K-2 as may be further designated, described and provided herein; authorizing the payment and security thereof and certain designated City Officials to approve the principal amount, interest rates, prices, terms and sale thereof.

SPECIFIC EXPLANATION:

The Series K-2 facility is approximately \$100 million in size and is utilized to support the dedicated pay-as-you-go fund to help maintain and improve the City's drainage and street infrastructure. It has been proven to be a cost-effective method of providing appropriation capacity and back-up interim financing for the Re-Build Houston capital improvement program.

Additionally, the City will be extending the term of the existing Series K-1 facility to match the newly established termination date of the Series K-2. This extension will allow the City to reduce the current commitment fee down to current market rates.

The City is recommending proceeding with a Forward Bond Purchase Agreement (FBPA) structure for the Series K-1 and K-2 line with RBC Capital Markets in a combined amount not to exceed \$300 million. This structure will allow the City the flexibility to use the facility similarly to a commercial paper program, but at a reduced cost for undrawn (appropriation) purposes only. The FBPA program will be primarily used for appropriation purposes.

This transaction was presented to the Budget and Fiscal Affairs Committee on January 8, 2019.

Recommendation

The Finance Working Group recommends approval of this item.

Handwritten signature of Tantri Emo.

Tantri Emo, Chief Business Officer and Finance Director

Handwritten signature of Chris Brown.
Chris Brown, Houston City Controller**Prior Council Action:**

No. 2015-76

Amount of Funding:

N/A

Contact Information:

Tantri Emo

Phone: 832-393-9051

Melissa Dubowski

Phone: 832-393-9101

Charisse Mosely

Phone: 832-393-3529



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

District A, District C

Item Creation Date: 12/4/2018

HCD18-118 The Women's Home, Homeless Services Program

Agenda Item#: 9.

Summary:

ORDINANCE approving and authorizing contract between the City of Houston and **THE WOMEN'S HOME** to provide up to \$150,000 in Community Development Block Grant Funds for the operation of a Homeless Services Program - **DISTRICTS A - STARDIG and C - COHEN**

Background:

The Housing and Community Development Department (HCDD) recommends approval of a contract between the City of Houston and The Women's Home, providing \$150,000.00 in Community Development Block Grant (CDBG) funds to provide transportation and case management services for homeless individuals.

The Women's Home will provide services for approximately 275 homeless individuals residing in the Houston-area to increase their access to essential services, such as primary healthcare appointments, grocery shopping, etc., as well as case management services, while they reside in either transitional or permanent supportive housing.

By providing these services, The Women's Home will help participants increase their stability and obtain the resources they need to successfully transition away from homelessness. Community Development Block (CDBG) funds are providing approximately 43% of the cost of this program.

Category	Total Contract Services	Percent
Administrative	\$0.00	0%
Program	\$150,000.00	100%
Total	\$150,000.00	100%

HCDD conducted a Request for Proposals for Public Services contracts for fiscal year 2019, with a one-year renewal option for fiscal year 2020. The Women's Home was one of the agencies selected. The contract period is March 1, 2019 - February 29, 2020. The Women's Home began receiving CDBG funds through the City in 2016.

No Fiscal Note is required on grant items.

The Housing and Community Affairs Committee reviewed this item on January 22, 2019.

Tom McCasland, Director

Prior Council Action:

Amount of Funding:

\$150,000.00

Federal Government - Grant Funded

Fund 5000

Contact Information:

Roxanne Lawson

Phone: 832-394-6307

ATTACHMENTS:

Description

Cover sheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

District A, District C

Item Creation Date: 12/4/2018

HCD18-118 The Women's Home, Homeless Services Program

Agenda Item#: 16.

Background:

The Housing and Community Development Department (HCDD) recommends approval of a contract between the City of Houston and The Women's Home, providing \$150,000.00 in Community Development Block Grant (CDBG) funds to provide transportation and case management services for homeless individuals.

The Women's Home will provide services for approximately 275 homeless individuals residing in the Houston-area to increase their access to essential services, such as primary healthcare appointments, grocery shopping, etc., as well as case management services, while they reside in either transitional or permanent supportive housing.

By providing these services, The Women's Home will help participants increase their stability and obtain the resources they need to successfully transition away from homelessness. Community Development Block (CDBG) funds are providing approximately 43% of the cost of this program.

Category	Total Contract Services	Percent
Administrative	\$0.00	0%
Program	\$150,000.00	100%
Total	\$150,000.00	100%

HCDD conducted a Request for Proposals for Public Services contracts for fiscal year 2019, with a one-year renewal option for fiscal year 2020. The Women's Home was one of the agencies selected. The contract period is March 1, 2019 - February 29, 2020. The Women's Home began receiving CDBG funds through the City in 2016.

No Fiscal Note is required on grant items.

The Housing and Community Affairs Committee reviewed this item on January 22, 2019.

Tom McCasland, Director

Prior Council Action:

Amount of Funding:

\$150,000.00

Federal Government - Grant Funded

Fund 5000

Contact Information:

Roxanne Lawson

Phone: 832-394-6307

ATTACHMENTS:

Description

Form A

Form B

Delinquent Tax Report

Affidavit of Ownership

PNFDF Docs

Type

Backup Material

Backup Material

Backup Material

Backup Material

Financial Information



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

District D

Item Creation Date: 12/4/2018

HCD18-119 Houston Help, Inc.

Agenda Item#: 10.

Summary:

****PULLED – This item will not be considered on 2/20**

ORDINANCE approving and authorizing contract between the City of Houston and **HOUSTON HELP, INC**, providing Housing Opportunities for Persons with AIDS Funds for the Administration and Operation of a Community Residence along with the provision of Supportive Services - \$414,000.00 - Grant Fund - **DISTRICT D - BOYKINS**

Background:

The Housing and Community Development Department (HCDD) recommends approval of a contract between the City of Houston and Houston Help Inc., providing \$414,099.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds to provide permanent housing with supportive services to families affected by HIV/AIDS.

Houston Help Inc. operates a 50-unit community residence for HOPWA-eligible households. Supportive services include case management, child care and life skills training. Operating costs include property management, utilities, property insurance and other similar costs. HOPWA funds are providing 43% of the cost of this program.

Category	Total Contract Services	Percent
Administrative	\$4,733.00	1.14%
Supportive Services	\$119,217.00	28.79%
Operating Costs	\$290,149.00	70.07%
Total	\$414,099.00	100%

HCDD conducted a Request for Proposals for HOPWA contracts for fiscal year 2019, with a one-year renewal option for fiscal year 2020. Houston Help Inc. was one of the agencies selected. The contract period is March 1, 2019 - February 29, 2020. Houston Help Inc. began receiving HOPWA funds through the City in 1998.

No Fiscal Note is required on grant items.

The Housing and Community Affairs Committee reviewed this item on January 22, 2019.

Tom McCasland, Director

Prior Council Action:

Amount of Funding:

\$414,000.00

Federal Government - Grant Funded
Fund 5000

Contact Information:

Roxanne Lawson

Phone: 832-394-6307

ATTACHMENTS:

Description

Cover sheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

District D

Item Creation Date: 12/4/2018

HCD18-119 Houston Help, Inc.

Agenda Item#: 18.

Background:

The Housing and Community Development Department (HCDD) recommends approval of a contract between the City of Houston and Houston Help Inc., providing \$414,099.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds to provide permanent housing with supportive services to families affected by HIV/AIDS.

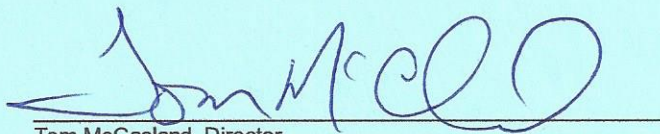
Houston Help Inc. operates a 50-unit community residence for HOPWA-eligible households. Supportive services include case management, child care and life skills training. Operating costs include property management, utilities, property insurance and other similar costs. HOPWA funds are providing 43% of the cost of this program.

Category	Total Contract Services	Percent
Administrative	\$4,733.00	1.14%
Supportive Services	\$119,217.00	28.79%
Operating Costs	\$290,149.00	70.07%
Total	\$414,099.00	100%

HCDD conducted a Request for Proposals for HOPWA contracts for fiscal year 2019, with a one-year renewal option for fiscal year 2020. Houston Help Inc. was one of the agencies selected. The contract period is March 1, 2019 - February 29, 2020. Houston Help Inc. began receiving HOPWA funds through the City in 1998.

No Fiscal Note is required on grant items.

The Housing and Community Affairs Committee reviewed this item on January 22, 2019.



Tom McCasland, Director

Prior Council Action:

Amount of Funding:

\$414,000.00

Federal Government - Grant Funded

Fund 5000

Contact Information:

Roxanne Lawson

Phone: 832-394-6307

ATTACHMENTS:

Description

Form A - Fair Campaign

Form B

Delinquent Tax Report

Affidavit of Ownership

SAP Documents

Funding Documents

Type

Backup Material

Backup Material

Backup Material

Backup Material

Financial Information

Financial Information



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

District D

Item Creation Date: 1/2/2019

HCD18-99 The Men's Center, Inc. dba recenter

Agenda Item#: 11.

Summary:

ORDINANCE approving and authorizing contract between the City of Houston and **THE MEN'S CENTER, INCORPORATED dba RECENTER**, to provide up to \$100,000.00 in Housing Opportunities for Persons with AIDS Funds for Administrative and Supportive Services to persons living with HIV/AIDS and Addiction - **DISTRICT D - BOYKINS**

Background:

The Housing and Community Development Department (HCDD) recommends approval of a contract between The Men's Center, Inc. dba recenter and the City of Houston to provide funding up to \$100,000.00 for the administration and supportive services costs of supportive case management services to at least 50 people living with HIV/AIDS and addiction.

The following services and programs will be offered: drug and alcohol prevention education, drug/alcohol abuse counseling, HIV and Hepatitis C screening and testing, supportive case management, residential programming and nutritional services. Supportive case management consists of services that will help people living with HIV/AIDS and addiction gain access to medical, social, educational and other services. LifeMap, recenter's flagship and primary program, includes access to the above-mentioned programs.

By providing alcoholism and drug addiction services to persons living with HIV/AIDS, recenter will assist individuals lead more productive and sustainable lives.

Category	Total Contract Amount	Percent
Administration	\$5,000.00	5%
Program Costs	\$95,000.00	95%
Total	\$100,000.00	100%

HCDD conducted a Request for Proposal for Housing Opportunities for Persons with AIDS (HOPWA) contracts for fiscal year 2019 with a one-year renewal option for fiscal year 2020. The Men's Center, Inc. dba recenter was one of the agencies selected. This contract term is anticipated to be March 1, 2019 through February 29, 2020. This is the first HOPWA award for recenter.

No Fiscal Note is required on grant items.

This item was reviewed by the Housing & Community Affairs Committee on January 22, 2019.

Tom McCasland, Director

Amount of Funding:

\$100,000.00

Federal Government - Grant Funded 5000

Contact Information:

Roxanne Lawson

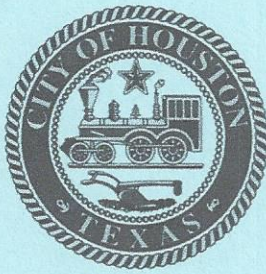
Phone: (832) 394-6307

ATTACHMENTS:**Description**

Cover sheet

Type

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/19/2019

District D

Item Creation Date: 1/2/2019

HCD 18-99

The Men's Center, Inc. dba recenter

HOPWA

Background:

The Housing and Community Development Department (HCDD) recommends approval of a contract between The Men's Center, Inc. dba recenter and the City of Houston to provide funding up to \$100,000.00 for administration and supportive services to at least 50 people living with HIV/AIDS and addiction.

The following services and programs will be offered: drug and alcohol prevention education, drug/alcohol abuse counseling, HIV and Hepatitis C screening and testing, case management, residential programming and nutritional services. Case management consists of services that will help people living with HIV/AIDS and addiction gain access to medical, social, educational and other services. LifeMap, recenter's flagship and primary program, includes access to the abovementioned programs.

By providing alcoholism and drug addiction services to persons living with HIV/AIDS, recenter will assist individuals lead more productive and sustainable lives.

Category	Total Contract Amount	Percent
Administration	\$5,000.00	5%
Program Costs	\$95,000.00	95%
Total	\$100,000.00	100%

HCDD conducted a Request for Proposal for Housing Opportunities for Persons with AIDS (HOPWA) contracts for fiscal year 2019 with a one-year renewal option for fiscal year 2020. The Men's Center, Inc. dba recenter was one of the agencies selected. This contract term is anticipated to be March 1, 2019 through February 29, 2020. This is the first HOPWA award for recenter.

No Fiscal Note is required on grant items.

This item was reviewed by the Housing & Community Affairs Committee on January 22, 2019.

Tom McCasland, Director

Amount of Funding

\$100,000.00

Federal Government - Grant Funded (5000)

Contact Information:

Roxanne Lawson

(832) 394-6307



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

District E

Item Creation Date: 12/20/2018

HCD18-98 The Village Learning Center

Agenda Item#: 12.

Summary:

ORDINANCE approving and authorizing contract between the City of Houston and **THE VILLAGE LEARNING CENTER, INC.**, to provide \$200,000.00 in Community Development Block Grant Funds for a Vocational/Educational Training Program serving a Special Needs Population - **DISTRICT E - MARTIN**

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of a Contract between the City of Houston and The Village Learning Center Inc. to provide funding up to \$200,000.00 for 125 individuals in a vocational/educational program serving a special needs population.

The Village Learning Center Vocational Program is to provide education and training to individuals with intellectual and developmental disabilities who have the desire to broaden their skill sets in volunteering, community service, and if applicable, employment in their community.

The City will grant The Village Learning Center up to \$200,000.00 in federal CDBG funds to provide services to a minimum of 125 participants. The City provides approximately 30% of the funding for this program.

Category	Amount	Percentage
Program Administration	-	0%
Program Services	\$200,000.00	100%
Total	\$200,000.00	100%

HCDD conducted a Request for Proposals for CDBG contracts for fiscal year 2019 with a one-year renewal option for fiscal year 2020. The term of this contract will be March 1, 2019 through February 29, 2020. The Village Learning Center was one of the agencies selected. The Village Learning Center has received CDBG funding through the City of Houston for various contracts since 2012.

The Housing and Community Affairs Committee reviewed this item on January 22, 2019.

No fiscal note is required on grant items.

Tom McCasland, Director

Prior Council Action:

Not Applicable

Amount of Funding:

\$200,000.00

Federal Government-Grant Funded 5000

Contact Information:

Roxanne Lawson

Phone: 832-394-6307

ATTACHMENTS:**Description**

Cover sheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

District E

Item Creation Date: 12/20/2018

HCD18-98 The Village Learning Center

Agenda Item#: 20.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of a Contract between the City of Houston and The Village Learning Center Inc. to provide funding up to \$200,000.00 for 125 individuals in a vocational/educational program serving a special needs population.

The Village Learning Center Vocational Program is to provide education and training to individuals with intellectual and developmental disabilities who have the desire to broaden their skill sets in volunteering, community service, and if applicable, employment in their community.

The City will grant The Village Learning Center up to \$200,000.00 in federal CDBG funds to provide services to a minimum of 125 participants. The City provides approximately 30% of the funding for this program.

Category	Amount	Percentage
Program Administration	-	0%
Program Services	\$200,000.00	100%
Total	\$200,000.00	100%

HCDD conducted a Request for Proposals for CDBG contracts for fiscal year 2019 with a one-year renewal option for fiscal year 2020. The term of this contract will be March 1, 2019 through February 29, 2020. The Village Learning Center was one of the agencies selected. The Village Learning Center has received CDBG funding through the City of Houston for various contracts since 2012.

The Housing and Community Affairs Committee reviewed this item on January 22, 2019.

No fiscal note is required on grant items.

Tom McCasland, Director

Prior Council Action:

Not Applicable

Amount of Funding:

\$200,000.00

Federal Government-Grant Funded 5000

Contact Information:

Roxanne Lawson

832-394-6307

ATTACHMENTS:

Description

Affidavit of Ownership

Fair Campaign Ordinance

Type

Backup Material

Backup Material

Run Campaign Statement

Village Learning Center Tax Clearance

Village Learning Center SAP

Village Learning Center PNDFD

Backup Material

Backup Material

Financial Information

Financial Information



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

District D

Item Creation Date: 12/28/2018

HCD18-100 Buckner Children and Family Services, Inc.
CDBG

Agenda Item#: 13.

Summary:

ORDINANCE approving and authorizing contract between the City of Houston and **BUCKNER CHILDREN AND FAMILY SERVICES, INC** to provide Community Development Block Grant Funds for Program Costs Including Supportive Housing and Other Supportive Services to families with children who are in danger of being separated from their families - \$100,000.00 - Grant Fund - **DISTRICT D - BOYKINS**

Background:

The Housing and Community Development Department (HCDD) recommends approval of a contract between Buckner Children and Family Services, Inc. and the City of Houston to provide funding up to \$100,000.00 for program costs of supportive housing and support services to vulnerable families with children who are in danger of being separated from their families.

The project's scope of work is to provide supportive housing and wrap-around services to 30 families who meet criteria outlined by the Texas Department of Family and Protective Services and who are low-to moderate-income, which qualifies them for residence in New Hope Housing at Reed Road. Services will include family coaching (case management) and adult empowerment (i.e. English as a Second Language, and General Equivalency Diploma).

Buckner will adopt the Keeping Families Together (KFT) model, which leverages supportive housing to offer stability to families with children at risk of being separated from their birth parents, reduces foster care placement costs and reunites children with their families.

Families are defined as at least one adult and one child who are related biologically, emotionally, or legally and are living in the same household, as well as non-custodial parents with legal responsibility for children under 18. Families may consist of one parent, two parents, grandparents, foster parents or legal guardians who are caring for children under the age of 18.

Category	Total Contract Amount	Percent
Administrative	0.00	0
Program Costs	\$100,000.00	100%
Total	\$100,000.00	100%

HCDD conducted a Request for Proposal for Public Services contracts for fiscal year 2019 with a one-year renewal option for fiscal year 2020. Buckner Children and Family Services, Inc. was one of the agencies selected. This contract term is anticipated to be March 1, 2019 through February 29, 2020.

No fiscal note is required on grant items.

This item was reviewed by the Housing & Community Affairs Committee on January 22, 2019.

Tom McCasland, Director

Amount of Funding:

\$100,000.00

Federal Government - Grant Funded 5000

Contact Information:

Roxanne Lawson

Phone: (832) 394-6307

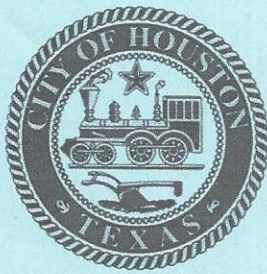
ATTACHMENTS:

Description

Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/20/2019

District D

Item Creation Date: 12/28/2018

HCD18-100

Buckner Children and Family Services, Inc.

Agenda Item #:

Background:

The Housing and Community Development Department (HCDD) recommends approval of a contract between Buckner Children and Family Services, Inc. and the City of Houston to provide funding up to \$100,000.00 for program costs of supportive housing and support services to vulnerable families with children who are in danger of being separated from their families.

The project's scope of work is to provide supportive housing and supportive services to 30 families who meet criteria outlined by the Texas Department of Family and Protective Services and who are low-to moderate-income, which qualifies them for residence in New Hope Housing at Reed Road. Services will include family coaching (case management) and adult empowerment (i.e. English as a Second Language, and General Equivalency Diploma).

Buckner will adopt the Keeping Families Together (KFT) model, which leverages supportive housing to offer stability to families with children at risk of being separated from their birth parents, reduces foster care placement costs and reunites children with their families.

Families are defined as at least one adult and one child who are related biologically, emotionally, or legally and are living in the same household, as well as non-custodial parents with legal responsibility for children under 18. Families may consist of one parent, two parents, grandparents, foster parents or legal guardians who are caring for children under the age of 18.

Category	Total Contract Amount	Percent
Administrative	--	0%
Program Costs	\$100,000.00	100%
Total	\$100,000.00	100%

HCDD conducted a Request for Proposal (RFP) for Public Services contracts for fiscal year 2019 with a one-year renewal option for fiscal year 2020. Buckner Children and Family Services, Inc. was one of the agencies selected. This contract term is anticipated to be March 1, 2019 through February 29, 2020.

No Fiscal Note is required on grant items.

This item was reviewed by the Housing & Community Affairs Committee on January 22, 2019.

Tom McCasland, Director

Amount of Funding

\$100,000.00

Federal Government – Grant Funded (5000)

Contact Information:

Roxanne Lawson

(832) 394-6307



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

ALL

Item Creation Date: 1/22/2019

HCD19-04 Authorization to Execute Contract and
Documents for CDBG-DR16

Agenda Item#: 14.

Summary:

ORDINANCE approving and authorizing contract between the City of Houston and **THE TEXAS GENERAL LAND OFFICE** to provide for the use of Community Development Block Grant - Disaster Recovery 2016 Flood Events Funds for a Housing Buyout Program - \$23,486,698.00 - Grant Fund

Background:

The Housing and Community Development Department (HCDD) requests City Council approval of an ordinance authorizing (1) the form of the contract between the City of Houston and the Texas General Land Office (GLO) for Community Development Block Grant Disaster Recovery for the 2016 flood events (CDBG-DR16), (2) the execution of the CDBG-DR16 contract between the City of Houston and the GLO by the Mayor, or Mayor's designee, and (3) the execution of related forms and documents for CDBG-DR16, by the Mayor, or Mayor's designee.

HCDD requests approval to authorize the Mayor, or Mayor's designee, to execute all related contracts, agreements, contract/agreement amendments, financial authorization forms/documents, and other required documents with the GLO for CDBG-DR16.

City Council authorized the submission of the *2016 Housing Project Application* to the GLO on September 12, 2018, Ordinance No. 2018-721. The application includes \$23,486,698.00 in funds for a Housing Buyout Program to address impacts from the 2016 flood events. The application proposed the use of CDBG-DR16 funding for a Housing Buyout Program. The proposed Housing Buyout Program will fund the

- Purchase of single family and/or multifamily properties
- Relocation of residents in these properties
- Demolition of the homes on these properties

This program may be carried out by the City of Houston or a subrecipient. The proposed activities will remove housing from future flood risk by preventing future housing development on the property. Properties would be dedicated to a use compatible with open space, recreational, or floodplain and wetlands management practices with the potential for serving as flood control in the future. HCDD will seek Council approval for specific projects or target areas for housing buyout.

Community Development Block Grant – Disaster Recovery for 2016 Flood Events		
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Housing Buyout Program	\$23,486,698.00	100%
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This item was reviewed by the Housing and Community Affairs Committee on Tuesday, January

22, 2019.

No Fiscal Note is required in grant items.

Tom McCasland, Director

Prior Council Action:

9/12/2018 (O) 2018-721

Amount of Funding:

\$23,486,698.00

Federal State Local – Pass Through

Fund 5030

Contact Information:

Roxanne Lawson

Phone: (832) 394-6307

ATTACHMENTS:

Description

Coversheet (revised)

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/12/2019

ALL

Item Creation Date: 1/22/2019

HCD19-04 Authorization to Execute Contract and Documents for CDBG-DR16

Agenda Item#:

Background:

The Housing and Community Development Department (HCDD) requests City Council approval of an ordinance authorizing (1) the form of the contract between the City of Houston and the Texas General Land Office (GLO) for Community Development Block Grant Disaster Recovery for the 2016 flood events (CDBG-DR16), (2) the execution of the CDBG-DR16 contract between the City of Houston and the GLO by the Mayor, or Mayor's designee, and (3) the execution of related forms and documents for CDBG-DR16, by the Mayor, or Mayor's designee.

HCDD requests approval to authorize the Mayor, or Mayor's designee, to execute all related contracts, agreements, contract/agreement amendments, financial authorization forms/documents, and other required documents with the GLO for CDBG-DR16.

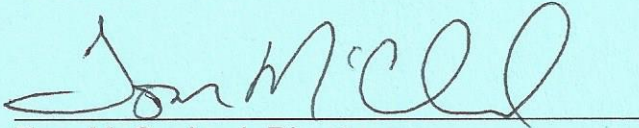
City Council authorized the submission of the *2016 Housing Project Application* to the GLO on September 12, 2018, Ordinance No. 2018-721. The application includes \$23,486,698.00 in funds for a Housing Buyout Program to address impacts from the 2016 flood events. The application proposed the use of CDBG-DR16 funding for a Housing Buyout Program. The proposed Housing Buyout Program will fund the

- Purchase of single family and/or multifamily properties
- Relocation of residents in these properties
- Demolition of the homes on these properties

This program may be carried out by the City of Houston or a subrecipient. The proposed activities will remove housing from future flood risk by preventing future housing development on the property. Properties would be dedicated to a use compatible with open space, recreational, or floodplain and wetlands management practices with the potential for serving as flood control in the future. HCDD will seek Council approval for specific projects or target areas for housing buyout.

Community Development Block Grant – Disaster Recovery for 2016 Flood Events		
Housing Buyout Program	\$23,486,698.00	100%

This item was reviewed by the Housing and Community Affairs Committee on Tuesday, January 22, 2019.

A handwritten signature in dark ink, appearing to read "Tom McCasland", is written over a horizontal line.

Tom McCasland, Director

Prior Council Action:

9/12/2018 (O) 2018-721

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

ALL

Item Creation Date: 1/25/2019

MCD JUVENILE CASE MANAGER GRANT

Agenda Item#: 15.

Summary:

ORDINANCE authorizing a grant application to the Criminal Justice Division of the Office of the Governor of Texas by the City of Houston Municipal Courts Department for the Juvenile Case Manager for Truancy Prevention and Intervention Program (the "Grant"); declaring the City's eligibility for such grant; authorizing the Director of the Municipal Courts Department to act as the City's representative in the application process, with the authority to accept the grant and expend the grant funds, as awarded, and to apply for and accept all subsequent awards, if any, pertaining to the grant - \$553,742.03 - Grant Fund

Background:

An Ordinance authorizing a grant application to the Office of the Governor of Texas for the Juvenile Case Manager Program Truancy Prevention and Intervention Program ("Grant") by the Municipal Courts Department ("MCD"); declaring the City's eligibility for such Grant; authorizing the Director of the Municipal Courts Department ("Director") to act as the City's representative in the application process, with the authority to accept the Grant and expend the Grant funds, as awarded, and to apply for and accept all subsequent awards, if any, pertaining to the Grant.

MCD requests City Council to authorize a grant application to the Criminal Justice Division of the Office of the Governor of Texas for the Juvenile Case Manager Program Truancy Prevention and Intervention Initiative in the grant amount of \$553,742.03.

The purpose of this program is to work in collaboration with school administration in the Houston Independent School District to identify truant youth, assess factors contributing to truancy, as well as provide appropriate referral services to youth and families in efforts to successfully improve attendance, return students to school, and deter further involvement into the juvenile justice system.

No matching funds from the City are required regarding this grant.

The Grant funded projects must begin on or after August 1, 2019 and expire on or before August 31, 2020.

Fiscal Note: No Fiscal Note is required on grant item.

Grant Funding Amount: \$553,742.03

Fund No: 5010-State
Fund Name: 5010-State
Current Fiscal Year: \$0.00
Out Years: \$553,742.03

Amount of Funding:

\$553,742.03 – State – Grant Funded (5010)

Contact Information:

Nelly Treviño Santos
Deputy Director
Phone: 713.247.8407

ATTACHMENTS:

Description

NOVUS COVER SHHET

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/12/2019

ALL

Item Creation Date: 1/25/2019

MCD JUVENILE CASE MANAGER GRANT

Agenda Item#: 26.

Summary:

ORDINANCE authorizing a grant application to the Criminal Justice Division of the Office of the Governor of Texas by the City of Houston Municipal Courts Department for the Juvenile Case Manager for Truancy Prevention and Intervention Program (the "Grant"); declaring the City's eligibility for such grant; authorizing the Director of the Municipal Courts Department to act as the City's representative in the application process, with the authority to accept the grant and expend the grant funds, as awarded, and to apply for and accept all subsequent awards, if any, pertaining to the grant; making various findings and other provisions related to the subject; and declaring an emergency.

Background:

An Ordinance authorizing a grant application to the Office of the Governor of Texas for the Juvenile Case Manager Program Truancy Prevention and Intervention Program ("Grant") by the Municipal Courts Department ("MCD"); declaring the City's eligibility for such Grant; authorizing the Director of the Municipal Courts Department ("Director") to act as the City's representative in the application process, with the authority to accept the Grant and expend the Grant funds, as awarded, and to apply for and accept all subsequent awards, if any, pertaining to the Grant.

MCD requests City Council to authorize a grant application to the Criminal Justice Division of the Office of the Governor of Texas for the Juvenile Case Manager Program Truancy Prevention and Intervention Initiative in the grant amount of \$553,742.03.

The purpose of this program is to work in collaboration with school administration in the Houston Independent School District to identify truant youth, assess factors contributing to truancy, as well as provide appropriate referral services to youth and families in efforts to successfully improve attendance, return students to school, and deter further involvement into the juvenile justice system.

No matching funds from the City are required regarding this grant.

The Grant funded projects must begin on or after August 1, 2019 and expire on or before August 31, 2020.

Fiscal Note: No Fiscal Note is required on grant item.

Amount of Funding:

Grant Funding Amount: \$553,742.03

Fund No: 5010-State

Fund Name: 5010-State

Current Fiscal Year: \$0.00

Out Years: \$553,742.03

Contact Information:

Nelly Treviño Santos

Deputy Director

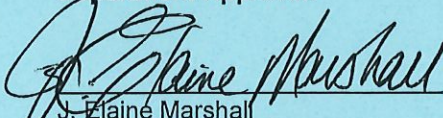
713.247.8407

ATTACHMENTS:

Description	Type
GRANT APPLICATION	Backup Material

Department Approval:

Date Approved: January 30, 2019


J. Elaine Marshall
Director and Presiding Judge
Municipal Courts Department



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

Item Creation Date: 1/31/2019

HAS - Authorization for the Mayor to accept grant offers up to \$105,000,000.00 for projects at IAH, HOU, and EFD

Agenda Item#: 16.

Summary:

ORDINANCE approving and authorizing the Mayor to accept grant offers up to \$105,000,000.00 from the Federal Aviation Administration and the Department of Homeland Security for various projects at George Bush Intercontinental Airport/Houston, William P. Hobby Airport, and Ellington Airport; declaring the City's eligibility for such grants - **DISTRICTS B - DAVIS; E - MARTIN and I - GALLEGOS**

Background:

RECOMMENDATION:

Enact an ordinance authorizing the Mayor to accept grant offers up to \$105,000,000.00 for projects at George Bush Intercontinental Airport/Houston (IAH), William P. Hobby Airport (HOU) and Ellington Airport (EFD).

SPECIFIC EXPLANATION:

The Federal Aviation Administration (FAA) indicates that the Houston Airport System (HAS) will receive an allocated share of entitlement grant funds for Federal Fiscal Year (FFY) 2019. FAA entitlement grant funds may pay for airfield, taxiway, and runway improvement projects and other eligible projects included in the IAH, HOU, and EFD master plans, and will represent 75% of the costs of the projects up to \$9,750,000.00. The 25% Local cash match portion will be appropriated in a later request for council action at the time the project contracts are awarded.

In addition to entitlement grants, the FAA has indicated a potential exists for additional discretionary funds to become available in this year's FAA disbursement of discretionary funds near the end of September 2019. Approval of this Ordinance to accept the Federal Fiscal Year 2019 discretionary grants in advance enables HAS to react quickly and take advantage of any FAA funding opportunities as they become available and will cover 75% of the costs for any discretionary grant funded projects up to \$45,250,000.00. The 25% local cash match portion will be appropriated in a later request for council action at the time the project contracts are awarded.

The projects to be funded by this year's FAA disbursement of discretionary funds are Project 675 (Rehabilitation of IAH Taxiway NA), Project 676 (Noise Abatement), Project 646 (Rehabilitation of IAH Taxiways SA, SB, and RA), Project 770 (Correcting Non-Standard Runways/Taxiways at HOU), and various Voluntary Airport Low Emissions (VALE) Program projects.

Pursuant to the Aviation and Transportation Security Act, the City of Houston/HAS may enter into Other Transaction Agreements (OTAs) with the U.S. Department of Homeland Security (DHS) Transportation Security Administration (TSA), providing full reimbursement for approved security-related airport projects up to \$50,000,000.00

Approval of this Ordinance authorizes the Mayor to accept the grants for the City assuring the grant opportunities are not lost. Therefore, HAS is requesting authorization for the Mayor to accept, and expend grant offers until all grants have been received by the Houston Airport System (HAS) in a cumulative amount not to exceed \$105,000,000.00.

FISCAL NOTE

No fiscal note is required on grant items.

Director's Signature:

Mario C. Diaz
Houston Airport System

Amount of Funding:

\$ 9,750,000.00 Fund 8000 - HAS Grants (FAA Entitlement Funds)
\$ 45,250,000.00 Fund 8000 - HAS Grants (FAA Discretionary Funds)
\$ 50,000,000.00 Fund 8000 - HAS Grants (Department of Homeland Security)
\$105,000,000.00 TOTAL

Contact Information:

Todd Curry 281/233-1896
Robert Barker 281/233-1953

ATTACHMENTS:

Description

Coversheet (revised)

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/12/2019

Item Creation Date: 1/31/2019

HAS - Authorization for the Mayor to accept grant offers up to \$105,000,000.00 for projects at IAH, HOU, and EFD

Agenda Item#: 22.

Summary:

ORDINANCE approving and authorizing the Mayor to accept grant offers up to \$105,000,000.00 from the Federal Aviation Administration and the Department of Homeland Security for various projects at George Bush Intercontinental Airport/Houston, William P. Hobby Airport, and Ellington Airport; declaring the City's eligibility for such grants

Background:

RECOMMENDATION:

Enact an ordinance authorizing the Mayor to accept grant offers up to \$105,000,000.00 for projects at George Bush Intercontinental Airport/Houston (IAH), William P. Hobby Airport (HOU) and Ellington Airport (EFD).

SPECIFIC EXPLANATION:

The Federal Aviation Administration (FAA) indicates that the Houston Airport System (HAS) will receive an allocated share of entitlement grant funds for Federal Fiscal Year (FFY) 2019. FAA entitlement grant funds may pay for airfield, taxiway, and runway improvement projects and other eligible projects included in the IAH, HOU, and EFD master plans, and will represent 75% of the costs of the projects up to \$9,750,000.00. The 25% Local cash match portion will be appropriated in a later request for council action at the time the project contracts are awarded.

In addition to entitlement grants, the FAA has indicated a potential exists for additional discretionary funds to become available in this year's FAA disbursement of discretionary funds near the end of September 2019. Approval of this Ordinance to accept the Federal Fiscal Year 2019 discretionary grants in advance enables HAS to react quickly and take advantage of any FAA funding opportunities as they become available and will cover 75% of the costs for any discretionary grant funded projects up to \$45,250,000.00. The 25% local cash match portion will be appropriated in a later request for council action at the time the project contracts are awarded.

The projects to be funded by this year's FAA disbursement of discretionary funds are Project 675 (Rehabilitation of IAH Taxiway NA), Project 676 (Noise Abatement), Project 646 (Rehabilitation of IAH Taxiways SA, SB, and RA), Project 770 (Correcting Non-Standard Runways/Taxiways at HOU), and various Voluntary Airport Low Emissions (VALE) Program projects.

Pursuant to the Aviation and Transportation Security Act, the City of Houston/HAS may enter into Other Transaction Agreements (OTAs) with the U.S. Department of Homeland Security (DHS) Transportation Security Administration (TSA), providing full reimbursement for approved security-related airport projects up to \$50,000,000.00

Approval of this Ordinance authorizes the Mayor to accept the grants for the City assuring the grant opportunities are not lost. Therefore, HAS is requesting authorization for the Mayor to accept, and expend grant offers until all grants have been received by the Houston Airport System (HAS) in a cumulative amount not to exceed \$105,000,000.00.

FISCAL NOTE

No fiscal note is required on grant items.

Director's Signature:

DocuSigned by:

Jesus Saenz

976AE06132E14BA...

Mario C. Diaz

Houston Airport System

Amount of Funding:

\$ 9,750,000.00 Fund 8000 - HAS Grants (FAA Entitlement Funds)

\$ 45,250,000.00 Fund 8000 - HAS Grants (FAA Discretionary Funds)

Todd Curry	281/233-1896
Robert Barker	281/233-1953

Description	Type
Signed Coversheet	Signed Cover sheet
Ordinance - Accept Grants from FAA & DHS	Ordinance/Resolution/Motion



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

Item Creation Date: 1/10/2019

LGL - Juan Nino Martinez v. City of Houston; Cause No. 2017-15952; in the 234th Judicial District Court of Harris County, Texas L.D. #0631700050001

Agenda Item#: 17.

Summary:

ORDINANCE approving and authorizing Compromise and Settlement Agreement between the City of Houston and **JUAN NINO MARTINEZ**; to settle a lawsuit - \$100,000.00 - Property & Casualty Fund

Background:

On August 14, 2015, Juan Nino Martinez [plaintiff] was traveling northwest at 14300 Hempstead Highway. Houston's Solid Waste Management [SWM] garbage truck, driven by a City of Houston employee, allegedly turned into plaintiff's path. Employee is now deceased – not as a result of this accident.

Plaintiff claimed severe injuries as a result of the accident and alleges to have incurred \$91,829.02 in past medical and to be in need of \$500,000.00 in future medical. The total settlement requested to be approved is \$100,000.00 payable to Juan Nino Martinez and Kwok Daniel, LTD, L.L.P.

Fiscal Note:

Funding for this item is included in the FY19 Adopted Budget. Therefore, no Fiscal Note is required as stated in Financial Policy Ord. 2018-390.

Ronald C. Lewis, City Attorney

Prior Council Action:

None

Amount of Funding:

\$100,000.00

Property & Casualty Fund - Fund 1004

Contact Information:

Judith L. Ramsey832-393-6468

Patricia A. Harris 832-393-6216

ATTACHMENTS:

Description

Type

Revised Cover Sheet

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/12/2019

Item Creation Date: 1/10/2019

LGL - Juan Nino Martinez v. City of Houston; Cause No. 2017-15952; in the 234th Judicial District Court of Harris County, Texas L.D. #0631700050001

Agenda Item#: 3.

Summary:

ORDINANCE approving and authorizing a compromise and settlement agreement (CSA) between the City of Houston and **JUAN NINO MARTINEZ**; to settle a lawsuit, and declaring an emergency.

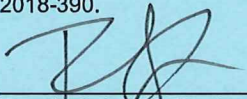
Background:

On August 14, 2015, Juan Nino Martinez [plaintiff] was traveling northwest at 14300 Hempstead Highway. Houston's Solid Waste Management [SWM] garbage truck, driven by a City of Houston employee, allegedly turned into plaintiff's path. Employee is now deceased – not as a result of this accident.

Plaintiff claimed severe injuries as a result of the accident and alleges to have incurred \$91,829.02 in past medical and to be in need of \$500,000.00 in future medical. The total settlement requested to be approved is \$100,000.00 payable to Juan Nino Martinez and Kwok Daniel, LTD, L.L.P.

Fiscal Note:

Funding for this item is included in the FY19 Adopted Budget. Therefore, no Fiscal Note is required as stated in Financial Policy Ord. 2018-390.



Ronald C. Lewis, City Attorney

Prior Council Action:

None

Amount of Funding:

\$100,000.00

Property & Casualty Fund - Fund 1004 (Claims & Judgments)

Contact Information:

Judith L. Ramsey832-393-6468

Patricia A. Harris 832-393-6216

ATTACHMENTS:

Description

Compromise & Settlement Agreement
Fund Reservation Request
Budget Funding Information Request
W9
Judgment
Ordinance
Signed Cover Sheet

Type

Contract/Exhibit
Financial Information
Financial Information
Other
Backup Material
Ordinance/Resolution/Motion
Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

District I

Item Creation Date: 1/24/2019

25CF59 HFSC Sublease w COH for 500 Jefferson

Agenda Item#: 18.

Summary:

ORDINANCE approving and authorizing Sublease Agreement between the City of Houston, Texas, sublessor, and **HOUSTON FORENSIC SCIENCE CENTER, INC.**, sublessee, for approximately 83,080 sq. ft. of office space located at 500 Jefferson, Houston, Texas 77002 - **DISTRICT I - GALLEGOS**

Background:

RECOMMENDATION: Approve and authorize Sublease Agreement between City of Houston (Sublessor) and the Houston Forensic Science Center, Inc., (Sublessee), for lease space at 500 Jefferson Street, Houston, Harris County, Texas, for office space, firing range, and forensic science laboratory.

SPECIFIC EXPLANATION: On October 3, 2018, by Ordinance No. 2018-0793, City Council authorized a lease agreement between the City of Houston (Tenant) and Jefferson Smith, LLC (Landlord) for approximately 83,080 square feet of space at 500 Jefferson Street for occupancy by HFSC to combine forensic science functions at one location. The lease was signed by the City and Landlord on October 11, 2018, with final tenant specifications completed and signed on November 13, 2018. HFSC will lease space on Floors 13, 14, 15 and 18 and 3,000 square feet of space in the basement along with 25 parking spaces. The Landlord is in the process of building out the leased premises to HFSC's specifications. The lease provides for a term of 30 years, commencing March 1, 2019, which is the anticipated date of occupancy by HFSC.

HFSC desires to enter into a Sublease Agreement with the City for the stated lease space, to allow HFSC to conduct its operations at 500 Jefferson. The City and Jefferson Smith, LLC entered into the original lease agreement knowing HFSC would subsequently occupy the leased space. Thus, HFSC must enter into a written agreement with the City, to occupy the leased space.

On November 6, 2018, the City and HFSC signed an interim Occupancy Agreement to allow HFSC immediate access to 500 Jefferson. The proposed Sublease Agreement now establishes a 30-year agreement between HFSC and the City of Houston for HFSC's long-term occupancy of the leased space. The original lease agreement between the City and Landlord allows the City to enter into a sublease agreement with HFSC.

The terms and conditions of the original lease agreement between the Landlord and the City remain the same. Pursuant to the First Interlocal Agreement between the City and HFSC, funding for HFSC is part of the annual City of Houston budget approved by Council on an annual basis.

FISCAL NOTE: Funding for this item is included in the FY2019 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

DIRECTOR'S SIGNATURE:

Andrew Icken
Chief Development Officer
Mayor's Office of Economic Development

Prior Council Action:

Ordinance 2014-0165, passed February 26, 2014
Ordinance 2018-0793, passed October 3, 2018

Contact Information:

Andy Icken
Mayor's Office of Economic Development
Phone: 832-393-1064

ATTACHMENTS:

Description

Signed Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

District I

Item Creation Date: 1/24/2019

25CF59 HFSC Sublease w COH for 500 Jefferson

Agenda Item#: 33.

Background:

RECOMMENDATION: Approve and authorize Sublease Agreement between City of Houston (Sublessor) and the Houston Forensic Science Center, Inc., (Sublessee), for lease space at 500 Jefferson Street, Houston, Harris County, Texas, for office space, firing range, and forensic science laboratory.

SPECIFIC EXPLANATION: On October 3, 2018, by Ordinance No. 2018-0793, City Council authorized a lease agreement between the City of Houston (Tenant) and Jefferson Smith, LLC (Landlord) for approximately 83,080 square feet of space at 500 Jefferson Street for occupancy by HFSC to combine forensic science functions at one location. The lease was signed by the City and Landlord on October 11, 2018, with final tenant specifications completed and signed on November 13, 2018. HFSC will lease space on Floors 13, 14, 15 and 18 and 3,000 square feet of space in the basement along with 25 parking spaces. The Landlord is in the process of building out the leased premises to HFSC's specifications. The lease provides for a term of 30 years, commencing March 1, 2019, which is the anticipated date of occupancy by HFSC.

HFSC desires to enter into a Sublease Agreement with the City for the stated lease space, to allow HFSC to conduct its operations at 500 Jefferson. The City and Jefferson Smith, LLC entered into the original lease agreement knowing HFSC would subsequently occupy the leased space. Thus, HFSC must enter into a written agreement with the City, to occupy the leased space.

On November 6, 2018, the City and HFSC signed an interim Occupancy Agreement to allow HFSC immediate access to 500 Jefferson. The proposed Sublease Agreement now establishes a 30-year agreement between HFSC and the City of Houston for HFSC's long-term occupancy of the leased space. The original lease agreement between the City and Landlord allows the City to enter into a sublease agreement with HFSC.

The terms and conditions of the original lease agreement between the Landlord and the City remain the same. Pursuant to the First Interlocal Agreement between the City and HFSC, funding for HFSC is part of the annual City of Houston budget approved by Council on an annual basis.

FISCAL NOTE: Funding for this item is included in the FY2019 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

DIRECTOR'S SIGNATURE:

Andrew Icken
Chief Development Officer
Mayor's Office of Economic Development

Prior Council Action:

Ordinance 2014-0165, passed February 26, 2014
Ordinance 2018-0793, passed October 3, 2018

Amount of Funding:

NA

Contact Information:

Andy Icken
Mayor's Office of Economic Development
Phone: 832-393-1064

ATTACHMENTS:

Description

Title

Description

Sublease Final 2-5-19

Lease Agreement

First Interlocal Agreement

Type

Contract/Exhibit

Backup Material

Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

District I

Item Creation Date: 2/7/2019

MYR - Houston Forensic Science Center Amend

Agenda Item#: 19.

Summary:

ORDINANCE approving and authorizing first amendment to the First Interlocal Agreement between the City of Houston, Texas, and **HOUSTON FORENSIC SCIENCE CENTER, INC - DISTRICT I - GALLEGOS**

Background:

SUMMARY: First Amendment to the First Interlocal Agreement Between the City of Houston, Texas, and Houston Forensic Science Center, Inc.

RECOMMENDATION: (Summary) Approve and authorize a First Amendment to the First Interlocal Agreement Between the City of Houston, Texas, and Houston Forensic Science Center, Inc.

SPECIFIC EXPLANATION:

The City is currently leasing as tenant, for 30 years (the "Lease Term"), office space at a property located at 500 Jefferson, Houston, Texas (the "Leased Premises"). The City, as sublessor, and HFSC, as sublessee, entered into a sublease agreement ("Sublease") of the Leased Premises. The Sublease will necessitate a change in HFSC's corporate address from 1301 Fannin Street, Suite 170, Houston, Texas 77002 to 500 Jefferson Street, Suite 1300, Houston, Texas 77002. The term of the Original ILA shall expire on June 30, 2019. The City and HFSC find it necessary to extend the term of the Original ILA and to make the terms of the Original ILA and the Sublease dependent on the Lease Term. The City and HFSC desire to 1) ratify the name change of HFSLGC into HFSC; 2) to ratify HFSC's change of corporate address; and 3) to make the terms of the Original ILA and the Sublease coterminous with the Lease Term.

A Resolution No. 2012-17, passed and adopted by the City Council of the City of Houston, Texas (the "City") on June 6, 2012, created the Houston Forensic Science LGC, Inc. (the "HFSLGC"), a local government corporation, to operate a forensic science center to provide the City with accurate and timely analysis of forensic evidence and related services which would enhance the welfare and safety of the public and which is independent from actual or perceived influence by law enforcement, prosecutors, elected officials, and special interest groups. Pursuant to Ordinance No. 2014-165, passed and adopted by the City Council on February 26, 2014, the City and HFSLGC entered into that certain First Interlocal Agreement (the "Original ILA") whereby the City transferred into HFSLGC the control of, and responsibility for, the "Forensic Operations" as defined in the Original ILA. HFSLGC has since changed its name to Houston Forensic Science Center, Inc. (the HFSC).

The Mayor's Office recommends approval of a First Amendment to the First Interlocal Agreement Between the City of Houston, Texas, and Houston Forensic Science Center, Inc.

DIRECTOR'S SIGNATURE

Andrew F. Icken, Chief Development Officer

Prior Council Action:

Ord. No. 2014-165; February 26, 2014

Contact Information:

Andy Icken

Mayor's Office of Economic Development

Phone: 832-393-1064

ATTACHMENTS:

Description

Type



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

Item Creation Date: 2/11/2019

HHD - Tyler Technologies Third Amendment

Agenda Item#: 20.

Summary:

ORDINANCE approving and authorizing third amendment to the Agreement between the City of Houston and **TYLER TECHNOLOGIES, INC, formerly DIGITAL HEALTH DEPARTMENT, INC**, for Software Product License and Software Support Services, to extend the term of the agreement to May 1, 2019

Background:

The Houston Health Department (HHD) requests City Council approval of an ordinance amending Contract No. 4600012190, between the City of Houston and Tyler Technologies Inc. for Software Product License and Software Support Services to extend the agreement from March 1, 2019 through May 1, 2019. No additional funds will be added to this agreement.

The contract is being extended to enable the parties to complete the pending contract negotiations for a new long term contract.

The software provided by Tyler Technologies Inc. is called the Digital Health Department System. The system is used by the Environmental Health Division of HHD to collect and maintain all information pertaining to environmental inspections, complaints, investigations and other related activities pertaining to food establishments, mobile food units, restaurants, commercial swimming pools, private ambulance companies, special waste generators and the registration of potential emissions generators.

Fiscal Note:

Funding for this item is in the FY2019 adopted budget, therefore, no fiscal note is required as stated in the Financial Policy Ord. 2014-1078

Stephen L. Williams, M.Ed., M.P.A.
Director - Houston Health Department

Prior Council Action:

11/14/2018 - ORD - 2018-0903

Amount of Funding:

N/A

Contact Information:

Porfirio Villarreal

Telephone - 832-393-5041: 713-826-5695

ATTACHMENTS:

Description

Type



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

ALL

Item Creation Date:

L26419 (1 of 3) - Large Submersible Pump Repair Services -
HAHN EQUIPMENT COMPANY, INC. - ORDINANCE

Agenda Item#: 21.

Summary:

ORDINANCE awarding contract to **HAHN EQUIPMENT COMPANY, INC** for Large Submersible Pump Repair Services for Houston Public Works; providing a maximum contract amount - 3 Years with two one-year options - \$6,037,149.50 - Enterprise Fund

Background:

Formal Bids Received on May 10, 2018 for S19-L26419 - Approve an ordinance awarding a contract to Hahn Equipment Company, Inc. for Group I (Flygt Pumps) in the total amount not to exceed \$6,037,149.50 for large submersible pump repair services for Houston Public Works.

Specific Explanation:

The Director of Houston Public Works and the Chief Procurement Officer recommend that City Council approve an ordinance awarding a **three-year contract, with two one-year options** to **Hahn Equipment Company, Inc.** for Group I (Flygt Pumps) in the total amount not to exceed **\$6,037,149.50** for large submersible pump repair services for Houston Public Works.

The scope of work requires the Contractor to provide all labor, management, supervision, parts, tools, materials, equipment, supplies, replacement parts, facilities, and transportation necessary to provide precision repair and replacement services for large submersible pumps at various water and wastewater facilities for Houston Public Works. The services include servicing motor stator coils, motor stator iron, motor rotor, pump casing, pump impeller, pump volute, wear rings, bearings, seals, and electrical/mechanical work.

The project was advertised in accordance with the requirements of the State of Texas bid laws. Forty-one prospective bidders downloaded the solicitation document on the Strategic Procurement Division's e-bidding website and as a result, BVB's were received from Hahn Equipment Company, Inc., Pump Solutions, Inc., Houma Armature Works Houston, LLC dba Ward Leonard, All-Pump and Equipment Company, Smith Pump, Inc., and Marine Services, LLC dba Northstar Electric and Supply. The evaluation committee (EC) was comprised of five evaluators from Houston Public Works, General Services, and Parks and Recreation Departments. The bids were evaluated based upon the following criteria.

- Experience/Expertise
- Past Performance
- Cost

- Financial Capability
- M/WBE Participation
- Conformance with BVB Requirements

Hahn Equipment Company, Inc. was deemed the best respondent.

M/WBE Subcontractor:

This best value bid was issued as a goal-oriented contract with an 3% M/WBE participation level. Hahn Equipment Company, Inc. has designated the below-named companies as its certified M/WBE subcontractors:

<u>Name</u>	<u>Type of Service</u>	<u>Dollar Amount</u>	<u>Percentage</u>
B & C Painting	Painting	\$27,167.17	.45%
Coastal Machine & Mechanical	Machine Work & Balancing	\$73,653.22	1.22%
Nation Wide Testing	Drug Testing	\$603.71	.01%
Racehorse Express	Transportation	\$78,482.94	1.3%
Sterling Electrical Services	Electrical Wiring Svs	\$12,074.30	.20%

Pay or Play Program

The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, Hahn Equipment Company, Inc. provides health benefits to eligible employees in compliance with City policy.

Hire Houston First:

The proposed contracts require compliance with the City's (HHF) ordinance that promotes economic opportunity for Houston businesses and supports job creation. In this case, Hahn Equipment Company, Inc. is a designated HHF company, but they were the successful awardee without application of the HHF preference;

Fiscal Note:

Funding for this item is included in the FY19 Adopted Budget. Therefore, no Fiscal Note is required in the Financial Policies.

Jerry Adams, Chief Procurement Officer
Finance/Strategic Procurement Division

Department Approval Authority

Estimated Spending Authority			
DEPARTMENT	FY2019	OUT YEARS	TOTAL
Houston Public Works	\$550,000.00	\$5,487,149.50	\$6,037,149.50

Amount of Funding:

\$6,037,149.50

Water & Sewer System Operating Fund
Fund No.: 8300

Contact Information:

NAME:	DEPARTMENT/DIVISION	PHONE
Richard Morris, Division Manager	FIN/SPD	(832) 393-8736
Roy Korthals, Sr. Procurement Specialist	FIN/SPD	(832) 393-8728
Jedediah Greenfield, Deputy Assistant Director	HPW	(832) 395-3218

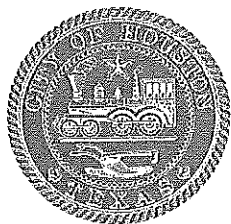
ATTACHMENTS:

Description

Revised Cover sheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

ALL

Item Creation Date:

L26419 (1 of 3) - Large Submersible Pump Repair Services -HAHN EQUIPMENT COMPANY, INC. - ORDINANCE

Agenda Item#: 21.

Summary:

ORDINANCE awarding contract to **HAHN EQUIPMENT COMPANY, INC** for Large Submersible Pump Repair Services for Houston Public Works; providing a maximum contract amount - 3 Years with two one-year options - \$6,037,149.50 - Enterprise Fund

Background:

Formal Bids Received on May 10, 2018 for S19-L26419 - Approve an ordinance awarding a contract to Hahn Equipment Company, Inc. for Group I (Flygt Pumps) in the total amount not to exceed \$6,037,149.50 for large submersible pump repair services for Houston Public Works.

Specific Explanation:

The Director of Houston Public Works and the Chief Procurement Officer recommend that City Council approve an ordinance awarding a **three-year contract, with two one-year options to Hahn Equipment Company, Inc.** for Group I (Flygt Pumps) in the total amount not to exceed \$6,037,149.50 for large submersible pump repair services for Houston Public Works.

The scope of work requires the Contractor to provide all labor, management, supervision, parts, tools, materials, equipment, supplies, replacement parts, facilities, and transportation necessary to provide precision repair and replacement services for large submersible pumps at various water and wastewater facilities for Houston Public Works. The services include servicing motor stator coils, motor stator iron, motor rotor, pump casing, pump impeller, pump volute, wear rings, bearings, seals, and electrical/mechanical work.

The project was advertised in accordance with the requirements of the State of Texas bid laws. Forty-one prospective bidders downloaded the solicitation document on the Strategic Procurement Division's e-bidding website and as a result, BVB's were received from Hahn Equipment Company, Inc., Pump Solutions, Inc., Houma Armature Works Houston, LLC dba Ward Leonard, All-Pump and Equipment Company, Smith Pump, Inc., and Marine Services, LLC dba Northstar Electric and Supply. The evaluation committee (EC) was comprised of five evaluators from Houston Public Works, General Services, and Parks and Recreation Departments. The bids were evaluated based upon the following criteria.

- Experience/Expertise
- Past Performance
- Cost
- Financial Capability
- M/WBE Participation
- Conformance with BVB Requirements

Hahn Equipment Company, Inc. was deemed the best respondent.

M/WBE Subcontractor:

This best value bid was issued as a goal-oriented contract with an 3% M/WBE participation level. Hahn Equipment Company, Inc. has designated the below-named companies as its certified M/WBE subcontractors:

<u>Name</u>	<u>Type of Service</u>	<u>Dollar Amount</u>	<u>Percentage</u>
B & C Painting	Painting	\$27,167.17	.45%
Coastal Machine & Mechanical	Machine Work & Balancing	\$73,653.22	1.22%
Nation Wide Testing	Drug Testing	\$603.71	.01%
Racehorse Express	Transportation	\$78,482.94	1.3%
Sterling Electrical Services	Electrical Wiring Svs	\$12,074.30	.20%

Pay or Play Program

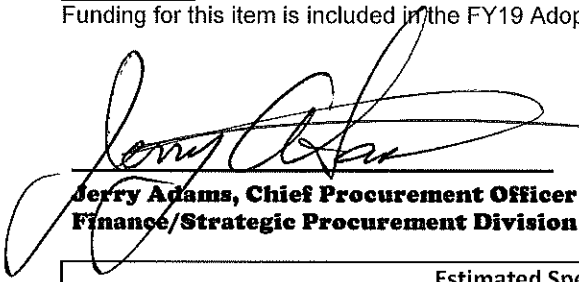
The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, Hahn Equipment Company, Inc. provides health benefits to eligible employees in compliance with City policy.

Hire Houston First:

The proposed contracts require compliance with the City's (HHF) ordinance that promotes economic opportunity for Houston businesses and supports job creation. In this case, Hahn Equipment Company, Inc. is a designated HHF company, but they were the successful awardee without application of the HHF preference;

Fiscal Note:

Funding for this item is included in the FY19 Adopted Budget. Therefore, no Fiscal Note is required in the Financial Policies.



Jerry Adams, Chief Procurement Officer
Finance/Strategic Procurement Division

Department Approval Authority

Estimated Spending Authority			
DEPARTMENT	FY2019	OUT YEARS	TOTAL
Houston Public Works	\$550,000.00	\$5,487,149.50	\$6,037,149.50

Amount of Funding:

\$6,037,149.50

Water & Sewer System Operating Fund

Fund No.: 8300

Contact Information:

NAME:	DEPARTMENT/DIVISION	PHONE
Richard Morris, Division Manager	FIN/SPD	(832) 393-8736
Roy Korthals, Sr. Procurement Specialist	FIN/SPD	(832) 393-8728
Jedediah Greenfield, Deputy Assistant Director	HPW	(832) 395-3218

ATTACHMENTS:

Description	Type
Form B (Fair Campaign Ordinance)	Backup Material
Affidavit	Backup Material
POP 1 (Pay or Play)	Backup Material
Certificate of Interested Parties (Form 1295)	Backup Material
Resolution of Contractor	Backup Material
MWBE Letter of Intent 1	Backup Material
MWBE Letter of Intent 2	Backup Material
MWBE Letter of Intent 3	Backup Material
MWBE Letter of Intent 4	Backup Material
MWBE Letter of Intent 5	Backup Material
MWBE Letter of Intent 6	Backup Material
Drug Policy Documents	Backup Material
COI and Endorsements	Backup Material
Tax Report	Backup Material

Bid Tab
Service Release Order (SRO)
Budget Funding Info
Funding Verification
HPW Sign Off
Signed Ordinance
Contract pdf
Coversheet signed by CPO for L26419 (1of3)
Updated MWBE Goals

Backup Material
Backup Material
Financial Information
Financial Information
Backup Material
Signed Cover sheet
Contract/Exhibit
Signed Cover sheet
Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

ALL

Item Creation Date:

L26419 (2 of 3) - Large Submersible Pump Repair Services -
PUMP SOLUTIONS, INC. - ORDINANCE

Agenda Item#: 22.

Summary:

ORDINANCE awarding contract to **PUMP SOLUTIONS, INC** for Large Submersible Pump Repair Services for Houston Public Works; providing a maximum contract amount - 3 Years with two one-year options - \$5,756,876.00 - Enterprise Fund

Background:

Formal Bids Received on May 10, 2018 for S19-L26419 - Approve an ordinance awarding a contract to Pump Solutions, Inc. for Group II (KSB Pumps) in the total amount not to exceed \$5,756,876.00 for large submersible pump repair services for Houston Public Works.

Specific Explanation:

The Director of the Houston Public Works and the Chief Procurement Officer recommend that City Council approve an ordinance awarding a **three-year contract, with two one-year options to Pump Solutions, Inc.** for Group II (KSB Pumps) in the total amount not to exceed **\$5,756,876.00** for large submersible pump repair services for Houston Public Works.

The scope of work requires the Contractor to provide all labor, management, supervision, parts, tools, materials, equipment, supplies, replacement parts, facilities, and transportation necessary to provide precision repair and replacement services for large submersible pumps at various water and wastewater facilities for Houston Public Works. The services include servicing motor stator coils, motor stator iron, motor rotor, pump casing, pump impeller, pump volute, wear rings, bearings, seals, and electrical/mechanical work.

The project was advertised in accordance with the requirements of the State of Texas bid laws. Forty-one prospective bidders downloaded the solicitation document on the Strategic Procurement Division's e-bidding website and as a result, BVB's were received from Hahn Equipment Company, Inc., Pump Solutions, Inc., Houma Armature Works Houston, LLC dba Ward Leonard, All-Pump and Equipment Company, Smith Pump, Inc., and Marine Services, LLC dba Northstar Electric and Supply. The evaluation committee (EC) was comprised of five evaluators from Houston Public Works, General Services, and Parks and Recreation Departments. The bids were evaluated based upon the following criteria.

- Experience/Expertise
- Past Performance
- Cost
- Financial Capability

- M/WBE Participation
- Conformance with BVB Requirements

Pump Solutions, Inc. was deemed the best respondent.

M/WBE Subcontractor:

This best value bid was issued as a goal-oriented contract with an 3% M/WBE participation level. Pump Solutions, Inc. has designated the below-named companies as its certified M/WBE subcontractors:

<u>Name</u>	<u>Type of Service</u>	<u>Dollar Amount</u>	<u>Percentage</u>
Coastal Machine & Mechanical	Machine Work	\$44,327.94	.77%
Laramie Crane	Crane Service	\$58,720.14	1.02%
Racehorse Express	Transportation	\$69,658.20	1.21%

Pay or Play Program

The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, Pump Solutions, Inc. provides health benefits to eligible employees in compliance with City policy.

Hire Houston First:

The proposed contracts require compliance with the City's Hire Houston First (HHF) ordinance that promotes economic opportunity for Houston businesses and supports job creation. In this case, Pump Solutions, Inc. does not meet the requirements for HHF designation; however, no HHF firms were within three percent of being the best qualified for Group II.

Fiscal Note:

Funding for this item is included in the FY19 Adopted Budget. Therefore, no Fiscal Note is required in the Financial Policies.

Jerry Adams, Chief Procurement Officer
Finance/Strategic Procurement Division

Department Approval Authority

Estimated Spending Authority			
DEPARTMENT	FY2019	OUT YEARS	TOTAL
Houston Public Works	\$500,000.00	\$5,256,876.00	\$5,756,876.00

Amount of Funding:

\$5,756,876.00

Water & Sewer System Operating Fund
Fund No.: 8300

Contact Information:

NAME:	DEPARTMENT/DIVISION	PHONE
Richard Morris, Division Manager	FIN/SPD	(832) 393-8736

Roy Korthals, Sr. Procurement Specialist
Jedediah Greenfield, Deputy Assistant
Director

FIN/SPD
HPW

(832) 393-8728
(832) 395-3218

ATTACHMENTS:

Description

L26419 (2of3) PUMP SOLUTIONS, INC

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

ALL

Item Creation Date:

L26419 (2 of 3) - Large Submersible Pump Repair Services - PUMP SOLUTIONS, INC. -
ORDINANCE

Agenda Item#:

Background:

Formal Bids Received on May 10, 2018 for S19-L26419 - Approve an ordinance awarding a contract to Pump Solutions, Inc. for Group II (KSB Pumps) in the total amount not to exceed \$5,756,876.00 for large submersible pump repair services for Houston Public Works.

Specific Explanation:

The Director of the Houston Public Works and the Chief Procurement Officer recommend that City Council approve an ordinance awarding a **three-year contract, with two one-year options to Pump Solutions, Inc.** for Group II (KSB Pumps) in the total amount not to exceed \$5,756,876.00 for large submersible pump repair services for Houston Public Works.

The scope of work requires the Contractor to provide all labor, management, supervision, parts, tools, materials, equipment, supplies, replacement parts, facilities, and transportation necessary to provide precision repair and replacement services for large submersible pumps at various water and wastewater facilities for Houston Public Works. The services include servicing motor stator coils, motor stator iron, motor rotor, pump casing, pump impeller, pump volute, wear rings, bearings, seals, and electrical/mechanical work.

The project was advertised in accordance with the requirements of the State of Texas bid laws. Forty-one prospective bidders downloaded the solicitation document on the Strategic Procurement Division's e-bidding website and as a result, BVB's were received from Hahn Equipment Company, Inc., Pump Solutions, Inc., Houma Armature Works Houston, LLC dba Ward Leonard, All-Pump and Equipment Company, Smith Pump, Inc., and Marine Services, LLC dba Northstar Electric and Supply. The evaluation committee (EC) was comprised of five evaluators from Houston Public Works, General Services, and Parks and Recreation Departments. The bids were evaluated based upon the following criteria.

- Experience/Expertise
- Past Performance
- Cost
- Financial Capability
- M/WBE Participation
- Conformance with BVB Requirements

Pump Solutions, Inc. was deemed the best respondent.

M/WBE Subcontractor:

This best value bid was issued as a goal-oriented contract with an 3% M/WBE participation level. Pump Solutions, Inc. has designated the below-named companies as its certified M/WBE subcontractors:

<u>Name</u>	<u>Type of Service</u>	<u>Dollar Amount</u>	<u>Percentage</u>
Coastal Machine & Mechanical	Machine Work	\$44,327.94	.77%
Laramie Crane	Crane Service	\$58,720.14	1.02%
Racehorse Express	Transportation	\$69,658.20	1.21%

Pay or Play Program

The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, Pump Solutions, Inc. provides health benefits to eligible employees in compliance with City policy.

Hire Houston First:

The proposed contracts require compliance with the City's Hire Houston First (HHF) ordinance that promotes economic opportunity for Houston businesses and supports job creation. In this case, Pump Solutions, Inc. does not meet the requirements for HHF designation; however, no HHF firms were within three percent of being the best qualified for Group II.

Fiscal Note:

Funding for this item is included in the FY19 Adopted Budget. Therefore, no Fiscal Note is required in the Financial Policies.



Jerry Adams, Chief Procurement Officer
Finance/Strategic Procurement Division

Department Approval Authority

Estimated Spending Authority			
DEPARTMENT	FY2019	OUT YEARS	TOTAL
Houston Public Works	\$500,000.00	\$5,256,876.00	\$5,756,876.00

Amount of Funding:

\$5,756,876.00

Water & Sewer System Operating Fund

Fund No.: 8300

Contact Information:

NAME:	DEPARTMENT/DIVISION	PHONE
Richard Morris, Division Manager	FIN/SPD	(832) 393-8736
Roy Korthals, Sr. Procurement Specialist	FIN/SPD	(832) 393-8728
Jedediah Greenfield, Deputy Assistant Director	HPW	(832) 395-3218

ATTACHMENTS:

Description	Type
<u>Affidavit</u>	Backup Material
<u>Form A (Fair Campaign Ordinance)</u>	Backup Material
<u>Form B (Fair Campaign Ordinance)</u>	Backup Material
<u>POP 1 (Pay or Play)</u>	Backup Material
<u>POP 2 (Pay or Play)</u>	Backup Material
<u>Certificate of Interested Parties (Form 1295)</u>	Backup Material
<u>Statement of Residency</u>	Backup Material
<u>Resolution of Contractor</u>	Backup Material
<u>MWBE Letter of Intent 1</u>	Backup Material
<u>MWBE Letter of Intent 2</u>	Backup Material
<u>MWBE Letter of Intent 3</u>	Backup Material
<u>Drug Policy Documents</u>	Backup Material
<u>COI and Endorsements</u>	Backup Material
<u>Bid Tab</u>	Backup Material
<u>Tax Report</u>	Backup Material
<u>Service Release Orders (SRO)</u>	Backup Material
<u>Budget Funding</u>	Financial Information
<u>Contract</u>	Contract/Exhibit



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

ALL

Item Creation Date:

L26419 (3 of 3) - Large Submersible Pump Repair Services -
HOUMA ARMATURE WORKS HOUSTON, LLC dba WARD
LEONARD - ORDINANCE

Agenda Item#: 23.

Summary:

ORDINANCE awarding contract to **HOUMA ARMATURE WORKS HOUSTON, LLC dba WARD LEONARD** for Large Submersible Pump Repair Services for Houston Public Works; providing a maximum contract amount - 3 Years with two one-year options - \$5,755,224.85 - Enterprise Fund

Background:

Formal Bids Received on May 10, 2018 for S19-L26419 - Approve an ordinance awarding a contract to Houma Armature Works Houston, LLC dba Ward Leonard for Group III (Miscellaneous Pumps) in the total amount not to exceed \$5,755,224.85 for large submersible pump repair services for Houston Public Works.

Specific Explanation:

The Director of the Houston Public Works and the Chief Procurement Officer recommend that City Council approve an ordinance awarding a **three-year contract, with two one-year options** to **Houma Armature Works Houston, LLC dba Ward Leonard** for Group III (Miscellaneous Pumps) in the total amount not to exceed **\$5,755,224.85** for large submersible pump repair services for Houston Public Works.

The scope of work requires the Contractor to provide all labor, management, supervision, parts, tools, materials, equipment, supplies, replacement parts, facilities, and transportation necessary to provide precision repair and replacement services for large submersible pumps at various water and wastewater facilities for Houston Public Works. The services include servicing motor stator coils, motor stator iron, motor rotor, pump casing, pump impeller, pump volute, wear rings, bearings, seals, and electrical/mechanical work.

The project was advertised in accordance with the requirements of the State of Texas bid laws. Forty-one prospective bidders downloaded the solicitation document on the Strategic Procurement Division's e-bidding website and as a result, BVB's were received from Hahn Equipment Company, Inc., Pump Solutions, Inc., Houma Armature Works Houston, LLC dba Ward Leonard, All-Pump and Equipment Company, Smith Pump, Inc., and Marine Services, LLC dba Northstar Electric and Supply. The Evaluation committee (EC) was comprised of five evaluators from Houston Public Works, General Services, and Parks and Recreation Departments. The bids were evaluated based upon the following criteria.

Houma Armature Works Houston, LLC dba Ward Leonard was deemed the best respondent.

- Experience/Expertise
- Past Performance
- Cost
- Financial Capability
- M/WBE Participation
- Conformance with BVB Requirements

M/WBE Subcontractor:

This best value bid was issued as a goal-oriented contract with an 3% M/WBE participation level. Houma Armature Works Houston, LLC dba Ward Leonard has designated the below-named company as its certified M/WBE subcontractor:

<u>Name</u>	<u>Type of Service</u>	<u>Dollar Amount</u>	<u>Percentage</u>
Coastal Machine & Mechanical	Machine Work	\$172,656.75	3%

Pay or Play Program

The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, Houma Armature Works Houston, LLC dba Ward Leonard provides health benefits for some employees but will pay into the Contractor Responsibility Fund in compliance with City Policy.

Hire Houston First:

The proposed contracts require compliance with the City's Hire Houston First (HHF) Ordinance that promotes economic opportunity for Houston businesses and supports job creation. In this case, Houma Armature Works Houston, LLC dba Ward Leonard does not meet the requirements for HHF designation, however, no HHF firms were within three percent of being the best qualified for Group III.

Fiscal Note:

Funding for this item is included in the FY19 Adopted Budget. Therefore, no Fiscal Note is required in the Financial Policies.

Jerry Adams, Chief Procurement Officer
Finance/Strategic Procurement Division

Department Approval Authority

Estimated Spending Authority			
DEPARTMENT	FY2019	OUT YEARS	TOTAL
Houston Public Works	\$550,000.00	\$5,205,224.85	\$5,755,224.85

Amount of Funding:

\$5,755,224.85

Water & Sewer System Operating Fund

Fund No.: 8300

Contact Information:

NAME:

DEPARTMENT/DIVISION

PHONE

Richard Morris, Division Manager

FIN/SPD

(832) 393-8736

Roy Korthals, Sr. Procurement Specialist

FIN/SPD

(832) 393-8728

Jedediah Greenfield, Deputy Assistant
Director

HPW

(832) 395-3218

ATTACHMENTS:

Description

L26419 (3of3) HOUMA ARMATARE WORKS
HOUSTON, LLC dba WARD LEONARD

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

ALL

Item Creation Date:

L26419 (3 of 3) - Large Submersible Pump Repair Services - HOUMA ARMATURE WORKS HOUSTON, LLC dba WARD LEONARD - ORDINANCE

Agenda Item#:

Background:

Formal Bids Received on May 10, 2018 for S19-L26419 - Approve an ordinance awarding a contract to Houma Armature Works Houston, LLC dba Ward Leonard for Group III (Miscellaneous Pumps) in the total amount not to exceed \$5,755,224.85 for large submersible pump repair services for Houston Public Works.

Specific Explanation:

The Director of the Houston Public Works and the Chief Procurement Officer recommend that City Council approve an ordinance awarding a **three-year contract, with two one-year options** to **Houma Armature Works Houston, LLC dba Ward Leonard** for Group III (Miscellaneous Pumps) in the total amount not to exceed **\$5,755,224.85** for large submersible pump repair services for Houston Public Works.

The scope of work requires the Contractor to provide all labor, management, supervision, parts, tools, materials, equipment, supplies, replacement parts, facilities, and transportation necessary to provide precision repair and replacement services for large submersible pumps at various water and wastewater facilities for Houston Public Works. The services include servicing motor stator coils, motor stator iron, motor rotor, pump casing, pump impeller, pump volute, wear rings, bearings, seals, and electrical/mechanical work.

The project was advertised in accordance with the requirements of the State of Texas bid laws. Forty-one prospective bidders downloaded the solicitation document on the Strategic Procurement Division's e-bidding website and as a result, BVB's were received from Hahn Equipment Company, Inc., Pump Solutions, Inc., Houma Armature Works Houston, LLC dba Ward Leonard, All-Pump and Equipment Company, Smith Pump, Inc., and Marine Services, LLC dba Northstar Electric and Supply. The Evaluation committee (EC) was comprised of five evaluators from Houston Public Works, General Services, and Parks and Recreation Departments. The bids were evaluated based upon the following criteria.

Houma Armature Works Houston, LLC dba Ward Leonard was deemed the best respondent.

- Experience/Expertise
- Past Performance
- Cost
- Financial Capability
- M/WBE Participation
- Conformance with BVB Requirements

M/WBE Subcontractor:

This best value bid was issued as a goal-oriented contract with an 3% M/WBE participation level. Houma Armature Works Houston, LLC dba Ward Leonard has designated the below-named company as its certified M/WBE subcontractor:

<u>Name</u>	<u>Type of Service</u>	<u>Dollar Amount</u>	<u>Percentage</u>
Coastal Machine & Mechanical	Machine Work	\$172,656.75	3%

Pay or Play Program

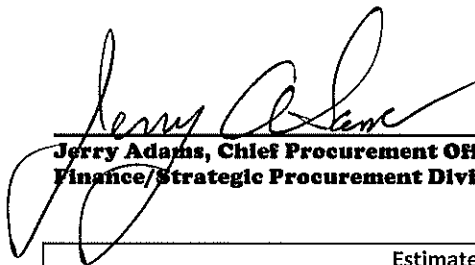
The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, Houma Armature Works Houston, LLC dba Ward Leonard provides health benefits for some employees but will pay into the Contractor Responsibility Fund in compliance with City Policy.

Hire Houston First:

The proposed contracts require compliance with the City's Hire Houston First (HHF) Ordinance that promotes economic opportunity for Houston businesses and supports job creation. In this case, Houma Armature Works Houston, LLC dba Ward Leonard does not meet the requirements for HHF designation, however, no HHF firms were within three percent of being the best qualified for Group III.

Fiscal Note:

Funding for this item is included in the FY19 Adopted Budget. Therefore, no Fiscal Note is required in the Financial Policies.



Jerry Adams, Chief Procurement Officer
Finance/Strategic Procurement Division

Department Approval Authority

Estimated Spending Authority			
DEPARTMENT	FY2019	OUT YEARS	TOTAL
Houston Public Works	\$550,000.00	\$5,205,224.85	\$5,755,224.85

Amount of Funding:

\$5,755,224.85

Water & Sewer System Operating Fund

Fund No.: 8300

Contact Information:

NAME:	DEPARTMENT/DIVISION	PHONE
Richard Morris, Division Manager	FIN/SPD	(832) 393-8736
Roy Korthals, Sr. Procurement Specialist	FIN/SPD	(832) 393-8728
Jedediah Greenfield, Deputy Assistant Director	HPW	(832) 395-3218

ATTACHMENTS:

Description

Affidavit

Form A (Fair Campaign Ordinance)

Form B (Fair Campaign Ordinance)

POP 1 (Pay or Play)

POP 2 (Pay or Play)

Certificate of Interested Parties (Form 1295)

Statement of Residency

Resolution of Contractor

MWBE Letter of Intent

Drug Policy Documents

COI and Endorsements

Tax Report

Bid Tab

Budget Funding

Service Release Order (SRO)

Contract

Type

Backup Material

Backup Material

Backup Material

Backup Material

Backup Material

Backup Material

Backup Material

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Backup Material

Backup Material

Financial Information

Backup Material

Contract/Exhibit



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

District H

Item Creation Date: 12/18/2018

PLN - Historic Landmark - 1813 Gentry Street

Agenda Item#: 24.

Summary:

ORDINANCE designating the property municipally known as **1813 Gentry Street** and within the City of Houston, as a landmark and designated The Peter F. Tamborello House - **DISTRICT H - CISNEROS**

Background:

Chapter 33, Section 33-222 allows for City Council to designate a Landmark or Protected Landmark upon application by property owner.

This application for Landmark designation of Peter F. Tamborello House, 1813 Gentry Street was initiated by the owner.

A public hearing was held on December 12, 2018 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Landmark designation.

Margaret Wallace Brown
Interim Director
Planning and Development Department

Contact Information:

Cari Foster
832-393-6529

ATTACHMENTS:

Description

Type

RCA
Land Designation Report

Signed Cover sheet
Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District H

Item Creation Date: 12/18/2018

PLN - Historic Landmark - 1813 Gentry Street

Agenda Item#:

Background:

Chapter 33, Section 33-222 allows for City Council to designate a Landmark or Protected Landmark upon application by property owner.

This application for Landmark designation of Peter F. Tamborello House, 1813 Gentry Street was initiated by the owner.

A public hearing was held on December 12, 2018 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Landmark designation.

A handwritten signature in blue ink, appearing to read "Margaret Wallace Brown", is written over a horizontal line.

Margaret Wallace Brown
Interim Director
Planning and Development Department

Contact Information:

Cari Foster
832-393-6529

LANDMARK DESIGNATION REPORT

LANDMARK NAME: Peter F. Tamborello House

OWNERS: Ronald D. Powell, Jr

APPLICANTS: Same as Owner

LOCATION: 1813 Gentry Street, Houston, Texas, 77009 –
Historic Near Northside

AGENDA ITEM: C

HPO FILE NO.: 18L325

DATE ACCEPTED: DEC-12-2018

HAHC HEARING: DEC-12-2018

SITE INFORMATION: Lot 9, Block 34, A.C. Allen Addition, City of Houston, Harris County, Texas. The site includes a one-story residence.

TYPE OF APPROVAL REQUESTED: Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY

The Peter F. Tamborello House is a c.1916, one-story frame, vernacular house with Colonial Revival and Folk Victorian-inspired detailing in the section of Houston's historic Fifth Ward that came to be known as the Near Northside. The house is typical of the small working-class houses found not only in the Fifth Ward, but also in Houston's historic First and Sixth wards. There were five total owners of the property; Peter F. Tamborello, Marie Rodrigues, Juanita and Maria Torres, Rosie Pena, and Ronald D. Powell, Jr. Powell, the fifth and current owner, bought the house in 2011. He is seeking a City of Houston landmark designation for the property.

The development of Near Northside and the homes popular in the area are closely connected to the importance of railroads in Houston's early history. In the late 1800s, many of the Near Northside's residents were railroad workers. By the turn of the 20th century, the Southern Pacific Railroad shops were said to be the largest in the Southwest, employing some 5,000 workers and contributing greatly to the growth of the Fifth Ward. The recognizable wood trim detailing commonly seen in the neighborhood were relatively cost-effective to produce in factories and became easier for working-class families to access due to the railroad system.

Many early residents were immigrants of Irish, Italian and German descent. After World War II, the neighborhood became predominantly Hispanic, and still is today. The area still fortunately has some of the Victorian-era houses and cottages built by its early residents, but many of these homes do not have City of Houston historic designations.

The ownership history of 1813 Gentry mirrors the demographic shifts that occurred in Near Northside. The home was originally owned by an Italian working-class person, followed by several owners of Hispanic heritage. According to the Houston City Directory and the Harris County Tax Archives, the first owner of the property was Peter F. Tamborello, who was a painter at the Southern Pacific Shops, and later at Ford Motor Company.

The house is an example of vernacular residential design and is representative of the Near Northside's historic housing stock. The home's history reflects the neighborhood's development and evolution over 100 years.

The Peter F. Tamborello House at 1813 Gentry Street, Houston Texas, 77009 meets Criteria 1 and 4 for Landmark Designation

HISTORY AND SIGNIFICANCE

Near Northside

Development in the Near Northside began in earnest after the Fifth Ward was formed in 1866 out of the sections of the First and Second wards north of Buffalo Bayou and east of White Oak Bayou. Houston's wards were established as political districts, each represented by elected aldermen. When Houston adopted a commission form of government in 1905, the political life of the wards ended, yet their names continue to be used to describe geographic areas of the inner city. The area commonly called the Fifth Ward today lies east of Maury Street and US 59/I-69, while the area west of Maury Street – the historic Fifth Ward – is known as the Near Northside.

The plat for the earliest subdivision in the Near Northside, the Ryon Addition, was filed on November 17, 1862. Ryon's boundaries were Maury Street on the east, Line Street on the south, Terry and Robertson streets on the west and Gaines Street on the north. The plat for the A.C. Allen Addition was filed shortly afterward, on December 30, 1862, and carved 65 blocks of varying sizes out of roughly 300 acres located north of Burnett Street. The A.C. Allen Addition ran north to Boundary Street, and from White Oak Bayou on the west to about Common Street on the east. The plat established several of the principal streets in today's Near Northside, including North Main (originally called Montgomery Road), Hogan and Quitman.

Early residents of Houston's Near Northside were working class; many were employed in the nearby railyards. Significant numbers of these early residents were Irish and German immigrants. With the decrease in rail traffic and growing suburban development, the area transitioned into a predominately Hispanic neighborhood, which it remains today.

The Near Northside contains one of Houston's most significant concentrations of Victorian residential architecture. Most of the houses in the neighborhood were built between 1880 and 1910, with Queen Anne and Folk Victorian styles predominating. The area also includes a number of bungalows from the early 20th century, with a scattering of later ranch style houses, and increasingly, 21st century townhouses.

A.C. Allen Addition

The plat for the A.C. Allen Addition was filed by Charlotte Baldwin Allen (1805-1895) in 1862. Charlotte Allen was the wife of Augustus C. Allen (1806-1864), who along with his brother John Kirby Allen (1810-1838), founded the city of Houston in 1836 at the confluence of Buffalo and White Oak bayous.

Charlotte Baldwin was the daughter of Dr. Jonas Baldwin, founder and mayor of Baldwinsville, New York. She married Augustus Allen in May 1831 and followed her husband to Texas, as did other Allen and Baldwin family members. Charlotte and Augustus Allen separated in 1850; Augustus left Houston to conduct business and serve as a U.S. consul in Mexico. Augustus Allen signed over to Charlotte the bulk of his Houston businesses and properties, including unsold land he held in and around the city. In December 1862, Charlotte platted about 300 acres of that property as the A.C. Allen Addition. Charlotte Allen died in Houston on August 3, 1895, leaving an estate worth \$51,867.

Railroads

Construction began on Houston's first railroad, the Houston and Texas Central, in 1853. Within a few years, a number of other railroads were building lines toward the city, and in 1856 Houston was named the hub of Texas' rail network by order of the state legislature. In 1861, Texas had around 470 miles of track; three quarters of the network passed through Houston. By 1889, the amount of trackage statewide had increased to more than 8,440 miles. Shortly after the turn of the 20th century, 17 railroads operated in Houston. Many of the city's rail lines converged in the largely undeveloped area on the north side of Buffalo Bayou, opposite the business district and port, where the Southern Pacific Railroad built its expansive railyard and shops. The availability of jobs in the railyard spurred residential development in what is now the Near Northside, allowing railroad employees to live near their work.

By the early 20th century, Houston was calling itself the "Chicago of the South," a reference to its many rail connections. The 1903-04 Houston City Directory noted that, "Seventy-two passenger trains arrive and depart from Houston every 24 hours. Three times as many freight trains are operated in the city during the same time. No city south of St. Louis can show such a railway traffic as this." The city even adopted an official motto that referred to the rail lines: "Where Seventeen Railroads Meet the Sea." The combination of rail connections and the Port of Houston directly fueled the city's phenomenal 20th century growth.

Southern Pacific

The Southern Pacific Transportation Company was founded as a land holding company in 1865 and later acquired the Central Pacific Railroad by lease. By 1900, the Southern Pacific had grown into a major railroad system that incorporated many smaller lines, including the Texas and New Orleans Railroad and Morgan's Louisiana and Texas Railroad. As a result, Southern Pacific routes extended from New Orleans through El Paso across New Mexico and Arizona to Los Angeles. The railroad also operated lines throughout most of California, including San Francisco and Sacramento, and ran lines north to Portland, Oregon.

The now-demolished Southern Pacific repair shops and railyard in Houston's Near Northside were said to be the largest in the Southwest, employing some 5,000 workers during the late 19th and early 20th centuries. The company-owned Southern Pacific Hospital (1911, now Thomas Street Clinic) still stands in the Near Northside. The railroad also had a significant presence in Downtown Houston with regional offices in the Southern Pacific Building (1911, now Bayou Lofts) on Franklin at Travis.

1813 GENTRY STREET

There were five total owners of 1813 Gentry – Peter Frank Tamborello, Marie Rodrigues, Juanita and Maria Torres, Rosie Pena, and Ronald D. Powell, Jr., who bought the house in 2011 and is the current owner.

The 1917 Houston City Directory and Harris County Tax Archives show Peter (also Pete) Frank Tamborello as the first owner of the property. Peter was born on March 20, 1893 in Bessemer, Alabama to Italian parents, Frank Tamborello and Laura Joye. He married Annie Guarino in Houston on June 23, 1914. Anne Guarino was born on January 6, 1895 in Bessemer, Alabama to Italian parents Salvatore and Rosalia Guarino. Peter and Annie lived at 1813 Gentry with their two daughters, Loraine Ann and Sadie Dorothy. Peter was a painter for the Southern Pacific Shops, and later for Ford Motor Company. Peter passed away on August 24, 1965, and Annie died on May 5, 1986. Both are buried in Forest Park Cemetery.

The subsequent owners reflect the shifting demographics of the area from largely Italian, Irish and German families to the predominantly Hispanic neighborhood it became toward the end of World War II with the decline of rail traffic. For example, Marie Rodrigues became the new owner after Tamborello around 1955, followed by Juanita and Maria Torres in 1965, and Rosie Pena in 2008.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY:*ARCHITECTURAL STYLE*

The house is a one-story frame vernacular design with a hipped roof and lower cross gable with boxed eaves. The roof is covered in asphalt shingles. The interior brick chimney is on the left (south) side of the house. The house sits on a pier and beam foundation.

There is a partial-width, half-hipped porch with Victorian-inspired detailing. The asymmetrical front façade contains three bays. The first (left) bay contains one 1-over-1 sash window with a wood frame and sill. The second (central) bay contains a wood door centrally located within a wood frame, and a single light transom directly above the door. The lower portion of the third (left) bay contains one 1-over-1 sash window with a wood frame and sill. There is a simple ledge molding above the window. The third bay contains a front-facing gable with a single light transom window, and simple ledge molding at the top of the window.

RESTORATION HISTORY

The current owner of the property Ronald D. Powell, Jr. purchased and rehabilitated the property in 2011 and maintained the historic aspects of the home. Prior to his purchase, the house had been converted into a duplex and a second entry door had been added on the front porch and the rear porch had been enclosed. Powell returned the house to its historic configuration by removing the second entry door and restoring the window. The existing windows were damaged beyond repair and were replaced with aluminum windows. The current owner rebuilt the porch with Victorian-inspired details, which reflect the style of the surrounding homes. In addition, the historic rear porch has been restored and Victorian-inspired details were added to match the front porch.

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The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by the Historic Preservation Office, Planning and Development Department, City of Houston.

EXHIBIT A

PETER F. TAMBORELLO HOUSE

1813 GENTRY STREET, HOUSTON, TEXAS, 77009 – HISTORIC NEAR NORTHSIDE

OCTOBER 2018 PHOTO - FRONT ELEVATION FACING GENTRY STREET



PETER F. TAMBORELLO HOUSE

1813 GENTRY STREET, HOUSTON, TEXAS, 77009 – HISTORIC NEAR NORTHSIDE

2018 PHOTO – REAR ELEVATION



PETER F. TAMBORELLO HOUSE

1813 GENTRY STREET, HOUSTON, TEXAS, 77009 – HISTORIC NEAR NORTHSIDE

2017 PHOTO - FRONT ELEVATION FACING GENTRY STREET



PETER F. TAMBORELLO HOUSE

1813 GENTRY STREET, HOUSTON, TEXAS, 77009 – HISTORIC NEAR NORTHSIDE

2011 PHOTO – FRONT ELEVATION FACING GENTRY STREET



PETER F. TAMBORELLO HOUSE

1813 GENTRY STREET, HOUSTON, TEXAS, 77009 – HISTORIC NEAR NORTHSIDE

2011 PHOTO – REAR ELEVATION



PETER F. TAMBORELLO HOUSE

1813 GENTRY STREET, HOUSTON, TEXAS, 77009 – HISTORIC NEAR NORTHSIDE

1965 PHOTO



CITY OF HOUSTON

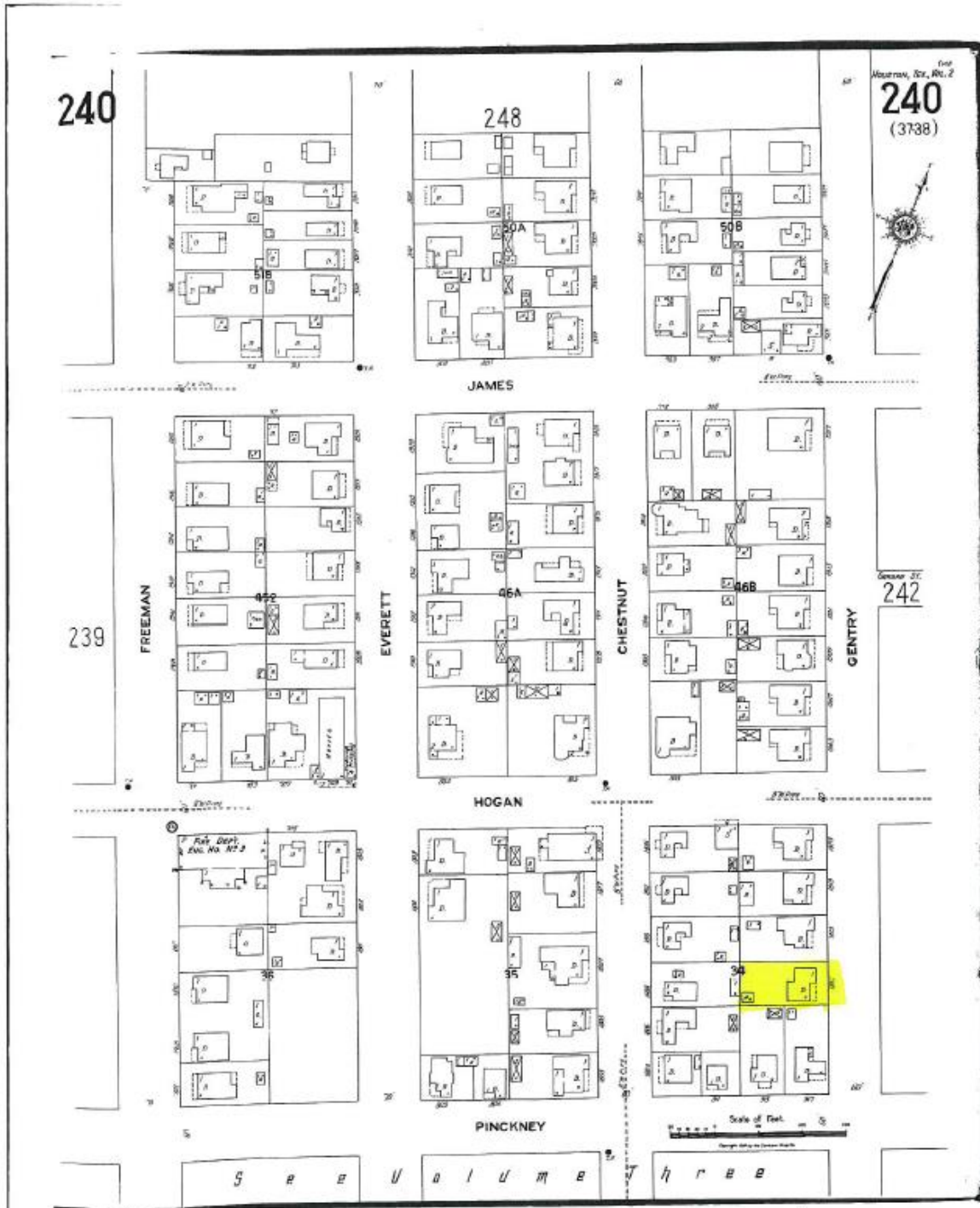
Archaeological & Historical Commission

Planning and Development Department

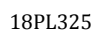
EXHIBIT B SANBORN MAP

PETER F. TAMBORELLO HOUSE

1813 GENTRY STREET, HOUSTON, TEXAS, 77009 – HISTORIC NEAR NORTHSIDE



1813 GENTRY STREET, HOUSTON, TEXAS, 77009 – HISTORIC NEAR NORTHSIDE





CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

District C

Item Creation Date: 12/28/2018

PLN - Historic Landmark - 1110 W Gray Street

Agenda Item#: 25.

Summary:

ORDINANCE designating the property municipally known as **1110 W. Gray Street** within the City of Houston, Texas, as a landmark and designated the "Quality Laundry Building" - **DISTRICT C - COHEN**

Background:

Chapter 33, Section 33-222 allows for City Council to designate a Landmark or Protected Landmark upon application by property owner.

This application for Landmark designation of Quality Laundry Building, 1110 W Gray Street was initiated by the owner.

A public hearing was held on June 14, 2018 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Landmark designation.

Margaret Wallace Brown
Interim Director
Planning and Development Department

Contact Information:

Cari Foster
832-393-6529

ATTACHMENTS:

Description	Type
RCA	Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District C

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A handwritten signature in blue ink, appearing to read "Margaret Wallace Brown", is written over a horizontal line.

Margaret Wallace Brown
Interim Director
Planning and Development Department

Contact Information:

Cari Foster
832-393-6529

LANDMARK DESIGNATION REPORT**LANDMARK NAME:** Quality Laundry Building**OWNERS:** Pejman "PJ" Jamea, 1110 W Gray, LLC**APPLICANTS:** Amanda Barry, MacRostie Historic Advisors**LOCATION:** 1110 W Gray Street – Montrose**AGENDA ITEM:** C**HPO FILE NO.:** 18L324**DATE ACCEPTED:** May -25-2018**HAHC HEARING:** JUNE-14-2018

SITE INFORMATION: Lots 14, 15 & E Part Lots 16 & 17 Block 3 of Columbus, Lots 1-4, S/E 50', Block 2 of Macdonald, and 4.6'x81.60' of Large Lot 43, City of Houston, Harris County, Texas. The site includes a one-story, brick commercial structure with an attached one-story side show room, and a two-story garage addition.

TYPE OF APPROVAL REQUESTED: Landmark Designation

Meets Criteria 1, 3, and 4

HISTORY AND SIGNIFICANCE SUMMARY

The Quality Laundry Building was constructed circa 1932 as a one-story, brick, Art Deco style commercial building on the corner of W Gray and Montrose Boulevard. Quality Laundry was owned by Josiah Si Hawkins and FW Heite beginning in 1926. By 1929, Hawkins was the sole owner and opened several branches throughout the city including the location at 1110 W Gray. The building was listed as a Quality Laundry location from 1932 until 1958, when it was sold to Gibbs Ray Outboard Motors.

Gibbs Ray Outboard Motors was established in 1944 by brothers Ray and Hugh Gibbs, nephews of Mary Gibbs Jones, at the beginning of when recreational boating became a popular component of American leisure culture. The Gibbs brothers first operated their boat sales and repair business out of a residence, then another commercial property. The brothers eventually brought on their nephew, Gibbs Warley, Sr., and after Hugh Gibbs died in 1953 from complications due to mustard gas exposure, Ray and Warley, Sr. bought and relocated to the Quality Laundry Building.

The uncle and nephew made updates to the Art Deco building through the 1960s by adding a one-story, 1968 shed-roof, steel-frame showroom to the east elevation, and a prefabricated steel-frame two-story garage addition to the north side. The original commercial structure was enveloped in stucco cladding, covering up many of the original Art Deco details. However, selective demolition has revealed a portion of the original fan light above, and fluted pilasters flanking, the front-entry, and remnants of the original stucco finish.

The Quality Laundry Building at 1110 W Gray Street meets Criteria 1, 3, and 4 for Landmark Designation as an important architectural type, as well as a reminder of two important local businesses that served the City of Houston.

HISTORY AND SIGNIFICANCE*Quality Laundry*

Josiah Si Hawkins, Jr. was born on April 5, 1887 in Clinton, Missouri to Josiah Si Hawkins, Sr. and Mary Louise McNeil. Hawkins married Pearl Thomas circa 1921; the couple had no children. Despite having lived through both World Wars, Hawkins has no record of military service.

The 1926 City Directory reveals that Josiah S. Hawkins was Manager at Quality Laundry, located at 1904 Austin, and that he and his wife Pearl rented living space on site. Hawkins co-owned the Laundry with FW Heite. By 1929, Hawkins was sole owner of Quality Laundry and opened a branch at 2801 Polk, though the Austin location remained the primary business address. The 1930 census shows that the Hawkinses were then renting at 1301 Isabella, and it lists that Pearl was a stenographer for an oil company and the laundry company. The 1932 City Directory shows that they rented at 1108 Autrey, where they lived until Hawkins' death. In 1932 also appears the first mention of the Quality Laundry building at 1110 W. Gray. The 1110 W. Gray location was one of several branches for the laundry; other locations in 1932 included the original at 1904 Austin, one at 5101 Harrisburg, and one at 1805 St. Bernard. By 1940, the West Gray location had become the primary business address, while the other locations were listed as branches in the City Directory.

The building at 1110 W. Gray was listed as the Quality Laundry Building until the building was purchased in 1958 by Gibbs Ray Outboard Motors. Hawkins died on June 10, 1960 from a massive pulmonary embolism and was buried in Forest Park Cemetery. His death certificate notes that he was the retired owner of Quality Laundry.

Art Deco in Houston

Modernistic architecture, which encompasses Art Deco and Art Moderne design, flourished between the end of World War I and the beginning of World War II. Although the style arrived in Houston comparatively late in the 1920s, it came at a critical time in the city's development, when Houston was beginning the transition from medium-sized Southern city to major American metropolis.

Prior to 1927, most architect-designed buildings in Houston were either local versions of classical revival architecture or Victorian designs adapted for the city's hot, humid climate. Modernistic architecture's growing popularity coincided with a conscious effort by Houston's business and civic leaders to tie the city's image to the American West and de-emphasize its Southern heritage. For many Houstonians, modernistic buildings represented the city's future. Modernistic buildings are not concentrated in any one neighborhood in Houston, but can be found throughout the areas of the city developed before 1950. The vast majority of modernistic structures in Houston are commercial, industrial or apartment buildings. Several major Depression-era government projects, some private residences and at least three houses of worship were also designed in the modernistic style. Some notable Art Deco buildings in Houston include the The Gulf Building (1929, 712 Main St.), the Lone Star Creamery Co. (1937, 3412 Leeland Ave.) and the Minimax Store No 1 (1930, 1200 Westheimer Rd.).

Art Deco design elements often included using stucco to create smooth wall surfaces, although brick was also common in Houston, especially on apartment and commercial buildings, having

symmetrical facades, using angular geometric forms such as zigzags and chevrons as decorative elements, and using pylons, towers and other projections above the roofline to give them their vertical orientation.

Pleasure Boating

“Pleasure boating” is documented first in the Netherlands during the 14th century. The Dutch had created small, fast sailboats called *jaghts* (“yacht” in English) for chasing smugglers and pirates, and it was not long before the wealthy began using their *jaghts* instead to celebrate returning merchant ships, and for other celebratory and entertainment purposes.

The next known documented use of watercraft for entertainment was when Charles II returned from exile in the Netherlands to England in 1660. The Dutch East India Company presented Charles II with a yacht that the king then used for sailing competitions on the Thames. Boating quickly became a popular sport among England’s wealthy and powerful. The first private pleasure boat club in the western world was established in Ireland at the Cork Water Club in 1720.

The first yacht club in the United States was established in New York City in 1844 when a group of eight gentlemen pooled their funds to construct a custom schooner for racing in English boat races. The New York Yacht Club won their first race with a boat named *America* at the Royal Yacht Squadron race in 1851, where they finished eight minutes faster than the second-place vessel. *America* held that record until 1983.

Motor boats were invented in 1886 in Germany by internal combustion engine-designer Gottlieb Daimler, and boat designer, Friedrich Lurssen. The public reacted to motorized boats with suspicion about the functionality and safety of a vessel powered by explosions. However, motor boats soon gained in popularity, spreading to Sweden and England by the 1890s. The first motor boat race was held in 1903 in Cork, Ireland.

The motor boat industry continued to grow, and its first professional organizations in the United States emerged in the 1920s. The National Outboard Association and the Marine Trade Association both formed during this period, and the first issue of the *Boating Business* trade magazine was published in 1929. Several boat and motor companies merged to form the Outboard Motors Corporation, also in 1929, forming one of the longest-lasting motor boat companies.

The Great Depression had its impact on the industry. During the 1930s, *Boating Business* ran ads asking yacht owners to take their vessels in for regular maintenance and service, to assist with employment. Manufacturers began producing new models of boats that would provide dealers with a larger profit margin. Federal investments in infrastructure and dam construction created many lakes across the country. The Lake of the Ozarks in Missouri is most famous among pleasure boaters for having almost sixty resorts ringing the lake, and caters primarily to fishing and hunting tourists.

During the early 1940s, and particularly after the Pearl Harbor bombing, American marine construction concentrated on military needs; recreational boat construction was on hold until after the war ended. The pleasure boating industry found a new surge as the post-war conditions resulted in both a population

boom and the emerging middle class. By 1947, boat sales were up by \$5.7 million, and the number of registered motorboats in the US reached 440,000.

During the 1950s, pleasure boating popularity continued to grow. One estimate from 1957 believes over 35 million people participated in boating with over 7 million pleasure boats in use. Another statistic from the decade cites that in 1950, there were fewer than 450,000 registered boats in the United States, and by 1959, boat dealers were collectively selling that amount annually.

After the growth in the 1950s with the surging middle class, the boating industry's success followed nationwide economic patterns. When the US did well, so did boat sales. However, when the American economy slumped, the boating industry suffered enormous blows as consumers cut back on luxury items to make their own ends meet.

Gibbs Boat Showroom

Gibbs Ray Outboard Motors, later Gibbs Boat Showroom, opened in 1944 at the same moment in history as recreational boating became a dominant component of American leisure culture. Gibbs first opened at a location on Fairview between Taft Street and Montrose Boulevard. The company operated as a family business for approximately seventy years before closing.

The Gibbs Ray Outboard Motors Company was founded by Ray Gibbs and Hugh Gibbs, nephews to Mary Gibbs Jones. The company started after securing a distribution contract from Johnson Outboard Motors. The brothers had a life-long love for boating, mostly through boat racing. Though Ray Gibbs was missing a leg from his service in World War I, he remained an accomplished boat mechanic. Hugh was an accomplished racer who won two races at the Freeport Regatta in 1930. Both brothers traveled to race at the Chicago World's Fair in 1933. The Gibbs brothers also enjoyed duck hunting, often taking their nephew Gibbs Warley Sr. with them on their excursions.

The Gibbs operated their small business selling and repairing boats out of a residence located on 7058 Fairview, likely Ray's residence. The company stayed there for less than five years before relocating to a commercial property on Milam next door to Fire Station No. 7 (now the Houston Fire Museum) circa 1948. The move was prompted by Johnson Outboard Motors' insistence that their sales be conducted out of a commercial storefront rather than a residence. During slow periods at the firehouse, the firefighters would help the Gibbs move boats.

Gibbs Warley, Sr. joined his uncles at the company after his discharge from the US Marine Corp, where he served in the Pacific theater during World War II. Warley, Sr. grew up in Houston, attending Lanier Middle School and Lamar High School. He joined the Marines immediately following his high school graduation. Warley, Sr. spent time boating and duck hunting with his uncles as a child, and chose to enter the business with his uncles. He married his wife, Kathryn, in 1947, and they had two children: Gibbs Warley, Jr., and Charlotte.

Hugh Gibbs died in 1953 of complications due to mustard gas exposure. Ray and Warley, Sr. relocated again in 1958 to the former Quality Laundry building on West Gray. The company was ready to own its facilities rather than rent and the building was for sale when the company was looking; it is unknown why Quality Laundry was selling the building. In 1960, Warley, Sr. purchased the company from his uncle to ensure that most of the company earnings were pumped back into the company. Ray Gibbs retired to Florida, where he died in 1976.

The Ray Gibbs Dealer for Cruisers, as the company was known in 1960, operated out of their location on West Gray for over fifty years before closing. The company sold only motor boats—never sail boats—including models from Johnson, Evinrude, and Grady-White. In 1982, during one of Houston’s oil booms, the Gibbs Boat Showroom was the largest Grady-White dealer in the country. In addition to whole boats, Gibbs Boat also sold parts and accessories, and provided repairs and maintenance help.

Gibbs Boats was one of the founding participants of the Houston Boat Show when it debuted at the Sam Houston Coliseum in 1955, and were regular donors to the 100 Club. Gibbs Boats also regularly provided aid to the Red Cross during regional disasters by providing boat support to the aid organization.

Gibbs Boat Showroom sold its last boat in 2012, coincidentally the same year the company last participated in the Boat Show, at which point they transitioned to providing boat repairs only. Warley Sr. never truly retired, and he died in his sleep on October 21, 2014 at age 90. His son, Warley, Jr., had been working at the store unofficially since 1965 and officially since 1967, and was ready to retire. Gibbs Boat Showroom had its last official day on December 31, 2014.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

The Quality Laundry sits at the northwest corner of West Gray and Montrose Boulevard in a commercial corridor in Houston’s Montrose neighborhood. The building was constructed circa 1932 as a one-story brick Art Deco style commercial building for a laundry business. The building was expanded in 1966 and remodeled extensively in 1968. The 11,700 square foot building now has stucco panel cladding covering many of the original Art Deco details. The building can be read in three distinct sections: the 1932 commercial building, the 1968 showroom addition, and the 1968 two-story garage addition.

The 1932 flat-roof commercial building faces south onto West Gray. The south façade is symmetrical with a 24” stacked brick bulkhead. The fixed aluminum-frame windows on this elevation are arranged in an ABA pattern. The A-type windows are triple-grouped with corresponding transoms. The B-type opening is the entrance with paired pedestrian doors and a stacked transom. A large blue vinyl sign, originally reading “Gibbs” and now missing its “G,” is centered on the façade over the door. Selective demolition removed a section of the 1968 slipcover revealing the original fan light above the front entry, flanking fluted pilasters, and remnants of the original stucco finish.

Many of the original Art Deco details are more clearly visible on the west elevation of the 1932 showroom including cast stone fluted pilasters each capped with a stylized palmette and acroterion that pierces the parapet and neatly divides the elevation into five evenly spaced bays. The cornice line has a repeating Art Deco style chevron and stylized wave motif. There is a set of paired aluminum-frame fixed windows in the last bay, closest to the southern end, with a large blue vinyl sign reading "Gibb" above it. The next bay to the north contains a large overhead door for moving boats in and out of the showroom space. There is a floodlight located above this overhead door. The remaining bays have scars from where the original, evenly-spaced windows were located on this elevation.

The 1968 shed-roof steel-frame showroom addition dominates the east elevation. The showroom addition leaves one bay of the 1932 building's east elevation exposed. The single bay for the 1932 portion contains one triple-grouped set of fixed aluminum-frame windows as well as a large blue vinyl sign reading "Gibbs," the mirror image of the west elevation. The 1968 showroom addition continues the stacked brick bulkhead from the south façade, and it utilizes a continuous system of fixed aluminum frame windows without transoms. The thick lintel is clad in vertical sheet metal siding. The shed roof is clad with standing-seam sheet metal. There is a set of paired doors on the south elevation for the showroom addition; they are oversized doors and were used to transport boats in and out of the building. The southern doors have been blocked with a steel rail. A metal overhead door is centered on the north elevation for the showroom addition. There is also a single pedestrian door on the east end of the north elevation.

The 1968 garage addition is a prefabricated steel frame building attached to the north elevation of the 1932 section. The garage addition is a two-story building clad in a combination of painted concrete block and vertical corrugated sheet metal siding. There are two aluminum-frame sliding windows with safety bars on the garage addition: one on the east elevation, the other on the west end of the north elevation. The garage addition also has two identical metal pedestrian doors with a single light in the top half. One of these doors is located on the east end of the north elevation; the other is located at the south end of the west elevation. The dominant features of the garage addition, however, are located on the north elevation.

The north elevation contains two overhead doors on the first floor. Each overhead door is constructed from metal and has five evenly spaced lights running horizontally across the center line. There is also a large two-leaf sliding door on the second floor. A large steel hoist system is in place to load boats in and out of these sliding doors. The sliding doors are flanked by two floodlights.

The Quality Laundry retains its original Art Deco decorative elements on the south and west elevations and retains its integrity of location, setting, materials, feeling, and association with somewhat diminished integrity of design and workmanship. The building remains in its original location and setting, still part of a commercial corridor in a residential area. The building also retains its association with its second owner, the Gibbs Boat Company, who has owned and occupied the building since 1958, and its feeling as a boat showroom and repair facility. The Modern materials dating to 1968 were installed on top of the original Art Deco features, and elements of the original Art Deco details are visible on the west elevation and behind the selective demo on the south facade.

In May 2018, a new owner purchased the building and has plans to restore the exterior to its 1932 Art Deco appearance.

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The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Lorelei Willett, Planning and Development Department, City of Houston.

APPROVAL CRITERIA FOR LANDMARK DESIGNATION

Sec. 33-224. Criteria for designation

(a) The HAHC, in making recommendations with respect to designation, and the city council, in making a designation, shall consider one or more of the following criteria, as appropriate for the type of designation:

S	NA	S - satisfies	D - does not satisfy	NA - not applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>			

- ☐ ☒ (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood;
- ☐ ☒ (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation;
- ☐ ☒ (7) Whether specific evidence exists that unique archaeological resources are present;
- ☐ ☒ (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.

AND

- ☐ ☒ (9) If less than 50 years old, or proposed historic district containing a majority of buildings, structures, or objects that are less than 50 years old, whether the building, structure, object, site, or area is of extraordinary importance to the city, state or nation for reasons not based on age (Sec. 33-224(b)).

STAFF RECOMMENDATION

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Landmark Designation of the Quality Laundry Building at 1110 W Gray Street.

HAHC RECOMMENDATION

The Houston Archaeological and Historical Commission recommended to City Council the Landmark Designation of the Quality Laundry Building at 1110 W Gray Street.

EXHIBIT A
PHOTO
QUALITY LAUNDRY BUILDING
1110 W GRAY STREET
CA. 1936



CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

DECEMBER 2017





A: Original Art Deco features and window scars on the west elevation, view east. December 2017

File: IMG_1382.JPG



B: Entrance detail; the original Art Deco arch over the entrance is visible next to the “ibbs” sign. December 2017

File: IMG_1385.JPG

EXHIBIT B
SITE MAP
QUALITY LAUNDRY BUILDING
1110 W GRAY STREET





CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

District G

Item Creation Date: 1/29/2019

PLN - Historic Protected Landmark - 4019 Inverness Drive

Agenda Item#: 26.

Summary:

ORDINANCE designating the property municipally known as **4019 Inverness Drive** and within the City of Houston, Texas as a protected landmark and designated the "Trone-Howe House - **DISTRICT G - TRAVIS**

Background:

Chapter 33, Section 33-222 allows for City Council to designate a Landmark or Protected Landmark upon application by property owner.

This application for Protected Landmark designation of the Trone-Howe House, 4019 Inverness Drive was initiated by the owner.

A public hearing was held on January 24, 2019 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Protected Landmark designation.

Margaret Wallace Brown
Interim Director
Planning and Development Department

Contact Information:

Cari Foster
832-393-6529

ATTACHMENTS:

Description	Type
RCA	Signed Cover sheet
PLM Designation Report	Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/12/2019

District G

Item Creation Date: 1/29/2019

PLN - Historic Landmark - 4019 Inverness Drive

Agenda Item#: 60.

Background:

Chapter 33, Section 33-222 allows for City Council to designate a Landmark or Protected Landmark upon application by property owner.

This application for Protected Landmark designation of the Trone-Howe House, 4019 Inverness Drive was initiated by the owner.

A public hearing was held on January 24, 2019 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Protected Landmark designation.

A handwritten signature in black ink, appearing to read "Marg H B", is written over a horizontal line.

Margaret Wallace Brown
Interim Director
Planning and Development Department

Contact Information:

Cari Foster
832-393-6529

ATTACHMENTS:

Description

PLM Designation Report

Type

Backup Material

PROTECTED LANDMARK DESIGNATION REPORT**LANDMARK NAME:** Trone-Howe House**AGENDA ITEM:** A.1**OWNERS:** Dorothy Knox Houghton, Houghton Family Trust**HPO FILE NO.:** 18L166**APPLICANTS:** SAME AS OWNERS**DATE ACCEPTED:** Oct-17-2018**LOCATION:** 4019 Inverness Drive, Houston, Texas, 77019**HAHC HEARING:** Jan-24-2019

SITE INFORMATION: Track 10 & 11A, Block 90, Tall Timbers Section of River Oaks, City of Houston, Harris County, Texas. The site includes a two-story, 5,900 square foot, single family residence and an attached two-story 1,040 square foot garage and apartment.

TYPE OF APPROVAL REQUESTED: Protected Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY

The Trone-Howe House, was designed and built in 1957-59 in the Tall Timbers section of River Oaks. Birdsall P. Briscoe was the architect; Rustay & Martin were associate architects. Marxen & Son was the general contractor. The Trone-Howe House meets three of the eight criteria for listing as a Protected Landmark. It possesses character, interest, and value as a visible reminder of the development, heritage, and cultural legacy of mid-twentieth-century Houston (1). It is identified with its architect, Birdsall P. Briscoe, who contributed significantly to the cultural development of twentieth-century Houston (3). And it exemplifies the twentieth-century Southern Colonial architectural style and country house building type (4).

The Trone- Howe House at 4019 Inverness Drive, meets Criteria 1, 3, and 4 for Landmark Designation and Criteria 1 for Protected Landmark Designation.

HISTORY AND SIGNIFICANCE

The Trone- House, was designed and built in 1957-59 for Dorothy Virginia Trone Howe (1911-2009), the widow of Knox Briscoe Howe (1903-1951) and, subsequently, the widow of Edmund McAshan Dupree (1892-1969), whom she married in 1961. Mrs. Dupree was the mother of two children, Dorothy Knox Howe and Harris Milton Howe. Dorothy Trone was born in Rosenberg, Texas, the daughter of a Fort Bend County cattle rancher, and grew up in Houston, where she attended public schools. She was a graduate of MacMurrey College for Women in Jacksonville, Illinois, class of 1932. Until her marriage to Knox Howe in 1941, Dorothy Trone was the society columnist for the *Houston Post*. Mrs. Dupree was a horsewoman. Her obituary in the *Houston Chronicle* stated that she was a member of the American Saddlebred Horse Association and that she exhibited her homebred champion horses at Houston's Pink Oak Charity Horse Show, where between 1986 and 1988 she and her saddlebred, Blue Beau Starr, won the Ladies Fine Harness Division championship for three consecutive years. In 1988 she and Blue Beau Starr also won the reserve world's championships in the ladies and amateur fine harness divisions in Louisville, Kentucky. She was actively involved in supporting the Houston Symphony Orchestra, the Pan American Roundtable, the Houston Museum of Natural Science, and the Houston Society for the Prevention of Cruelty to Animals. Mrs. Dupree was also a member of the Texas and Southwest Cattle

Raisers Association, the Friends of Mount Vernon, the Fort Bend County Museum, the Museum of Fine Arts, Houston, and the Friends of the Houston Public Library. She was a member of the First Presbyterian Church of Houston and is buried in the Howe family plot in Glenwood Cemetery. In 1985, the house was acquired by Mrs. Dupree's daughter and son-in-law, Dorothy Knox Howe and Thomas Woodward Houghton (1943-2002). Mrs. Houghton is the current owner.

The Trone-Howe House qualifies for listing as a Protected Landmark because it possesses character, interest, and value as a visible reminder of the development, heritage, and cultural legacy of mid-twentieth-century Houston. It was designed and built as a private monument to the distinguished Texan family heritage of Mrs. Dupree's first husband, a great-great-grandson of the man for whom Harris County is named. The house maintains its integrity to an exceptional degree and has never been altered or added onto.

The Trone-Howe House qualifies for listing as a Protected Landmark because it is identified with its architect, Birdsall P. Briscoe, who contributed significantly to the cultural development of twentieth-century Houston. Briscoe (1876-1971) was one of Houston's foremost country house architects from 1912, when he began independent practice, until his retirement in 1962. This was the last house Briscoe designed before his retirement. Birdsall Briscoe was a first cousin of Joseph Milton Howe (1874-1937), the father of Knox Briscoe Howe. Birdsall Briscoe and J. Milton Howe were the grandsons of Mary Jane Harris and Andrew Briscoe. Andrew Briscoe was the first county judge of Harris County, appointed to that position in 1837 by Sam Houston, president of the Republic of Texas. Mrs. Briscoe was the only daughter of John Richardson Harris, who in 1826 established the town of Harrisburg at the confluence of Buffalo and Brays bayous, the first town in what became Harris County, Texas. In 1836, when the congress of the Republic of Texas organized the county, it was named for Harrisburg; in 1839 the congress altered the county's name to honor John R. Harris. Birdsall Briscoe was an architect of exceptional skill and refinement. His houses are concentrated in four elite Houston neighborhoods: Courtlandt Place, Shadyside, Broadacres, and River Oaks. Briscoe designed the first house built in River Oaks, a summer house for the cotton exporter William L. Clayton and his family (1924). He collaborated with the architect John F. Staub on the design of Bayou Bend (1928), the house of Ima, Will, and Mike Hogg, the siblings who developed River Oaks. Of the approximately sixty-three houses Briscoe designed in Houston during his fifty-year career, thirty-three were built in River Oaks, most of these between 1935 and 1942. During the 1930s, Briscoe was South Texas District Officer of the Historic American Buildings Survey, directing the documentation of eighty-two historic sites in fifteen counties in east, southeast, and south-central Texas. He was also one of the thirteen founders of the Harris County Heritage Society in 1954. When Briscoe was elected to Fellowship in the American Institute of Architects in 1949, his fellowship citation extolled the "good taste, elegance, and suitability for locale" of the houses he designed. The Trone-Howe House exemplifies the architectural attributes associated with Briscoe's career as one of Houston's foremost country house architect.

The Trone-Howe House additionally qualifies for listing as a Protected Landmark because it exemplifies the twentieth-century Southern Colonial architectural style and country house building type. Birdsall Briscoe was instrumental in establishing the country house type as the preferred elite house type in Houston in the 1910s. He sustained this identification during the 1920s with the houses he designed in Shadyside, Broadacres, and River Oaks. The country house was a twentieth-century house type, most

often built in the suburban neighborhoods of U.S. cities during the first half of the century rather than on country estates. Like a house built on a country estate though, the country house type was designed to open to its grounds, often through windows or French doors opening from floor-level sills to give access to paved terraces and gardens. In recognition of the Howe-Briscoe-Harris family heritage, Briscoe designed the house in what was often described, beginning in the 1920s, as the Southern Colonial style. This entailed a symmetrically organized, two-story house faced with a two-story high colonnade. The Trone-Howe House is Briscoe's interpretation of this architectural genre. It is a monumentalized version of the house that John R. Harris's widow and her sons built in Harrisburg in 1836 to replace John R. Harris's house, which the army of General Antonio López de Santa Anna burned in April 1836 during the Runaway Scrape. Birdsall Briscoe was born in the Harris House in Harrisburg forty years after its completion. The two-story Harris House was symmetrically organized, with pairs of square-proportioned rooms flanking a central passageway. The hipped-roof Harris House was surrounded on three sides by two-story, shed-roofed galleries. Although images of the Harris House make it look like a Louisiana planter's house, one of the Harris sons, Lewis Birdsall Harris, wrote in his diary that he and his brothers based its design on that of their grandfather's house in Seneca County, New York. Birdsall Briscoe approximated the 18-foot-by-22-foot room dimensions that Lewis Birdsall Harris mentioned, although the central hall of the house is fourteen feet wide, rather than twelve feet, as in Briscoe's great-grandmother's house. Briscoe gave the Trone-Howe House a much grander appearance than the Harris House by surrounding it on three sides with a colossal colonnade of square wooden piers that frame a two-story high portico paved with black slate. Triple-hung windows that open from floor-level sills on both the first and second floors contribute to the perception of grandeur, although the exterior surface of the house is white-painted brick. Briscoe imbued the Clayton Summer House on Inwood Drive with a Southern Colonial identity; its design is clearly modeled on George Washington's house, Mount Vernon. The J. M. Johnson House at 3401 Sleepy Hollow Court (1936, demolished), the J. Curtis McKallip, Jr., House at 3425 Sleepy Hollow Court (1938), the Edmund J. Fountain House at 2308 River Oaks Boulevard (1938), and the Lewis N. White House at 3707 Knollwood Drive (1940) are other interpretations by Briscoe of the Southern Colonial genre in River Oaks. At the time of this application, there are nine Briscoe-designed houses in Houston designated as City of Houston Landmarks or Protected Landmarks.

The Trone-Howe House is significant because it indirectly references, through its architecture, the distinguished family history of its owners. It is significant as the last work of the Houston architect Birdsall Briscoe, built in a Houston residential neighborhood with which his career was especially identified, and is significant because it exemplifies a house type and architectural style that were associated with Briscoe.

The Trone-Howe House was built in Section 1 of Tall Timbers, which the River Oaks Corporation platted in 1939. Tall Timbers was to be the country estate section of River Oaks, with large (in some cases multi-acre) lots available, some with frontage on Buffalo Bayou. River Oaks advertising graphics from the early 1940s depict Tall Timbers as a place where residents could ride horseback for recreation. The subdivision of large lots and the replacement of houses built in the 1940s and '50s with much larger houses during the late twentieth and early twenty-first centuries have altered the rustic character of Tall Timbers. Although it was not built on an unusually large lot, the house retains a sense of Tall Timbers's

rustic landscape because of the heavy tree and vegetation cover that screens the house and its grounds from surrounding streets and houses.

The Trone-Howe House has repeatedly been open to the public on tours. It was featured by the Rice Design Alliance on a tour of Briscoe's architecture in 1988 and on a tour focusing on the architectural history of River Oaks for the national annual meeting of the Society of Architectural Historians in 1999.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

The Trone-Howe House, occupies Lots 10 and 11A of Block 90 in Section 1 of Tall Timbers, one of the eighteen sections that comprise the Houston residential neighborhood of River Oaks. This flat lot of slightly less than one acre in size is located at the northeast corner of Inverness Drive and Del Monte Drive. The street fronts of the lot are screened by mature shade trees and dense hedges. A driveway paved with exposed aggregate concrete circles in front of the house, which faces west toward Inverness.

The house is shaped in plan like a thick letter T, although there is a one-story rear extension at the southeast corner of the house that is linked to the freestanding, two-story, four-car garage by a roofed, open-air passage. The house is surrounded on its west front and north and south sides by a colonnade of square wood piers that rise the full height of the house to support a broad, flat roofed portico. The portico terrace is eleven-feet, six-inches wide and paved with black slate. The lineup of piers (eight across the front elevation and four on each of the side elevations) gives the house its monumental scale. The west (front) elevation of the house is symmetrically organized. The wide, paneled front door is set into a deep recess approached by a marble-paved platform that ascends two steps above the portico terrace. Spanning the length of the recess is a horizontal overlight above the door with muntins organized in a "wishbone" pattern. A decorative center block is embedded in the raised brick band that frames the entrance recess. Above the entrance are three six-over-six-paned sash windows. Pairs of triple-hung, six-over-six-over-six-paned sash windows on each floor flank the central bay. These are framed by hinged, louvered, wood shutters. The hipped-roofed house is symmetrically flanked by tall brick chimney stacks on each side serving the living room and dining room on the front of the house and the library on the back side of the house. The Trone-Howe House is constructed of hollow tile block and surfaced externally with brick, painted white. Black-painted wrought iron, designed by Briscoe, is used for the guardrail panels on second-floor windows and on a small balcony that projects off the rear, faceted stair bay in front of the second-level stair window. A wrought iron porte-cochère projects off the south side of the house and is accessible from Del Monte Drive.

East of the rear of the house and facing Del Monte Drive is a two-story, four-car garage. Like the house, it is faced with white-painted brick and has a hipped roof. Briscoe ornamented the garage doors with a horizontal running band of raised Greek key ornament.

The contractors who built the house, Paul Hans Marxen (1893-1961) and his son and partner Robert James Marxen (1921-1996), were veteran River Oaks builders, known for the high quality of their residential construction work.

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3. Edmund McAshan Dupree
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4. Thomas Woodward Houghton
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12. James Charles Susman, "The Architecture of Birdsall P. Briscoe," MArch Thesis, University of Texas at Austin, 1979.

The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by the Historic Preservation Office, Planning and Development Department, City of Houston.

Sec. 33-229. Criteria for protected landmark designation

S	NA	S - satisfies	D - does not satisfy	NA - not applicable
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	<input checked="" type="checkbox"/>			
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STAFF RECOMMENDATION

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Protected Landmark Designation of the Trone-Howe House at 4019 Inverness Dr, Houston, Texas, 77019

HAHC RECOMMENDATION

The Houston Archaeological and Historical Commission recommends to City Council the Protected Landmark Designation of the Trone-Howe House at 4019 Inverness Dr, Houston, Texas, 77019

EXHIBIT A

PHOTO

THE TRONE-HOWE HOUSE

4019 INVERNESS DRIVE

Aerial Photo



CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

THE TRONE-HOWE HOUSE 4019 INVERNESS DRIVE

CURRENT PHOTO – SOUTHWEST ELEVATION



THE TRONE-HOWE HOUSE
4019 INVERNESS DRIVE

CURRENT PHOTO – NORTHWEST ELEVATION



CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

THE TRONE-HOWE HOUSE 4019 INVERNESS DRIVE

CURRENT PHOTO – WEST (FRONT) ELEVATION FACING INVERNESS DRIVE



THE TRONE-HOWE HOUSE

4019 INVERNESS DRIVE

CURRENT PHOTO – REAR (EAST) ELEVATION



THE TRONE-HOWE HOUSE
4019 INVERNESS DRIVE

CURRENT PHOTO – GARAGE NORTH (REAR) ELEVATION



THE TRONE-HOWE HOUSE
4019 INVERNESS DRIVE

CURRENT PHOTO – BREEZEWAY



THE TRONE-HOWE HOUSE
4019 INVERNESS DRIVE

CURRENT PHOTO – GARAGE FACING DEL MONTE DRIVE



CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

THE TRONE-HOWE HOUSE

4019 INVERNESS DRIVE

1964 PHOTO

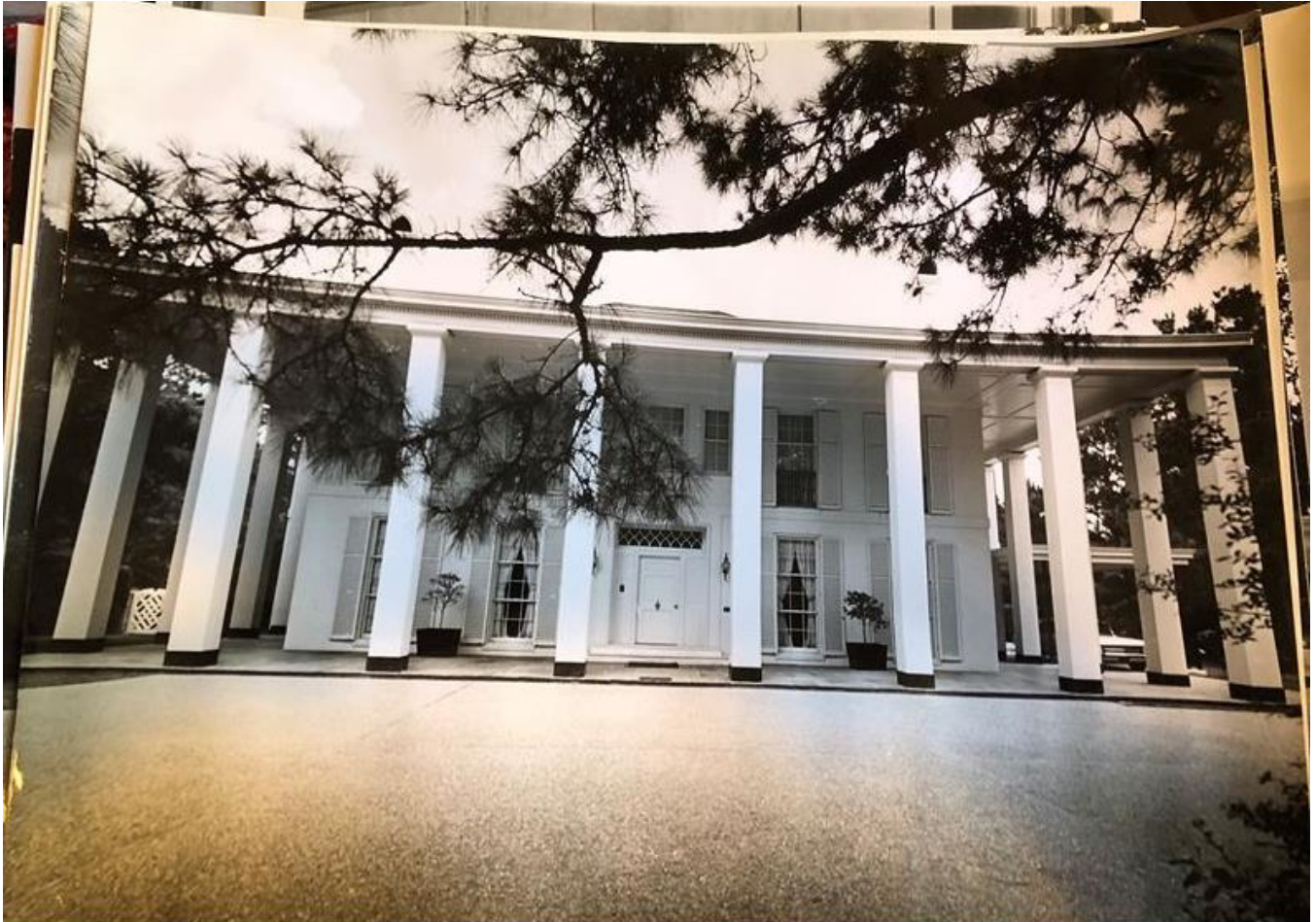
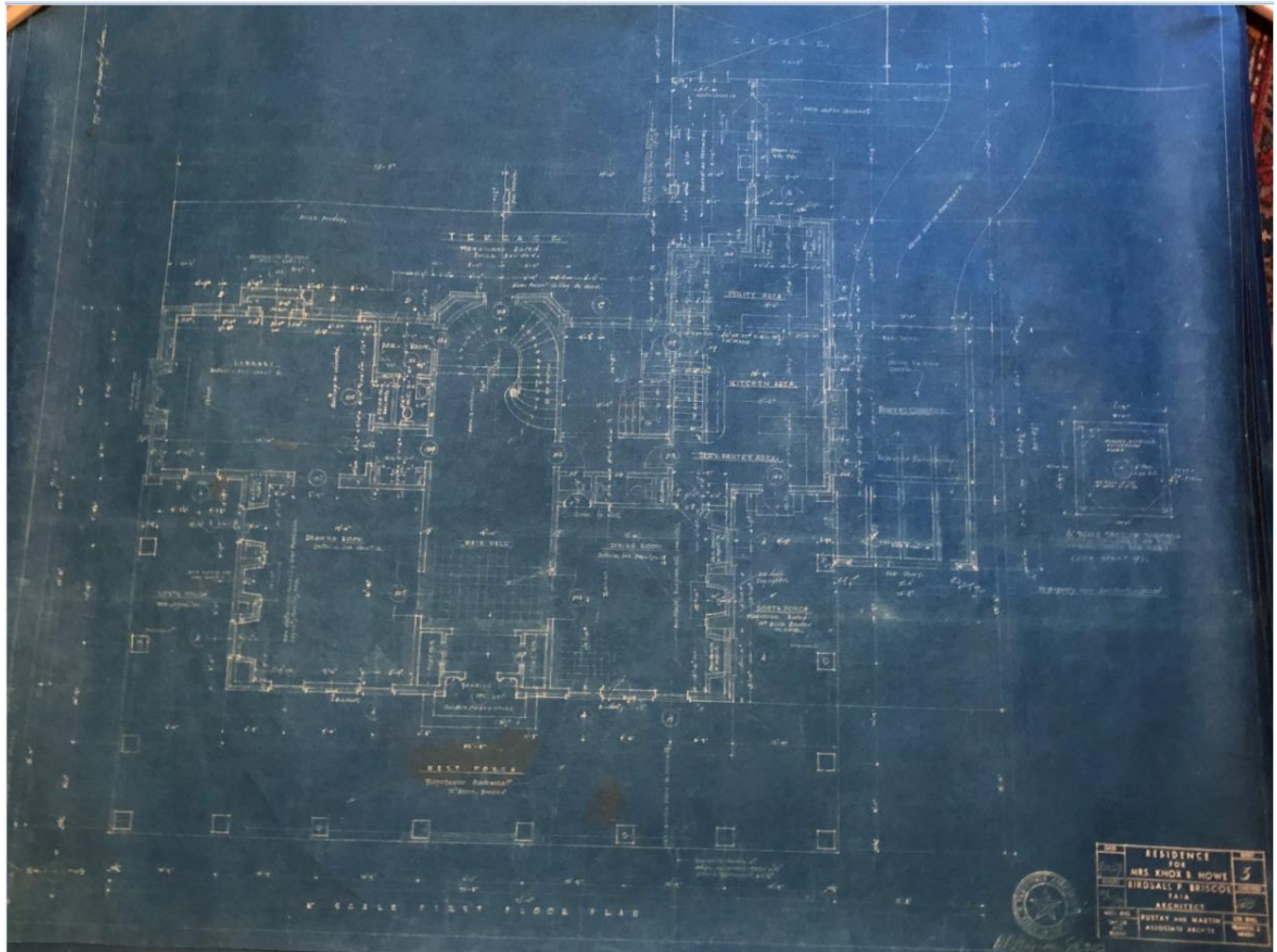
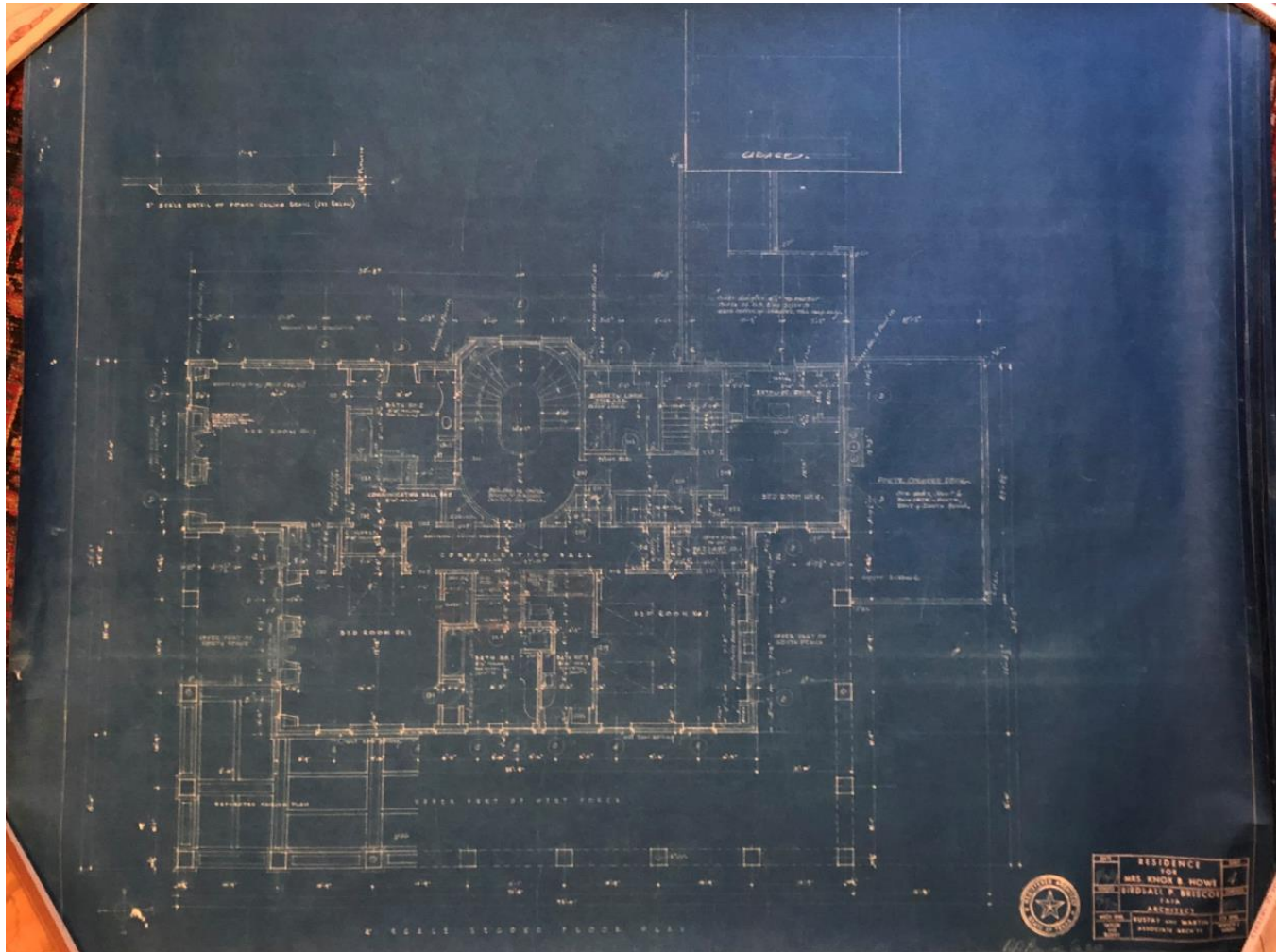


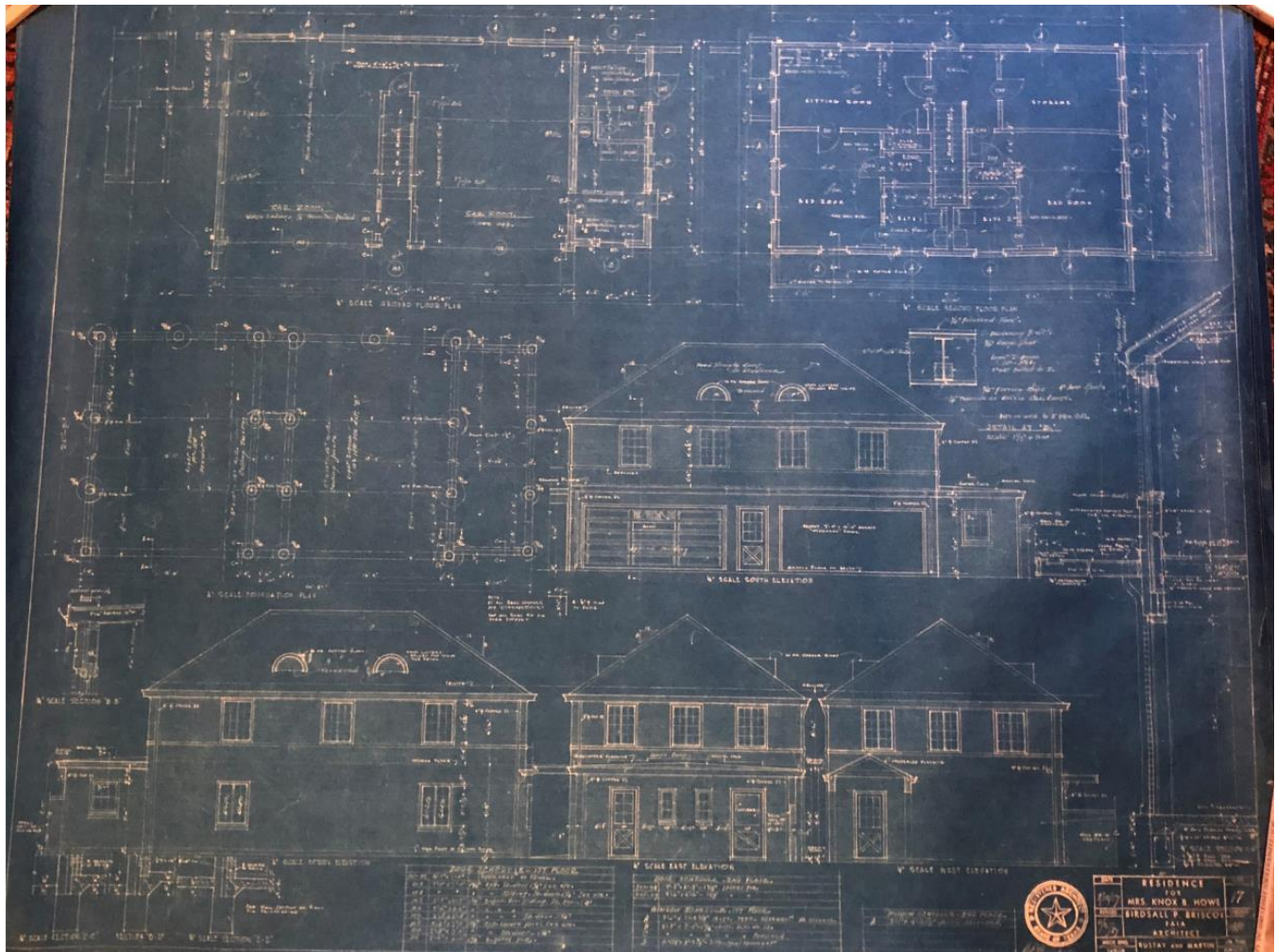
EXHIBIT C
BLUEPRINTS
THE TRONE-HOWE HOUSE
4019 INVERNESS DRIVE
FIRST FLOOR



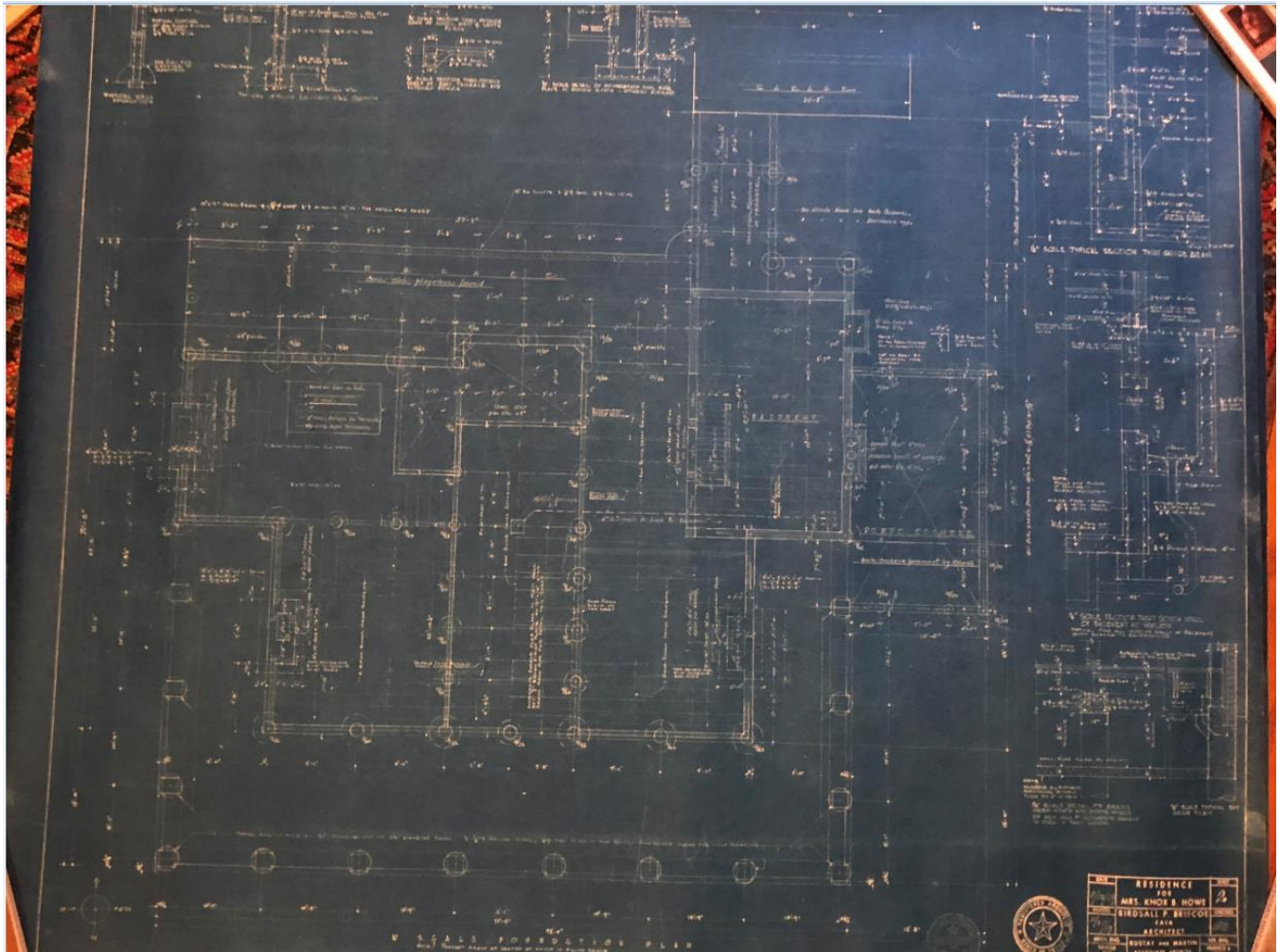
THE TRONE-HOWE HOUSE
4019 INVERNESS DRIVE
SECOND FLOOR



THE TRONE-HOWE HOUSE
4019 INVERNESS DRIVE
ELEVATIONS

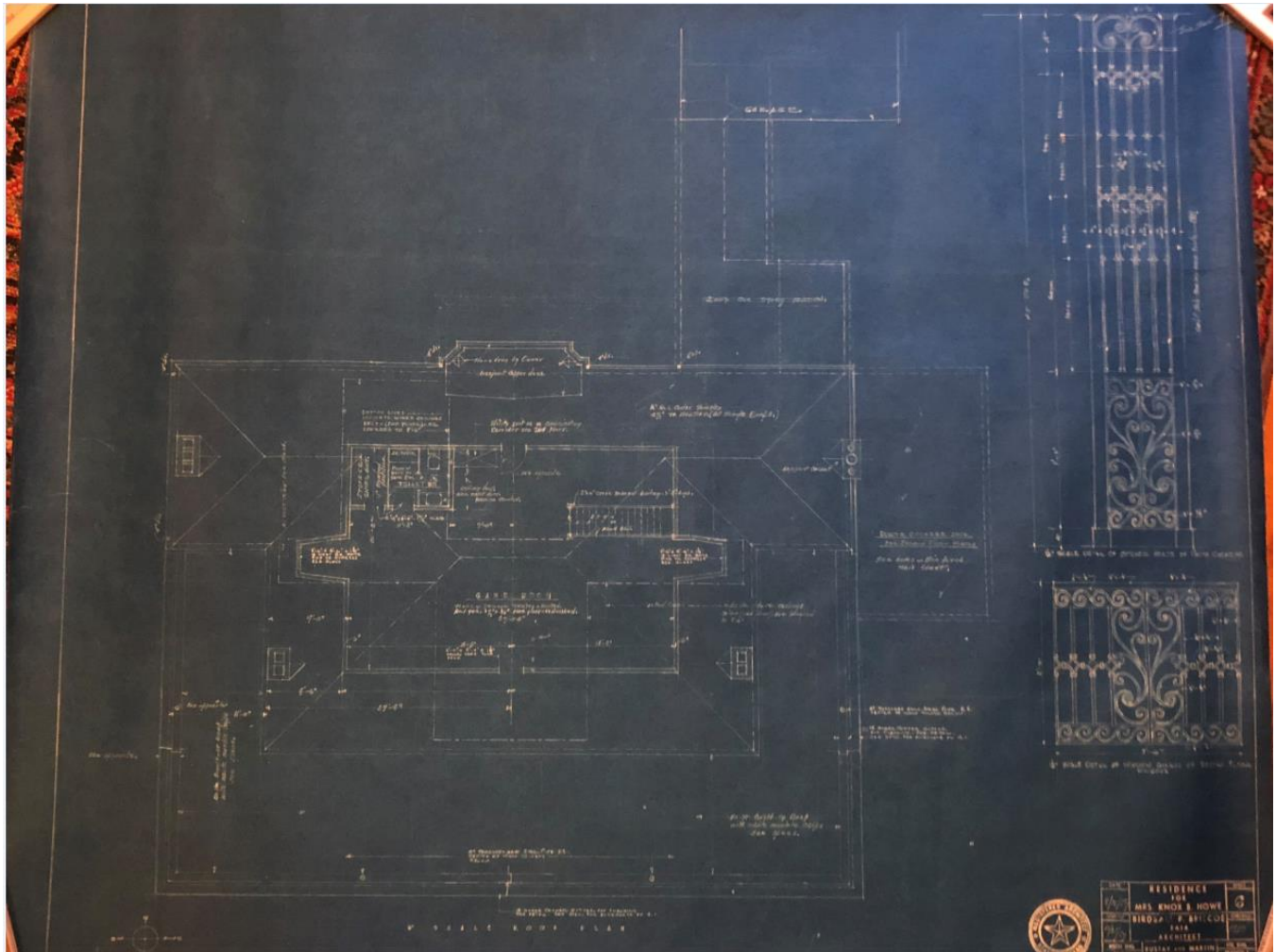


THE TRONE-HOWE HOUSE
4019 INVERNESS DRIVE
FOUNDATION PLAN



THE TRONE-HOWE HOUSE 4019 INVERNESS DRIVE

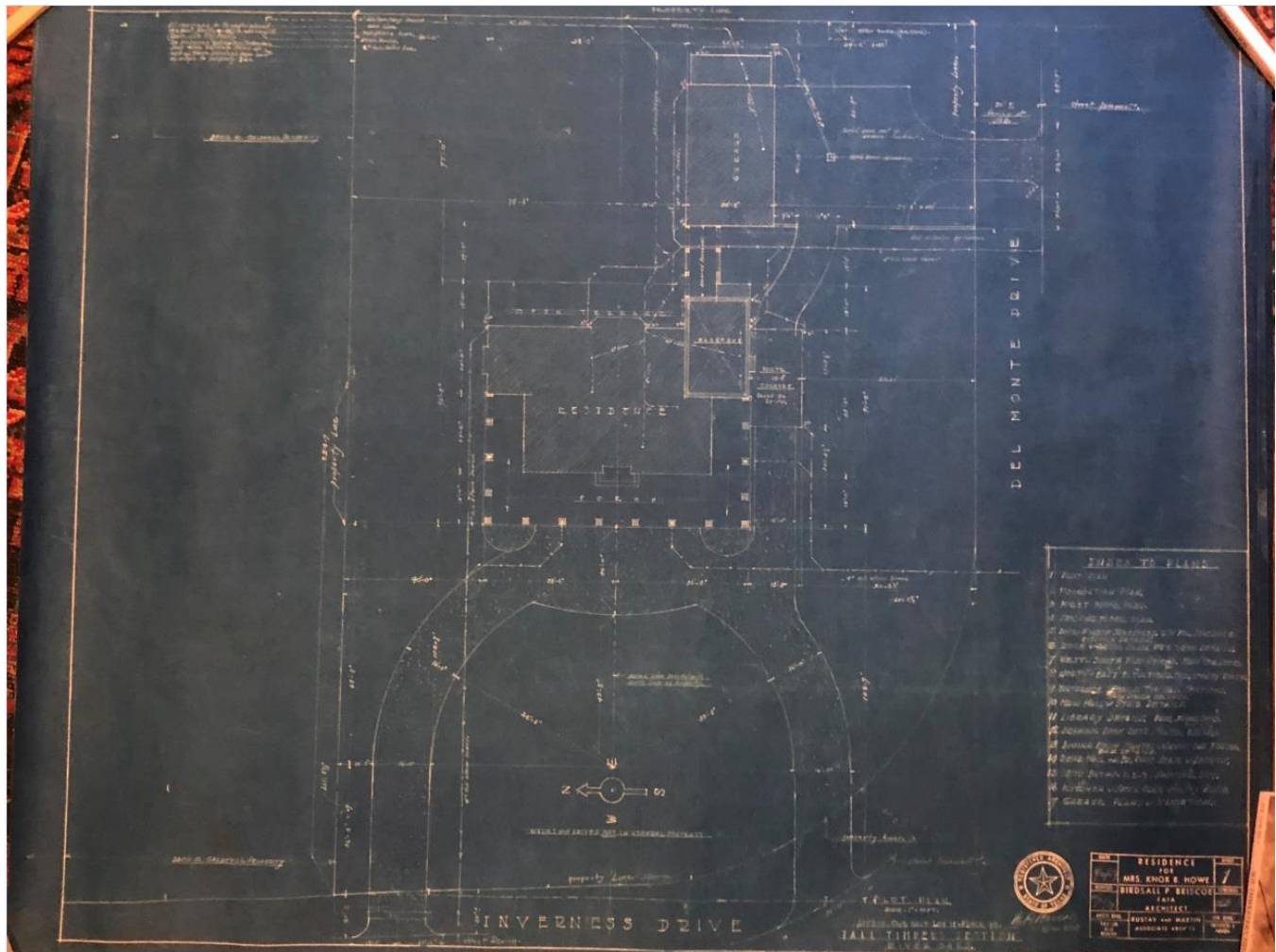
ROOF PLAN



THE TRONE-HOWE HOUSE

4019 INVERNESS DRIVE

SITE PLAN





CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

District I

Item Creation Date: 12/28/2018

PLN - Historic Landmark - 723 Main Street

Agenda Item#: 27.

Summary:

ORDINANCE designating the Houston Bar Center Building located at **723 Main Street** and within the City of Houston, Texas, as a landmark - **DISTRICT I - GALLEGOS**

Background:

Chapter 33, Section 33-222 allows for City Council to designate a Landmark or Protected Landmark upon application by property owner.

This application for Landmark designation of Houston Bar Center, 723 Main Street was initiated by the owner.

A public hearing was held on July 26, 2017 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Landmark designation.

Margaret Wallace Brown
Interim Director
Planning and Development Department

Contact Information:

Cari Foster
832-393-6529

ATTACHMENTS:

Description	Type
RCA	Signed Cover sheet
Land Designation Report	Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District I

Item Creation Date: 12/28/2018

PLN - Historic Landmark - 723 Main Street

Agenda Item#:

Background:

Chapter 33, Section 33-222 allows for City Council to designate a Landmark or Protected Landmark upon application by property owner.

This application for Landmark designation of Houston Bar Center, 723 Main Street was initiated by the owner.

A public hearing was held on July 26, 2017 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Landmark designation.

A handwritten signature in blue ink, appearing to read "M. Wallace Brown", is written over a horizontal line.

Margaret Wallace Brown
Interim Director
Planning and Development Department

Contact Information:

Cari Foster
832-393-6529

LANDMARK DESIGNATION REPORT

LANDMARK NAME: Houston Bar Center**AGENDA ITEM:** B.1**OWNERS:** Supreme Bright Houston, LLC**HPO FILE NO.:** 17L322**APPLICANTS:** Mehul Patel**DATE ACCEPTED:** 6/29/2017**LOCATION:** 723 Main Street Houston, TX 77002**HAHC HEARING DATE:** 7/26/2017

SITE INFORMATION: Lots 6 & 12, Tracts 1A, 2B & 7A Block 80, South Side of Buffalo Bayou, City of Houston, Harris County, Texas. The site includes ten-story office building.

TYPE OF APPROVAL REQUESTED: Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY

The Houston Bar Center Building at 723 Main Street is an excellent Houston example of New Formalist architecture and of a national trend to remodel, re-skin and “modernize” outdated early twentieth century buildings in the post-World War II period. Houston’s embrace of Modernism as a fresh new architectural style caused many buildings in the city’s central business district to be slipcovered or extensively remodeled in the 1945-1970 period.

Architect Eugene Slater’s interpretation of New Formalism at 723 Main Street resulted in the introduction into downtown Houston of a signature example of the style, at once a speculative office building yet at the same time up-to-date with the latest real estate ventures elsewhere in the city.

The Houston Bar Center Building has also been nominated to the National Register of Historic Places (NRHP) as a 1960s modernist building, and it was officially listed in the NRHP on June 26, 2017.

The Houston Bar Center at 723 Main Street meets Criteria 1, 4, 5, and 6 for Landmark Designation.

HISTORY AND SIGNIFICANCE

Overview

The extensive remodeling and transformation of the two earlier twentieth century building into the Houston Bar Center Building in 1966 represents Houston’s downtown development during the national energy downturn of the late 1960s. During those years in the central business district, only property owners with substantial assets could afford to build new, or extensively remodel older buildings in a slumping real estate market. The Houston Bar Center Building began as two adjacent 10-story towers in 1913 and 1915 designed by Houston architect Alfred C. Finn and developed by Jesse H. Jones (1874-1956), one of the city’s most energetic and successful entrepreneurs. Jones and his wife Mary Gibbs Jones (who died in 1962) upon his death in 1956 passed much of their wealth and real estate assets to the philanthropic non-profit Houston Endowment, including the combined then-named Gulf Building Annex (and Old Gulf Building) at 723 Main Street. The Houston Endowment assigned its in-house architect

Eugene Slater, hired by Jones immediately after graduation in 1946 from Rice University, to design the extensive 1966 remodeling in the New Formalist style.

The Buildings at 715 and 723 Main Street

In 1913 Marcellus E. Foster, president of the *Houston Chronicle*, by then a major investment in Jesse Jones' portfolio, commissioned Houston architect Alfred Charles Finn to design the first of the two buildings, the Foster Building at 715-719 Main Street. In 1918, its significant tenants included the Great Southern Life Insurance Company, Humble Oil & Refining Company, Gulf Production Company, and the first office for Houston-based international law firm Vinson & Elkins.¹ Many other smaller tenants related to the oil and gas industry occupied the remaining lease space.

Jones himself commissioned Finn to design the second building in 1915 at 723 Main Street, and joined the two internally in 1929. The Gulf Production Company took several floors and thus the building became known as the "Gulf Building." During the 1920s, tenants still were predominantly related to oil and gas, and the Gulf Company was still the major tenant with several floors of occupancy. The law firm of Vinson & Elkins, then Vinson Elkins Wood & Sweeney, had expanded their operations to include two more offices. The National Bank of Commerce, Jesse Jones' main bank, installed its Directors' Room in the building, and other spaces were leased to railroad and insurance companies.²

Zoe & Capitol Theater

The Zoe Theater opened at 715 Main in October 1914 and showed moving pictures on a single screen in the rear of the ground floor of the Foster Building. The theater space is extant and the one-story barrel-vaulted room occupies the northwest corner of the property. In 1918, the Texas Amusement Company was listed as the proprietor of the Zoe, the Liberty (across the street at 718 Main) and the Queen (one block to the north at 613 Main).³ At this time 11 theaters opened onto Main Street between the 200-700 blocks, and still more occupied surrounding downtown streets.⁴ The Foster Building space was renamed the Capitol Theater in 1922.⁵ By 1925, the Capitol, Liberty, and Queen Theaters were operated by Southern Enterprises of Texas with Harry van Demark as the city manager.⁶ By the 1930-31 issue of Houston's city directory, the Capitol or Liberty theaters were not named and had presumably closed.⁷ For a time, architect Alfred Finn officed on the second floor of the Foster building directly above the entrance to the Zoe Theater. Finn's office designed alterations in 1927 the Zoe's successor Capitol Theater.⁸

¹ 1918 Houston City Directory.

² 1923-1924 Houston City Directory.

³ Houston City Directory, 1918.

⁴ Houston City Directory, 1918.

⁵ Welling, David. *Cinema Houston: from Nickelodeon to Megaplex*. Austin: University of Texas Press, 2007.

⁶ Houston City Directory, 1915.

⁷ Houston City Directory, 1930-31.

⁸ Houston Public Library. *Alfred C. Finn: Builder of Houston*. Houston: Houston Public Library, 1983. Job 368 "Capitol Theatre Alterations, Main Street (see job 100)"

The combined building, named the Gulf Building and Gulf Building Annex for its primary tenant in its middle years, remained under the ownership of Jones and his philanthropic foundation Houston Endowment until it was donated to the Moody Foundation of Galveston between 1969 and 1979, the result of a divestment of physical property after a change to the Internal Revenue Service (IRS) laws.⁹ The Moody Foundation later sold the building, and several private owners managed the property¹⁰ until the current owners purchased the building in 2016.

Eugene “Gene” William Slater

Eugene William “Gene” Slater was born in South Bend, Indiana, in November 1925.¹¹ In high school, Slater enjoyed drafting and found part time and seasonal employment at a local butcher.¹² In 1943 he joined the U.S. Navy Reserve Officers’ Training Corps (ROTC), and moved with the ROTC program to Rice University in Houston without being called to active duty during World War II. At Rice, Slater studied under Jimmy Chillman and James Morehead, and Dean of Architecture William Ward Watkin, all influenced by the popular national and international Ecole des Beaux-Arts holistic approach to design. Slater completed the university’s five-year architecture degree in 1946 at the age of 21,¹³ and began part time work for Jesse Jones’ National Bank of Commerce and Houston Endowment just as Jones returned to Houston permanently from Washington, D.C. Slater worked part time at the Endowment for two years before joining as a full time employee in 1948.¹⁴ Slater and J. Russ Baty were the only architects on staff and their work primarily involved interior maintenance on Jones’ many buildings.¹⁵ Baty had worked for Alfred Finn for a number of years before he began working directly for Jones. When Russ Baty retired in the mid-1950s, Slater took over all of the work for Houston Endowment’s real estate holdings.¹⁶ In a 1991 oral history interview for the Houston Metropolitan Research Center Archives, Slater recalled that his first assignment was designing a small lease space for Eastern Airlines in the Rice Hotel in 1946, back when “all the airlines and the train stations all had hotel offices back in those days.”¹⁷ When the Internal Revenue Service required foundations such as the Houston Endowment to divest its many real estate holdings, Slater’s workload dramatically decreased. The Endowment kept Slater on its payroll, but the position was not filled when Slater retired. He died in August 2012 in Austin.¹⁸

⁹ “About Us,” *Houston Endowment*, accessed 14 June 2016, <<http://www.houstonendowment.org/About/Overview.aspx>>

¹⁰ “Ownership History 00108000000013,” Harris County Appraisal District. Accessed 20 June 2016.

¹¹ “Eugene Slater,” *Houston Chronicle*, obituary, published 15 Aug, 2012.

¹² “Gene Slater,” Houston Oral History Project, Houston Metropolitan Research Center, July 22, 1991. Accessed June 13, 2016 < http://digital.houstonlibrary.net/oral-history/gene-slater_OH406.php>

¹³ “Gene Slater,” Houston Oral History Project, Houston Metropolitan Research Center, July 22, 1991. Accessed June 13, 2016 < http://digital.houstonlibrary.net/oral-history/gene-slater_OH406.php>

¹⁴ “Gene Slater,” Houston Oral History Project, Houston Metropolitan Research Center, July 22, 1991. Accessed June 13, 2016 < http://digital.houstonlibrary.net/oral-history/gene-slater_OH406.php>

¹⁵ “Gene Slater,” Houston Oral History Project, Houston Metropolitan Research Center, July 22, 1991. Accessed June 13, 2016 < http://digital.houstonlibrary.net/oral-history/gene-slater_OH406.php>

¹⁶ “Gene Slater,” Houston Oral History Project, Houston Metropolitan Research Center, July 22, 1991. Accessed June 13, 2016 < http://digital.houstonlibrary.net/oral-history/gene-slater_OH406.php>

¹⁷ “Gene Slater,” Houston Oral History Project, Houston Metropolitan Research Center, July 22, 1991. Accessed June 13, 2016 < http://digital.houstonlibrary.net/oral-history/gene-slater_OH406.php>

¹⁸ “Eugene Slater,” *Houston Chronicle*, obituary, published 15 Aug, 2012.

During his career, Slater worked more on remodeling projects than on new buildings. In his 1991 oral history for the Houston Metropolitan Research Center of the Houston Public Library, he admitted preferring projects with “defined problems” where he was given existing space to work within, rather than new projects with no existing physical parameters.¹⁹ Early projects in his career included the National Standard Building (demolished) and the Rice Hotel garage. Slater called much of his work “maintenance architecture,” which included designing building interiors rather than exteriors or public spaces, applying his talents to redesigning leased office spaces in professional buildings. He explained, “I don’t think many people appreciate the maintenance—I call it the maintenance–architecture that goes into keeping up buildings.... Really that’s where the work starts. When a building is finished the first time, you’re through with it, but remodeling of that building goes on forever as long as the building is there.”²⁰

In 1966, Slater, trained at Rice under a Beaux-Arts curriculum yet entering employment in post-World War II Houston when the city’s embrace of Modernist was at its height, removed all of the building’s Gothic Revival style elements including terracotta finials and parapet cresting, terracotta pilasters, canopy, original storefronts and the triple- and quadruple-grouped hopper windows. He applied entirely new features to the exterior including spandrels of a highly polished synthetic granite product called “Granux,” in the color “opalescent mahogany.”²¹ New fixed aluminum-framed dark gray tinted windows replaced the hopper windows, fitting four fixed single-pane windows into the openings on the Main Street façade and six single-pane windows on the Rusk elevation. The original terracotta coping on the Main and Rusk Street elevations (northwest and southwest, respectively) at the roofline was also replaced with an unornamented white marble band. A continuous steel framed stucco clad canopy with aluminum fascia was installed over the sidewalk along both Main and Rusk streets. The result transformed the building into a New Formalist mid-rise office tower with ground floor marble clad *piloti* infilled with glass storefronts. The *piloti* continue above the storefront and produce a vertical emphasis and regular Classical column grid infilled with tinted windows and splayed red granite spandrels.

The remodeling continued with extensive changes to the interior. Entrance doors were replaced with paired aluminum framed doors with side lights and transoms, and a vestibule installed on the Main Street facade. The original 3-part storefront was replaced with a fixed metal framed system. In the Main Street lobby, the walls were covered by book-matched white marble with grey veining, a small black granite baseboard, and new terrazzo flooring, and the elevators and staircase doors were covered with stainless steel. The terrazzo flooring was covered in a later remodeling with granite tiles, yet a part of the original flooring material is extant in the fire stair landing. Acoustical ceiling tiles were installed and painted black.

Elsewhere on the interior, the 1966 redesign introduced air conditioning to every floor, and a set of metal framed standardized doors was introduced; the doors are an unpainted wood veneer. The upper levels

¹⁹ Gene Slater, “Houston Oral History Project, Houston Metropolitan Research Center, July 22, 1991. Accessed June 13, 2016 < http://digital.houstonlibrary.net/oral-history/gene-slater_OH406.php >

²⁰ “Gene Slater,” Houston Oral History Project, Houston Metropolitan Research Center, July 22, 1991. Accessed June 13, 2016 < http://digital.houstonlibrary.net/oral-history/gene-slater_OH406.php >

²¹ 1967 remodel drawings courtesy of the owner.

were deliberately designed to allow tenants to adapt their spaces to best suit their needs. The only consistent space on each of the upper floors is the elevator lobby, adjacent mechanical and restrooms in the north corridor and maintenance closet, and fire stair in the east corridor. Many of the 1966 door frames remain and some of the original and unpainted wood veneered doors.

Architectural historian and former University of Texas at Austin professor Marcus Whiffen, summarizing New Formalism in his textbook *American Architecture Since 1780*, noted that “the successes of the New Formalism in the American of the 1960’s is not hard to account for.”

In an affluent society it lent itself to the use of expensive materials (as well as of materials that only look expensive); in a society that aspired to culture it flattered the spectator with references to the past; in a conservative society it suggested that *old forms need only be restyled to fit them to new needs* [emphasis added].²²

Modern Architecture in the Postwar World (1945-1976)

[The following two historic contexts excerpts: **Modern Architecture in the Postwar World (1945-1976)** and **Modern Architecture in Houston (1945-1976)** are taken from the 2015 National Register of Historic Places Multiple Property Documentation Form entitled, *Modernist Commercial, Governmental, and Institutional Buildings in Houston, Texas, 1945-1976*.²³ This MPD Form has not yet been submitted to the National Park Service.]

Modernism in twentieth century world cultures, also referred to as the Modern Movement, arose during the first third of the twentieth century in response to the numerous advancements in technology and the extensive growth of cities following the industrialization of western society. It spans the arts, literature, religion, politics, the organization of society, and architecture. As a philosophy, its followers attempted to depart from traditional practices of the past and form new methods based upon the technological advancements of the present. Architectural historians avoid specifically defining Modernism because of the breadth of materials and characteristics found in building styles that rejected traditional precedents through the Modern Movement between roughly 1900 and 1976.²⁴ As architects abandoned traditional styles and embraced new materials and technologies, a number of new architectural sub-styles, schools, and theories of design formed, all of which fall under the larger classification of Modernism.

The Modern Movement can be divided into two waves corresponding to the development of Modernist architecture and the disruption of World War II. The first wave occurred prior to World War I with Art Nouveau Arts & Crafts, Viennese Secession, and other stylistic rebellions of traditionally trained artists and architects. Following the horrors of WWI and the collapse of many traditional cultural precedents, Modernist architects further reduced buildings to their most basic forms, and sought to utilize architecture as a means to improve quality of life through buildings and spaces.²⁵ The dominant post-WWI styles of this first wave include: Art Deco, Art Moderne, Stripped Classical, and less commonly in the U.S. but most significantly, the early stirrings of the International Style.²⁶ All of these show an attempt to distance new architecture from past styles by minimalizing ornament to various degrees.

²² Marcus Whiffen, *American Architecture Since 1780*, Cambridge: The MIT Press, page 264.

²³ Cynkar, Grace, Kristen Brown, Anna Mod, and James Steely. “Modernist Commercial, Governmental, and Institutional Buildings in Houston, Texas, 1945–1976.” National Register of Historic Places Multiple Property Documentation Form, 2015.

²⁴ Robinson and Foell, *GSA Buildings*, 12.

²⁵ Prudon, *Preservation of Modern Architecture*, 2.

²⁶ Robinson and Foell, *GSA Buildings*, 12.

The second wave of the Modern Movement, often referred to as Midcentury Modernism, drew heavily from both the International Style and the evolution of Arts & Crafts into middle-class housing, institutions, commercial, religious, retail; no post war building type was excluded. The second wave occurred in the U. S. after World War II and extended from the late 1940s when Modernism was broadly embraced as a commercial building style, to the 1970s, when historical references and ornament begin to reappear in trend-setting architecture.²⁷

Pre-War Modernist styles including Art Deco and Art Moderne retained some Classical influences such as compositions of base, shaft, and cornice and the use of simplified and abstracted Classical features including columns, entablatures, and friezes. In Art Deco, architects utilized angular, geometric forms and stylized sculptural ornamentation to update and simplify the Classical vocabulary. In the later styles, Art Moderne and Streamline Moderne, architects used curvilinear lines, linear ornamentation such as grooves or stringcourses, and asymmetry to push further away from the Classical precedents. Alfred C. Finn's 1929 Gulf Building (NRHP 1983), inspired by Eliel Saarinen's Art Deco tower design, is an example of Art Deco Style architecture in Houston. The 1939 Houston City Hall (NRHP 1990) by Joseph Finger is an example of the Art Moderne Style. Happening concurrently to these other pre-war styles were new developments in Europe. The pioneers of Modern architecture were designing in a new style that focused on industrial materials and the raw expression of structure and function. Classical elements were not utilized in these new styles, yet Classical plans and massing continued, along with scale keyed to the human figure. Examples of this influential early Modern architecture include the 1925 Fagus Factory in Berlin, designed by Walter Gropius and Adolf Meyer; the 1929 Barcelona Pavilion by Ludwig Mies van der Rohe; Villa Savoye (1930) and Villa Stein (1927) by Le Corbusier; the 1929 Lovell House by Richard Neutra; and the 1932 PSFS Building in Philadelphia, designed by George Howe and William Lescaze.

Many of the early Modernists working in Europe had emigrated to the U.S. prior to or during the war, taking teaching positions at fledgling architectural programs that embraced the new styles. Walter Gropius, for example, worked at the Graduate School of Design at Harvard University, and Mies van der Rohe directed the architecture program at the Armour (later Illinois) Institute of Technology. Both of these schools became hotbeds of learning and innovation for a new generation of architects wanting to work in Modernist technologies and styles. As the pursuit of this evolving approach to architecture progressed, architects designed according to various Modernist-leaning architectural philosophies and schools, which led to a number of sub-styles. Thus, following WWII the second wave of the Modern Movement in the U.S., Midcentury Modernism began. Architects generally departed dramatically from traditional Classical influences, including restriction of scale and proportions to the human occupant. Between the late 1940s and the 1970s in the U.S., some seven Modernist sub-styles emerged: International, Miesian, Wrightian, Functionalism, New Formalism, Brutalism, and Expressionism. Despite its "post" prefix, early Postmodernist elements begin to creep into building designs as early as the late 1950s.²⁸ The divisions between these Modern styles are often fluid with elements of one or more being used in the same building. Similarly, in the experimental spirit of Modernism, some buildings are outliers and fall into none of the subcategories.

The International Style was one of the most dominant Modernist sub-styles. Phillip Johnson and Henry-Russell Hitchcock are credited with giving this style its name in the title of their book, *The International Style* that served as the catalog for an exhibit of modern architecture in 1932 at the Museum of Modern Art (MoMA) in New York City.²⁹ Many of the 1920s and 1930s buildings featured in the exhibit were located in Europe. This style followed

²⁷ Robinson and Foell, *GSA Buildings*, 12-13.

²⁸ City of Phoenix Historic Preservation Office and Ryden Architects, Midcentury Marvels: Commercial Architecture of Phoenix 1945-1975. Phoenix: City of Phoenix, 2010, 26.

²⁹ City of Phoenix Historic Preservation Office, Midcentury Marvels, 26.

several general tenets: indifference to setting, emphasis of planar and cubic forms, absence of ornamentation, and a preference for new materials and construction techniques.³⁰ Architects using this style sought to create a universal building type that did not acknowledge its site or regional influences. In some cases, these buildings are set on piers or *pilotis*, making each building seem to float above the ground. The ground floor *piloti* may be left open to the elements or encased in glass. Typically, for low-rise buildings, the International Style presents as an emphasis on horizontality with horizontal bands or ribbons of windows and cantilevered roof eaves. On high-rise buildings, this style emphasizes verticality, with columns and window muntins used to accentuate this effect. All International Style buildings feature flat roofs, sometimes free of eaves, lending a box-like nature to the style. The buildings typically showcase industrial materials such as concrete, steel beams, plate glass, slab doors, and metal window frames.³¹ Early examples of this style include the 1926 Bauhaus School by Walter Gropius, Le Corbusier's Villa Savoye from 1930, and Richard Neutra's Lovell House built in California in 1929. Postwar examples include the 1952 Lever House (NRHP 1983) in New York City designed by Skidmore, Owings & Merrill (SOM), and the 1952 United Nations (UN) Secretariat Building by Oscar Niemeyer and Le Corbusier in New York City. Houston's first International Style downtown skyscraper is the Melrose Building (NRHP 2014) of 1952 designed by Lloyd & Morgan who later went on to partner with Wilson, Morris, Crain & Anderson to design the Houston Astrodome (NRHP 2014).

The International Style is a term sometimes interchangeable with the Miesian Style, since the latter also features modern materials, flat roofs, cubic forms, and the absence of ornamentation. However, although the Miesian Style is indeed part of the International Style, the reverse is not true. The International Style includes buildings that utilize flat white planes, such as those featured in the MoMA exhibit. The Miesian Style is an International Style of another type, based on the work of Ludwig Mies van der Rohe. His buildings were highly abstracted and simplified works, typically of steel and glass construction. In his designs, Mies sought structural integrity through expression of building materials, seeking to expose the steel frames and infilled it with glass or brick. Rather than using a single horizontal or vertical emphasis, Miesian buildings typically feature a grid pattern that displays the structure of the building.³² Examples of this style include: Mies' 1951 Farnsworth House in Plano, Illinois and the Mies and Philip Johnson's 1958 Seagram Building in New York City. Houston examples include the University of St. Thomas Academic Quadrangle, a series of steel, glass and brick pavilions connected via a steel walkway. Completed in 1959 and designed by Philip Johnson, the arrangements of pavilions and walkways is based on the composition and proportions of the Thomas Jefferson's University of Virginia Academic Quadrangle in Charlottesville, VA (NRHP 1970). The two additions to the Museum of Fine Arts-Houston were designed by Mies van der Rohe, the only work by the architect in Texas.

New Formalism also arose as a variation of the International and Miesian Styles. This sub-style retains the emphasis on massing seen in the earlier two styles, but incorporates abstracted Classical forms and precedents. Classical forms such as columns, entablatures, colonnades, and raised podiums are reduced to abstract shapes. New Formalist buildings typically use more traditional materials such as travertine, marble, or granite, in addition to man-made materials such as precast concrete screens.³³ Examples of this building style include: Edward Durell Stone's 1954 American Embassy in New Delhi, India and Philip Johnson, Wallace K. Harrison, and Max Abramovitz's 1962-1966 Lincoln Center for the Performing Arts in New York City.

Modern Architecture in Houston (1945-1976)

³⁰ City of Phoenix Historic Preservation Office, *Midcentury Marvels*, 26.

³¹ City of Phoenix Historic Preservation Office, *Midcentury Marvels*, 26.

³² City of Phoenix Historic Preservation Office, *Midcentury Marvels*, 28.

³³ City of Phoenix Historic Preservation Office and Ryden Architects, *Midcentury Marvels: Commercial Architecture of Phoenix 1945-1975* (Phoenix: City of Phoenix, 2010), 39.

Houston participated in both waves of architectural Modernism occurring before and after World War II. During the first wave, Modernist buildings were typically either Art Deco or Moderne in style. Aside from early 1900s Arts & Crafts and Prairie School residences that signaled the coming of Modernism in Houston, the first building to attempt to break with traditional, architectural ornamentation was the 1929 Gulf Building (NRHP 1983) developed by Jesse Jones and designed by Alfred C. Finn.³⁴ Built in the Art Deco style, the building retains the Classical tripartite arrangement of base, shaft, and cornice but has restrained and stylized ornament. Three prominent examples from 1939 include the Mirabeau B. Lamar Senior High School and Houston City Hall (NRHP 1990), both designed by Joseph Finger in the Moderne Style.³⁵ The third is the 1939 Houston Fire Alarm Building by MacKie & Kamrath, accepted as the city's first modernist building, and shows a clear departure from the Classical tripartite composition and introduction of ribbon windows and a monumental entry.

Construction slowed to almost a halt during WWII but resumed shortly after. During the remainder of the 1940s elements of the basic Modern Styles, the International, Miesian, and Wrightian Styles, began to appear in Houston construction. The post-WWII, Midcentury Modernism wave occurred in Houston from the late 1940s through the mid-1970s. This wave consisted of the eight Modernist sub styles, International, Miesian, Wrightian, Functionalism, New Formalism, Brutalism, Expressionism, and Postmodernism. Beginning in the late 1940s, Houston began to see Modernist elements in new construction, particularly elements of the International and Wrightian Styles. It was not until the 1950s, however, that fully articulated examples of Midcentury Modern styles became abundant. During this first full decade of modern architecture in Houston, the International, Miesian, and Wrightian Styles were predominant with the other five sub-styles becoming more prevalent during the 1960s and 1970s.

The 1947 First City National Bank Building was the first major Houston building built after WWII and was designed by Alfred C. Finn.³⁶ The building was designed before the war and shelved until construction could commence in the late 1940s. This decade delay explains its pre-war Art Deco style, Classical tripartite composition yet its restrained ornamentation exemplifies further intrusions of modernist principles. That same year, MacKie & Kamrath built a one-story, U-shaped, office complex, now referred to as the MacKie & Kamrath Building, on Ferndale Street south of Westheimer Road.³⁷ The building housed the architecture office of MacKie & Kamrath and featured Wrightian elements such as low-pitched, gabled roofs, rough-cut stone cladding, and triangular clerestory windows.³⁸ In 1949, MacKie & Kamrath designed another Wrightian building, Weldon's Cafeteria (Lawndale Art and Performing Center since 1993) at 4912 Main Street.³⁹ The full-width canopy jutting out beyond the main building plane demonstrates the Wrightian tenet of "breaking the box."⁴⁰ Postwar religious commissions also began to incorporate elements of the Modernist styles. Congregation Emanu El, at 1500 Sunset Boulevard was completed in 1949 and designed by MacKie & Kamrath and Lenard Gabert with Wrightian elements of thin, buff brick, low-pitched gabled roof, and wood detailing.⁴¹ Foley's

³⁴ Mod, Building Modern Houston, 10.

³⁵ Mod, Building Modern Houston, 13.

³⁶ Stephen Fox, AIA Houston Architectural Guide. Houston: American Institute of Architects, Houston Chapter, 2012, 43.

³⁷ Fox, AIA Houston Architectural Guide, 443.

³⁸ Mod, Building Modern Houston, 21.

³⁹ Fox, AIA Houston Architectural Guide, 161.

⁴⁰ Mod, Building Modern Houston 25.

⁴¹ Mod, Building Modern Houston, 26; Fox, AIA Houston Architectural Guide, 192.

Department Store (demolished in 2013), built in 1949 at 1100 Main Street and designed by Kenneth Franzheim, presented one of the earliest examples of Functionalism with a large, windowless box and minimal exterior ornament.⁴²

The early forays into Midcentury Modernism seen during the 1940s expanded during the 1950s when full-fledged Modernist designs began to appear in Houston. In 1950, Finger & Rustay designed Battlestein's, a high-style specialty store at 812 Main Street, in the International Style.⁴³ The ribbon windows, clean limestone façade, and simple box form all express the universal appeal of the International Style. In 1952, the Melrose Building (NRHP 2014) became Houston's first International Style skyscraper. Designed by Lloyd & Morgan, the Melrose Building at 1121 Walker Avenue features horizontal ribbon windows and concrete *brise soleils* emphasizing the stark, rectilinear elements of the International Style. In 1952, Skidmore, Owings & Merrill designed one of the first Miesian Buildings in Houston, the Great Southern Life Insurance Company Headquarters (demolished 1997). The building featured an exposed concrete structural grid with recessed windows. Several years later in 1958, Mies van der Rohe built the quintessential example of this style as an addition to the Museum of Fine Arts Houston (MFAH).

New Formalism in Houston

New Formalist style buildings proliferated in Houston in the 1960s and the Houston Bar Center Building is a clear representative example of the wide embrace of the style used for iconic civic, residential and commercial building as well as ubiquitous office towers sprinkled along the post war expansion of Houston freeways. New Formalist style buildings include paired down and stylized Classical features such as arches, colonnades and podiums and their forms and scale recall Classical architecture through symmetry, geometry, and use of proportion systems. Those buildings more skillfully done tend to be designed by Beaux-Arts trained architects such as Eugene Slater whose understanding of Classical proportions and composition translated easily into a modernist vocabulary. A few representative examples of New Formalism designed by Houston architects are offered to give a sense of how popular and prolific the style was in the 1960s at the time of Slater's Houston Bar Center project. These examples are found throughout the city and includes downtown, suburban, civic, commercial and residential buildings.

Wilson, Morris, Crain & Anderson designed the Heights State Bank at Washington Avenue and Waugh Drive in 1962. The building has monumental arched window walls surrounding the double height interior banking lobby. The exaggerated cantilevered cornice is ornamented with stylized Gothic ribbing. Caudill Rowlett Scott designed the downtown Jesse H. Jones Hall for the Performing Arts in downtown to house the city's symphony, opera, and ballet. The travertine clad building sits alone on a city block has a central interlaced circular form surrounded by a monumental colonnade of thin, square columns. The monumental and paired down Classical composition enforce the transition from the street to create a sense of arrival into the performing arts space. Inwood Manor is a New Formalist residential condo tower in the River Oaks neighborhood designed by Neuhaus & Taylor in 1966. This building takes the Classical colonnade skyward with regularly spaced arched openings and an inset window wall. A more suburban example, Jefferson Chemical, is located on Richmond Avenue, a street with a concentration of

⁴² Mod, [Building Modern Houston](#), 24; Fox, [AIA Houston Architectural Guide](#), 41.

⁴³ Fox, [AIA Houston Architectural Guide](#) 53.

1950s and 1960s modernist suburban office buildings. This collection of buildings represent the suburban flight of businesses from downtown in search of cheaper rents that allowed small oil, insurance, and office machine companies to construct headquarters of their own. Jefferson Chemical is a low rise commercial box form with a glass curtain wall surrounded by a colonnade of slender aluminum columns with webbed capitals; there is a glass clerestory penthouse floor.

Preservation of Modernism in Houston

In the 2000s, a trend in downtown Houston is under way to remove slipcovers downtown and restore and/or recreate in substitute materials the appearance of a building's early twentieth century appearance. Nearby examples include 900 Main, now Holy Cross Chapel, slipcovered in the post-World War II period with a stucco mono-façade that enveloped two buildings. In 2004, half of the slipcover was removed and the Art Deco building beneath was restored using historic photographs; the stucco mono-façade remains on the adjacent corner building. Diagonally across the street at 806 Main, a similar marble and tinted-glass New Formalism curtain wall had been installed over the 1910/1919 Carter Building in 1967. When the curtain wall was recently removed, the building, now the J. W. Marriott, did not retain sufficient integrity to be listed in the NRHP. The historic exterior appearance was recreated with substitute materials and some conjecture. Local preservationists are divided on its authenticity and appropriateness (despite being a highly successful redevelopment project that transformed a particularly deteriorated downtown block). These examples illustrate a twenty-first century trend to remove material from the 1960s and restore or recreate a building's early twentieth century appearance. As this trend continues, Houston risks losing much of its modernist architectural legacy from the 1940s-1960s.

The building is currently vacant and is pending redevelopment at a hotel. The redevelopment is participating in the historic tax credit program at the state and federal levels. The proposed new hotel will respect the building's New Formalist design, both on the exterior and interior.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

Site

The Houston Bar Center Building sits on the southwest corner of Block 80, of the South Side Buffalo Bayou (SSBB) plat with its six-bay façade facing west onto Main Street; the eight-bay south elevating facing onto Rusk. Block 80 is bounded by Capitol Street to the north, Main Street to the west, Fannin to the east, and Rusk to the south. A small alley bisects most of the block running generally north-to-south. The building shares the block with two National Register of Historic Places (NRHP) listed buildings: the Texas State Hotel (NRHP 2007) is directly to the east across the alley, and the Kress Building (NRHP 2002) is on the northwest corner at Capitol. The surrounding area is an urban commercial neighborhood with mid-rise buildings, skyscrapers, multi-story parking garages and surface parking lots. Other historically-designated properties in the surrounding area include the 1929 Gulf Building (NRHP 1983), Houston's iconic Art Deco skyscraper located directly west across Main Street, designed by Alfred C. Finn with Kenneth Franzheim. One block to the east on the northwest corner of Rusk and San Jacinto is The Texas Company building, or Texaco (NRHP 2003). Directly across San Jacinto from Texaco is the 1911 United States Custom House (NRHP 1974) on the northeast corner of Rusk and San Jacinto. The Houston Bar Center Building is two blocks south of the southernmost boundary of the NRHP- and

locally-designated Main Street/Market Square Historic District (NRHP 1982; 1984), Houston's late 19th and early 20th century commercial historic district that includes Allen's Landing on Buffalo Bayou, the place of the city's founding at the northern foot of Main Street.

Exterior

The building is a reinforced concrete framed, 10-story, L-plan, 6x8 bay, 2-part commercial block with dominant vertical marble clad pilasters, an unadorned marble band cornice, fixed tinted windows and polished granite-composite spandrels. The building sits on a corner and has two primary elevations. The shorter six-bay elevation, the "leg" of the L, faces west onto Main Street; the longer eight-bay elevation, the "stem," faces south onto Rusk.⁴⁴ There is a single story, double height volume in on the northeast quadrant of the property that once housed the Zoe and Capitol Theater; this space was more recently used as a nightclub. The east elevation of the theater has a gambrel end shape and measures 47 feet in length; the remaining east elevation of the L-plan tower is also 47 feet wide. A small alley to the east runs the full length of the east elevation. The Main Street facade measures approximately 94 feet in length; the Rusk elevation is approximately 159 feet.

The Main and Rusk elevations conform an architectural modernist subset style called New Formalist that expresses a Classical three part composition - base, shaft and cornice - combined with paired down, unornamented detailing. The exterior building adheres to the rigorous regularity of the structural grid while the exterior cladding uses contrasting colors, materials, and textures that add an element of material variety, texture and color to the overall composition. The upper bays on both the Main and Rusk elevations are uniform across each elevation with splayed composition spandrels of granite composite called Granux,⁴⁵ below fixed aluminum-framed windows with tinted glass. The undulating spandrels create simplified fluting, in keeping with the New Formalism style, and windows were installed using then-new curtain wall technology. The bays on the Main Street elevation are regularly divided into six window/spandrel openings and the Rusk elevation has eight divisions. A paired pilaster is in the center of the Main Street façade, a clear indication of the two former end walls of the two previously separate buildings. Directly above the full-width wraparound canopy, is a horizontal marble belt course. This horizontal band is integrated with the marble-clad pilasters, and a similar unornamented white marble cornice and creates an enframed grid composition on each primary facade. The entire area above the canopy remains the same as its original installation in 1966. The steel framed, full-width wrap around canopy is covered with stucco and has a simple aluminum fascia, remnants of the original still extant. The corner of the canopy is curved and its ceiling is splayed. This ceiling detail corresponds to the obtuse angle atop each of the storefront openings. The canopy has a cut in on the Main Street façade to accommodate a curb cut drop off area; this alteration dates to 2004 when the new light rail line opened on Main Street. The use of the canopy creates a visual separation between the ground floor and the upper floors, creating a clear "base" of the three part composition with the "shaft" above and capped by the marble cornice band.

⁴⁴ Type Talk: Anatomy of a Character. <http://creativepro.com/typetalk-anatomy-character/>

⁴⁵ Granux is a trade name for a preformed stone, namely polished manufactured granite. It was patented on January 3, 1949 by the Granux Corporation of Chicago. <http://www.trademarkia.com/granux-71571532.html>

Ground Floor Storefronts

The ground floor storefronts correspond to the 6x8 bay composition and have been altered slightly over time to accommodate tenant needs. On the Main Street elevation, the square pilasters in bays 1-3 have been clad with thin red breccia marble tiles. The first three storefronts along Main have fixed aluminum framed, floor-to-ceiling windows with one central vertical mullion. Bay 2 has similar floor to ceiling storefront windows with a central paired door with flanking sidelights; this is the entrance to the former theater (now night club) space. The window heads are flat with an obtuse triangle shape atop that corresponds to the splayed and undulating ceiling of the concrete canopy above. At the end of bay 3 is the double square column indicating the two adjacent outer walls of what was once the two separate buildings. The columns in bays 4 through 6 are clad with the same white marble as the pilasters, belt course and cornice above. The entrance to the building is in the fourth bay and has a non-original, anodized aluminum paired door with flanking sidelights. The remaining bays have this same aluminum framed storefront system. Bay 5 has two floor-to-ceiling glass storefront windows and bay 6, the corner bay, has a recessed entry set back from the building plane and includes a non-original entry into the tenant space. The sixth bay has a permanent, ornamental metal fence between the square column at the corner of Main and Rusk.

On the Rusk elevation, bay 1 has a metal fence surrounding recessed entry. Bays 2 through 4 have equally divided floor-to-ceiling storefronts; the fifth bay is a solid brick wall with a single metal exit door; the sixth and eighth bays are mirror images of each other with paired, solid metal exit doors and the same red breccia marble tiles as seen on the Main Street façade. The seventh bay is solid and covered with a full wall of the red breccia marble tile.

The secondary north and east elevations facing the light court are buff colored brick and have fixed, dark tinted windows; both the brick and windows date to the 1960s. The east tower elevation facing the alley has the same 1960s buff colored brick beginning at Rusk to the exterior fire stair. From the fire stair and northward along the rest of this small elevation, the brick changes to the early twentieth century brick and “scars” of the former window openings and cast stone sills are visible.

Aside from the sliver of brick on the north elevation, there are very few exterior remnants of the early twentieth century buildings. Material remnants of the two construction dates are visible on the roof with the white marble coping on the west and south parapets and typical terra cotta coping caps on the north and east parapets and along the former east-to-west party wall. There are two flat roofed elevator and mechanical penthouses on the roof that date to the 1913 and 1915 construction episodes in addition to the stair penthouse that dates to 1966.

Floor Plan and Interior Details

The building entrance off Main Street is through a set of paired, non-original, aluminum framed doors into a threshold space followed by an identical set of doors. The threshold walls are clad with book-matched, polished white marble. The ceiling is plaster. The building lobby is L-plan and original features include the book-matched polished white marble clad walls. Stainless steel covers the elevator doors and the “transom” spaces above; this detail is repeated on the two stair doors, one to the east and one to the

north of the elevator core. There is a brushed aluminum mail box between the first and second elevator doors and its associated mail chute is extant on the floors above. The original elevator call panel box is on the wall opposite the elevators. An original clock is on the west wall with *sans serif* hour and minute hands and undifferentiated hour marks. The stair door to the east of the elevator bay leads to a staircase original to the 1913 building; this stair was truncated in the 1960s remodeling and only connects the basement and lobby floors. The stair to the north of the elevator core was added in 1966 and its landing is terrazzo at this level only (all other stair landings are concrete). Lobby alterations over time include the black tile flooring (installed over the original terrazzo), recessed black granite baseboard and an acoustical grid ceiling

The upper floors are each a uniform L-plan with an open elevator lobby with three elevator doors facing south. A free-standing square structural column is in the southwest corner of each of the upper floor elevator lobbies. From the elevator lobby, the short corridor, the “leg” of the L-plan extends to the north; the longer corridor, the “stem” extends to the east. The corridors are carpeted, the walls a combination of plaster and gypsum board, and the ceilings are acoustical tiles in a metal grid frame. The doors have unornamented metal frames and the majority of the original doors are unpainted wood veneer. A fire exit door is at the end of the east corridor that leads to the exterior fire stair. An interior fire stair is along the north corridor.

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CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

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The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by The Historic Preservation Office, Planning and Development Department, City of Houston.

APPROVAL CRITERIA FOR LANDMARK DESIGNATION

Sec. 33-224. Criteria for designation

(a) The HAHC, in making recommendations with respect to designation, and the city council, in making a designation, shall consider one or more of the following criteria, as appropriate for the type of designation:

S	NA	S - satisfies	D - does not satisfy	NA - not applicable
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AND

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STAFF RECOMMENDATION

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Landmark Designation of the Houston Bar Center at 723 Main Street.

HAHC RECOMMENDATION

The Houston Archaeological and Historical Commission recommends to City Council the Landmark Designation of the Houston Bar Center at 723 Main Street.

EXHIBIT A

PHOTO

THE HOUSTON BAR CENTER
723 MAIN STREET



EXHIBIT B

PHOTO

THE HOUSTON BAR CENTER
723 MAIN STREET



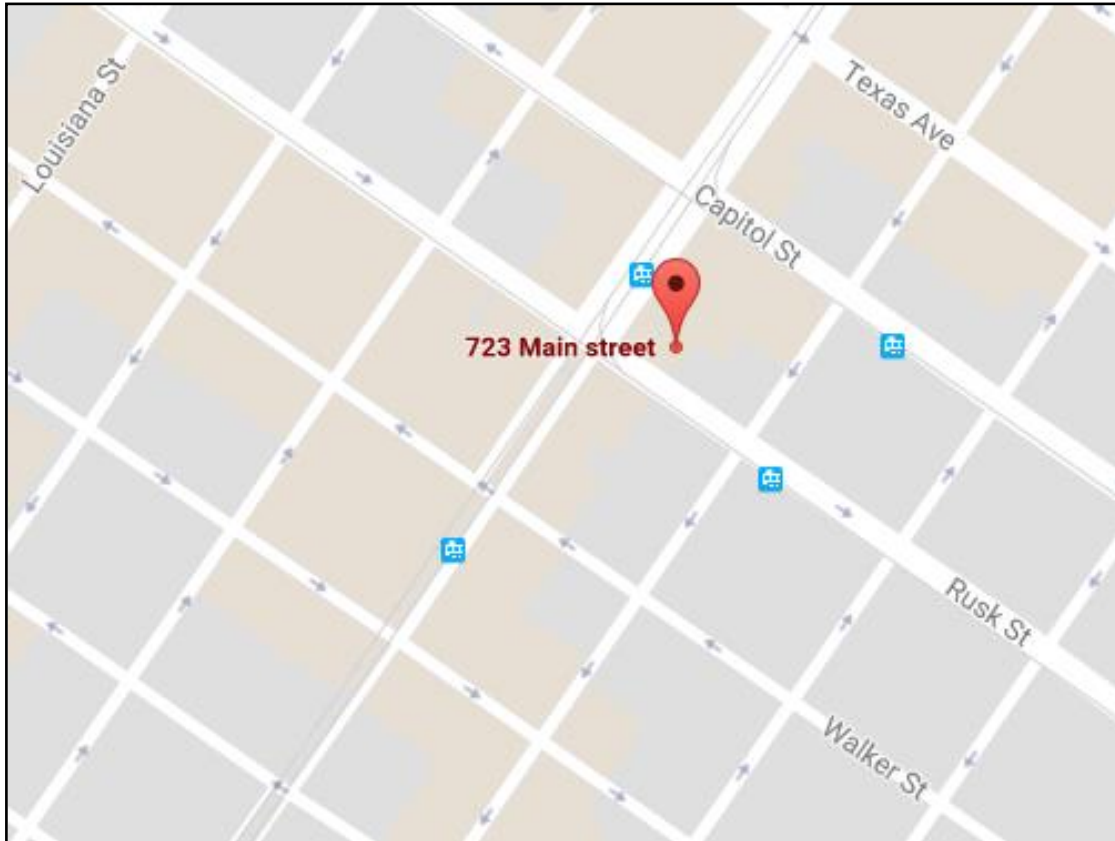
EXHIBIT C

PHOTO

THE HOUSTON BAR CENTER
723 MAIN STREET



EXHIBIT D
SITE MAP
THE HOUSTON BAR CENTER
723 MAIN STREET





CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

District C

Item Creation Date: 12/28/2018

PLN - Historic Protected Landmark - 1700 Missouri Street

Agenda Item#: 28.

Summary:

ORDINANCE designating the Cherryhurst Park Clubhouse located at **1700 Missouri Street** and within the City of Houston, Texas, as a protected landmark - **DISTRICT C - COHEN**

Background:

Chapter 33, Section 33-222 allows for City Council to designate a Landmark or Protected Landmark upon application by property owner.

This application for Protected Landmark designation of Cherryhurst Park Clubhouse, 1700 Missouri Street was initiated by the owner.

A public hearing was held on July 25, 2018 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Protected Landmark designation.

Margaret Wallace Brown
Interim Director
Planning and Development Department

Contact Information:

Cari Foster
832-393-6529

ATTACHMENTS:

Description

RCA

Land Designation Report

Type

Signed Cover sheet

Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District C

Item Creation Date: 12/28/2018

PLN - Historic Protected Landmark - 1700 Missouri Street

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A handwritten signature in blue ink, appearing to read "Margaret Wallace Brown", is written over a horizontal line.

Margaret Wallace Brown

Interim Director

Planning and Development Department

Contact Information:

Cari Foster

832-393-6529

PROTECTED LANDMARK DESIGNATION REPORT

LANDMARK NAME: Cherryhurst Park Clubhouse

AGENDA ITEM: B

OWNERS: City of Houston

HPO FILE NO.: 18PL163

APPLICANTS: City of Houston

DATE ACCEPTED: Dec-28-2015

LOCATION: 1700 Missouri Street – Cherryhurst

HAHC HEARING: JULY-25-2018

SITE INFORMATION: Lots 1-12, Block 33 of Cherryhurst Subdivision, City of Houston, Harris County, Texas. The site includes a park and a one-story, brick institutional structure. The designation applies only to the clubhouse structure.

TYPE OF APPROVAL REQUESTED: Protected Landmark Designation

Meets Criteria 1, 3, and 8

HISTORY AND SIGNIFICANCE SUMMARY

The Cherryhurst Park Clubhouse was built in 1939 as a one-story brick building in the Cherryhurst Park, a complete block of public space in the Cherryhurst neighborhood. The building is located on the Missouri Street side. The Cherryhurst neighborhood was originally platted by D.B Cherry and then sold to E.L. Crain in 1921. The park, though platted into 12 lots, has remained an open greenspace since the beginning and has served the community for many years. After the city bought the park space from Crain in 1924, the community established the Cherryhurst Civic Club to organize social events like a popular moving picture night and circus performances and maintain the park grounds.

The Cherryhurst Park Clubhouse is the result of the community needing a larger and more updated space for their purposes and was included in a list of park updates through the Work Projects Administration in 1938. Landscape architects Hare & Hare from Missouri drafted the new plan for the park grounds, showing the building in its current location on the Windsor Street side. Since its dedication in 1939, the park building has undergone little alteration apart from a one-story addition to the Cherryhurst (north) side, and the removal of the original windows in the 1990s. The Clubhouse has continued to serve the Cherryhurst community by hosting events, Civic Club meetings and other programs and is a visual reminder of a national trend of public buildings that were constructed through the WPA program.

The Cherryhurst Park Clubhouse at 1700 Missouri Street meets Criteria 1, 3, and 8 for Landmark Designation.

HISTORY AND SIGNIFICANCE

Cherryhurst

The original Cherryhurst Neighborhood was established by Dillon Brook Cherry. D. B. Cherry was an entrepreneur who moved to Houston in 1892 to take part in the lucrative cotton industry but would make his fortune as an oil man. Cherry used his wealth to buy real estate in the Houston area. In 1906, D.B. Cherry and H.H. Cherry purchased a parcel of land from Sam Roos. D.B. bought out

H. H. Cherry's interest in 1908 and began the process of platting the land that would become Cherryhurst. Cherry began selling lots to developers and individuals. He sold lots 1, 2, 3, and 4 in Block 16, that would become the block where Cherryhurst Park is, to J. Smith in 1916. Cherry advertised in *The Houston Post* every week attempting to sell lots in Cherryhurst. Cherry sold a few lots; before putting up the remaining 230 lots for sale in 1919. At the turn of the twentieth century most of Houston's residents lived and worked downtown. Cherry gambled, with his purchase of Cherryhurst that, Houstonians would be ready to move west out of downtown to what was then the suburbs. He didn't anticipate the impact on early Houstonian's as the city joined the nation's efforts during WWI. The move out of downtown neighborhoods was slow, despite the opening of the Montrose line of the Houston Electric Company streetcar in 1912 that ran between downtown and Montrose with streetcars which previously only ran in the downtown area now crossed through the area with a turnaround in Montrose. Eventually, the ease of transportation around town helped to establish Montrose as a suburban neighborhood where middle income Houstonians could reside but not in time to save Cherry's investment. Cherry cut his losses and sold the remaining lots in 1921 to Edward Lillo Crain for \$94,380.

Crain was born in Longview, Texas. He was a bank clerk who owned a real estate business in 1913 which bought miscellaneous properties in the Montrose area. He became an established home builder with a wide range of styles from small bungalows to giant mansions. In 1917, Crain bought the Williams House Manufacturing Company, which produced small ready to be assembled houses which were delivered to site with pre-cut lumber and material. Crain would take the concept developed by Sears catalogue house sales and the locally owned Williams Company to create a model for development in Houston still followed today. Many of these homes stand today throughout Houston, especially in Crain's developments: Cherryhurst, Pineview Place, Brady Home Addition, . . . Southside Place [Audubon Place and Garden Oaks]. Crain was also a major contributor to the Historic District Norhill in the Houston Heights area.

Crain developed Cherryhurst and occupied the remaining lots with Crain Ready-Made Homes. By 1921, Crain had been manufacturing homes and other buildings and selling them as kits to be installed by his builders or by the property owners. The Cherryhurst plat was an opportunity for Crain to explore an idea he'd been working on for some time. Crain would act as the developer and the builder and use his vertical integration program through Ready-Cut Homes to provide financing for the homeowners. Crain not only designed and developed the properties, he financed them.

The program was so successful, Crain used it to market his subsequent developments as seen in his advertisement for Pineview Place. Several other nearby neighborhoods are occupied with many Crain Ready-Cut Homes and have already been listed as locally designated Historic Districts including: Norhill, Houston Heights, Audubon Place, Courtland Place, Avondale, First Montrose Commons, Woodland Heights and Germantown. There is also at least one suburban cottage in the Montrose area individually listed on the National Register which is a Crain Ready-Cut House, the Stevenson, Joseph R. and Mary M. House (listed in 1996; 96000275) 804 Harold Street, Houston.

Crain's Ready-Cut Company furnished all the construction materials needed including millwork such as window frames, door frames, cabinets and built-in features were pre-cut as well. The Ready-Cut method made the construction process faster and less expensive. The Crain Ready-Cut House Co. Price Catalogue No. 5, 1925, suggests Crain's manufactured homes made it possible for "the most important part in the progress and comfort of mankind [next to education]."

Cherryhurst Park and Clubhouse

Cherryhurst park is a full block, but is platted into 12 lots. It's bordered by streets Windsor on the east, Cherryhurst to the north, Ridgewood to the west, and Missouri to the south. Though the park was platted into lots, it seems to have been intentionally left open for greenspace. This could be the influence of D.B. Cherry's wife, acclaimed artist Emma Richardson Cherry, who was a landscape artists and impressionist who appreciated open greenspaces from her travels in Europe. When the parcels were sold to E.L. Crain, he found the park was a good selling point for attracting buyers into the neighborhood.

At that time, there was a small frame building in the center of an empty block, a tennis court, a croquet court, swings, slides and other equipment for the community. The building was used to house equipment to maintain the grounds and had space for activities and classrooms. Crain agreed he would keep the block as a park if the city would agree to buy it. In July of 1923, The Houston Post reported the city had received a petition signed by the Cherryhurst, and neighboring Mandell, Montrose, Lancaster and Hyde Park neighborhoods to buy the property from Crain for \$16,000. This was approximately half the estimated value of the vacant lots. The city passed an ordinance purchasing the park in May of 1924 to prevent the land from being parceled off and sold. The park was bought by the city from Crain in 1924, and the Cherryhurst Park Civic Club began soon after in July of 1930 to address the park's and neighborhood's needs. The civic club started a long tradition of organizing social events and activities for the community, including a circus nights and very popular movie night, in the park.

The 'moving picture shows' continued for several years until in May 1938, the movie nights had become so popular, drawing hundreds to the area, that the Civic Club moved to discontinue movie nights, citing that the 'Moving Picture Shows...are no longer interesting, instructing nor uplifting, but on the contrary are positively demoralizing', 'the crowds assembled are too boisterous on these nights and uncontrollable' and 'half-grown boys, no doubt form a distance, have taken opportunity of these movie nights to violate the properties, drive recklessly through the streets crowded with children, destroy property and ignore the wishes of the community.'

The small house in the center of the park served many purposes over the years and the Civic Club attempted to update and add to it, including buying a piano and stage for the use of the community. However, by 1935, the clubhouse began experiencing growing pains and meeting minutes state that the house is either not meeting current needs, especially for the large crowds that came for the movie nights, or needs updated entirely. One letter from the President of the Cherryhurst Civic Club asks the Parks Superintendent if the current building could be reconfigured to convert a lavatory

into a tools space for the groundskeeper because the space he is using to store his tools should be used for a combination music and reading room for the children. This request was ultimately granted and the structure was renovated in 1936 at the expense of the Civic Club. Multiple requests continue through 1937 and 1938 to remodel or move the current building and to update the park with more tennis courts, basketball courts and better lighting at night. At the beginning of 1938, the Civic Club held a meeting to discuss the tentative plan of moving the clubhouse to corner of the park at Kensington and Ridgewood or build a new recreational building to serve the needs of the community. Finally, a committee of the Civic Club was appointed to discuss getting a new park building on the existing site of the old clubhouse.

In March 1938, 'Miss Gifford of the Recreation Department' presented a tentative draft of the new park and clubhouse to the Civic Club, with the new park building on the same site in the center of the park. And in May 1938, a new club house "to be located on the present site of the house now standing, had been approved by the Park Board, the Recreation Department and now has to be approved by the City Council." As we can see, the new building is not in the center of the park so, this began a power struggle between the Civic Club, the Recreation Department and Hare & Hare. Minutes from the August 2, 1938 Civic Club meeting states that:

'Miss Gifford, of the Recreation Department, told of a visit to our park that morning, August 2, by Miss Fonde, Messrs. Brock and Hare. She told of their plan to construct the new building on the Windsor Street side instead of in the center of the park as was originally planned. Mr. Brace immediately offered the following motion, seconded by Mr. Dorsey: That the Cherryhurst Civic Club has just learned of the recommendation today by Mr. Hare, of Hare & Hare, to change the location of the Cherryhurst park House from the center of the park to the Windsor Street side and we respectfully ask that no plans be made in this connection without the Civic Club being given an opportunity to present its views on the matter. Carried.'

From August until November, several meetings were planned and canceled until finally in November 21, a meeting was set up between the Civic Club committee and Hare & Hare to discuss the move, and then again for the 22nd to see the plans. Mr. Hare told the committee that the contract for the park clubhouse had been let with four other buildings (unnamed) and if 'an attempt was made to change the location of the present time it would cause work to be delayed on the entire project, which might result in the buildings not being started in a certain time to be withdrawn.' So, the plan went ahead. This Civic Club committee was disbanded in November 1938 after completing the task of ensuring plans for a new park club house were in the works.

Construction on the new building went quickly after that, though a council resolution was passed in May 1939 to give the contractor, P. Nelson a 78-day extension to finish the park buildings at Cherryhurst and several other locations including Hennessey Park, Proctor Plaza, Elizabeth Baldwin, and Milroy. Then on June 13, 1939, the Cherryhurst Park recreational building was dedicated. A clip from the *Daily Court Review* on June 14, 1939 states: "The new clubhouse... was dedicated Tuesday night when Commissioner J.H. House, acting for the mayor, presented the new building and A.C. Lederer accepted for the Cherryhurst Community. Herbert D. Gray, president of the Cherryhurst Civic club, was in charge of the program. C.L. Brock, park superintendent, accepted the

improvements on behalf of his department and Haywood Neims accepted for the recreation commission, if which he is vice chairman.”

Hare & Hare Landscape Architects

Hare & Hare was founded in 1910 by the father-and-son team of Sidney J. Hare and S. Herbert Hare, in Kansas City, Missouri. Sidney Hare was a self-taught landscape designer who acquired his skills and knowledge while working for the Kansas City engineer’s office and as a cemetery superintendent. S. Herbert studied landscape planning at Harvard University before returning to Kansas City to join his father’s practice. Hare & Hare completed several significant public and private projects in the Kansas City area and throughout the United States. In the early years of the landscape architecture and planning disciplines, the firm was one of several pioneering firms who helped establish the profession of landscape architecture in the United States. The work of the firm ranged from cemeteries and parks (Sidney’s specialty) to large-scale planning projects, a specialty of the younger Hare. Notable projects include the Park and Boulevard system and the master plan for the Country Club District in Kansas City, the pre-planned city of Longview, Washington, and the Nelson-Atkins Museum of Art in Kansas City. In 1979, Hare & Hare merged with Ochsner & Associates to form Ochsner Hare & Hare. In 2014, the firm merged with Olsson Associates to become Ochsner Hare & Hare, a Design Studio of Olsson Associates.

Work Projects Administration (WPA)

The Work Projects Administration was originally named the Works Progress Administration when it was established as a national agency on May 6, 1935, by an executive order of President Franklin D. Roosevelt. Harry Hopkins, who had been chief of the Federal Emergency Relief Administration and the Civil Works Administration during 1933 and 1934, was appointed head of the new WPA, which succeeded these organizations. The name of the agency was changed to Work Projects Administration on July 1, 1939, when it was made a part of the Federal Works Agency, but its continuity was unbroken and the purposes of the WPA remained the same. It was established as a relief measure during the Great Depression and lasted until it was phased out in 1943, after it was rendered unnecessary by increased employment and reduced relief rolls. Prior to the WPA the problems of unemployment in Texas had been faced by Governor Miriam Amanda Ferguson, who issued an executive order establishing the Texas Relief Commission in March 1933. The commission used FERA funds, enabling Texans to participate in various early New Deal programs such as construction and white-collar projects of the Civil Works Administration and the camp programs of the Civilian Conservation Corps. One CWA program, the Public Works of Art Project of 1933–34, employed dozens of Texas artists in the decoration of public buildings, but the program was not administered by the Texas Relief Commission. Due to the PWAP administrative procedures under the United States Treasury Department, payrolls were routed through federal customs officers in the sixteen CWA regions, and expenditures were authorized by the federal government. The FERA, under which these projects had been organized, was discontinued in December 1935. Prior to that, in July 1935, Texas had established an administration in San Antonio, directed by H. P. Drought, to coordinate WPA activities. The WPA functioned in Texas until after unemployment had begun to fall off sharply in 1942. The phaseout was completed in 1943, and the final report of state administrator Drought was written in March of that year.

Under the WPA 600,000 persons in Texas were helped to provide subsistence for themselves and their families. According to its regulations anyone employed by the WPA had to be the economic head of his family and had to be certified as destitute on the rolls of the Texas Relief Commission. People of both sexes and of all races were employed. WPA wages in Texas ranged from forty-five to seventy-five dollars per month. Peak employment under the Texas WPA program was 120,000 persons in February 1936. This figure perhaps reflects the level of administrative efficiency at that time rather than the need for employment, since the peak caseload of the relief commission came later, in February 1939, when 218,291 of the unemployed were on relief rolls. Soon after that time, in September 1939, the name of the state relief organization was changed by legislative act to the State Department of Public Welfare. State WPA administrator Drought blamed the increase in caseload in 1939 on widespread crop failure in Texas in that year. The caseload remained high from 1939 through 1942, always staying between 120,000 and 150,000, while the number of workers employed by the WPA was never more than half of the caseload figure. The biggest drop in caseload in Texas did not come until the period February-October 1942, when a reduction of 75 percent occurred, with a proportional drop in WPA employment. The major reason for a worker's leaving WPA relief employment was that he found other work, although some were forced off by lack of project funds. The 1942 drop in Texas WPA employment was undoubtedly due to the increase of business activity following United States entry into World War II.

The greatest single area of WPA public spending in Texas was construction. As in most of the other WPA projects in Texas, one-fourth of the construction costs had to be provided by sponsors. This was a regulation imposed by the Texas WPA administrators, there being no federal requirement for matching monies. Construction projects included parks, swimming pools, highways, bridges, stadiums, and other public buildings. Recreational facilities were increased, but recreational leadership and organizational help were also boosted under the WPA. An attempt was made to provide leisure-time activities for persons of all ages, races, and economic groups during all seasons of the year. The WPA in Texas built and organized pre-school play centers, playgrounds, community recreation centers, toy loan centers, athletic leagues, boys' clubs, girls' clubs, and, during the period of World War II, centers for all branches of armed forces personnel. All recreational programs were begun with the idea of establishing permanent facilities.

The Houston Field office of the WPA had spent more than 15 million across 21 counties in three years. The administration officer, Colonel John S Bonner had produced 779 completed projects ranging from construction of roads, schools and parks to the production of clothing for distribution to the destitute. In April 1939, the WPA employed over 12,900 men and women with 4,900 of them in Harris County. The construction work provided employment for the largest number of WPA workers, around 2,600 in 1939. Other WPA projects include: landscaping of the John Reagan High School campus; Florence Crittenden Home for unmarried mothers; Memorial Park golf club house and; Recreation club house at Studewood Park.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

The Cherryhurst Park Clubhouse is a one-story, three-part, painted brick structure that was constructed in 1939. The original building is two rectangular sections, situated north-south, with the larger section to the north with a hipped roof and shed dormer on the southern section. The south façade of the smaller rectangular section consists of two 6/6 windows flanking a pedestrian door. The side elevations of this smaller section have projecting walls that each contain one 6-lite window before connecting to the larger central rectangular piece. Two courses of brick headers wrap around this section, the lower band wrapping around all three sections.

The central section is the larger original rectangular piece and contains two projecting bays on the east side and three projecting bays on the west side. Three 12-lite windows are on the east side, with the outer two in the projecting bays. Three pedestrian doors are situated in the three projecting bays on the west side. The central door is flanked by two 8-lite windows. A band of 'sailor' oriented bricks wrap around both sides above the window headers.

The northern section is a 1990s addition that mimics the original southern section with the same roof and dormer, windows and brick pattern, however, the walls on the east side do not project. The 1990s alteration also replaced the windows and installed a copper roof.

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The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Lorelei Willett, Planning and Development Department, City of Houston.

APPROVAL CRITERIA FOR LANDMARK DESIGNATION

Sec. 33-224. Criteria for designation

(a) The HAHC, in making recommendations with respect to designation, and the city council, in making a designation, shall consider one or more of the following criteria, as appropriate for the type of designation:

S	NA	S - satisfies	D - does not satisfy	NA - not applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>			
(1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation;				

- ☐ ☒ (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event;
- ☒ ☐ (3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation;
- ☐ ☒ (4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city;
- ☐ ☒ (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood;
- ☐ ☒ (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation;
- ☐ ☒ (7) Whether specific evidence exists that unique archaeological resources are present;
- ☒ ☐ (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.
- AND**
- ☐ ☒ (9) If less than 50 years old, or proposed historic district containing a majority of buildings, structures, or objects that are less than 50 years old, whether the building, structure, object, site, or area is of extraordinary importance to the city, state or nation for reasons not based on age (Sec. 33-224(b)).

STAFF RECOMMENDATION

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Protected Landmark Designation of the Cherryhurst Park Clubhouse at 1700 Missouri Street.

HAHC RECOMMENDATION

The Houston Archaeological and Historical Commission recommended to City Council the Protected Landmark Designation of the Cherryhurst Park Clubhouse at 1700 Missouri Street.

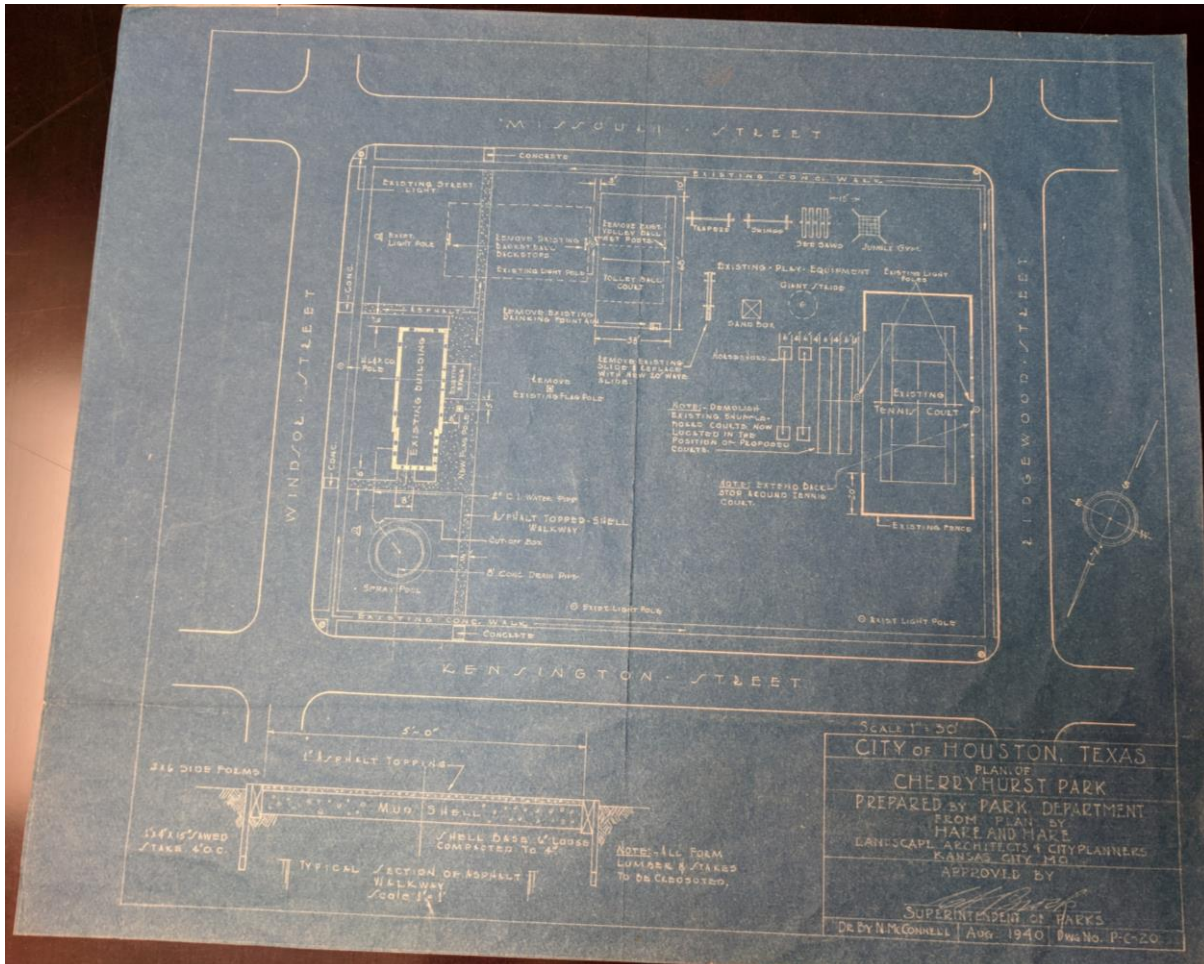
EXHIBIT A
PHOTO
CHERRYHURST PARK CLUBHOUSE
1700 MISSOURI STREET



EXHIBIT B
SITE MAP
CHERRYHURST PARK CLUBHOUSE
1700 MISSOURI STREET



EXHIBIT C
HARE & HARE SITE PLAN, AUGUST 1940
CHERRYHURST PARK CLUBHOUSE
1700 MISSOURI STREET





CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

District I

Item Creation Date: 12/18/2018

PLN - Historic Protected Landmark - 7305 Navigation
Boulevard

Agenda Item#: 29.

Summary:

ORDINANCE designating the M.D. Anderson-Magnolia YWCA located at **7305 Navigation Boulevard** and within the City of Houston, Texas as a protected landmark - **DISTRICT I - GALLEGOS**

Background:

Chapter 33, Section 33-222 allows for City Council to designate a Landmark or Protected Landmark upon application by property owner.

This application for Protected Landmark designation of M.D. Anderson-Magnolia Park YWCA, 7305 Navigation Boulevard was initiated by the owner.

A public hearing was held on August 22, 2018 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Protected Landmark designation.

Margaret Wallace Brown
Interim Director
Planning and Development Department

Contact Information:

Cari Foster

832-393-6529

ATTACHMENTS:

Description

RCA

Land Designation Report

Type

Signed Cover sheet

Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District I

Item Creation Date: 12/18/2018

PLN - Historic Protected Landmark - 7305 Navigation Boulevard

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A handwritten signature in blue ink, appearing to read "Margaret Wallace Brown", is written over a horizontal line.

Margaret Wallace Brown
Interim Director
Planning and Development Department

Contact Information:

Cari Foster

832-393-6529

PROTECTED LANDMARK DESIGNATION REPORT

LANDMARK NAME: M.D. Anderson-Magnolia Park YWCA
(former)

AGENDA ITEM: A

OWNERS: 7305 Navigation LLC

HPO FILE NO.: 18PL164

APPLICANTS: Preservation Houston

DATE ACCEPTED: AUG-13-2018

LOCATION: 7305 Navigation Blvd., Houston, Texas 77011

HAHC HEARING: AUG-22-2018

SITE INFORMATION: Lots 35 thru 45 and Tracts 4 thru 16, Block 118, Magnolia Park Section 2, Houston, Harris County. Building area 28,000 SF, Land area 58,153 SF

TYPE OF APPROVAL REQUESTED: Protected Landmark Designation

Meets Criteria 1, 2, 3, 4, 5, 6 and 8

HISTORY AND SIGNIFICANCE SUMMARY

The Young Women's Christian Association (YWCA) of Houston was established as the local branch of the national YWCA organization to provide educational, recreational and social service programs for women, girls and their families. The YWCA branch at 7305 Navigation Boulevard served the Magnolia Park neighborhood, one of the oldest Hispanic communities in Houston. The building was constructed with funding from the M.D. Anderson Foundation and the YWCA Expansion Fund. The facility was completed in 1962 and dedicated on January 20, 1963. The building's exterior and interior have remained largely unchanged in the time since the dedication.

The M.D. Anderson-Magnolia Park YWCA branch was a hub of neighborhood activity through almost 40 years of operation. In addition to producing programs and activities, the YWCA served as Magnolia Park's polling place during elections, as a meeting location for community groups and as a much-needed recreational facility for the neighborhood.

The YWCA ended its last program in Magnolia Park around 1999 and the property then sat vacant for more than a decade. The current owner purchased the building in late 2014 to prevent its demolition and began sensitive renovations. The owner is committed to maintaining the facility as a gathering place for Magnolia Park residents and has reopened the former YWCA for community events and activities. After flooding associated with Hurricane Harvey damaged the Wortham Theater Center in 2017, the owner provided the former YWCA as the rehearsal site for Houston Grand Opera.

In 1970, the M.D. Anderson-Magnolia Park YWCA, served as one of nine locations that hosted Huelga "Boycott" Enrichment Centers, which allowed the Mexican-American community to protest against Houston ISD while still being able to educate their students.

Magnolia Park YWCA also hosted the 1971 National Chicana Conference. The event was the first interstate assembly of Mexican-American feminists organized in the United States. An estimated 600 women from 23 states attended from May 28-30 to discuss issues of gender discrimination, inadequate educational opportunities, racism and employment discrimination.

The M.D. Anderson-Magnolia Park Branch YWCA is one of several notable mid-twentieth-century modern style buildings designed by award-winning architect Thomas Edmund Greacen. Greacen collaborated with architect Richard Stanton Evans on the YWCA building, which reflects the influence of the International Style.

T.D. Howe Construction Company was the contractor for the YWCA building. The one-story building contains three major areas with different functions: classroom/office, auditorium/gallery and gymnasium. The three areas are arranged around a central courtyard. The functional areas are separated by breezeways. The building has remained largely unchanged since its dedication in 1963.

HISTORY AND SIGNIFICANCE

ARCHITECTURAL STYLE

The M.D. Anderson-Magnolia Park YWCA was designed and built in the mid-twentieth-century modern style and reflects the influence of the International Style of architecture. As he did at First Unitarian/Universalist Church of Houston (1952) and Sylvan Beach Pavilion (1956), architect Thomas Greacen combined common elements of both styles in the design.

Identifying features of mid-twentieth-century modern commercial and institutional buildings include a low-pitched or flat roof with widely overhanging eaves and plate-glass windows that extend to the roofline. These buildings are often constructed with wood, stone, brick or concrete block. The front façade typically includes broad expanses of uninterrupted wall surfaces and recessed or obscured entry doors. Facades are commonly asymmetrical. Courtyards are used to bring the outdoors inside.

There is some overlap between mid-twentieth-century modern and International Style architecture. Both styles are characterized by clean lines and minimal adornment. Identifying features of the International Style include a

flat roof, usually without coping at the roofline, windows flush with outer walls and smooth unornamented surfaces with no decorative detailing at doors or windows. The façade composition commonly includes linear window groupings, expanses of windowless wall surface and uniform white stucco wall cladding. Façades are commonly asymmetrical.

MAGNOLIA PARK NEIGHBORHOOD

Magnolia Park, one of Houston's oldest Hispanic neighborhoods, is located adjacent to the Houston Ship Channel in eastern Harris County. It was platted in 1890 on a 1,374-acre site that had been part of Brady Place, the homestead of Houston promoter John Thomas Brady. The area stretched from Harrisburg Road across Bray's Bayou seven miles downstream from Houston. Magnolia Park was named for the 3,750 magnolia trees that developers planted there. The community became an independent municipality in 1909 and was incorporated as the City of Magnolia Park in 1913. It was annexed by the City of Houston in 1926.

In the early 1900s, Mexican-Americans from South Texas began to settle in large numbers in Houston in barrios in Houston's North Side and East End, especially in Magnolia Park. These neighborhoods became the industrial workshops of early 20th century Houston. During the Mexican Revolution (1910-1920), Mexicans fleeing the turmoil in their native country emigrated to Houston in increasing numbers, boosting the Mexican population of Magnolia Park. Most of the new residents worked as laborers, laying

railroad tracks or dredging and widening Buffalo Bayou. Others loaded cotton on ships and railcars or helped construct the Houston Ship Channel. Many Mexican-American women worked in Houston's jute millsⁱ. Mexican immigrants purchased lots, built homes and fostered Mexican cultural life through clubs, fraternal organizations and community events. Two early Magnolia Park churches became central to neighborhood life: Our Lady of Guadalupe Church, organized in 1912, and Heart of Mary Catholic Church, established in 1926. Our Lady of Guadalupe provided schooling, and together the two churches formed a community center.

By 1920, neighborhood residents had developed their own commercial district of Mexican-owned businesses.

A school named for Lorenzo de Zavala, a prominent politician who fought for Texas independence, was established in 1920 and a Mexican chamber of commerce promoted the community's interests. Sports associations sponsored by local businesses flourished, as did social clubs like the Club Cultural Recreativo Mexico Bello, founded in 1924.

By 1929, Magnolia Park was home to the largest Mexican community in Houston, and Anglo Houstonians referred to the area as "Little Mexico." Escuela Mexicana Hidalgo, a private school organized to preserve Mexican culture, was established in 1930. By the mid-1930s, political organizations developed; groups like Club Femenino-Chapultepec, the League of United Latin American Citizens (LULAC) and Ladies LULAC provided recreational opportunities, promoted Latin culture and protested segregation in Houston. By the early 1940s, the area from the Second Ward — often called "Segundo Barrio" as a reference to its Hispanic population — to Magnolia Park was referred to as the East End. The area saw a significant population increase during World War II as Mexican-Americans moved to Houston for war-related jobs. Residents of the neighborhood were largely working class, employed by the industrial plants, refineries and port facilities that surrounded Magnolia Park. By 1990, the neighborhood's population had grown to 14,000 residents. Magnolia Park celebrated its centennial in 2009.

HUELGA ENRICHMENT CENTERS

On May 30, 1970, federal district judge Ben Connally ordered Houston Independent School District to implement an integration plan that called for shifting school attendance zones to facilitate integration in response to the case *Ross v. Eckels*. One month later, in *Cisneros v. Corpus Christi Independent School District*, Judge Woodrow Seals found that Mexican-Americans were a distinct ethnic group for desegregation purposes.

When the Houston Board of Education moved forward on integrating schools in the autumn of 1970, predominantly Mexican-American schools were classified as "white and paired with African-American schools for integration while leaving schools with Anglo-American student bodies segregated. In response, the Mexican American Education Council organized a boycott of the public schools and established nine Huelga Enrichment Centers. (*Huelga* is Spanish for "strike" or "boycott.") These locations, which included the Magnolia Park YWCA, were commonly called "huelga schools" and continued educating Mexican-American children during the three-week boycott. In the end, Houston ISD recognized Mexican-Americans as a distinct ethnic group and promoted education reforms.

NATIONAL CHICANA CONFERENCE/CONFERENCIA DE MUJERES POR LA RAZA

The National Chicana Conference was the first interstate assembly of Mexican-American feminists organized in the United States. The event was held at the Magnolia Park YWCA from May 28-30, 1971. Houston broadcaster Elma Barrera helped organized the event, which was attended by an estimated 600 women from 23 states. The participants included students, social workers and other progressives who had differing views from the women who had assembled two years earlier at a Denver, Colorado, youth conference and declared that Chicanas did not want to be liberated. The Houston group was linked to more moderate Hispanic women's organizations such as Cruz Azul Mexicana, Ladies LULAC, the Mexican American Youth Organization and the newly formed Raza Unida Party.

The conference focused on issues that were at the forefront of the nascent Mexican-American civil rights movement. Speakers urged participants to work together to help end gender and employment discrimination, racism and inadequate educational opportunities. Conference participants were not united and feared that organizers were attempting to split the Chicano movement along gender lines. The conference ended unsuccessfully when approximately half of the delegates walked out in protest of the focus on sexism over racism.

THOMAS EDMUND GREACEN II (1907-1994)

Thomas E. Greacen II was born on September 12, 1907, in Brooklyn, New York. After graduating from the Lawrenceville School in Princeton, New Jersey, he majored in architecture at Princeton University and did advanced studies at Columbia University and the Ecole des Beaux-Arts Americaines de Fontainebleau. Greacen's architectural career began in New York City where he worked briefly for the prestigious firms of York & Sawyer and Delano & Aldrich before starting his own practice there in 1932.

During World War II, Greacen served in the U.S. Army Air Forces in Washington, D.C, attaining the rank of lieutenant colonel. He designed military airfields throughout the United States and developed a "wind rose" for laying out runways to take advantage of prevailing winds. In 1944, Greacen and his wife Wynfred moved to Houston where he worked with architect Kenneth Franzheim, who had also been involved in wartime projects in Washington.

Greacen began his independent architectural practice in 1948. His designs include the Sugarland Shopping Center in Sugar Land (1952) for a subsidiary of the Imperial Sugar Company, the Elephant House at the Houston Zoo (1953), and First United Methodist Church in La Marque, Texas (1953). His best-known

independent work is First Unitarian/Universalist Church of Houston (1952), 5200 Fannin Street. The church won first prize in the Texas Society of Architects design competition the year it was completed.

Greacen and Raymond H. Brogniez were partners in the Houston firm of Greacen & Brogniez from 1953 to 1958. Together they designed two nationally recognized buildings: The Sylvan Beach Pavilion (1956) located in LaPorte, listed on the National Register of Historic Places and is a Recorded Texas Historic Landmark and a State Antiquities Landmark. The Gibraltar Savings Building (1957), located at 2302 Fannin Street, was the recipient of the Architectural Merit Award from Texas Architect magazine in 1959 and was also prominently featured in the August 1960 edition of Arts and Architecture magazine.

In 1961, Greacen independently designed the First Congregational Church of Houston (10840 Beinhorn), which he was a member.

The following years, Greacen & Richard Stanton Evans designed the M.D. Anderson-Magnolia Park YWCA. By 1968, their firm was known as Greacen, Evans & Rogers and specialized in designing public school buildings. At various times during his career, Greacen taught architecture at the University of Houston and Rice University. In 1975, he was made a Fellow of the American Institute of Architects in recognition of his lifelong contributions to his profession. Greacen retired from practice in 1987.

RICHARD STANTON EVANS (1905-1968)

Richard Stanton Evans was born in Birmingham, Alabama, on May 17, 1905. He graduated from Phillips High School in Birmingham in 1927 and attended the University of Alabama and Georgia Institute of Technology for a single year at each school.

In 1927, Evans began working as a draftsman for Denham, Van Keuren & Denham, Architects & Engineers, in his hometown; he eventually became the firm's chief draftsman. From 1943 to 1947, Evans worked as a draftsman for Chapman, Evans & Delehanty in New York City and as a draftsman for prominent San Antonio architect Ralph H. Cameron from 1947 to 1948.

In 1950, Evans joined Houston architects Claude R. Cato and Burton L. Austin in the firm Cato, Austin & Evans and represented Detroit architects Giffels & Vallet on their Houston projects. Works by Cato, Austin & Evans include the Benckenstein House (1953, altered) in Orange, Texas, which received an Award of Merit

from the Texas Society of Architects, and the University of Houston Engineering & Classroom Building (1955, demolished), which received an AIA Houston Medal of Honor.

Evans left Cato, Burton & Evans in 1955 and worked briefly for R.H. Brogniez & Associates and Lenard Gabert & Associates before joining Thomas E. Greacen's firm. He became a partner in Greacen & Evans in 1961 and a member of the American Institute of Architects in 1962. The firm was renamed Greacen, Evans & Rogers in 1968 when Bernard H. Rogers became a partner. Greacen, Evans & Rogers specialized in the design of public school buildings.

Richard Evans died in 1968 at the age of 62 after battling lung cancer. He is interred at Elmwood Cemetery in Birmingham, Alabama.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY:

The M.D. Anderson-Magnolia Park YWCA is a 28,000-square-foot, flat-roofed building constructed of hollow-core concrete block on a slab foundation. The front facade faces SSW on Navigation Boulevard. The building occupies the full depth of the property between Navigation and Avenue N and has a secondary façade on Avenue N. The facility contains three functional areas: classroom/office, auditorium/gallery and gymnasium. The functional areas are arranged around a central courtyard and are separated by breezeways. A parking lot runs through the east side of the property with entrances on Navigation and Avenue N.

The asymmetrical front façade contains three bays of varying width and height. The first (west) bay is one-and-one-half stories tall and contains the street façade of the auditorium/gallery space. The narrow,

one-story second (central) bay contains the main entrance to the building. The one-story third (east) bay is the widest of the three bays and contains the street façade of the classroom/office section of the building.

The body of the first bay is recessed from the main façade of the building and is composed of a plain concrete block wall topped with a narrow metal cap. Two square, symmetrically spaced plate glass windows are in the left (west) third of the bay. The windows are covered with metal grilles with bars in a vertical wave pattern.

A one-story section projects from the remaining two-thirds of the first bay. The decoration on the projecting section of the bay consists of repeating, horizontal rows of three squares each. The square elements are created with concrete blocks that slightly protrude from the wall surface. The projecting section of the bay is topped with boxed eaves. A wide metal fascia continues through the remaining two bays.

The narrow, one-story central bay contains the main entrance from the street. A concrete block wall projects from the main façade of the building. The entrance is marked by six metal gates with bars in a vertical wave pattern that matches the grilles on the windows in the first bay. The opening for the breezeway between the auditorium/gallery space and classroom office space is recessed under the continuing metal fascia. In 1990, the mural “Hispanic Culture” was painted on the north wall of the entry breezeway by artist Daniel Lechón (b. 1929), a protégé of the famed muralist Diego Rivera. The Houston-based Lechón was born in Puebla, Mexico, and is the subject of a PBS special, *Brushstrokes of South Texas: The Murals of Daniel Lechón*.

The third (east) bay is one story tall and is the widest of the three bays. A concrete block wall screens the full width of the third bay. The name “M.D. ANDERSON MAGNOLIA PARK YWCA” is in metal block letters on the upper north end of the wall. The wall has been painted with a mural containing a large central magnolia flower between the words “MAGNOLIA” and “PARK.” “Est. 1909” refers to the date Magnolia Park was founded, and the silhouette of a tree represents the hundreds of trees planted by the developers after the subdivision was platted. The mural was painted in 2017 by the Berlin-based artist Marin Majić (b. 1979) from a design by Magnolia Park resident Jesse Rodriguez.

The plate glass transoms on the façade of the classroom/office section of the building are visible above the wall. The windows are recessed under the eaves and the continuous metal fascia.

The rear façade faces Avenue N. The one-story left (east) bay contains the classroom/office areas of the building. It is set back from Avenue N behind a large grassy area. The façade of this bay contains five rectangular plate glass windows with metal frames under five plate glass transoms. The windows rest on a concrete block base with a continuous masonry sill. A pair of metal-framed plate glass doors under a plate glass transom are toward the right (north) end of the façade adjacent to the entry to the breezeway the separates the

classroom/office area from the gymnasium, which is set at a right angle to the classroom/office areas. This section of the building most reflects the influence of the International Style.

The Avenue N façade of the gymnasium contains a plain concrete block wall topped with a narrow metal cap. A one-story section containing the locker rooms projects from the left (east) side of the two-story

gymnasium. Metal downspouts are symmetrically spaced on the façade of the gym. The bottom quarter of the gymnasium's façade contains rows of vents created by turning the concrete blocks on their sides.

Renovations on the building started in 2014 by the current owner. The auditorium/gallery space and the office/classroom building renovations have been completed. The roof has been repaired and the exterior of the building has been painted.

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The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by the Historic Preservation Office, Planning and Development Department, City of Houston.

APPROVAL CRITERIA FOR LANDMARK DESIGNATION

Sec. 33-224. Criteria for designation

(a) The HAHC, in making recommendations with respect to designation, and the city council, in making a designation, shall consider one or more of the following criteria, as appropriate for the type of designation:

S	NA		S - satisfies	D - does not satisfy	NA - not applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation;			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(2) Whether the building, structure, object, site or area is the location of a significant local, state or national event;			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation;			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city;			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood;			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	(6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation;			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	(7) Whether specific evidence exists that unique archaeological resources are present;			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.			

EXHIBIT A

PHOTOS

M.D. ANDERSON-MAGNOLIA PARK YWCA
7305 NAVIGATION BLVD.



EXHIBIT A

PHOTOS

M.D. ANDERSON-MAGNOLIA PARK YWCA
7305 NAVIGATION BLVD.

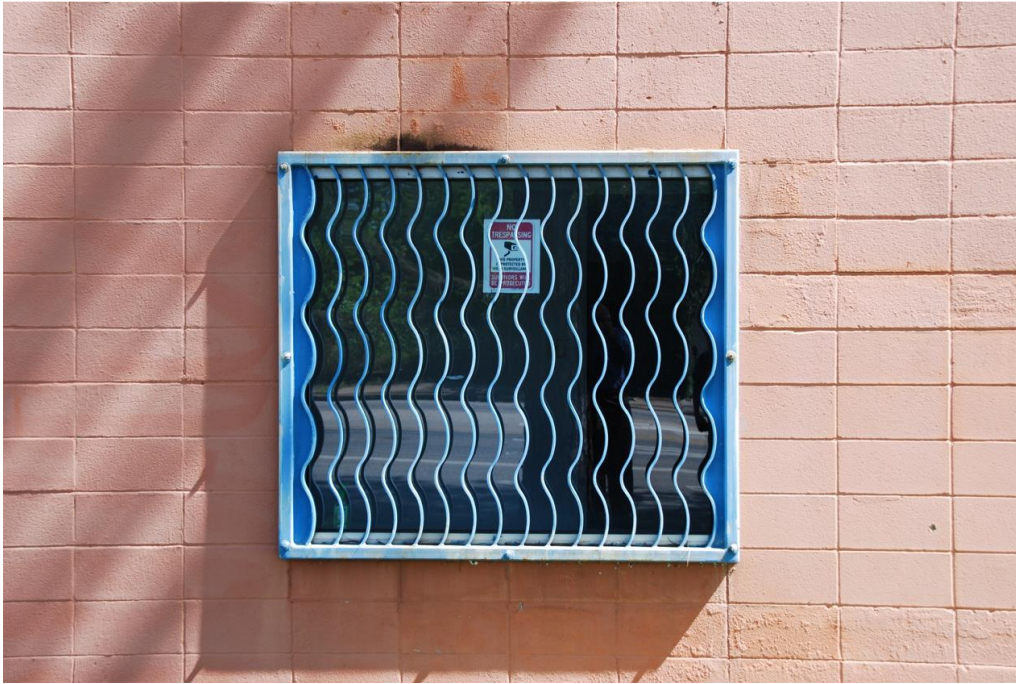


EXHIBIT A

PHOTOS

M.D. ANDERSON-MAGNOLIA PARK YWCA
7305 NAVIGATION BLVD.



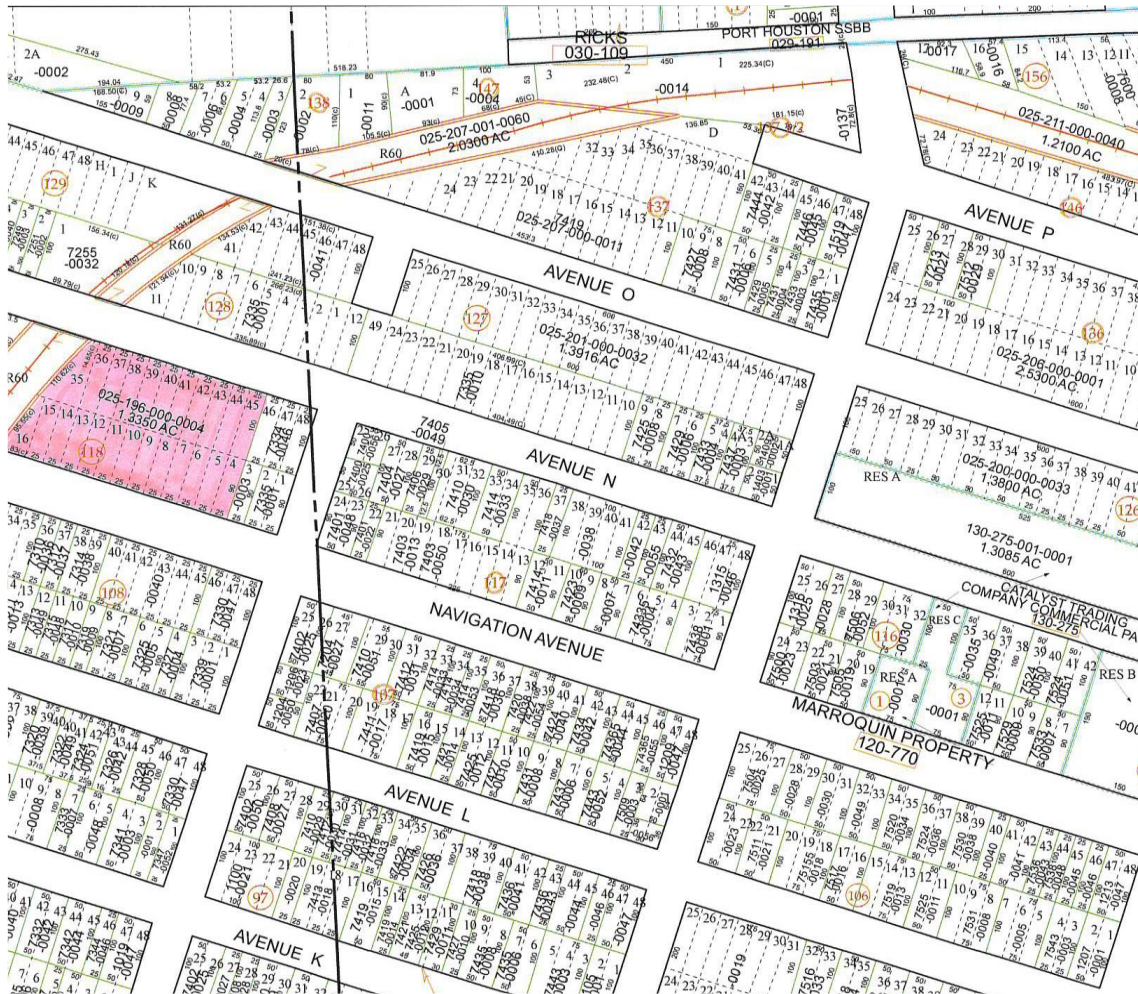
EXHIBIT A PHOTOS

M.D. ANDERSON-MAGNOLIA PARK YWCA
7305 NAVIGATION BLVD.



EXHIBIT B SITE MAP

M.D. ANDERSON-MAGNOLIA PARK YWCA
7305 NAVIGATION BLVD.



ⁱ Jute Mill – The mills processed a plant fiber called Jute, which made burlap materials.



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

District D

Item Creation Date: 12/18/2018

PLN - Historic Protected Landmark - 2518 Riverside Drive

Agenda Item#: 30.

Summary:

ORDINANCE designating the house located at **2518 Riverside Drive** and within the City of Houston, Texas as a protected landmark with a name Scullin-Neblett House - **DISTRICT D - BOYKINS**

Background:

Chapter 33, Section 33-222 allows for City Council to designate a Landmark or Protected Landmark upon application by property owner.

This application for Protected Landmark designation of Scullin-Neblett House 2518 Riverside Drive was initiated by the owner.

A public hearing was held on November 13, 2018 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Protected Landmark designation.

Margaret Wallace Brown
Interim Director
Planning and Development Department

Contact Information:

Cari Foster

832-393-6529

ATTACHMENTS:

Description

RCA

Landmark Designation Report

Type

Signed Cover sheet

Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District D

Item Creation Date: 12/18/2018

PLN - Historic Protected Landmark - 2518 Riverside Drive

Agenda Item#:

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A handwritten signature in blue ink, appearing to read "M. Wallace Brown", is written over a horizontal line.

Margaret Wallace Brown
Interim Director
Planning and Development Department

Contact Information:

Cari Foster

832-393-6529

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

PROTECTED LANDMARK DESIGNATION REPORT

LANDMARK/SITE NAME: Scullin-Neblett House

AGENDA ITEM: B.1

OWNERS: Jose and Jonathan Clark

HPO FILE NO.: 18PL165

APPLICANT: SAME AS OWNERS

DATE ACCEPTED: Nov-13-2018

LOCATION: 2518 Riverside Drive, Houston, Texas,
77004 – Riverside Terrace

HAHC HEARING: Nov-13-2018

SITE INFORMATION: Lot 5, Block 32, Riverside Terrace Sec 5, City of Houston, Harris County, Texas

TYPE OF APPROVAL REQUESTED: Protected Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY

The Scullin House is a two-story brick veneer house that is a hybrid of architectural styles found in Houston's more affluent neighborhoods beginning in the 1920s. The house faces south on Riverside Drive and was constructed in late 1929 to early 1930 in the historic Riverside Terrace neighborhood. Two main families have resided in the home during most of its history: the Scullin family and the Neblett family. The current owners, Jose and Jonathan Clark, bought the home in 2014, and are seeking protected landmark designation for the property.

Paul Cornelius Scullin and his wife Nellie Dibvell Scullin were the first owners of 2518 Riverside Drive beginning in March 1930. Paul worked in the refining department at The Texas Company (later Texaco) for most of his career, retiring as an executive. The Scullin family resided at 2518 Riverside Drive for 33 years. After Paul and Nellie died, their daughter Jean sold the home to the Neblett family in April 1963.

Gilberta Delphine Bradford Neblett and her husband Robert Eugene Neblett were the second owners of the home. Eugene was a U.S. Army Staff Sergeant during World War II, and Gilberta was an influential educator and mentor. Additionally, she was a very prominent and active member in the Mt. Vernon United Methodist Church. After Robert's passing in 2002, Gilberta continued to live at 2518 Riverside until she died at the age of 93 in 2010.

The ownership history of the home reflects the changing demographics of the neighborhood. While initially occupied by affluent Jewish and white families, successful African-American families began to buy homes in Riverside Terrace in the 1950s. The shift in ownership from the Scullins to the Nebletts is representative of this changing demographic trend. When the Nebletts bought the home in 1963, the neighborhood had already begun shifting to predominantly African-American families.

According to architectural historian Stephen Fox, the house at 2518 Riverside is a very good example of the hybrid style of homes popular in Houston in the 1920s and 1930s. The asymmetrical home is a combination of three styles: Craftsman, Tudor, and Mediterranean Revival. The prolific Russell Brown Company was commissioned to build the home. They were well known for their work during this period in several historic neighborhoods, including Riverside Terrace, River Oaks, Broadacres, Avondale and Westmoreland.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

title of a 1985 documentary by Jon Schwartz that gives a 60-year overview of the community and its struggle to integrate.

Eventually, all but a few white homeowners left Riverside Terrace, but the neighborhood once again became home to prominent professionals – this time African-American college professors, doctors, lawyers and politicians. Home construction and commercial development have recently revived, especially on the southern edge of the neighborhood.

MR. PAUL CORNELIUS SCULLIN (b. May 29, 1873, d. January 27, 1961)

MRS. NELLIE DIBVELL SCULLIN (b. December 10, 1876, d. April 21, 1962)

Paul Cornelius Scullin and his wife Nellie Dibvell Scullin (née Kellie) became the first owners of 2518 Riverside Drive in March 1930. They lived in the house with their two daughters, Margaret and Jean. Paul was born in Beaverkill, Sullivan County, New York to Irish parents John Scullin and Katherine Deveney, and Nellie was born in Jasper, Texas to Captain Edward Irwin Kellie of South Carolina and Martha S. Brown of Alabama.

Paul married Nellie in Jasper on June 10, 1903. According to the Houston city directories and census records, the Scullins moved to Houston around 1910, where they initially lived at 2108 San Jacinto. Paul was a secretary at The Texas Company (later Texaco) in the refining department. He stayed with the company the rest of his career, working his way up to an assistant manager position, and later becoming an executive. Paul and Nellie Scullin lived at 2518 Riverside Drive from the time they purchased the home for \$18,000 in 1930 until they died. Paul died in 1961 at the age of eighty-seven, and Nellie passed away one year later in 1962, aged eighty-five. Both were buried in Forest Park Cemetery in Houston.

MR. ROBERT EUGENE NEBLETT (b. October 8, 1919, d. March 17, 2002)

MRS. GILBERTA DELPHINE BRADFORD NEBLETT (b. May 27, 1917, d. October 4, 2010)

After Paul and Nellie died, their daughter Jean sold the home to the Neblett family in April 1963. Robert Eugene Neblett was born in Navasota to native Texans William and Elna Neblett. According to his World War II Draft Card, he was employed at the McClung Barber Shop in the early 1940s. Eugene was a U.S. Army Staff Sergeant during WWII. His wife, Gilberta Delphine Bradford Neblett (née Portley from her mother's second marriage) was born to Calvin Bradford and Lillie Green Bradford in Galveston. Gilberta and Robert married in Houston on September 2, 1942.

Gilberta's exceptional service as an educator and mentor was documented in her obituary by Mt. Vernon United Methodist Church. Gilberta was a secretary for twenty-five years at Atherton Elementary School in the Houston Independent School District (HISD). Additionally, she worked at two other HISD schools: E.O. Smith Junior High School and Booker T. Washington Senior High School. She personally mentored U.S. Congress members Barbara Jordan and George "Mickey" Leland, State Representative Harold Dutton, Harris County Commissioner El Franco Lee and champion boxer George Foreman. After retiring from HISD, Gilberta spent eight years in Judge Surrey Davis's office in the Harris County Judicial System.

ARCHITECTURAL STYLE

Stephen Fox has described the house at 2518 Riverside Drive as a 1920s Houston hybrid due to the several styles it incorporates. The following is his explanation of the different components of the exterior:

“The massing of the house, with a separately roofed entrance bay set to one side (rather than centered), balanced by a long-recessed wing anchored by the front-facing chimney stack, is associated with picturesque manorial type suburban houses (i.e. Tudor), as are the ganged windows (windows grouped together in twos and threes). However, the classical detailing of the entrance portal and the pair of arched French doors in the east-side loggia are associated with Mediterranean type Houston houses of the 1920s. The overhanging roof eaves with the rafter ends beneath them exposed are a hang-over from Craftsman type Houston houses of the 1910s and early '20s. The mixed blend of black and red brick was very popular in Houston in the 1920s.”

The two-story home has a hipped, asphalt shingle roof with Craftsman style rafter tails. The hipped roof has a half-gabled wing wall on the left side of the entry (right) bay. The Tudor components include open eaves and windows in groupings of two or more. The house has a pier and beam foundation.

The asymmetrical front façade contains three bays. The first floor of the first (left) bay contains two French doors with multi-pane fanlights; a pair of 1-over-1 sash windows with 16-light screens is on the second floor.

The second (central) bay contains four 1-over-1 sash windows with 12-light screens on the first floor, and three 1-over-1 sash windows with 12-light screens on the second floor. All the windows have continuous brick sills.

The third (right) bay contains a prominent, Tudor style, off-center, false double chimney with masonry detailing. The chimney pierces the roof. The third bay also contains a Georgian Revival entry that includes a rounded arch wooden door recessed under a rounded masonry arch entry porch. The arch is flanked by Tuscan pilasters under a masonry pediment, with classical dentil detailing. On the second floor of the third bay, there is a pair of 1-over-1 sash windows with 12-light screens and a continuous brick sill.

RESTORATION HISTORY

The Scullin House has remained largely unchanged since its construction. After Jose and Jonathan Clark purchased the home in 2014, they did minor renovations that maintained the historic aspects of the property and are continuing to respectfully restore it. While renovations have been primarily on the interior, the Clarks did repaint the exterior trim and replace the roof. They kept the original windows, doors and hardware intact. Two sets of original French doors on the left front façade needed to be replaced, but identical doors were crafted and installed.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

APPROVAL CRITERIA FOR LANDMARK DESIGNATION

Sec. 33-224. Criteria for designation

(a) The HAHC, in making recommendations with respect to designation, and the city council, in making a designation, shall consider one or more of the following criteria, as appropriate for the type of designation:

S	NA	S - satisfies	D - does not satisfy	NA - not applicable
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- | | | | | |
|-------------------------------------|-------------------------------------|--|--|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation; | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation; | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) Whether specific evidence exists that unique archaeological resources are present; | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride. | | |

AND

- | | | | | |
|--------------------------|-------------------------------------|--|--|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (9) If less than 50 years old, or proposed historic district containing a majority of buildings, structures, or objects that are less than 50 years old, whether the building, structure, object, site, or area is of extraordinary importance to the city, state or nation for reasons not based on age (Sec. 33-224(b)). | | |
|--------------------------|-------------------------------------|--|--|--|

CITY OF HOUSTON

Archaeological & Historical Commission

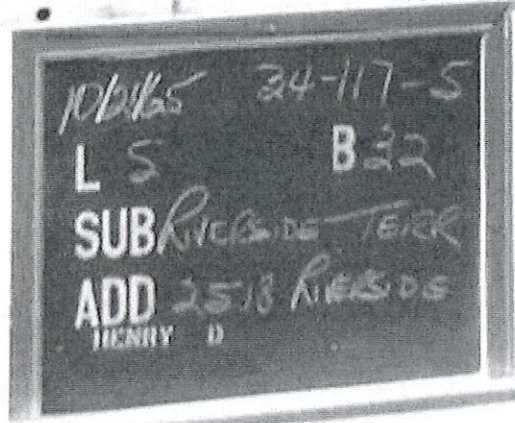
Planning and Development Department

EXHIBIT A

SCULLIN-NEBLETT HOUSE

2518 RIVERSIDE DRIVE, HOUSTON, TEXAS, 77004 – RIVERSIDE TERRACE

1964 HISTORIC PHOTO



CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

SCULLIN-NEBLETT HOUSE
2518 RIVERSIDE DRIVE, HOUSTON, TEXAS, 77004 – RIVERSIDE TERRACE
LEFT (SIDE) ELEVATION



CITY OF HOUSTON

Archaeological & Historical Commission

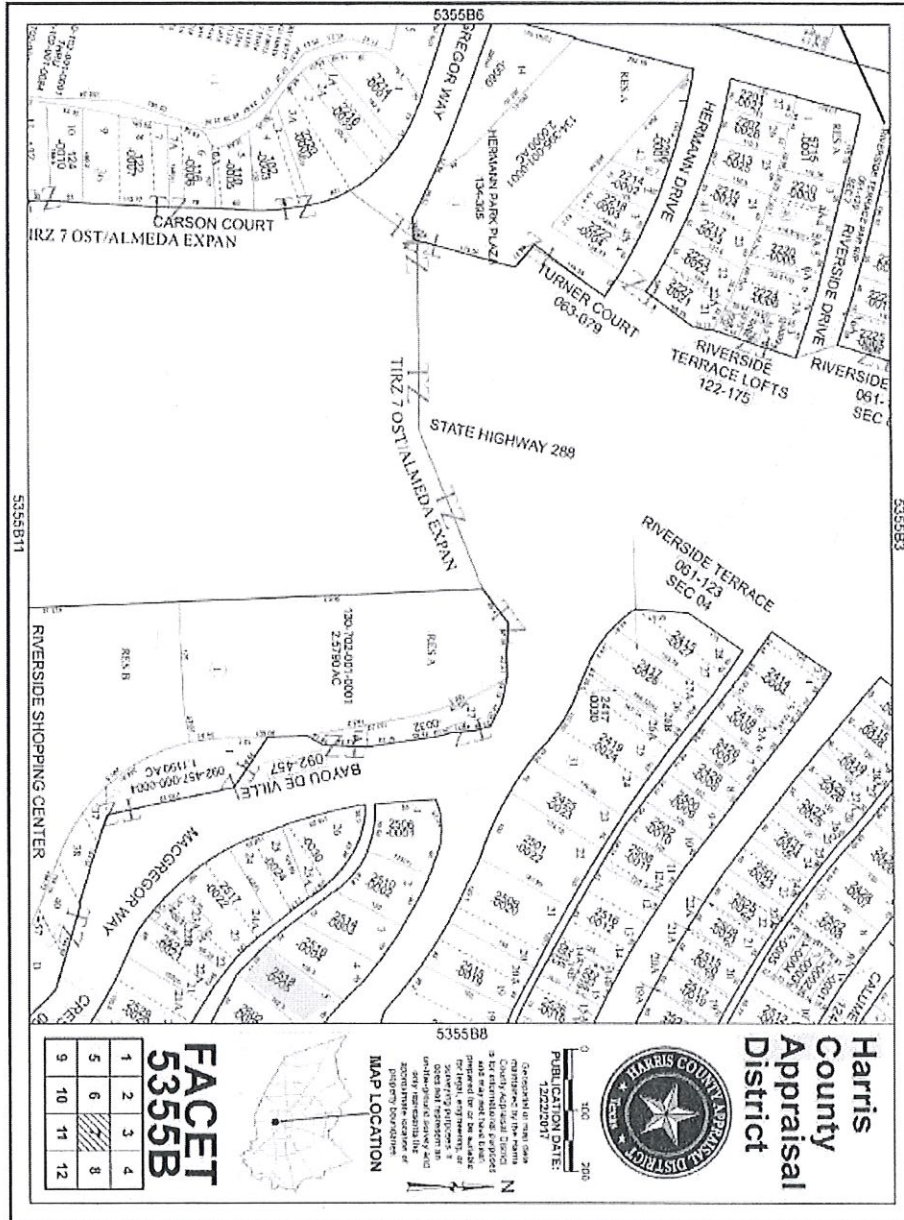
Planning and Development Department

EXHIBIT B

SITE MAP

SCULLIN-NEBLETT HOUSE

2518 RIVERSIDE DRIVE, HOUSTON, TEXAS, 77004 – RIVERSIDE TERRACE



PROTECTED LANDMARK DESIGNATION REPORT

LANDMARK/SITE NAME: Scullin-Neblett House

AGENDA ITEM: B.1

OWNERS: Jose and Jonathan Clark

HPO FILE NO.: 18PL165

APPLICANT: SAME AS OWNERS

DATE ACCEPTED: Nov-13-2018

LOCATION: 2518 Riverside Drive, Houston, Texas,
77004 – Riverside Terrace

HAHC HEARING: Nov-13-2018

SITE INFORMATION: Lot 5, Block 32, Riverside Terrace Sec 5, City of Houston, Harris County, Texas

TYPE OF APPROVAL REQUESTED: Protected Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY

The Scullin House is a two-story brick veneer house that is a hybrid of architectural styles found in Houston's more affluent neighborhoods beginning in the 1920s. The house faces south on Riverside Drive and was constructed in late 1929 to early 1930 in the historic Riverside Terrace neighborhood. Two main families have resided in the home during most of its history: the Scullin family and the Neblett family. The current owners, Jose and Jonathan Clark, bought the home in 2014, and are seeking protected landmark designation for the property.

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Gilberta Delphine Bradford Neblett and her husband Robert Eugene Neblett were the second owners of the home. Eugene was a U.S. Army Staff Sergeant during World War II, and Gilberta was an influential educator and mentor. Additionally, she was a very prominent and active member in the Mt. Vernon United Methodist Church. After Robert's passing in 2002, Gilberta continued to live at 2518 Riverside until she died at the age of 93 in 2010.

The ownership history of the home reflects the changing demographics of the neighborhood. While initially occupied by affluent Jewish and white families, successful African-American families began to buy homes in Riverside Terrace in the 1950s. The shift in ownership from the Scullins to the Nebletts is representative of this changing demographic trend. When the Nebletts bought the home in 1963, the neighborhood had already begun shifting to predominantly African-American families.

According to architectural historian Stephen Fox, the house at 2518 Riverside is a very good example of the hybrid style of homes popular in Houston in the 1920s and 1930s. The asymmetrical home is a combination of three styles: Craftsman, Tudor, and Mediterranean Revival. The prolific Russell Brown Company was commissioned to build the home. They were well known for their work during this period in several historic neighborhoods, including Riverside Terrace, River Oaks, Broadacres, Avondale and Westmoreland.

The Scullin-Neblett House at 2518 Riverside Drive, Houston, Texas, 77004 meets criteria 1, 3, 4, 5 and 6 for Protected Landmark Designation

HISTORY AND SIGNIFICANCE

RIVERSIDE TERRACE

The first section of Riverside Terrace was platted in 1924. Development of the area was started by Henry Frederick MacGregor, who came to Houston in 1883 and began investing in real estate. By 1900, MacGregor had extended Houston's residential area southward by building several subdivisions in the South Main area. During the first two decades of the 20th century, "street-car suburbs" flourished in Houston and residential developments spurred the extension of streetcar lines.

By the mid-1920s, the growing popularity of the automobile led to new "automobile suburbs" in Houston. Several of these residential subdivisions were platted out on either side of Brays Bayou in the vicinity of Hermann Park. One such suburb was Riverside Terrace.

When Riverside Terrace opened, early sales brochures stressed the area's premier location. The subdivision was promoted as being near South Main's cultural, medical, educational and social facilities. The first section of the project – an area bounded by Almeda, Blodgett, Live Oak and Oakdale streets – was financed by the Guardian Trust Company. The developer, using the same sales language as the River Oaks Corporation, noted that there would be "rigid building restrictions...so that each purchaser is assured beforehand of the exact character of the improvements with which he will be surrounded."

The success of Riverside Terrace attracted other developers, and the subdivisions of Washington Terrace and Riverside were platted in the vicinity. Today, the entire area is known as Riverside Terrace.

Riverside Terrace was once home to a large number of Jewish families, including such prominent names as Weingarten, Finger, Sakowitz and Battlestein, who were excluded from River Oaks. From the 1930s until the post-war era, the neighborhood was unofficially known as the "Jewish River Oaks," for its affluent residents and impressive homes, particularly those on MacGregor Drive overlooking Brays Bayou.

Architects who designed homes in the neighborhood include John Staub, Birdsall Briscoe, Bolton & Barnstone and Joseph Finger. Several distinctive modern houses were designed by the office of Bailey A. Swenson. The architectural firm of MacKie and Kamrath also produced homes of modern design. One house, featured in *Architectural Record* in 1942, was described as having excited neighborhood controversy for being so modern. Today, the neighborhood contains numerous outstanding examples of residential architecture ranging from traditional revival styles to late Art Deco and mid-century modern, interspersed with small motels, apartment buildings and, most recently, townhouse developments.

The neighborhood's demographics began to change in 1952 when affluent African-American cattleman Jack Caesar moved his family into Riverside Terrace. Caesar remained in his house even after a bomb was detonated on the front porch. In the mid-1950s, white families began moving to more distant suburbs. In the early 1960s, white residents who saw the potential for an integrated neighborhood tried to stabilize the area by posting signs that read, "This Is Our Home, It Is Not For Sale," which became the

title of a 1985 documentary by Jon Schwartz that gives a 60-year overview of the community and its struggle to integrate.

Eventually, all but a few white homeowners left Riverside Terrace, but the neighborhood once again became home to prominent professionals – this time African-American college professors, doctors, lawyers and politicians. Home construction and commercial development have recently revived, especially on the southern edge of the neighborhood.

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Gilberta was a very prominent and active member in the Mt. Vernon United Methodist Church. According to her obituary, Gilberta “was one of the eldest members who had a long-standing service record in the church.” She held multiple positions, such as Christian Educator and Superintendent of Sunday School. Moreover, Gilberta was an important and influential member of United Methodist Women. In their community, Gilberta and her husband Robert were known to open their doors for anyone who needed shelter, food or other personal assistance.

Robert died at the age of eighty-two and was buried at Houston National Cemetery (Veterans Memorial Cemetery). After his passing, Gilberta continued to live at 2518 Riverside until she died at the age of ninety-three in 2010. They are survived by their three children – Robert Eugene Neblett II, Lillie Neblett Jefferson and Paulette Neblett McNeese.

CURRENT OWNERS

Gilberta Neblett died in 2010, and her estate held the property until it was purchased by Elbar Investments Inc. Jose and Jonathan Clark bought the property from Elbar Investments Inc. in 2014. The Clarks are the third and current owners of 2518 Riverside Drive and are seeking protected landmark designation for the house.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

THE RUSSELL BROWN COMPANY

According to architectural historian Stephen Fox, the Russell Brown Company was a Houston-based architectural design and construction company. The company was chartered in 1906 by Russell Brown. Brown was born on December 12, 1875 in Taylor, Texas and came to Houston in 1902. Brown retired from the building business around the time of World War II. He lived in retirement at a ranch near Juliff, where he died in 1963.

The Russell Brown Company specialized in residential design in Houston until the early 1940s. They constructed numerous houses in the Westmoreland, Montrose, Boulevard Oaks and River Oaks neighborhoods and the Dallas subdivision of Munger Place. The company was the general contractor of such notable Houston houses as the William S. Farish House (1925) in Shadyside and the Cleveland Sewall House (1926, National Historic Landmark) in River Oaks.

Brown expanded his operations by opening branch offices in Dallas by 1916, San Antonio by 1922 and Los Angeles, California in 1923. The major houses they designed and built include the Herbert L. Kokernot House (1928) in Monte Vista in San Antonio, the O.L. Seagraves House (1929) at the Mo-Ranch near Hunt, the Talbott F. Rothwell House (1929) in Beaumont, and the W.B. Morgan House (1931) in Olmos Park Estates in Olmos Park, Texas. Among the architects who worked at various times for the Russell Brown Company in Houston were A.N. Dawson, Charles W. Oliver, Mike Mebane and Gonzalo Ancira.

ARCHITECTURAL STYLE

Stephen Fox has described the house at 2518 Riverside Drive as a 1920s Houston hybrid due to the several styles it incorporates. The following is his explanation of the different components of the exterior:

“The massing of the house, with a separately roofed entrance bay set to one side (rather than centered), balanced by a long-recessed wing anchored by the front-facing chimney stack, is associated with picturesque manorial type suburban houses (i.e. Tudor), as are the ganged windows (windows grouped together in twos and threes). However, the classical detailing of the entrance portal and the pair of arched French doors in the east-side loggia are associated with Mediterranean type Houston houses of the 1920s. The overhanging roof eaves with the rafter ends beneath them exposed are a hang-over from Craftsman type Houston houses of the 1910s and early '20s. The mixed blend of black and red brick was very popular in Houston in the 1920s.”

The two-story home has a hipped, asphalt shingle roof with Craftsman style rafter tails. The hipped roof has a half-gabled wing wall on the left side of the entry (right) bay. The Tudor components include open eaves and windows in groupings of two or more. The house has a pier and beam foundation.

The asymmetrical front façade contains three bays. The first floor of the first (left) bay contains two French doors with multi-pane fanlights; a pair of 1-over-1 sash windows with 16-light screens is on the second floor.

The second (central) bay contains four 1-over-1 sash windows with 12-light screens on the first floor, and three 1-over-1 sash windows with 12-light screens on the second floor. All the windows have continuous brick sills.

The third (right) bay contains a prominent, Tudor style, off-center, false double chimney with masonry detailing. The chimney pierces the roof. The third bay also contains a Georgian Revival entry that includes a rounded arch wooden door recessed under a rounded masonry arch entry porch. The arch is flanked by Tuscan pilasters under a masonry pediment, with classical dentil detailing. On the second floor of the third bay, there is a pair of 1-over-1 sash windows with 12-light screens and a continuous brick sill.

RESTORATION HISTORY

The Scullin House has remained largely unchanged since its construction. After Jose and Jonathan Clark purchased the home in 2014, they did minor renovations that maintained the historic aspects of the property and are continuing to respectfully restore it. While renovations have been primarily on the interior, the Clarks did repaint the exterior trim and replace the roof. They kept the original windows, doors and hardware intact. Two sets of original French doors on the left front façade needed to be replaced, but identical doors were crafted and installed.

BIBLIOGRAPHY

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Harris County Appraisal District, Real Property Account Information and Ownership Information for 2518 Riverside Dr., Houston, Texas, 77004. Accessed September 2018.

Harris County Tax Records for 2518 Riverside Dr., Houston, Texas, 77004. Accessed September 2018.

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The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by the Historic Preservation Office Planning and Development Department, City of Houston.

APPROVAL CRITERIA FOR LANDMARK DESIGNATION

Sec. 33-224. Criteria for designation

(a) The HAHC, in making recommendations with respect to designation, and the city council, in making a designation, shall consider one or more of the following criteria, as appropriate for the type of designation:

S	NA	S - satisfies	D - does not satisfy	NA - not applicable
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AND				
<input type="checkbox"/>	<input checked="" type="checkbox"/>			

EXHIBIT A
SCULLIN-NEBLETT HOUSE
2518 RIVERSIDE DRIVE, HOUSTON, TEXAS, 77004 – RIVERSIDE TERRACE
1964 HISTORIC PHOTO



SCULLIN-NEBLETT HOUSE
2518 RIVERSIDE DRIVE, HOUSTON, TEXAS, 77004 – RIVERSIDE TERRACE
FRONT ELEVATION



SCULLIN-NEBLETT HOUSE
2518 RIVERSIDE DRIVE, HOUSTON, TEXAS, 77004 – RIVERSIDE TERRACE
LEFT (SIDE) ELEVATION



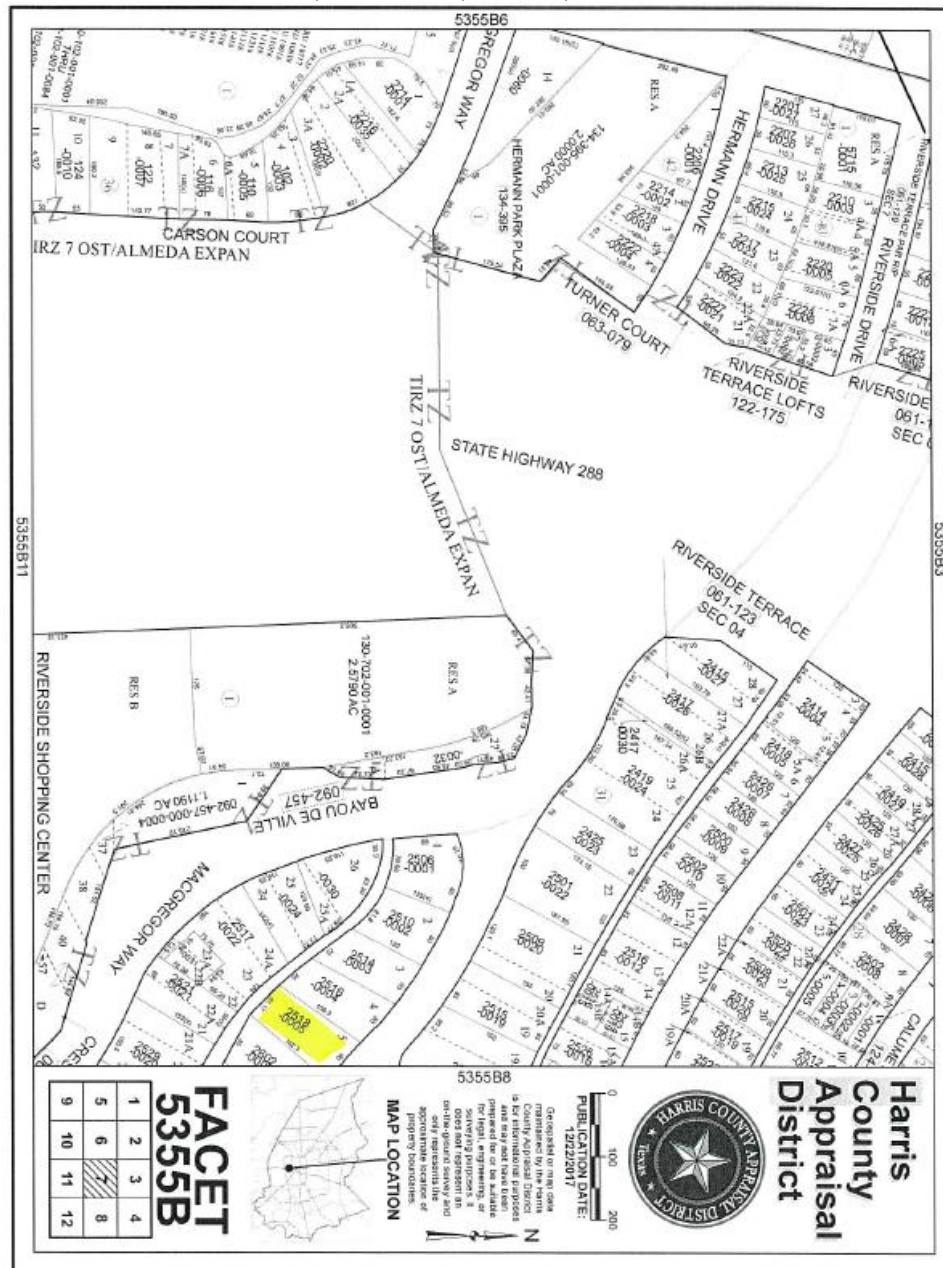
SCULLIN-NEBLETT HOUSE
2518 RIVERSIDE DRIVE, HOUSTON, TEXAS, 77004 – RIVERSIDE TERRACE
RIGHT (SIDE) ELEVATION



EXHIBIT B SITE MAP

SCULLIN-NEBLETT HOUSE

2518 RIVERSIDE DRIVE, HOUSTON, TEXAS, 77004 – RIVERSIDE TERRACE



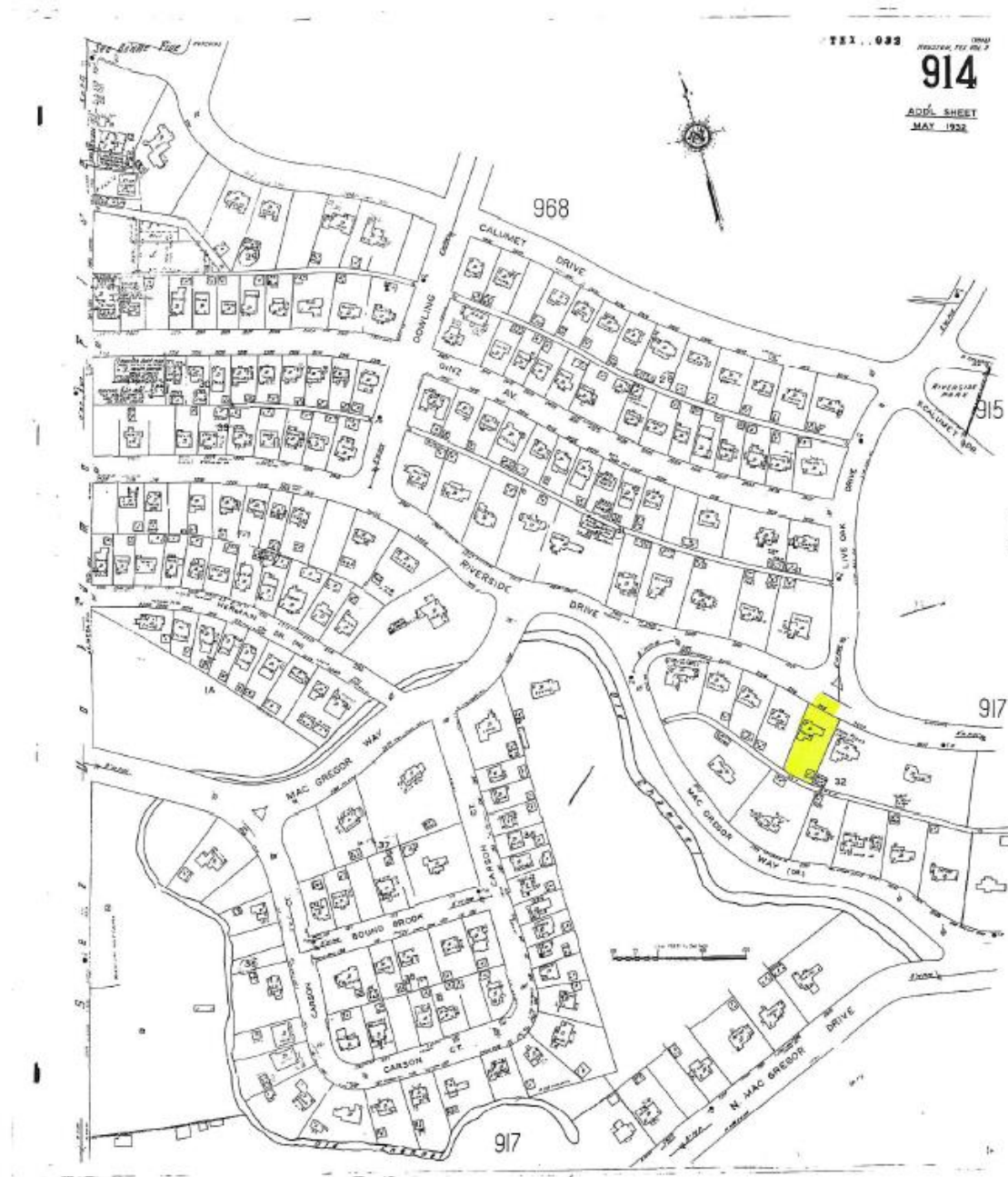
CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

SANBORN MAP
SCULLIN-NEBLETT HOUSE
2518 RIVERSIDE DRIVE, HOUSTON, TEXAS, 77004 – RIVERSIDE TERRACE

SANBORN MAP





CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

ALL

Item Creation Date:

HPW - 20MT27 Professional Environmental Consulting
Services / HVJ Associates, Inc.

Agenda Item#: 31.

Summary:

ORDINANCE appropriating \$550,000.00 out of Metro Projects Construction DDSRF and approving and authorizing Professional Environmental Consulting Services Agreement between the City of Houston and **HVJ ASSOCIATES, INC** for the National Environmental Policy Act; providing funding for CIP Cost Recovery relating to construction of facilities financed by the Metro Projects Construction DDSRF

Background:

SUBJECT: Appropriation for the Professional Environmental Consulting Services Agreement pursuant to the National Environmental Policy Act Requirements between the City and HVJ Associates, Inc.

RECOMMENDATION: An ordinance approving a Professional Environmental Consulting Services Agreement with HVJ Associates, Inc. and appropriate funds.

PROJECT NOTICE/JUSTIFICATION: This project will provide professional environmental services according to the National Environmental Policy Act and/or Clean Water Act and is necessary to comply with the environmental review and approval process for the joint federally funded projects. The agreement will cover five-year of the contract amount and may be renewed for one successive one-year term.

DESCRIPTION/SCOPE AND FEE: The work to be performed by the Consultant consists of environmental services to be authorized on a work order basis to include schematic design development, public involvement, preparation of National Environmental Policy Act-compliant environmental documentation possibly including Categorical Exclusions, Environmental Assessments, and Environmental Impact Statements. Services also include United States Army Corps of Engineers Section 404 Nationwide Permits and Individual Permit application, data collection and analysis, Geographic Information System mapping, Phase I and II Environmental Site Assessments, historical and archeological cultural resources assessments, noise survey and mitigation and monitoring services. The work may involve field surveys, technical areas of environmental planning, social-economic analysis, engineering, project scheduling, analyzing risks, assessing liabilities, assessing innovative transportation technologies, consistent with Federal, State, and Local regulations, permitting requirements, project cost estimating for construction, maintenance and operation, and traffic forecasts.

The total contract services amount for HVJ Associates, Inc.'s Agreement is \$500,000.00 for a 5-year period with one-year renewal.

The total requested appropriation is \$550,000.00 to be appropriated as follows: \$500,000.00 for

contract services and \$50,000.00 for CIP Cost Recovery.

LOCATION: This Agreement will cover various locations throughout the City.

PAY OR PLAY PROGRAM: The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the contractor provides health benefits to eligible employees in compliance with City policy.

M/WBE PARTICIPATION: The M/WBE goal for the project is set at twenty-four percent (24%). The consultant has proposed the following firms below to achieve this goal.

<u>Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
A&B Environmental Services, Inc.	Environmental Laboratory	\$ 5,000.00	1%
Crouch Environmental Services, Inc.	Environmental Consulting Services	\$ 55,000.00	11%
Q Consultants, Inc.	Environmental Engineering Services	\$ 55,000.00	11%
Van and Sons Drilling Service, Inc.	Geotechnical & Environmental Drilling	<u>\$ 5,000.00</u>	<u>1%</u>
	TOTAL	\$120,000.00	24%

Fiscal Note: No significant Fiscal Operating Impact is anticipated as a result of this project.

Carol Ellinger Haddock, P.E.
Director
Houston Public Works

WBS No. N-320396-0031-3

Amount of Funding:

Total \$550,000.00 Fund No. 4040 - METRO Projects Construction DDSRF - (Supported by Third Party Funds: METRO)

Contact Information:

Mike Pezeshki, P.E.
Managing Engineer, Capital Projects
(832) 395-2262

ATTACHMENTS:

Description

Signed Coversheet
Maps

Type

Signed Cover sheet
Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

ALL

Item Creation Date:

HPW - 20MT27 Professional Environmental Consulting Services / HVJ Associates, Inc.

Agenda Item#:

Background:

SUBJECT: Appropriation for the Professional Environmental Consulting Services Agreement pursuant to the National Environmental Policy Act Requirements between the City and HVJ Associates, Inc.

RECOMMENDATION: An ordinance approving a Professional Environmental Consulting Services Agreement with HVJ Associates, Inc. and appropriate funds.

PROJECT NOTICE/JUSTIFICATION: This project will provide professional environmental services according to the National Environmental Policy Act and/or Clean Water Act and is necessary to comply with the environmental review and approval process for the joint federally funded projects. The agreement will cover five-year of the contract amount and may be renewed for one successive one-year term.

DESCRIPTION/SCOPE AND FEE: The work to be performed by the Consultant consists of environmental services to be authorized on a work order basis to include schematic design development, public involvement, preparation of National Environmental Policy Act-compliant environmental documentation possibly including Categorical Exclusions, Environmental Assessments, and Environmental Impact Statements. Services also include United States Army Corps of Engineers Section 404 Nationwide Permits and Individual Permit application, data collection and analysis, Geographic Information System mapping, Phase I and II Environmental Site Assessments, historical and archeological cultural resources assessments, noise survey and mitigation and monitoring services. The work may involve field surveys, technical areas of environmental planning, social-economic analysis, engineering, project scheduling, analyzing risks, assessing liabilities, assessing innovative transportation technologies, consistent with Federal, State, and Local regulations, permitting requirements, project cost estimating for construction, maintenance and operation, and traffic forecasts.

The total contract services amount for HVJ Associates, Inc.'s Agreement is \$500,000.00 for a 5-year period with one-year renewal.

The total requested appropriation is \$550,000.00 to be appropriated as follows: \$500,000.00 for contract services and \$50,000.00 for CIP Cost Recovery.

LOCATION: This Agreement will cover various locations throughout the City.

PAY OR PLAY PROGRAM: The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the contractor provides health benefits to eligible employees in compliance with City policy.

M/WBE PARTICIPATION: The M/WBE goal for the project is set at twenty-four percent (24%). The consultant has proposed the following firms below to achieve this goal.

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Q Consultants, Inc.	Environmental Engineering Services	\$ 55,000.00	11%
Van and Sons Drilling Service, Inc.	Geotechnical & Environmental Drilling	<u>\$ 5,000.00</u>	<u>1%</u>
	TOTAL	\$120,000.00	24%

Carol Ladd
Carol Ladd, PE

WBS No. N-320396-0031-3

Total \$550,000.00 Fund No. 4040 - METRO Projects Construction DDSRF - (Supported by Third Party Funds: METRO)

Mike Pezeshki, P.E.
Managing Engineer, Capital Projects
(832) 395-2262

Description

Type

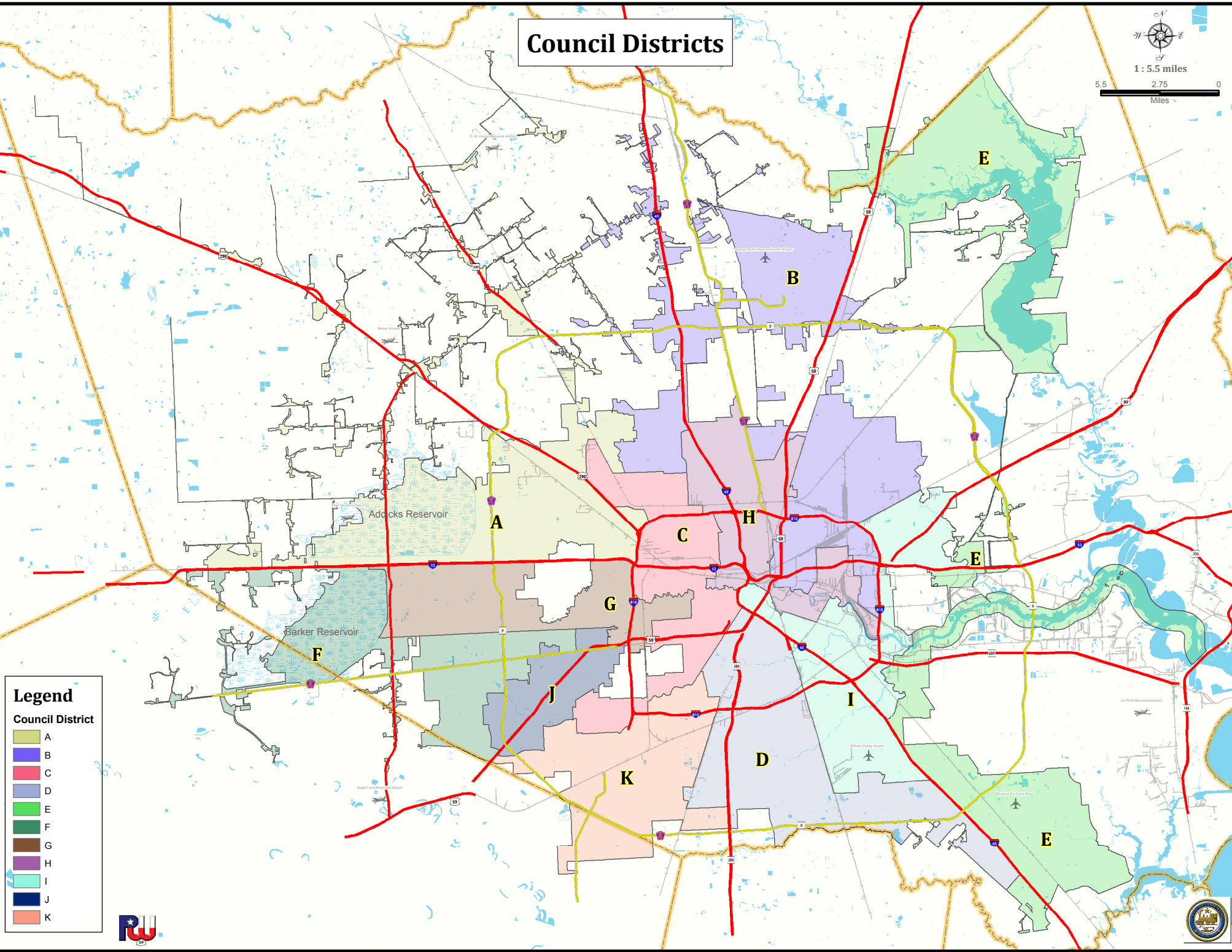
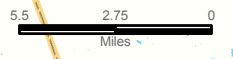
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Financial Information

Council Districts



1 : 5.5 miles



Legend

Council District

- A
- B
- C
- D
- E
- F
- G
- H
- I
- J
- K





CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

District C, District G

Item Creation Date: 12/12/2018

HPW - 20MEM05 Addtn' Approp / Othon Inc.

Agenda Item#: 32.

Summary:

ORDINANCE appropriating \$480,710.00 out of Water & Sewer System Consolidated Construction Fund as an additional appropriation to Professional Engineering Services contract between the City of Houston and **OTHON, INC** for Neighborhood Sewer System Improvements Basin AS069 (as Approved by Ordinance No. 2013-0053); providing funding for CIP Cost Recovery relating to construction of facilities financed by the Water & Sewer System Consolidated Construction Fund - **DISTRICTS C - COHEN and G - TRAVIS**

Background:

SUBJECT: Additional Appropriation to Professional Engineering Services Contract between the City and Othon Inc. for Neighborhood Sewer System Improvements (NSSI) Basin AS069.

RECOMMENDATION: Approve an ordinance appropriating additional funds to the Professional Engineering Services Contract with Othon Inc.

PROJECT NOTICE/JUSTIFICATION: This project is part of the City's ongoing program for Neighborhood Sewer System Improvements.

DESCRIPTION/SCOPE: This project consists of the design of approximately 31,000 linear feet of sanitary sewer lines ranging from 8-inch to 18-inch diameter within the public right-of-way for abandonment of existing back lot sewers in Basin AS069 located within the Almeda Sims Wastewater Treatment Plant Service Area.

LOCATION: The project area is generally bounded by San Felipe Street on the north, Westheimer Road on the south, Morse Street on the east, and Kirby Drive on the west. The project area is generally located in Key Map Grids 492Q, U, and V.

PREVIOUS HISTORY AND SCOPE: City Council approved the original Contract on January 23, 2013 under Ordinance No. 2013-0053. The scope of services under the original contract consisted of Basic Services Phase I - Preliminary Design, Phase II - Final Design, and Phase III - Construction Phase Services and various Additional Services. Under this Contract, the Consultant completed Phase I - Preliminary Design. On August 26, 2015 by Ordinance No. 2015-0809 City Council approved an Additional Appropriation. Under this Additional Appropriation, the Consultant has completed 75% of Phase II - Final Design Services and miscellaneous additional services.

SCOPE OF THIS ADDITIONAL APPROPRIATION AND FEE: The requested additional appropriation will accomplish the following: Phase II - Final Design associated with the storm sewer system and redesign of the sanitary sewer and Phase III - Construction Phase Services. A fee of \$122,750.00

redesign of the sanitary sewer and Phase III – Construction Phase Services. A fee of \$422,759.00 is budgeted for Basic Services and \$14,250.00 for Additional Services.

The total requested amount of \$480,710.00 is to be appropriated as follows: \$437,009.00 for Contract services and \$43,701.00 for CIP Cost Recovery.

PAY OR PLAY PROGRAM: The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the Consultant provides health benefits to eligible employees in compliance with City policy.

M/WBE PARTICIPATION: The M/WBE goal established for this project is 24.00%. The original Contract amount and a subsequent appropriation totals \$1,680,000.00. The Consultant has been paid \$1,175,057.93 (69.94%) to date. Of this amount, \$324,167.85 (27.59%) has been paid to M/WBE sub-consultants to date. Assuming approval of the requested additional appropriation, the contract amount will increase to \$2,117,009.00. The Consultant proposes the following plan to meet the M/WBE goal.

<u>Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Total Contract</u>
Paid Prior M/WBE Commitment		\$324,167.85	15.31%
Unpaid Prior M/WBE Commitment		\$103,617.40	4.89%
1. KIT Professionals, Inc.	Civil Engineering Support	\$ 19,525.00	0.92%
2. Amani Engineering, Inc.	Topographic Survey, Signs/Pavement Marking	\$ 24,920.00	1.18%
3. Kuo & Associates, Inc.	Independent Quantity/Cost Estimate	\$ 47,812.00	2.26%
TOTAL		\$520,042.25	24.56%

FISCAL NOTE: No significant Fiscal Operating impact is anticipated as a result of this project.

Carol Ellinger Haddock, P.E., Director
Houston Public Works

WBS No. R-002011-0089-3

Prior Council Action:

Ordinance No. 2013-0053, dated 01-23-2013

Ordinance No. 2015-0809, dated 08-26-2015

Amount of Funding:

\$480,710.00 from Fund No. 8500 – Water and Sewer System Consolidated Construction Fund

Original (previous) appropriation of \$1,210,400.00 from Fund No. 8500 - Water and Sewer System Consolidated Construction Fund and subsequent additional appropriation of \$721,700.00 from Fund No. 8500 - Water and Sewer System Consolidated Construction Fund

Contact Information:

R. Jeff Masek, P.E.

Assistant Director, Capital Projects

Phone: (832) 395-2387

ATTACHMENTS:

Description

Signed Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:
District C, District G
Item Creation Date: 12/12/2018

HPW - 20MEM05 Addtn' Approp / Othon Inc.

Agenda Item#:

Background:

SUBJECT: Additional Appropriation to Professional Engineering Services Contract between the City and Othon Inc. for Neighborhood Sewer System Improvements (NSSI) Basin AS069.

RECOMMENDATION: Approve an ordinance appropriating additional funds to the Professional Engineering Services Contract with Othon Inc.

PROJECT NOTICE/JUSTIFICATION: This project is part of the City's ongoing program for Neighborhood Sewer System Improvements.

DESCRIPTION/SCOPE: This project consists of the design of approximately 31,000 linear feet of sanitary sewer lines ranging from 8-inch to 18-inch diameter within the public right-of-way for abandonment of existing back lot sewers in Basin AS069 located within the Almeda Sims Wastewater Treatment Plant Service Area.

LOCATION: The project area is generally bounded by San Felipe Street on the north, Westheimer Road on the south, Morse Street on the east, and Kirby Drive on the west. The project area is generally located in Key Map Grids 492Q, U, and V.

PREVIOUS HISTORY AND SCOPE: City Council approved the original Contract on January 23, 2013 under Ordinance No. 2013-0053. The scope of services under the original contract consisted of Basic Services Phase I - Preliminary Design, Phase II - Final Design, and Phase III - Construction Phase Services and various Additional Services. Under this Contract, the Consultant completed Phase I - Preliminary Design. On August 26, 2015 by Ordinance No. 2015-0809 City Council approved an Additional Appropriation. Under this Additional Appropriation, the Consultant has completed 75% of Phase II - Final Design Services and miscellaneous additional services.

SCOPE OF THIS ADDITIONAL APPROPRIATION AND FEE: The requested additional appropriation will accomplish the following: Phase II - Final Design associated with the storm sewer system and redesign of the sanitary sewer and Phase III - Construction Phase Services. A fee of \$422,759.00 is budgeted for Basic Services and \$14,250.00 for Additional Services.


The total requested amount of \$480,710.00 is to be appropriated as follows: \$437,009.00 for Contract services and \$43,701.00 for CIP Cost Recovery.

PAY OR PLAY PROGRAM: The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the Consultant provides health benefits to eligible employees in compliance with City policy.

M/WBE PARTICIPATION: The M/WBE goal established for this project is 24.00%. The original Contract amount and a subsequent appropriation totals \$1,680,000.00. The Consultant has been paid \$1,175,057.93 (69.94%) to date. Of this amount, \$324,167.85 (27.59%) has been paid to M/WBE sub-consultants to date. Assuming approval of the requested additional appropriation, the contract amount will increase to \$2,117,009.00. The Consultant proposes the following plan to meet the M/WBE goal.

<u>Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Total Contract</u>
Paid Prior M/WBE Commitment		\$324,167.85	15.31%
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2. Amani Engineering, Inc.	Topographic Survey, Signs/Pavement Marking	\$ 24,920.00	1.18%
3. Kuo & Associates, Inc.	Independent Quantity/Cost Estimate	\$ 47,812.00	2.26%
TOTAL		\$520,042.25	24.56%

FISCAL NOTE: No significant Fiscal Operating impact is anticipated as a result of this project.



Carol Ellinger Haddock, P.E., Director
Houston Public Works

WBS No. R-002011-0089-3

Prior Council Action:

Ordinance No. 2013-0053, dated 01-23-2013

Ordinance No. 2015-0809, dated 08-26-2015

Amount of Funding:

\$480,710.00 from Fund No. 8500 – Water and Sewer System Consolidated Construction Fund

Original (previous) appropriation of \$1,210,400.00 from Fund No. 8500 - Water and Sewer System Consolidated Construction Fund and subsequent additional appropriation of \$721,700.00 from Fund No. 8500 - Water and Sewer System Consolidated Construction Fund

Contact Information:

R. Jeff Masek, P.E.
Assistant Director, Capital Projects
Phone: (832) 395-2387

ATTACHMENTS:

Description	Type
Maps	Backup Material
OBO Docs (HHF Vendor Info Sheets & Letters of Intent& MWBE Participation Schedule)	Backup Material
Form B - Fair Campaigning Ord.	Backup Material
Affidavit of Ownership (doc 0455)	Backup Material
Tax Report	Backup Material
Pay or Play (POP 1-3)	Backup Material
Form 1295	Backup Material
Prior Council Action - Prior RCA & Ordinance	Backup Material
SAP Documents	Financial Information



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

District D

Item Creation Date: 1/30/2019

HPW – 20KFH05 Contract Award / JFT Construction, Inc.

Agenda Item#: 33.

Summary:

ORDINANCE awarding contract to **JFT CONSTRUCTION, INC** for Open Ditch Improvements - Calhoun Area; setting a deadline for the bidder's execution of the contract and delivery of all bonds, insurance, and other required contract documents to the City; holding the bidder in default if it fails to meet the deadlines; providing funding for contingencies relating to construction of facilities financed by the Federal State Local - Pass Thru Fund - **DISTRICT D - BOYKINS**

Background:

SUBJECT: Contract Award for Open Ditch Improvements – Calhoun Area

RECOMMENDATION: Reject low bid, return bid bond, award Construction Contract to the second low bidder and allocate funds.

PROJECT NOTICE/JUSTIFICATION: This project is part of The Texas General Land Office (GLO) program and is required to reconstruct inadequate drainage systems and reduce the potential for structural flooding. This project represents how the City will use its grant allocation to support recovery in the most impacted and distressed areas included in the 2008 Hurricane Ike event. This project demonstrates the City's commitment to recover, rebuild and focus on resilience for its citizens.

DESCRIPTION/SCOPE: The Scope of the project is for the improvements to the roadside ditches including the replacement of culverts and driveways. The Contract duration for this project is 120 calendar days. This project was designed by RPS.

LOCATION: The project area is generally bound by Old Spanish Trail on the north, Branch Street on the south, Weston Street on the east and Cullen Blvd on the west. The project is located in Key Map Grids 533M, 533R, 534J and 534N.

BIDS: This project was advertised for bidding on November 2, 2018. Bids were received on November 29, 2018. The nine (9) bids are as follows:

<u>Bidder</u>	<u>Bid Amount</u>	
1. T. Construction LLC	\$4,032,829.00	(Non-responsive)
2. JFT Construction, Inc.	\$4,315,031.56	
3. Fused Industries, LLC	\$4,488,000.00	
4. Reliance Construction Services, LP	\$4,522,432.45	
5. Total Contracting Limited	\$4,723,049.00	
6. Revtec Construction	\$5,321,134.00	

6.	JFT Construction Resources, Inc.	\$4,315,031.56
7.	Conrad Construction Co., Ltd	\$5,555,582.00
8.	Main Lane Industries, Ltd	\$5,788,874.00
9.	WadeCon LLC	\$5,929,204.00

AWARD: The apparent low bidder, T Construction, LLC, was considered non-responsive as Bidder did not follow instructions on the bid form, as concluded by the Legal Department's bid analysis. Therefore, it is recommended that this construction contract be awarded to the second low bidder JFT Construction, Inc. with a bid of \$4,315,031.56.

PROJECT COST: The total cost of this project is \$4,540,000.00 to be allocated as follows:

• Bid Amount	\$4,315,031.56
• Contingencies	\$224,968.44

HIRE HOUSTON FIRST: The proposed contract requires compliance with the City's 'Hire Houston First' (HHF) ordinance that promotes economic opportunity for Houston business and supports job creation. In this case JFT Construction, Inc., is a designated HHF company, but they were the successful awardee without application of the HHF preference.

PAY OR PLAY PROGRAM: The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the Contractor provides health benefits to eligible employees in compliance with City policy.

M/WSBE PARTICIPATION: The contractor has submitted the following proposed program to satisfy the 11% MBE goal and 7% WBE goal for this project.

	<u>MBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1.	Joachim Trucking, Inc.	Precast Concrete	\$ 258,902.00	6%
2.	Professional Traffic Control, LLC	Flagging/Traffic Control	\$ 215,751.68	5%
	TOTAL		\$ 474,653.68	11%

	<u>WBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1.	Access Data Supply, Inc.	Ready Mix Concrete	\$ 129,451.00	3%
	TOTAL		\$ 129,451.00	3%

	<u>SBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1.	C. Sanchez Trucking	Hauling/Trucking	\$ 172,601.00	4%
	TOTAL		\$ 172,601.00	4%

FISCAL NOTE: No Fiscal Note is required on grant items.

All known rights-of-way, easements and/or right-of-entry required for the project have been acquired.

Carol Ellinger Haddock, P.E., Director
Houston Public Works

Tom McCasland, Director
Housing and Community Development

WBS No. M-420GLO-0002-4

Amount of Funding:

\$4,540,000.00 from Fund No. 5030 – Federal State Local – Pass Through Fund

Contact Information:

Juan Chavira, PE, PMP, CEM
Assistant Director, Capital Projects
Phone: (832) 395-2441

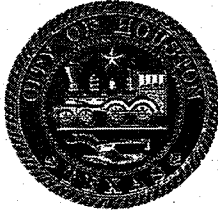
ATTACHMENTS:

Description

Signed Coversheet
Maps

Type

Signed Cover sheet
Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District D

Item Creation Date: 1/30/2019

HPW – 20KFH05 Contract Award / JFT Construction, Inc.

Agenda Item#:

Background:

SUBJECT: Contract Award for Open Ditch Improvements – Calhoun Area

RECOMMENDATION: Reject low bid, return bid bond, award Construction Contract to the second low bidder and allocate funds.

PROJECT NOTICE/JUSTIFICATION: This project is part of The Texas General Land Office (GLO) program and is required to reconstruct inadequate drainage systems and reduce the potential for structural flooding. This project represents how the City will use its grant allocation to support recovery in the most impacted and distressed areas included in the 2008 Hurricane Ike event. This project demonstrates the City's commitment to recover, rebuild and focus on resilience for its citizens.

DESCRIPTION/SCOPE: The Scope of the project is for the improvements to the roadside ditches including the replacement of culverts and driveways. The Contract duration for this project is 120 calendar days. This project was designed by RPS.

LOCATION: The project area is generally bound by Old Spanish Trail on the north, Branch Street on the south, Weston Street on the east and Cullen Blvd on the west. The project is located in Key Map Grids 533M, 533R, 534J and 534N.

BIDS: This project was advertised for bidding on November 2, 2018. Bids were received on November 29, 2018. The nine (9) bids are as follows:

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2.	JFT Construction, Inc.	\$4,315,031.56
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4.	Reliance Construction Services, LP	\$4,522,432.45
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6.	Reytec Construction Resources, Inc.	\$5,321,134.00
7.	Conrad Construction Co., Ltd	\$5,555,582.00
8.	Main Lane Industries, Ltd	\$5,788,874.00
9.	WadeCon LLC	\$5,929,204.00

AWARD: The apparent low bidder, T Construction, LLC, was considered non-responsive as Bidder did not follow instructions on the bid form, as concluded by the Legal Department's bid analysis. Therefore, it is recommended that this construction contract be awarded to the second low bidder JFT Construction, Inc. with a bid of \$4,315,031.56.

PROJECT COST: The total cost of this project is \$4,540,000.00 to be allocated as follows:

• Bid Amount	\$4,315,031.56
• Contingencies	\$224,968.44


HIRE HOUSTON FIRST: The proposed contract requires compliance with the City's 'Hire Houston First' (HHF) ordinance that promotes economic opportunity for Houston business and supports job creation. In this case JFT Construction, Inc., is a designated HHF company, but they were the successful awardee without application of the HHF preference.

PAY OR PLAY PROGRAM: The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the Contractor provides health benefits to eligible employees in compliance with City policy.

MWSBE PARTICIPATION: The contractor has submitted the following proposed program to satisfy the 11% MBE goal and 7% WBE goal for this project.

<u>WBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1. Access Data Supply, Inc.	Ready Mix Concrete	\$ 129,451.00	3%
	TOTAL	\$ 129,451.00	3%

FISCAL NOTE: No Fiscal Note is required on grant items.


Carol Ellinger Haddock, P.E., Director
Houston Public Works

Keith W. Bynum, Deputy Director
On Behalf Of: _____
Tom McCasland, Director
Housing and Community Development

\$4,540,000.00 from Fund No. 5030 – Federal State Local – Pass Through Fund

ATTACHMENTS:

Description	Type
Maps	Backup Material
OBO Docs (HHF Vendor Info Sheets & Letters of Intent	Backup Material
Form A - (doc 00452)	Backup Material
Form B - Fair Campaigning Ord.	Backup Material
Affidavit of Ownership (doc 00455)	Backup Material
Tax Report	Backup Material
Play or Pay (POP 1-3)	Backup Material
Form 1295	Backup Material
Bid Tabulations	Backup Material

WBS No.: M-420GLO-0002-4



PROJECT LOCATION (TYP)

CALHOUN AREA

SCALE: 1"=100'

Key Map No. 533M,533R,534J,534N

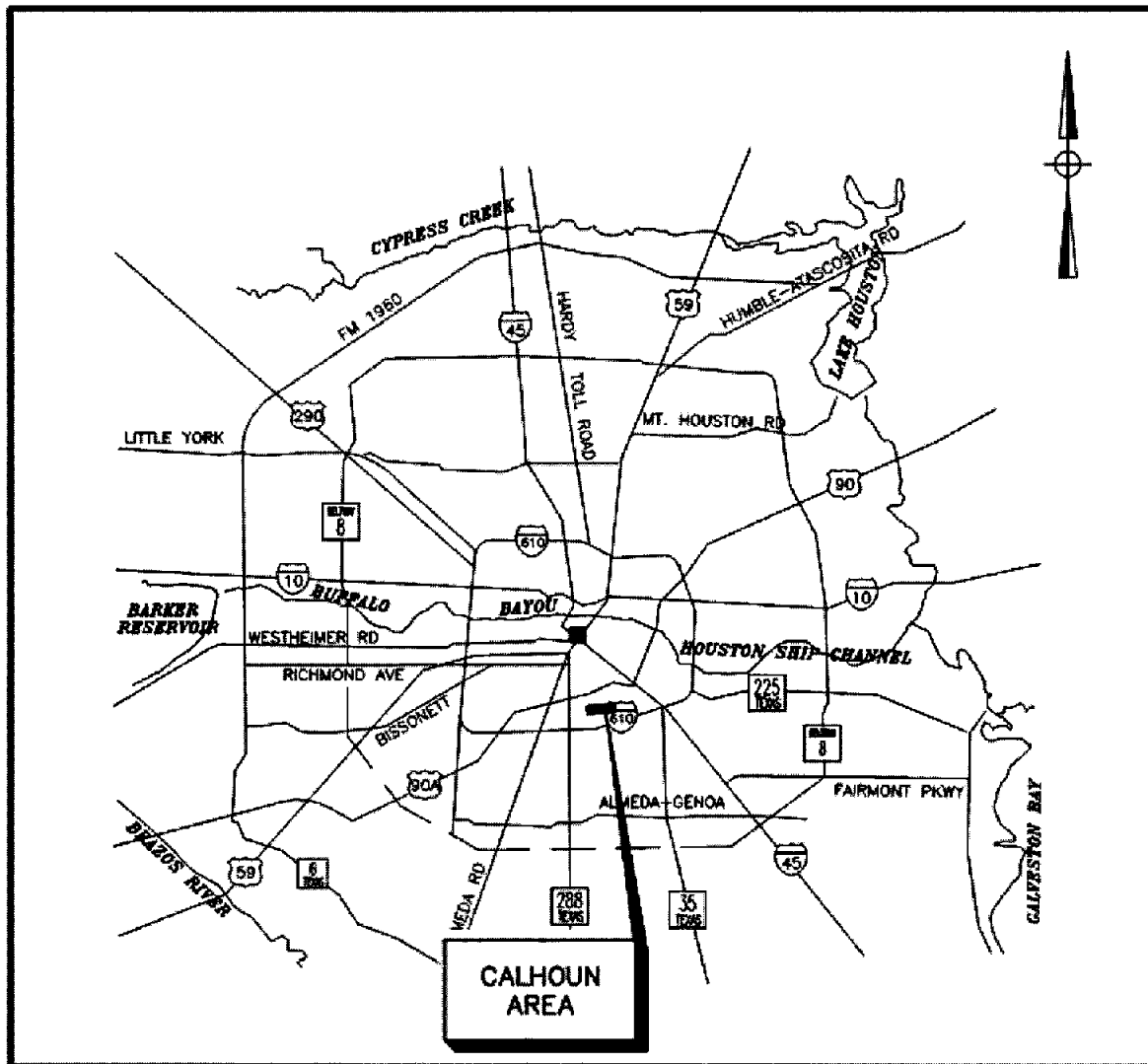
GIMS MAP No. 5454a, 5454b, 5454c, & 5454d

COUNCIL DISTRICT D



**1160 N Dairy Ashford, Suite 500
Houston, TX 77079
T +1 281 589 7257**

Open Ditch Improvements
Calhoun Area
WBS No. M-420GLO-0002-4



VICINITY MAP

NTS

Key Map No. 533M, 533R, 534J, 534N

GIMS MAP No. 5454A, 5454B, 5454C, & 5454D

COUNCIL DISTRICT D



1160 N Dairy Ashford, Suite 500
Houston, TX 77079
T +1 281 589 7257



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

ALL

Item Creation Date:

HPW-20AJK11 - Contract Award - Nerie Construction, LLC

Agenda Item#: 34.

Summary:

ORDINANCE appropriating \$3,350,000.00 out of the Street & Traffic Control and Storm Drainage DDSRF, awarding contract to **NERIE CONSTRUCTION, LLC** for FY2019 Drainage Rehab Work Orders #2; setting a deadline for the bidder's execution of the contract and delivery of all bonds, insurance, and other required contract documents to the City; holding the bidder in default if it fails to meet the deadlines; providing funding for testing services and CIP Cost Recovery relating to construction of facilities financed by the Street & Traffic Control and Storm Drainage DDSRF

Background:

SUBJECT: Contract Award for FY2019 Drainage Rehab Work Orders #2.

RECOMMENDATION: (SUMMARY) Accept low bid, award Construction Contract and appropriate funds.

PROJECT NOTICE/JUSTIFICATION: Transportation & Drainage Operations will provide work authorizations on a location by location basis, as needed, to preserve, repair, rehabilitate or reconstruct the storm water drainage asset to such a condition that is effectively used for its designated functional purpose.

DESCRIPTION/SCOPE: This Citywide program provides construction services to resolve localized storm water drainage problems. The project scope is established by each work authorization. The contract duration for this project is 365 calendar days.

LOCATION: The project location and limit will be established by each work order.

BIDS: The contract was advertised on June 22 and 29, 2018. Bids were received on July 12, 2018. The seven (7) bids are as follows:

	<u>Bidder</u>	<u>Adjustment Factor</u>
1.	Nerie Construction, LLC	0.869
2.	Grava LLC	0.874
3.	PM Construction & Rehab LLC, dba IPR South Central	0.929
4.	Reytec Construction Resources, Inc.	0.950
5.	T Construction, LLC	0.963
6.	Reliance Construction Services, L.P.	1.085

6.	Nerie Construction Services, L.L.C.	1.000
7.	Total Contracting Limited	1.150

AWARD: It is recommended that this construction contract be awarded to Nerie Construction, LLC with a low bid of \$3,000,000.00 (0.869 Adjustment Factor).

PROJECT COST: The total cost of this project is \$3,350,000.00 to be appropriated as follows:

· Bid Amount	\$3,000,000.00
· CIP Cost Recovery	\$300,000.00
· Engineering and Testing	\$50,000.00

Engineering and Testing Services will be provided by Gorrondona & Associates, Inc. under a previously approved contract.

HIRE HOUSTON FIRST: The proposed contract requires compliance with the City's 'Hire Houston First' (HHF) ordinance that promotes economic opportunity for Houston business and supports job creation. In this case Nerie Construction, LLC, is a designated HHF company, but they were the successful awardee without application of the HHF preference.

PAY OR PLAY PROGRAM: The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the contractor has elected to pay into the Contractor Responsibility Fund in compliance with City policy.

M/WBE PARTICIPATION: The contractor has submitted the following proposed program to satisfy the 7% MBE goal and 2% WBE goal for this project.

<u>MBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1. To Mex Construction, LLC	Point Repairs, Asphalt & Concrete	\$210,000.00	7.00%

WBE – Name of Firms

1. H&E Aggregate, L.L.C.	Pipe, Asphalt, Materials Supplier	\$60,000.00	2.00%
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SBE – Name of Firms

1. Torres Brothers Ready Mix, Inc.	Concrete & Asphalt Repair	\$120,000.00	4.00%
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TOTAL: **\$390,000.00 13.00%**

FISCAL NOTE: No significant Fiscal Operating impact is anticipated as a result of this project.

Carol Ellinger Haddock, P.E.
Director
Houston Public Works

WBS No. M-4300006-0002-4

Amount of Funding:

\$3,350,000.00
Street & Traffic Control and Storm Drainage DDSRF
Fund No. 4042
(Supported by Drainage Utility Charge)

Contact Information:

A.J. Kessinger
Senior Project Manager
City of Houston – PWE
Transportation & Drainage Operations
Storm Water Maintenance Branch
P: 832-395-2957
E: Andrew.kessinger@houstontx.gov

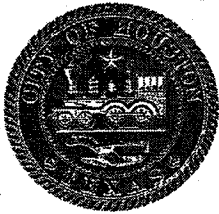
ATTACHMENTS:

Description

Signed Coversheet
Map

Type

Signed Cover sheet
Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

ALL

Item Creation Date:

HPW-20AJK11 - Contract Award - Nerie Construction, LLC

Agenda Item#:

Background:

SUBJECT: Contract Award for FY2019 Drainage Rehab Work Orders #2.

RECOMMENDATION: (SUMMARY) Accept low bid, award Construction Contract and appropriate funds.

PROJECT NOTICE/JUSTIFICATION: Transportation & Drainage Operations will provide work authorizations on a location by location basis, as needed, to preserve, repair, rehabilitate or reconstruct the storm water drainage asset to such a condition that is effectively used for its designated functional purpose.

DESCRIPTION/SCOPE: This Citywide program provides construction services to resolve localized storm water drainage problems. The project scope is established by each work authorization. The contract duration for this project is 365 calendar days.

LOCATION: The project location and limit will be established by each work order.

BIDS: The contract was advertised on June 22 and 29, 2018. Bids were received on July 12, 2018. The seven (7) bids are as follows:

<u>Bidder</u>	<u>Adjustment Factor</u>
1. Nerie Construction, LLC	0.869
2. Grava LLC	0.874
3. PM Construction & Rehab LLC, dba IPR South Central	0.929
4. Reytec Construction Resources, Inc.	0.950
5. T Construction, LLC	0.963
6. Reliance Construction Services, L.P.	1.085
7. Total Contracting Limited	1.150

AWARD: It is recommended that this construction contract be awarded to Nerie Construction, LLC with a low bid of \$3,000,000.00 (0.869 Adjustment Factor).

PROJECT COST: The total cost of this project is \$3,350,000.00 to be appropriated as follows:

• Bid Amount	\$3,000,000.00
• CIP Cost Recovery	\$300,000.00
• Engineering and Testing	\$50,000.00

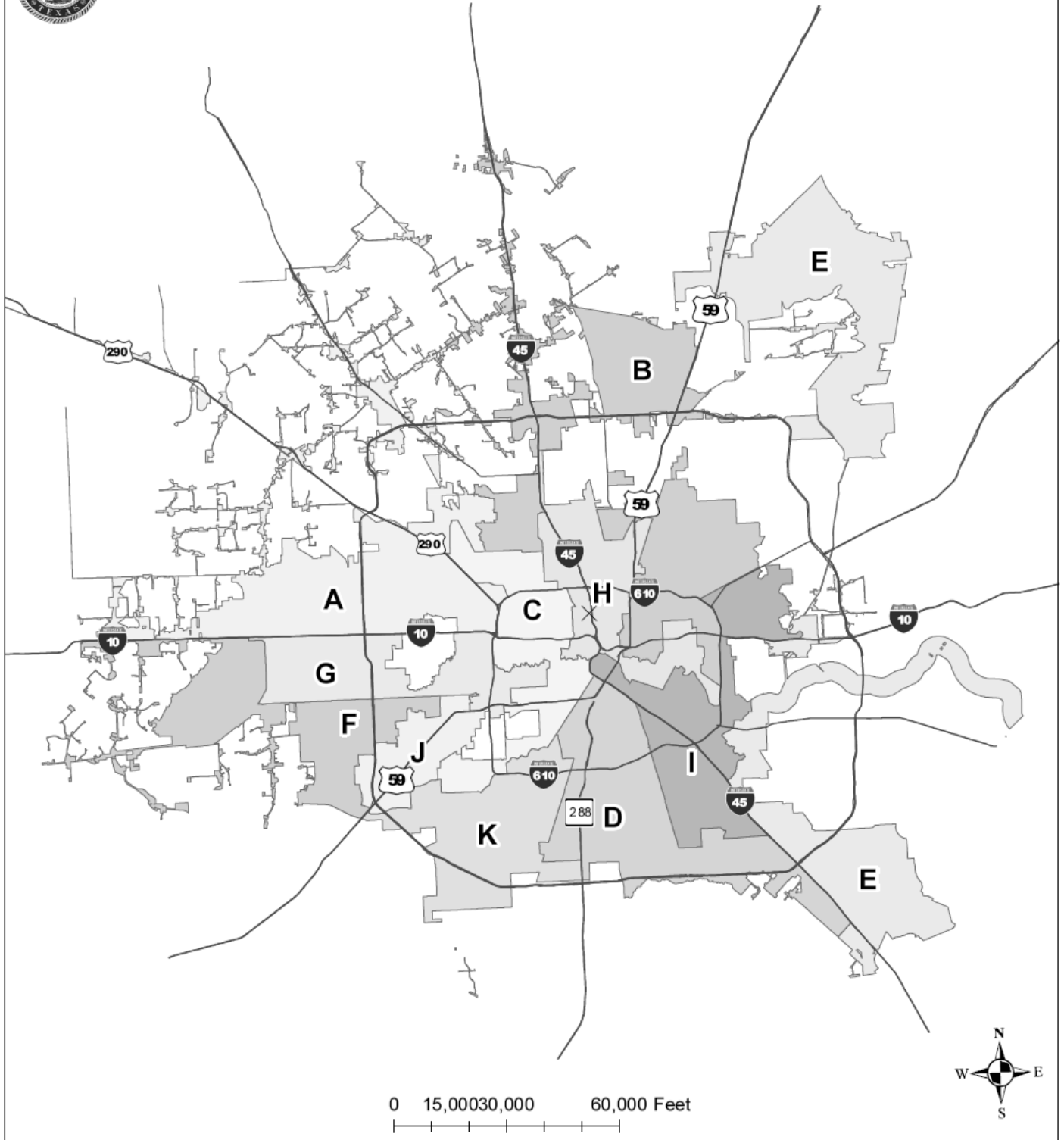
Engineering and Testing Services will be provided by Gorron dona & Associates, Inc. under a previously approved contract.

HIRE HOUSTON FIRST: The proposed contract requires compliance with the City's 'Hire Houston First' (HHF) ordinance that promotes economic opportunity for Houston business and supports job creation. In this case Nerie Construction, LLC, is a designated HHF company, but they were the successful awardee without application of the HHF preference.

PAY OR PLAY PROGRAM: The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the contractor has elected to pay into the Contractor Responsibility Fund in compliance with City policy.

M/WBE PARTICIPATION: The contractor has submitted the following proposed program to satisfy the 7% MBE goal and 2% WBE goal for this project.

Houston Public Works
Transportation & Drainage Operations



FY2019 Drainage Rehab Work Orders #2

WBS No. M-430006-0002-4
Citywide

City Council District Map/Vicinity Map



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

ALL

Item Creation Date: 11/6/2018

HPW-20KT05 / Contract Award / T Construction, L.L.C.

Agenda Item#: 35.

Summary:

ORDINANCE appropriating \$3,370,000.00 out of Street & Traffic Control and Storm Drainage DDSRF, awarding contract to **T CONSTRUCTION, LLC** for FY2019 Drainage Rehab Work Orders #5; setting a deadline for the bidder's execution of the contract and delivery of all bonds, insurance, and other required contract documents to the City; holding the bidder in default if it fails to meet the deadlines; providing funding for engineering and testing services and CIP Cost Recovery relating to construction of facilities financed by the Street & Traffic Control and Storm Drainage DDSRF

Background:

SUBJECT: Contract Award for FY2019 Drainage Rehab Work Orders #5.

RECOMMENDATION: (SUMMARY) Accept low bid, award Construction Contract and appropriate funds.

PROJECT NOTICE/JUSTIFICATION: This project will provide work authorizations on a location by location basis, as needed, to preserve, repair, rehabilitate or reconstruct the storm water drainage asset to such a condition that it may be effectively used for its designated functional purpose.

DESCRIPTION/SCOPE: This Citywide program provides construction services to resolve localized storm water drainage problems. The project scope is established by each work authorization. The contract duration for this project is 730 calendar days.

LOCATION: The projects are located throughout the City of Houston.

BIDS: The contract was advertised on July 13, 2018. Bids were received on August 2, 2018. The eight (8) bids are as follows:

	<u>Bidder</u>	<u>Adjustment Factor</u>
1.	T Construction, LLC	0.848
2.	Reytec Construction Resources, Inc.	0.860
3.	Grava, LLC	0.865
4.	Nerie Construction, LLC	0.900
5.	Reliance Construction Services, L.P.	1.088
6.	Total Contracting Limited	1.150
7.	PM Construction & Rehab, LLC	1.897
8.	BRH Graver Construction, L.P.	1.249

AWARD: It is recommended that this construction contract be awarded to T Construction, LLC with a low

bid of \$3,000,000.00 (0.848 Adjustment Factor).

PROJECT COST: The total cost of this project is \$3,370,000.00 to be appropriated as follows:

· Bid Amount	\$3,000,000.00
· Engineering and Testing Services	\$70,000.00
· CIP Recovery	\$300,000.00

Engineering and Testing Services will be provided by Aviles Engineering Corporation under a previously approved contract.

HIRE HOUSTON FIRST: The proposed contract requires compliance with the City's 'Hire Houston First' (HHF) ordinance that promotes economic opportunity for Houston business and supports job creation. In this case T Construction, LLC., is a designated HHF company, but they were the successful awardee without application of the HHF preference.

PAY OR PLAY PROGRAM: The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the Contractor provides health benefits to eligible employees in compliance with City policy.

M/WBE PARTICIPATION: The contractor has submitted the following proposed program to satisfy the 11% MBE goal and 7% WBE goal for this project.

<u>MBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1. DNA Trucking, Inc.	Trucking Services	\$90,000.00	3.00%
2. Royal Traffic Sign Co.	Traffic Control Services	\$30,000.00	1.00%
3. J. Rivas Construction LLC	Drainage & Concrete Services	\$210,000.00	7.00%
	TOTAL:	\$330,000.00	11.00%
<u>SBE - Name of Firms</u>			
1. Chief Solutions, Inc.	CCTV Services	\$60,000.00	2.00%
2. T. Gray Utility & Rehab Co., L.L.C.	Drainage & Concrete Services	\$60,000.00	2.00%
	TOTAL:	\$120,000.00	4.00%
<u>WBE – Name of Firms</u>			
1. Access Data Supply, Inc.	Concrete Supplier	\$90,000.00	3.00%
	TOTAL:	\$90,000.00	3.00%
	CONTRACT TOTAL:	\$540,000.00	18.00%

Fiscal Note: No significant Fiscal Operating impact is anticipated as a result of this project.

Carol Ellinger Haddock, P.E.
Director

Director
Houston Public Works

WBS No. M-430006-0003-4

Amount of Funding:

\$3,370,000.00 from Fund No. 4042 – Street & Traffic Control and Storm Drainage DDSRF (Supported by Drainage Utility Charge).

Contact Information:

Kassime Toure
Project Manager
City of Houston – PWE
Transportation & Drainage Operations
Storm Water Maintenance Branch
P: 832-395-2381
E: kassime.toure@houstontx.gov

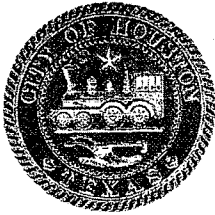
ATTACHMENTS:

Description

Signed Coversheet
Map

Type

Signed Cover sheet
Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

ALL

Item Creation Date: 11/6/2018

HPW-20KT05 / Contract Award / T Construction, L.L.C.

Agenda Item#:

Background:

SUBJECT: Contract Award for FY2019 Drainage Rehab Work Orders #5.

RECOMMENDATION: (SUMMARY) Accept low bid, award Construction Contract and appropriate funds.

PROJECT NOTICE/JUSTIFICATION: This project will provide work authorizations on a location by location basis, as needed, to preserve, repair, rehabilitate or reconstruct the storm water drainage asset to such a condition that it may be effectively used for its designated functional purpose.

DESCRIPTION/SCOPE: This Citywide program provides construction services to resolve localized storm water drainage problems. The project scope is established by each work authorization. The contract duration for this project is 730 calendar days.

LOCATION: The projects are located throughout the City of Houston.

BIDS: The contract was advertised on July 13, 2018. Bids were received on August 2, 2018. The eight (8) bids are as follows:

<u>Bidder</u>	<u>Adjustment Factor</u>
1. T Construction, LLC	0.848
2. Reytec Construction Resources, Inc.	0.860
3. Grava, LLC	0.865
4. Nerie Construction, LLC	0.900
5. Reliance Construction Services, L.P.	1.088
6. Total Contracting Limited	1.150
7. PM Construction & Rehab, LLC	1.897
8. BRH Graver Construction, L.P.	1.249

AWARD: It is recommended that this construction contract be awarded to T Construction, LLC with a low bid of \$3,000,000.00 (0.848 Adjustment Factor).

PROJECT COST: The total cost of this project is \$3,370,000.00 to be appropriated as follows:

· Bid Amount	\$3,000,000.00
· Engineering and Testing Services	\$70,000.00
· CIP Recovery	\$300,000.00

Engineering and Testing Services will be provided by Aviles Engineering Corporation under a previously approved contract.

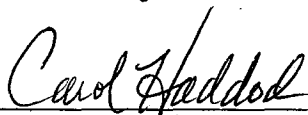
HIRE HOUSTON FIRST: The proposed contract requires compliance with the City's 'Hire Houston First' (HHF) ordinance that promotes economic opportunity for Houston business and supports job creation. In this case T Construction, LLC., is a designated HHF company, but they were the successful awardee without application of the HHF preference.

PAY OR PLAY PROGRAM: The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the Contractor provides health benefits to eligible employees in compliance with City policy.

M/WBE PARTICIPATION: The contractor has submitted the following proposed program to satisfy the 11% MBE goal and 7% WBE goal for this project.

<u>MBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1. DNA Trucking, Inc.	Trucking Services	\$90,000.00	3.00%
2. Royal Traffic Sign Co.	Traffic Control Services	\$30,000.00	1.00%
3. J. Rivas Construction LLC	Drainage & Concrete Services	\$210,000.00	7.00%
	TOTAL:	\$330,000.00	11.00%
<u>SBE - Name of Firms</u>			
1. Chief Solutions, Inc.	CCTV Services	\$60,000.00	2.00%
2. T. Gray Utility & Rehab Co., L.L.C.	Drainage & Concrete Services	\$60,000.00	2.00%
	TOTAL:	\$120,000.00	4.00%
<u>WBE - Name of Firms</u>			
1. Access Data Supply, Inc.	Concrete Supplier	\$90,000.00	3.00%
	TOTAL:	\$90,000.00	3.00%
	CONTRACT TOTAL:	\$540,000.00	18.00%

Fiscal Note: No significant Fiscal Operating impact is anticipated as a result of this project.



Carol Ellinger Haddock, P.E.
Director
Houston Public Works

WBS No. M-430006-0003-4

Amount of Funding:

\$3,370,000.00 from Fund No. 4042 – Street & Traffic Control and Storm Drainage DDSRF (Supported by Drainage Utility Charge).

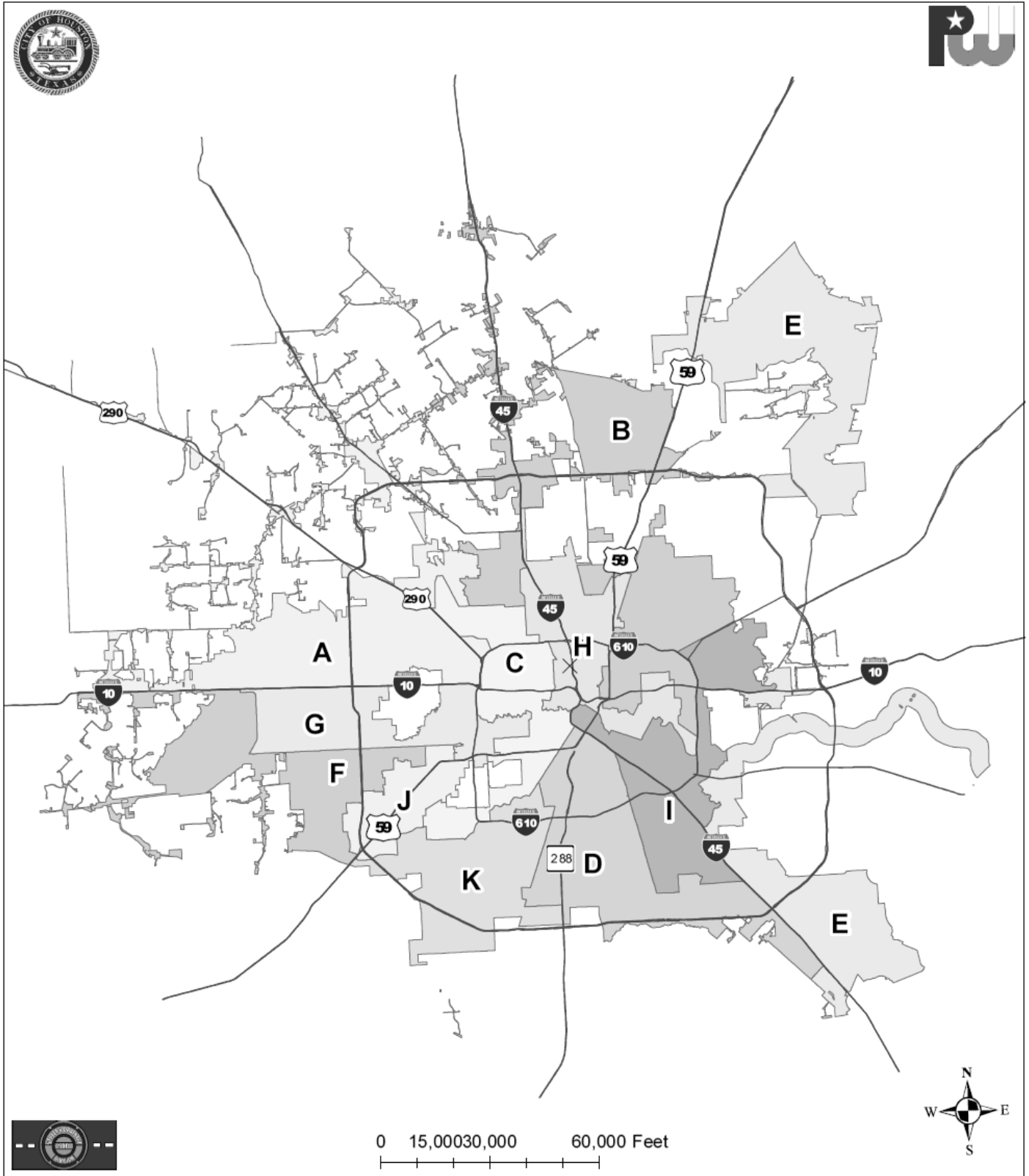
Contact Information:

Kassime Toure
Project Manager
City of Houston – PWE
Transportation & Drainage Operations
Storm Water Maintenance Branch
P: 832-395-2381
E: kassime.toure@houstontx.gov

ATTACHMENTS:

Description	Type
Map	Backup Material
Form A - SAP Docs	Financial Information
OBO Docs	Backup Material
Fair Campaign 00452 & Form B	Backup Material
Tax Report and Affidavit of Ownership	Backup Material
POP Docs	Backup Material
Form 1295	Backup Material
Bid Tabs	Backup Material

DEPARTMENT OF PUBLIC WORKS AND ENGINEERING
Transportation and Drainage Operations



FY19 Drainage Rehab WO #5

WBS No. M-430006-0003-4
Citywide

City Council District Map/Vicinity Map



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

Item Creation Date: 1/28/2019

MYR ~ 2019 Port of Houston Authority Council Nominee
Memo 1-28-2019

Agenda Item#: 36.

Summary:

RECEIVE nominations for appointment for Position One on the **PORT OF HOUSTON AUTHORITY OF HARRIS COUNTY**, for a term to expire February 1, 2021

Background:

NON-CONSENT AGENDA

MISCELLANEOUS

Motion to set a date not less than seven (7) days from February 6, 2019, to receive nominations for Position One on the Port of Houston Authority of Harris County. Under the new state law (Special District Local Laws Code, Chapter 5007 (Added by Acts 2013, 83rd Leg., R.S., Ch. 139 (H.B. 1642), eff. September 1, 2013), the term for Position One is a two-year term, ending on February 1 of each odd-numbered year. The current term expires February 1, 2019.

Position 1 Dean Corgey nominated by Council Member Davis

MDPM/jsk

ATTACHMENTS:

Description

Type



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

ALL

Item Creation Date: 1/30/2019

HCD19-05 9% Resolutions of Support for HTC transactions
within the City of Houston

Agenda Item#: 37.

Summary:

RESOLUTION confirming support for the proposed development of certain properties as Affordable Rental Housing, each located in the City of Houston, Texas, and the submittal of applications for Housing Tax Credits for such developments - **TAGGED BY COUNCIL MEMBER COHEN**

This was Item 13 on Agenda of February 13, 2019

Background:

The Housing and Community Development Department (HCDD) recommends approval of a Resolution of Support for each of the 40 applications in the City of Houston for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA). Numerous applications will be submitted to TDHCA and the amount of available 9% HTCs is limited. It will not be known which, if any, of these projects will receive HTCs until the end of July 2019 when awards are announced.

Only preliminary information is available regarding the applications and HCDD has not underwritten these projects for financial viability. HCDD reviewed the applications to determine whether they meet the community development policy objectives of the City and meet certain Minimum Standards. Applications were required to meet a total of **8 points** of the criteria outlined below to receive a Resolution of Support.

- Sites located within Houston city limits (this excludes sites located within the Houston ETJ) - **2 points**
- Sites located within 4 miles of City Hall - **1 point**
- Sites located within the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points - **2 point**
- Sites located within an underserved area described as the following:
 - Within a census tract that has no other affordable housing development funded with HTCs - **1 point**
 - Within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTCs that is less than 15-years old (2004 or after) - **2 points**
- Sites that promote access to mass transportation options described as the following:
 - Sites located within 1/4 mile of any public transportation stop - **1 point**
 - Sites located within 1/2 mile of a high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6:00 am to 8:00 pm seven days a week - **2 points**
- Sites with reduced poverty concentration described as the following:

- Site census tract is less than 15% - **2 points**
- Site census tract is less than 20% - **1 point**
- Site zoned to an A or B rated school based on Children at Risk rankings
 - Elementary School - **2 points**
 - Middle School - **2 points**
 - High School - **2 points**
- Developments which promote a mixed income composition whereas:
 - A minimum of 10% of the units to be unrestricted - **1 point**
 - A minimum of 20% of the units to be unrestricted - **2 points**
- Written documentation of community support that the applicant has sought, received and implemented (if needed) views and recommendations, regarding the proposed project, from locally organized groups formed to primarily serve the interest of the proposed neighborhood. Letters of support will not be accepted from organizations directly affiliated with the project. - **1 point**

Based on these criteria, the projects listed below have achieved the minimum of 8-point threshold and qualify for a Resolution of Support

	Application Number	Development Name	Development Address	Council District	Target Population
1	19286	West Little York Apartments	7925 West Little York	A	Family
2	19278	Harvest Time Apartments	800 Block of Harvest Time Ln	B	Family
3	19047	Parkway Meadows	approx. 3300 block of W. Gulf Bank	B	Family
4	19055	Avenue on 34th	2136 W. 34th	C	Family
5	19262	Heights Senior Village	800 Heights Blvd	C	Seniors 55+
6	19096	Hue	402 Columbia	C	Family
7	19299	2222 Pierce	2222 Pierce	D	Family
8	19305	Caroline Lofts	approx. 1300 McGowen	D	Family
9	19118	Change Happens Senior Housing	3345 Elgin	D	Seniors 55+
10	19187	Crystal Village	8500 Fuqua	D	Family
11	19085	Gala at MacGregor	tbd - 120 Carson Ct	D	Seniors 55+
12	19138	Trinity East Village Senior Housing	2500 McGowen	D	Seniors 55+
13	19322	Cypress Creek at Beamer Road	approx. 11499 Beamer Rd	D	Family
14	19069	Kingwood Pines Senior Village	SWC 19600 Kingwood Dr	E	Seniors 55+
15	19230	Campanile on Fondren	2800 Fondren	F	Seniors 55+
16	19260	Heights at Bellaire	11360 Bellaire Blvd	F	Family
17	19307	Briarwest Apartments	NWC of Westheimer & Briarwest Blvd	G	Family
18	19074	900 Winston	900 Winston	H	Seniors 55+

19	19097	The Balladeer	5200 Navigation	H	Family
20	19001	Canal Street Apartments	5601 Canal Street	H	Family
21	19032	Ethan Place	approx. 4318 Robertson	H	Family
22	19308	Harrisburg Lofts	approx. 3406 Harrisburg	H	Family
23	19296	McKee City Living	600 Block of McKee	H	Family
24	19146	NHH at Avenue J	approx 5220 Avenue J	H	Family Supportive Housing
25	19106	Vista at Main	NWC of N Main and Conoly Street	H	Seniors 55+
26	19040	Vista East	3801 Garrow Street	H	Family
27	19041	Vista Square	NWC of Airline Dr and Robbie St	H	Seniors 55+
28	19068	Residences at Eastwood	123 Eastwood Dr	H	Seniors 55+
29	19309	Scott Street Lofts	1320 Scott St	I	Seniors 55+
30	19077	Telephone Road Elderly	6000 Telephone Rd	I	Seniors 55+
31	19042	Vista at Park Place	NW of the intersection of Park Place Blvd & Juniper Street	I	Family
32	19070	South Rice Apartments	5612 S Rice Avenue	J	Family
33	19076	Bellfort Park Apartments	4135 W Bellfort	K	Family
34	19257	Blue Ridge Villas	Blue Ridge Rd at S Sam Houston Pkwy	K	Seniors 55+
35	19327	Edison Lofts	7100 W Fuqua Dr	K	Family
36	19245	Huntington at Chimney Rock	approx 16360 Chimney Rock	K	Seniors 62+
37	19072	Rockwell Senior Village	6002 S Sam Houston Pkwy W	K	Seniors 55+
38	19242	The Tramonti	approx 16330 Chimney Rock	K	Family
39	19109	Verdin Square	McHard Rd at Moffett Ln	K	Family
40	19107	Vista at Chimney Rock	Chimney Rock Rd at McCard Rd	K	Seniors 62+

The details of this request were presented to the Housing and Community Affairs Committee on January 29, 2019.

Tom McCasland, Director

Contact Information:

Roxanne Lawson

Phone: (832) 394-6307

ATTACHMENTS:**Description**

Cover sheet (revised)

HCD19-5 Resolutions of Support - City of
Houston

Type

Signed Cover sheet

Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/12/2019

ALL

Item Creation Date: 1/30/2019

HCD19-05 9% Resolutions of Support for HTC transactions within the City of Houston

Agenda Item#: 13.

Summary:

RESOLUTION confirming support for the proposed development of certain properties as Affordable Rental Housing, each located in the City of Houston, Texas, and the submittal of applications for Housing Tax Credits for such developments

Background:

The Housing and Community Development Department (HCDD) recommends approval of a Resolution of Support for each of the 40 applications in the City of Houston for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA). Numerous applications will be submitted to TDHCA and the amount of available 9% HTCs is limited. It will not be known which, if any, of these projects will receive HTCs until the end of July 2019 when awards are announced.

Only preliminary information is available regarding the applications and HCDD has not underwritten these projects for financial viability. HCDD reviewed the applications to determine whether they meet the community development policy objectives of the City and meet certain Minimum Standards. Applications were required to meet a total of **8 points** of the criteria outlined below to receive a Resolution of Support.

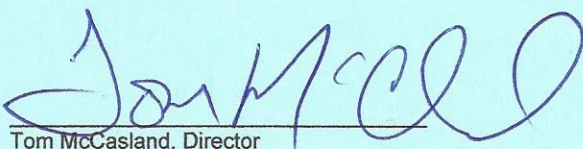
- Sites located within Houston city limits (this excludes sites located within the Houston ETJ) - **2 points**
- Sites located within 4 miles of City Hall - **1 point**
- Sites located within the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points - **2 point**
- Sites located within an underserved area described as the following:
 - Within a census tract that has no other affordable housing development funded with HTCs - **1 point**
 - Within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTCs that is less than 15-years old (2004 or after) - **2 points**
- Sites that promote access to mass transportation options described as the following:
 - Sites located within 1/4 mile of any public transportation stop - **1 point**
 - Sites located within 1/2 mile of a high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6:00 am to 8:00 pm seven days a week - **2 points**
- Sites with reduced poverty concentration described as the following:
 - Site census tract is less than 15% - **2 points**
 - Site census tract is less than 20% - **1 point**
- Site zoned to an A or B rated school based on Children at Risk rankings
 - Elementary School - **2 points**
 - Middle School - **2 points**
 - High School - **2 points**
- Developments which promote a mixed income composition whereas:
 - A minimum of 10% of the units to be unrestricted - **1 point**
 - A minimum of 20% of the units to be unrestricted - **2 points**
- Written documentation of community support that the applicant has sought, received and implemented (if needed) views and recommendations, regarding the proposed project, from locally organized groups formed to primarily serve the interest of the proposed neighborhood. Letters of support will not be accepted from organizations directly affiliated with the project. - **1 point**

Based on these criteria, the projects listed below have achieved the minimum of 8-point threshold and qualify for a Resolution of Support

	Application Number	Development Name	Development Address	Council District	Target Population
1	19286	West Little York Apartments	7925 West Little York	A	Family
2	19278	Harvest Time Apartments	800 Block of Harvest Time Ln	B	Family
3	19047	Parkway Meadows	approx. 3300 block of W. Gulf Bank	B	Family
4	19055	Avenue on 34th	2136 W. 34th	C	Family
5	19262	Heights Senior Village	800 Heights Blvd	C	Seniors 55+
6	19096	Hue	402 Columbia	C	Family

7	19299	2222 Pierce	2222 Pierce	D	Family
8	19305	Caroline Lofts	approx. 1300 McGowen	D	Family
9	19118	Change Happens Senior Housing	3345 Elgin	D	Seniors 55+
10	19187	Crystal Village	8500 Fuqua	D	Family
11	19085	Gala at MacGregor	tbd - 120 Carson Ct	D	Seniors 55+
12	19138	Trinity East Village Senior Housing	2500 McGowen	D	Seniors 55+
13	19322	Cypress Creek at Beamer Road	approx. 11499 Beamer Rd	D	Family
14	19069	Kingwood Pines Senior Village	SWC 19600 Kingwood Dr	E	Seniors 55+
15	19230	Campanile on Fondren	2800 Fondren	F	Seniors 55+
16	19260	Heights at Bellaire	11360 Bellaire Blvd	F	Family
17	19307	Briarwest Apartments	NWC of Westheimer & Briarwest Blvd	G	Family
18	19074	900 Winston	900 Winston	H	Seniors 55+
19	19097	The Balladeer	5200 Navigation	H	Family
20	19001	Canal Street Apartments	5601 Canal Street	H	Family
21	19032	Ethan Place	approx. 4318 Robertson	H	Family
22	19308	Harrisburg Lofts	approx. 3406 Harrisburg	H	Family
23	19296	McKee City Living	600 Block of McKee	H	Family
24	19146	NHH at Avenue J	approx 5220 Avenue J	H	Family Supportive Housing
25	19106	Vista at Main	NWC of N Main and Conoly Street	H	Seniors 55+
26	19040	Vista East	3801 Garrow Street	H	Family
27	19041	Vista Square	NWC of Airline Dr and Robbie St	H	Seniors 55+
28	19068	Residences at Eastwood	123 Eastwood Dr	H	Seniors 55+
29	19309	Scott Street Lofts	1320 Scott St	I	Seniors 55+
30	19077	Telephone Road Elderly	6000 Telephone Rd	I	Seniors 55+
31	19042	Vista at Park Place	NW of the intersection of Park Place Blvd & Juniper Street	I	Family
32	19070	South Rice Apartments	5612 S Rice Avenue	J	Family
33	19076	Bellfort Park Apartments	4135 W Bellfort	K	Family
34	19257	Blue Ridge Villas	Blue Ridge Rd at S Sam Houston Pkwy	K	Seniors 55+
35	19327	Edison Lofts	7100 W Fuqua Dr	K	Family
36	19245	Huntington at Chimney Rock	approx 16360 Chimney Rock	K	Seniors 62+
37	19072	Rockwell Senior Village	6002 S Sam Houston Pkwy W	K	Seniors 55+
38	19242	The Tramonti	approx 16330 Chimney Rock	K	Family
39	19109	Verdin Square	McHard Rd at Moffett Ln	K	Family
40	19107	Vista at Chimney Rock	Chimney Rock Rd at McCard Rd	K	Seniors 62+

The details of this request were presented to the Housing and Community Affairs Committee on January 29, 2019.



Tom McCasland, Director

Contact Information:

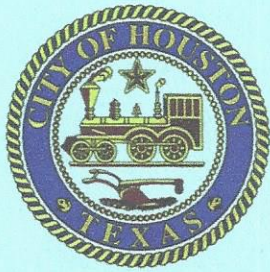
Roxanne Lawson

Phone: (832) 394-6307

ATTACHMENTS:**Description**[Coversheet \(revised\)](#)[HCD19-5 Resolutions of Support - City of Houston](#)**Type**

Signed Cover sheet

Backup Material



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/13/2019

Districts All

Item Creation Date: 2/1/2019

HCD19-5 9% Resolutions of Support for HTC transactions within
the City of Houston

Background:

The Housing and Community Development Department (HCDD) recommends approval of a Resolution of Support for each of the 40 applications in the City of Houston for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA). Numerous applications will be submitted to TDHCA and the amount of available 9% HTCs is limited. It will not be known which, if any, of these projects will receive HTCs until the end of July 2019 when awards are announced.

Only preliminary information is available regarding the applications and HCDD has not underwritten these projects for financial viability. HCDD reviewed the applications to determine whether they meet the community development policy objectives of the City and meet certain Minimum Standards. Applications were required to meet a total of **8 points** of the criteria outlined below to receive a Resolution of Support.

- Sites located within Houston city limits (this excludes sites located within the Houston ETJ) - **2 points**
- Sites located within 4 miles of City Hall - **1 point**
- Sites located within the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points - **2 points**
- Sites located within an underserved area described as the following:
 - Within a census tract that has no other affordable housing development funded with HTCs - **1 point**
 - Within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTCs that is less than 15-years old (2004 or after) - **2 points**
- Sites that promote access to mass transportation options described as the following:
 - Sites located within 1/4 mile of any public transportation stop - **1 point**
 - Sites located within 1/2 of a high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6:00 am to 8:00 pm seven days a week - **2 points**
- Sites with reduced poverty concentration described as the following:
 - Site census tract is less than 15% - **2 points**
 - Site census tract is less than 20% - **1 point**

- Sites zoned to an A or B rated school base on Children at Risk rankings
 - Elementary School - **2 points**
 - Middle School - **2 points**
 - High School - **2 points**
- Developments which promote a mixed income composition whereas:
 - A minimum of 10% of the units to be unrestricted - **1 point**
 - A minimum of 20% of the units to be unrestricted - **2 points**
- Written documentation of community support that the applicant has sought, received and implemented (if needed) views and recommendations, regarding the proposed project, from locally organized groups formed to primarily serve the interest of the proposed neighborhood. Letters of support will not be accepted from organizations directly affiliated with the project. - **1 point**

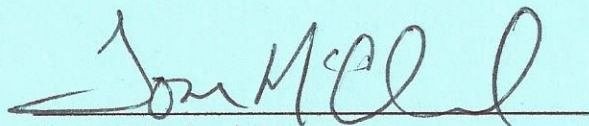
Based on these criteria, the projects listed below have achieved the minimum of 8-point threshold and qualify for a Resolution of Support.

	Application Number	Development Name	Development Address	Council District	Target Population
1	19286	West Little York Apartments	7925 West Little York	A	Family
2	19278	Harvest Time Apartments	800 Block of Harvest Time Ln	B	Family
3	19047	Parkway Meadows	approx. 3300 block of W. Gulf Bank	B	Family
4	19055	Avenue on 34th	2136 W. 34th	C	Family
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7	19299	2222 Pierce	2222 Pierce	D	Family
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9	19118	Change Happens Senior Housing	3345 Elgin	D	Seniors 55+
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11	19085	Gala at MacGregor	tbd - 120 Carson Ct	D	Seniors 55+
12	19138	Trinity East Village Senior Housing	2500 McGowen	D	Seniors 55+
13	19322	Cypress Creek at Beamer Road	approx. 11499 Beamer Rd	E	Family
14	19069	Kingwood Pines Senior Village	SWC 19600 Kingwood Dr	E	Seniors 55+

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16	19260	Heights at Bellaire	11360 Bellaire Blvd	F	Family
17	19307	Briarwest Apartments	NWC of Westheimer & Briarwest Blvd	G	Family
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20	19001	Canal Street Apartments	5601 Canal Street	H	Family
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23	19296	McKee City Living	600 Block of McKee	H	Family
24	19146	NHH at Avenue J	approx 5220 Avenue J	H	Family Supportive Housing
25	19106	Vista at Main	NWC of N Main and Conoly Street	H	Seniors 55+
26	19040	Vista East	3801 Garrow Street	H	Family
27	19041	Vista Square	NWC of Airline Dr and Robbie St	H	Seniors 55+
28	19068	Residences at Eastwood	123 Eastwood Dr	I	Seniors 55+
29	19309	Scott Street Lofts	1320 Scott St	I	Seniors 55+
30	19077	Telephone Road Elderly	6000 Telephone Rd	I	Seniors 55+
31	19042	Vista at Park Place	NW of the intersection of Park Place Blvd & Juniper Street	I	Family
32	19070	South Rice Apartments	5612 S Rice Avenue	J	Family
33	19076	Bellfort Park Apartments	4135 W Bellfort	K	Family
34	19257	Blue Ridge Villas	Blue Ridge Rd at S Sam Houston Pkwy	K	Seniors 55+
35	19327	Edison Lofts	7100 W Fuqua Dr	K	Family
36	19245	Huntington at Chimney Rock	approx 16360 Chimney Rock	K	Seniors 62+
37	19072	Rockwell Senior Village	6002 S Sam Houston Pkwy W	K	Seniors 55+

38	19242	The Tramonti	approx 16330 Chimney Rock	K	Family
39	19109	Verdin Square	McHard Rd at Moffett Ln	K	Family
40	19107	Vista at Chimney Rock	Chimney Rock Rd at McCard Rd	K	Seniors 62+

The details of this request were presented to the Housing and Community Affairs Committee on January 29, 2019.



Tom McCasland, Director

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

ETJ

Item Creation Date: 1/31/2019

HCD19-07 9% Resolutions of Support for HTC transactions
within Houston's Extraterritorial Jurisdiction (ETJ)

Agenda Item#: 38.

Summary:

RESOLUTION confirming support for the proposed development of certain properties as Affordable Rental Housing, each located in the extraterritorial jurisdiction of the City of Houston, Texas or having been annexed into the City of Houston only for limited purposes, and the submittal of applications for housing tax credits for such developments

TAGGED BY COUNCIL MEMBER COHEN

This was Item 14 on Agenda of February 13, 2019

Background:

The Housing and Community Development Department (HCDD) recommends approval of a Resolution of Support for each of the XX applications in Houston's ETJ for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA). Numerous applications will be submitted to TDHCA and the amount of available 9% HTCs is limited. It will not be known which, if any, of these projects will receive HTCs until the end of July 2019 when awards are announced.

Only preliminary information is available regarding the applications and HCDD has not underwritten these projects for financial viability. HCDD reviewed the applications to determine they meet the community development policy objectives of the City and meet certain Minimum Standards. Applications were required to meet a total of **8 points** of the criteria outlined below to receive a Resolution of Support.

- Sites located within 4 miles of City Hall - **1 point**
- Sites located within the boundaries of a Complete Community. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points - **2 points**
- Sites located within an underserved area described as the following:
 - Within a census tract that has no other affordable housing development funding with HTCs - **1 point**
 - Within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTCs that is less than 15-years old (2004 or after) - **2 points**
- Sites that promote access to mass transportation options described as the following:
 - Sites located within 1/4 mile of any public transportation stop - **1 point**
 - Sites located within 1/2 mile of a high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6:00 am to 8:00 pm seven days a week - **2 points**
- Sites with reduced poverty concentration described as the following:

- Site census tract is less than 15% - **2 points**
- Site census tract is less than 20% - **1 point**
- Sites zoned to an A or B rated school based on Children at Risk rankings
 - Elementary School - **2 points**
 - Middle School - **2 points**
 - High School - **2 points**
- Developments which promote a mixed income composition whereas:
 - A minimum of 10% of the units to be unrestricted - **1 point**
 - A minimum of 20% of the units to be unrestricted - **2 points**
- Written documentation of community support that the applicant has sought, received and implemented (if needed) views and recommendations, regarding the proposed project, from locally organized groups formed to primarily serve the interest of the proposed neighborhood. Letters of support will not be accepted from organizations directly affiliated with the project. - **1 point**

Based on these criteria, the projects listed below have achieved the minimum of 8-point threshold and qualify for a Resolution of Support.

	Application Number	Development Name	Development Address	County	Target Population
1	19275	Reserve at Stuebner	Stuebner Airline Rd at Strack Rd	Harris	Family
2	19207	The Reserve at Westpark	NEC FM 1903 and Peek Rd	Ft Bend	Seniors 55+
3	19313	Sphinx at PerryPark Villas	13490 Perry Road	Harris	Family

The details of this request were presented to the Housing and Community Affairs Committee on January 29, 2019.

Tom McCasland, Director

Contact Information:

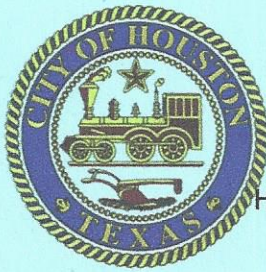
Roxanne Lawson
(832) 394-6210

ATTACHMENTS:**Description**

Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/13/2019

District – ETJ

Item Creation Date: 2/1/2019

HCD19-07 9% Support Resolutions for HTC transactions within
Houston's Extraterritorial Jurisdiction (ETJ)

Background:

The Housing and Community Development Department (HCDD) recommends approval of a Resolution of Support for each of the three applications in Houston's ETJ for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA). Numerous applications will be submitted to TDHCA and the amount of available 9% HTCs is limited. It will not be known which, if any, of these projects will receive HTCs until the end of July 2019 when awards are announced.

Only preliminary information is available regarding the applications and HCDD has not underwritten these projects for financial viability. HCDD reviewed the applications to determine they meet the community development policy objectives of the City and meet certain Minimum Standards. Applications were required to meet a total of **8 points** of the criteria outlined below to receive a Resolution of Support.

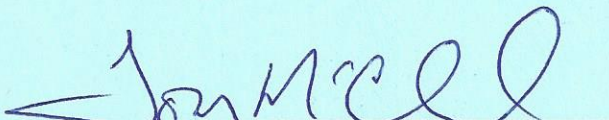
- Sites located within 4 miles of City Hall - 1 point
- Sites located within the boundaries of a Complete Community. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points - 2 points
- Sites located within an underserved area described as the following:
 - Within a census tract that has no other affordable housing development funded with HTCs - 1 point
 - Within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTCs that is less than 15-years old (2004 or after) - 2 points
- Sites that promote access to mass transportation options described as the following:
 - Sites located within 1/4 mile of any public transportation stop - 1 point
 - Sites located within 1/2 of a high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6:00 am to 8:00 pm seven days a week - 2 points
- Sites with reduced poverty concentration described as the following:
 - Site census tract is less than 15% - 2 points
 - Site census tract is less than 20% - 1 point
- Sites zoned to an A or B rated school base on Children at Risk rankings
 - Elementary School - 2 points
 - Middle School - 2 points
 - High School - 2 points

- Developments which promote a mixed income composition whereas:
 - A minimum of 10% of the units to be unrestricted - 1 point
 - A minimum of 20% of the units to be unrestricted - 2 points
- Written documentation of community support that the applicant has sought, received and implemented (if needed) views and recommendations, regarding the proposed project, from locally organized groups formed to primarily serve the interest of the proposed neighborhood. Letters of support will not be accepted from organizations directly affiliated with the project. - 1 point

Based on these criteria, the projects listed below have achieved the minimum of 8-point threshold and qualify for a Resolution of Support.

	Application Number	Development Name	Development Address	County	Target Population
1	19275	Reserve at Stuebner	Stuebner Airline Rd at Strack Rd	Harris	Family
2	19207	The Reserve at Westpark	NEC FM 1903 and Peek Rd	Ft Bend	Seniors 55+
3	19313	Sphinx at PerryPark Villas	13490 Perry Road	Harris	Family

The details of this request were presented to the Housing and Community Affairs Committee on January 29, 2019.



Tom McCasland, Director

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

District D, District I

Item Creation Date: 1/31/2019

HCD19-11 9% Resolutions of No Objection for HTC transactions within the City of Houston

Agenda Item#: 39.

Summary:

RESOLUTION confirming no objection to the proposed development of certain properties as Affordable Rental Housing, each located in the City of Houston, Texas, and the submittal of applications for Housing Tax Credits for such developments - **DISTRICTS D - BOYKINS and I - GALLEGOS**

TAGGED BY COUNCIL MEMBER COHEN

This was Item 15 on Agenda of February 13, 2019

Background:

The Housing and Community Development Department (HCDD) recommends approval of a Resolution of No Opposition for two applications in the City of Houston for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA). Numerous applications are submitted to TDHCA and the amount of available 9% HTCs is limited. It will not be known which, if any, of these project(s) will receive HTCs until the end of July 2019 when awards are announced.

Only preliminary information is available regarding the applications and HCDD has not underwritten these projects for financial viability. The following applications did not meet a minimum threshold to receive a Resolution of Support. However, the transactions meet HCDD's Minimum Standards. These standards outline certain requirements to prevent development within flood prone areas without adequate flood design, poverty thresholds, and school performance.

The projects listed below have achieved the threshold and qualify for a Resolution of No Opposition.

	Application Number	Development Name	Development Address	Council District	Target Population
1	19318	Cypress Creek at Park South View	tbd - 2910 Reed Road	D	Family
2	19131	Lawndale Lofts	5220 Lawndale Road	I	Family

The details of this request were presented to the Housing and Community Affairs Committee on January 29, 2019.

Tom McCasland, Director

Contact Information:

Roxanne Lawson
(832) 394-6210

ATTACHMENTS:

Description

Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/13/2019

District – D & I

Item Creation Date: 2/1/2019

HCD19-11 9% Resolution of No Objection for HTC
transactions within the City of Houston

Background:

The Housing and Community Development Department (HCDD) recommends approval of a Resolution of No Opposition for two applications in the City of Houston for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA). Numerous applications are submitted to TDHCA and the amount of available 9% HTCs is limited. It will not be known which, if any, of these project(s) will receive HTCs until the end of July 2019 when awards are announced.

Only preliminary information is available regarding the applications and HCDD has not underwritten these projects for financial viability. The following applications did not meet a minimum threshold to receive a Resolution of Support. However, the transactions meet HCDD's Minimum Standards. These standards outline certain requirements to prevent development within flood prone areas without adequate flood design, poverty thresholds, and school performance.

The projects listed below have achieved the threshold and qualify for a Resolution of No Opposition.

	Application Number	Development Name	Development Address	Council District	Target Population
1	19318	Cypress Creek at Park South View	tbd - 2910 Reed Road	D	Family
2	19131	Lawndale Lofts	5220 Lawndale Road	I	Family

The details of this request were presented to the Housing and Community Affairs Committee on January 29, 2019.

Tom McCasland, Director

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

ETJ

Item Creation Date: 1/31/2019

HCD19-08 9% Resolutions of No Objection for HTC transactions within Houston's Extraterritorial Jurisdiction (ETJ)

Agenda Item#: 40.

Summary:

RESOLUTION confirming no objection for the proposed development of certain properties as Affordable Rental Housing, each located in the extraterritorial jurisdiction of the City of Houston, Texas or having been annexed into the city of Houston only for limited purposes, or the submittal of applications for Housing Tax Credits for such developments

TAGGED BY COUNCIL MEMBER COHEN

This was Item 16 on Agenda of February 13, 2019

Background:

The Housing and Community Development Department (HCDD) recommends approval of a Resolution of No Opposition for four applications in Houston's ETJ for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA). Numerous applications are submitted to TDHCA and the amount of available 9% HTCs is limited. It will not be known which, if any, of these project(s) will receive HTCs until the end of July 2019 when awards are announced.

Only preliminary information is available regarding the applications and HCDD has not underwritten these projects for financial viability. The following applications did not meet a minimum threshold to receive a Resolution of Support. However, the transactions met HCDD's Minimum Standards. These standards outline certain requirements to prevent development within flood prone areas without adequate flood design, poverty thresholds, and school performance.

The projects listed below have achieved the threshold and qualify for a Resolution of No Opposition.

	Application Number	Development Name	Development Address	County	Target Population
1	19314	Cypress Creek at Atascocita Road	approx. 3623 Wilson Rd	Harris	Family
2	19264	Northwest Commons	approx. 11201 Boudreaux Rd	Harris	Seniors 55+
3	19284	Reserve at Louetta	Louetta Drive at Terranova West Drive	Harris	Family
4	19046	Wallisville Ranch	approx. 16000 blk of Wallisville	Harris	Family

The details of this request were presented to the Housing and Community Affairs Committee on January 29, 2019.

Tom McCasland, Director

Contact Information:

Roxanne Lawson
(832) 394-6210

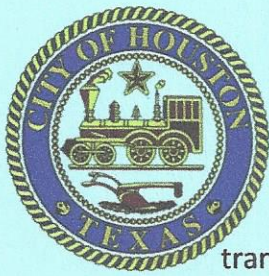
ATTACHMENTS:

Description

Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/13/2019

District – ETJ

Item Creation Date: 2/1/2019

HCD19-08 9% Resolution of No Objection for HTC

transactions within Houston's Extraterritorial Jurisdiction (ETJ)

Background:

The Housing and Community Development Department (HCDD) recommends approval of a Resolution of No Opposition for four applications in Houston's ETJ for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA). Numerous applications are submitted to TDHCA and the amount of available 9% HTCs is limited. It will not be known which, if any, of these project(s) will receive HTCs until the end of July 2019 when awards are announced.

Only preliminary information is available regarding the applications and HCDD has not underwritten these projects for financial viability. The following applications did not meet a minimum threshold to receive a Resolution of Support. However, the transactions met HCDD's Minimum Standards. These standards outline certain requirements to prevent development within flood prone areas without adequate flood design, poverty thresholds, and school performance.

The projects listed below have achieved the threshold and qualify for a Resolution of No Opposition.

	Application Number	Development Name	Development Address	County	Target Population
1	19314	Cypress Creek at Atascocita Road	approx. 3623 Wilson Rd	Harris	Family
2	19264	Northwest Commons	approx. 11201 Boudreaux Rd	Harris	Seniors 55+
3	19284	Reserve at Louetta	Louetta Drive at Terranova West Drive	Harris	Family
4	19046	Wallisville Ranch	approx. 16000 blk of Wallisville	Harris	Family

The details of this request were presented to the Housing and Community Affairs Committee on January 29, 2019.

Tom McCasland, Director

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

District B, District D, District E, District H, District I, District J, District K

Item Creation Date: 1/31/2019

HCD19-06 9% HTC Priority Resolutions

Agenda Item#: 41.

Summary:

RESOLUTION identifying certain proposed developments of Affordable Rental Housing as contributing to the concerted revitalization efforts of the City of Houston, Texas more than any other in the concerted revitalization plan area in which the applicable development is located - **DISTRICTS B - DAVIS; D - BOYKINS; E - MARTIN; H - CISNEROS; I - GALLEGOS; J - LASTER and K - CASTEX-TATUM**

TAGGED BY COUNCIL MEMBER COHEN

This was Item 17 on Agenda of February 13, 2019

Background:

The Housing and Community Development Department (HCDD) recommends approval of a Priority Resolution for 12 applications in the City of Houston for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA). Applications may receive additional points if is located in a distinct area that was once vital and has lapsed into a situation requiring concerted revitalization, and where a concerted revitalization plan has been developed and executed (Concerted Revitalization Area). These may include previously identified revitalization areas identified by the city (e.g. DR2 Revitalization Plan areas) or Tax Increment Reinvestment Zone (TIRZ).

Within the application, the development must be identified in a resolution contributing more than any other to the concerted revitalization efforts of the municipality ("**Priority Resolution**"). Several competing applications may have been submitted in the same CRA. HCDD evaluated a number of factors in making its determination as to which application will receive a Priority Resolution. These factors are not listed in any particular order and will be reviewed on a combined basis.

- The development selected to receive HCDD competitive funds (HOME, CDBG, TIRZ) by HCDD
- Poverty concentration of census tract within competing sites. Lower poverty concentration will prioritize an application.
- Elementary, Middle and High School ratings of competing sites as assessed by Children at Risk. Higher ranking of schools will prioritize an application.
- Access to public transportation as measured from the development site's distance from closest high frequency public transportation stop
- Proposed development is Permanent Supportive Housing and/or housing serving of special needs populations
- Placement of an onsite resident service coordinator

- Mixed income composition of development. HCDD will prioritize developments with a higher concentration of unrestricted market rate units.

The following applications were selected to receive a Priority Resolution within each Concerted Revitalization Area.

Application Number	Development Name	Development Address	Council District	Concerted Revitalization Area
19032	Ethan Place	approx. 4318 Robertson	H	Near Northside - Complete Community
19040	Vista East	3801 Garrow St	H	TIRZ 23 - Harrisburg
19047	Parkway Meadows	approx. 3300 block of W Gulf Bank	B	Aces Homes – Complete Community
19069	Kingwood Pines Senior Village	SWC 19600 Kingwood Dr	E	TIRZ 10 – Lake Houston
19070	South Rice Apartments	5612 S. Rice Avenue	J	Gulfton – Complete Community
19278	Harvest Time Apartments	800 block of Harvest Time Ln	B	TIRZ 11 – Greater Greenspoint
19242	The Tramonti	approx. 16330 Chimney Rock	K	Hiram Clark / Fort Bend Houston
19305	Caroline Lofts	NE corner of Caroline St and McGowen St	D	TIRZ 2 - Midtown
19085	Gala at MacGregor	approx. 120 Carson Ct	D	TIRZ 7 OST/Almeda
19077	Telephone Road Elderly	6000 Telephone Rd	I	TIRZ 8 – Gulfgate
19146	NHH Avenue J	approx. 5220 Avenue J	H	Second Ward – Complete Community
19118	Change Happens Senior Housing	3345 Elgin Street	D	Third Ward – Complete Community

The details of this request were presented to the Housing and Community Affairs Committee on January 29, 2019.

Tom McCasland, Director

Contact Information:

Roxanne Lawson
(832) 394-6307

ATTACHMENTS:

Description

Type

Cover sheet

Signed Cover sheet



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/13/2019

District B, D, E, H, I, J, & K

Item Creation Date: 2/2/2019

HCD19-06 Priority Resolution for 9%

HTC transactions within the City of Houston

Background:

The Housing and Community Development Department (HCDD) recommends approval of a Priority Resolution for 12 applications in the City of Houston for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA). Applications may receive additional points if is located in a distinct area that was once vital and has lapsed into a situation requiring concerted revitalization, and where a concerted revitalization plan has been developed and executed (Concerted Revitalization Area). These may include previously identified revitalization areas identified by the city (e.g. DR2 Revitalization Plan areas) or Tax Increment Reinvestment Zone (TIRZ).

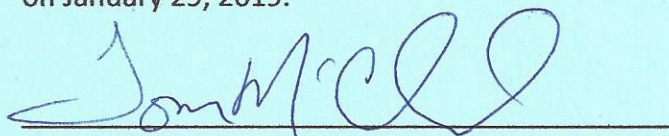
Within the application, the development must be identified in a resolution contributing more than any other to the concerted revitalization efforts of the municipality ("**Priority Resolution**"). Several competing applications may have been submitted in the same CRA. HCDD evaluated a number of factors in making its determination as to which application will receive a Priority Resolution. These factors are not listed in any particular order and will be reviewed on a combined basis.

- The development selected to receive HCDD competitive funds (HOME, CDBG, TIRZ) by HCDD
- Poverty concentration of census tract within competing sites. Lower poverty concentration will prioritize an application.
- Elementary, Middle and High School ratings of competing sites as assessed by Children at Risk. Higher ranking of schools will prioritize an application.
- Access to public transportation as measured from the development site's distance from closest high frequency public transportation stop
- Proposed development is Permanent Supportive Housing and/or housing serving of special needs populations
- Placement of an onsite resident service coordinator
- Mixed income composition of development. HCDD will prioritize developments with a higher concentration of unrestricted market rate units.

The following applications were selected to receive a Priority Resolution within each Concerted Revitalization Area.

Application Number	Development Name	Development Address	Council District	Concerted Revitalization Area
19032	Ethan Place	approx. 4318 Robertson	H	Near Northside - Complete Community
19040	Vista East	3801 Garrow St	H	TIRZ 23 - Harrisburg
19047	Parkway Meadows	approx. 3300 block of W Gulf Bank	B	Aces Homes - Complete Community
19069	Kingwood Pines Senior Village	SWC 19600 Kingwood Dr	E	TIRZ 10 - Lake Houston
19070	South Rice Apartments	5612 S. Rice Avenue	J	Gulfton - Complete Community
19278	Harvest Time Apartments	800 block of Harvest Time Ln	B	TIRZ 11 - Greater Greenspoint
19242	The Tramonti	approx. 16330 Chimney Rock	K	Hiram Clark / Fort Bend Houston
19305	Caroline Lofts	NE corner of Caroline St and McGowen St	D	TIRZ 2 - Midtown
19085	Gala at MacGregor	approx. 120 Carson Ct	D	TIRZ 7 OST/Alameda
19077	Telephone Road Elderly	6000 Telephone Rd	I	TIRZ 8 - Gulfgate
19146	NHH Avenue J	approx. 5220 Avenue J	H	Second Ward - Complete Community
19118	Change Happens Senior Housing	3345 Elgin Street	D	Third Ward - Complete Community

The details of this request were presented to the Housing and Community Affairs Committee on January 29, 2019.



Tom McCasland, Director

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

ALL

Item Creation Date: 1/7/2019

L24596.A1 - Janitorial Cleaning and Associated Services -
ORDINANCE HPD

Agenda Item#: 42.

Summary:

ORDINANCE approving and authorizing first amendment to the contract between the City of Houston and **MCLEMORE BUILDING MAINTENANCE, INC** for Janitorial Cleaning and Associated Services for the General Services Department on behalf the Houston Police Department; amending Ordinance Number 2013-0739 (Passed on August 27, 2013) to increase the maximum contract - \$1,211,953.68 - General Fund

TAGGED BY COUNCIL MEMBERS BOYKINS and LASTER

This was Item 26 on Agenda of February 13, 2019

Background:

S75-L24596-A1- Approve a first amendment to Ordinance No. 2013-0739, passed on August 27, 2013 to extend the contract term from February 26, 2019 to September 30, 2019 and increase the maximum contract amount from \$7,916,961.62 to \$9,128,915.30 for the contract No. 4600012301 between the City of Houston and McLemore Building Maintenance, Inc. for Janitorial Cleaning and Associated Services for the General Services Department on behalf of the Houston Police Department.

Specific Explanation

The Director of the General Services Department and the Chief Procurement Officer recommend City Council approve an ordinance authorizing a first amendment to extend the contract term from **February 26, 2019 to September 30, 2019**, and increase the maximum amount from **\$7,916,961.62 to \$9,128,915.30** for the Contract between the City of Houston and McLemore Building Maintenance, Inc. for Janitorial Cleaning and Associated Services for Houston Police Department.

The original contract was awarded on August 21, 2013, by Ordinance 2013-0739, for a three-year contract with two one-year options in the original amount of \$7,916,961.62. Per section IV, 4.0 Term and Termination of the contract, the contract was then extended the allowable 180 days to end February 26, 2019. Expenditures as of January 1, 2019, totaled \$7,900,237.85. The contract incurred expenditures at a rate higher than anticipated due to additional facilities and services added by the Department. As a result of the additional services, the maximum amount contract amount will be exhausted prior to the end of the contract date. The contract extension is requested to allow the City to continue services.

The Strategic Procurement Division issued a procurement for a new contract with a Request for Proposal (RFP) T26680, due September 6, 2018. Due to the lack of appropriate responses a new

contract was unable to be awarded. The Strategic Procurement Division has started the procurement for a new Request for Proposal (RFP) and is estimating that the new contract will be in place by the end

for a new request for proposal (RFP), and is continuing that the new contract will be in place by the end of May 2019. This first Amendment will allow for the extension of time and additional funds needed to maintain services. In consideration of the contract term, the contractor has agreed to pay employees the wage rate of \$10.39, all other contract terms and conditions remain the same through September 30, 2019.

The scope of work requires the contractor to provide all equipment, labor, materials, supplies, supervision, and transportation necessary to provide cleaning and janitorial services at City facilities. Additional service requirements include porter, recycling, window, and power washing, and other associated services as required.

M/WBE Participation

This contract was awarded with a 20% M/WBE participation goal. McLemore Building Maintenance, Inc. is currently achieving a 46.75% participation level. The Office of Business Opportunity will continue to monitor this contract to ensure continued M/WBE participation.

Fiscal Notes

Funding for this item is included in the FY2019 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

Jerry Adams, Chief Procurement Officer
Finance/Strategic Procurement Division

Department Approval Authority

Estimated Spending Authority			
DEPARTMENT	FY2019	OUT YEARS	TOTAL
General Services Department	\$830,355.98	\$381,597.70	\$1,211,953.68

Prior Council Action:

Ordinance 2013-0739 – Passed August 21, 2013

Amount of Funding:

\$1,211,953.68

General Fund

Fund No.: 1000

Contact Information:

NAME:	DEPARTMENT/ DIVISION	PHONE
Richard Morris, Division Manager	FIN/SPD	(832) 393-8736
Kristen Elliott, Sr. Procurement Specialist	FIN/SPD	(832) 393-9131
Jacquelyn Nisby, Executive Staff Analyst	GSD	(832) 393-8023

ATTACHMENTS:

Description	Type
Coversheet signed by CPO for L24596.A1	Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/12/2019

ALL

Item Creation Date: 1/7/2019

L24596.A1 - Janitorial Cleaning and Associated Services - ORDINANCE

Agenda Item#: 62.

Background:

S75-L24596-A1- Approve a first amendment to Ordinance No. 2013-0739, passed on August 27, 2013 to extend the contract term from February 26, 2019 to September 30, 2019 and increase the maximum contract amount from \$7,916,961.62 to \$9,128,915.30 for the contract No. 4600012301 between the City of Houston and McLemore Building Maintenance, Inc. for Janitorial Cleaning and Associated Services for the General Services Department on behalf of the Houston Police Department.

Specific Explanation

The Director of the General Services Department and the Chief Procurement Officer recommend City Council approve an ordinance authorizing a first amendment to extend the contract term from February 26, 2019 to September 30, 2019, and increase the maximum amount from \$7,916,961.62 to \$9,128,915.30 for the Contract between the City of Houston and McLemore Building Maintenance, Inc. for Janitorial Cleaning and Associated Services for Houston Police Department.

The original contract was awarded on August 21, 2013, by Ordinance 2013-0739, for a three-year contract with two one-year options in the original amount of \$7,916,961.62. Per section IV, 4.0 Term and Termination of the contract, the contract was then extended the allowable 180 days to end February 26, 2019. Expenditures as of January 1, 2019, totaled \$7,900,237.85. The contract incurred expenditures at a rate higher than anticipated due to additional facilities and services added by the Department. As a result of the additional services, the maximum amount contract amount will be exhausted prior to the end of the contract date. The contract extension is requested to allow the City to continue services.

The Strategic Procurement Division issued a procurement for a new contract with a Request for Proposal (RFP) T26680, due September 6, 2018. Due to the lack of appropriate responses a new contract was unable to be awarded. The Strategic Procurement Division has started the procurement for a new Request for Proposal (RFP) and is estimating that the new contract will be in place by the end of May 2019. This first Amendment will allow for the extension of time and additional funds needed to maintain services. In consideration of the contract term, the contractor has agreed to pay employees the wage rate of \$10.39, all other contract terms and conditions remain the same through September 30, 2019.

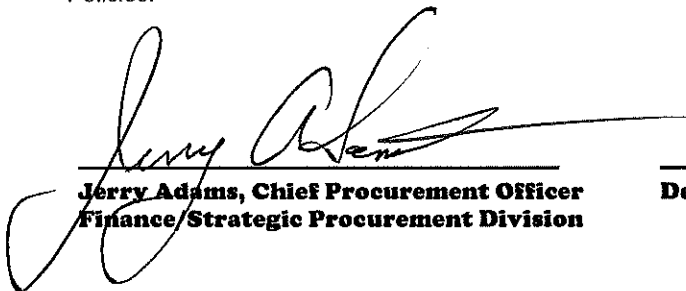
The scope of work requires the contractor to provide all equipment, labor, materials, supplies, supervision, and transportation necessary to provide cleaning and janitorial services at City facilities. Additional service requirements include porter, recycling, window, and power washing, and other associated services as required.

M/WBE Participation

This contract was awarded with a 20% M/WBE participation goal. McLemore Building Maintenance, Inc. is currently achieving a 46.75% participation level. The Office of Business Opportunity will continue to monitor this contract to ensure continued M/WBE participation.

Fiscal Notes

Funding for this item is included in the FY2019 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.



Jerry Adams, Chief Procurement Officer
Finance/Strategic Procurement Division

Department Approval Authority

Estimated Spending Authority			
DEPARTMENT	FY2019	OUT YEARS	TOTAL
General Services Department	\$830,355.98	\$381,597.70	\$1,211,953.68

Prior Council Action:

Ordinance 2013-0739 – Passed August 21, 2013

Amount of Funding:

\$1,211,953.68

General Fund

Fund No.: 1000

Contact Information:

NAME:	DEPARTMENT/ DIVISION	PHONE
Richard Morris, Division Manager	FIN/SPD	(832) 393-8736
Kristen Elliott, Sr. Procurement Specialist	FIN/SPD	(832) 393-9131
Jacquelyn Nisby, Executive Staff Analyst	GSD	(832) 393-8023

ATTACHMENTS:

Description	Type
<u>Coversheet signed by CPO for L24596.A1</u>	Signed Cover sheet
<u>Executed Contract 4600012301</u>	Backup Material
<u>MWBE Verification</u>	Backup Material
<u>Tax Report</u>	Backup Material
<u>Ordinance 2013-739</u>	Backup Material
<u>Original RCA 9798</u>	Backup Material
<u>Funding Documents</u>	Backup Material
<u>Updated Funding Information Request form</u>	Financial Information
<u>Extension letter Correction</u>	Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/19/2019

ALL

Item Creation Date: 1/29/2019

L24595.A2 - Janitorial Cleaning and Associated Services - ORDINANCE

Agenda Item#: 43.

Summary:

ORDINANCE approving and authorizing first amendment to the contract between the City of Houston and **MCLEMORE BUILDING MAINTENANCE, INC** for Janitorial Cleaning and Associated Services for the General Services Department on behalf of Various Departments; amending Ordinance Number 2013-1055 (Passed on November 13, 2013) to increase the maximum contract; \$2,017,309.44 - General, Enterprise and Other Funds

TAGGED BY COUNCIL MEMBERS BOYKINS and LASTER

This was Item 27 on Agenda of February 13, 2019

Background:

S75-L24595.A2 - Approve a first amendment to Ordinance No. 2013-1055, passed on November 13, 2013 to extend the contract term from May 19, 2019 until September 30, 2019 and increase the maximum contract amount from \$12,910,713.00 to \$14,928,022.44 for the contract No. 4600012338 between the City of Houston and McLemore Building Maintenance, Inc. for Janitorial Cleaning and Associated Services for the General Services Department on behalf of Various Departments.

Specific Explanation

The Director of the General Services Department and the Chief Procurement Officer recommend City Council approve an ordinance authorizing a first amendment to extend the contract term from **May 19, 2019 until September 30, 2019**, and increase the maximum amount from **\$12,910,713.00 to \$14,928,022.44** for the Contract between the City of Houston and McLemore Building Maintenance, Inc. for Janitorial Cleaning and Associated Services for the General Services Department on behalf of Various Departments.

The original contract was awarded on November 13, 2013, by Ordinance 2013-1055, for a three-year contract with two one-year options in the original amount of \$11,254,426.83. On September 26, 2018, by Ordinance 2018-776, the maximum contract amount was increased from \$11,254,426.83 to \$12,910,713.00. Per section IV, 4.0 Term and Termination of the contract, the extension period allowable is 180 days. The contract was extended 60 days to end January 19, 2019. On January 2, 2019, the contract was extended the additional 120 days to end May 19, 2019. Expenditures as of January 28, 2019, total \$12,806,171.53. The contract incurred expenditures at a rate higher than anticipated due to additional facilities and services added by the Departments. As a result of the additional services, the maximum amount contract amount will be exhausted prior to the end of the

contract date. The contract extension is requested to allow the City to continue services.

The Strategic Procurement Division issued a procurement for a new contract with a Request for Proposal (RFP) T26680, due September 6, 2018. Due to the lack of appropriate responses a new contract was unable to be awarded. The Strategic Procurement Division has started the procurement for a new contract with a Request for Proposal (RFP) and is estimating that the new contract will be in place by the end of May 2019. The first amendment is necessary for the extension of time and additional funds needed to maintain services until a new contract is awarded. In consideration of the contract term, the contractor has agreed to pay employees the wage rate of \$10.39, all other contract terms and conditions remain the same through September 30, 2019.

The scope of work requires the contractor to provide all equipment, labor, materials, supplies, supervision, and transportation necessary to provide cleaning and janitorial services at City facilities. Additional service requirements include porter, recycling, window, and power washing, and other associated services as required.

M/WBE Participation

This contract was awarded with a 20% M/WBE participation goal. McLemore Building Maintenance, Inc. is currently achieving a 39.60% participation level. The Office of Business Opportunity will continue to monitor this contract to ensure continued M/WBE participation.

Fiscal Notes

Funding for this item is included in the FY2019 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

Jerry Adams, Chief Procurement Officer
Finance/Strategic Procurement Division

Department Approval Authority

Estimated Spending Authority			
DEPARTMENT	FY2019	OUT YEARS	TOTAL
General Services Department	\$1,071,449.56	\$664,802.50	\$1,736,252.06
Houston Public Works	\$4,028.69	\$4,028.69	\$8,057.38
Houston Health Department	\$35,000.00	\$25,000.00	\$60,000.00
Parks and Recreation Department	\$34,000.00	\$179,000.00	\$213,000.00
Total	\$1,144,478.25	\$872,831.19	\$2,017,309.44

Prior Council Action:

Ordinance 2013-1055 – Passed November 13, 2013
 Ordinance 2018-0776 – Passed September 26, 2018

Amount of Funding:

Amount of Funding:

\$1,942,252.06 – General Fund (1000)
 \$ 7,568.50 – Water and Sewer System Operating (8300)
 \$ 488.88 – DDSR (2310)
 \$ 67,000.00 – Special Revenue Fund (2100)

~~\$ 67,000.00 - Special Revenue Fund (2100)~~

\$2,017,309.44 Total

Contact Information:

NAME:	DEPARTMENT/ DIVISION	PHONE
Richard Morris, Division Manager	FIN/SPD	(832) 393-8736
Kristen Elliott, Sr. Procurement Specialist	FIN/SPD	(832) 393-9131
Jacquelyn Nisby, Executive Staff Analyst	GSD	(832) 393-8023

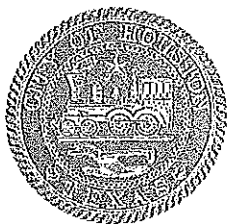
ATTACHMENTS:

Description

Coversheet (revised)

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 2/12/2019

ALL

Item Creation Date: 1/29/2019

L24595.A2 - Janitorial Cleaning and Associated Services - ORDINANCE

Agenda Item#: 63.

Background:

S75-L24595.A2 - Approve a first amendment to Ordinance No. 2013-1055, passed on November 13, 2013 to extend the contract term from May 19, 2019 until September 30, 2019 and increase the maximum contract amount from \$12,910,713.00 to \$14,928,022.44 for the contract No. 4600012338 between the City of Houston and McLemore Building Maintenance, Inc. for Janitorial Cleaning and Associated Services for the General Services Department on behalf of Various Departments.

Specific Explanation

The Director of the General Services Department and the Chief Procurement Officer recommend City Council approve an ordinance authorizing a first amendment to extend the contract term from May 19, 2019 until September 30, 2019, and increase the maximum amount from \$12,910,713.00 to \$14,928,022.44 for the Contract between the City of Houston and McLemore Building Maintenance, Inc. for Janitorial Cleaning and Associated Services for the General Services Department on behalf of Various Departments.

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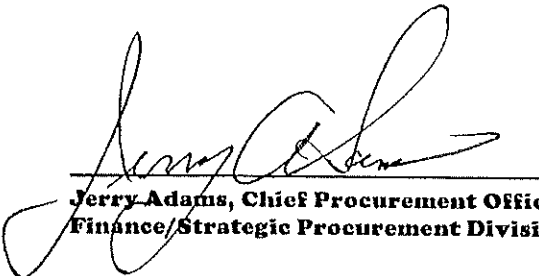
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M/WBE Participation

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Fiscal Notes

Funding for this item is included in the FY2019 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.


Jerry Adams, Chief Procurement Officer
Finance/Strategic Procurement Division


Department Approval Authority

Estimated Spending Authority			
DEPARTMENT	FY2019	OUT YEARS	TOTAL
General Services Department	\$1,071,449.56	\$664,802.50	\$1,736,252.06
Houston Public Works	\$4,028.69	\$4,028.69	\$8,057.38
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Parks and Recreation Department	\$34,000.00	\$179,000.00	\$213,000.00
Total	\$1,144,478.25	\$872,831.19	\$2,017,309.44

Prior Council Action:

Ordinance 2013-1055 – Passed November 13, 2013

Ordinance 2018-0776 – Passed September 26, 2018

Amount of Funding:

Amount of Funding:

\$1,942,252.06 – General Fund (1000)

\$ 7,568.50 – Water and Sewer System Operating (8300)

\$ 488.88 – DDSR (2310)

\$ 67,000.00 – Special Revenue Fund (2100)

\$2,017,309.44 Total

Contact Information:

NAME:	DEPARTMENT/ DIVISION	PHONE
Richard Morris, Division Manager	FIN/SPD	(832) 393-8736
Kristen Elliott, Sr. Procurement Specialist	FIN/SPD	(832) 393-9131
Jacquelyn Nisby, Executive Staff Analyst	GSD	(832) 393-8023

ATTACHMENTS:

Description	Type
<u>Executed Contract 4600012338</u>	Backup Material
<u>Ordinance 2013-1055</u>	Backup Material
<u>Ordinance 2018-776</u>	Backup Material
<u>Tax File</u>	Backup Material
<u>120 Day Extension Letter</u>	Backup Material
<u>Amending RCA L24595-A1</u>	Backup Material
<u>Funding GSD</u>	Backup Material
<u>Funding Parks</u>	Backup Material
<u>Funding Health</u>	Backup Material
<u>Funding HPW</u>	Backup Material
<u>MWBE Verification</u>	Backup Material
<u>Coversheet signed by CPO for L24595.A2</u>	Signed Cover sheet
<u>Updated Funding Information - GSD</u>	Financial Information