

# AGENDA

CITY OF HOUSTON ■ CITY COUNCIL

December 8 & 9, 2020

**MAYOR**  
SYLVESTER TURNER

**CONTROLLER**  
CHRIS B. BROWN

**DISTRICT COUNCIL MEMBERS**

Amy Peck  
District A

Tiffany D. Thomas  
District F

Jerry Davis  
District B

Greg Travis  
District G

Abbie Kamin  
District C

Karla Cisneros  
District H

Carolyn Evans-Shabazz  
District D

Robert Gallegos  
District I

Dave Martin  
District E

Edward Pollard  
District J

Martha Castex-Tatum  
District K

**AT-LARGE COUNCIL MEMBERS**

Mike Knox  
Position 1

Michael Kubosh  
Position 3

David W. Robinson  
Position 2

Letitia Plummer  
Position 4

Sallie Alcorn  
Position 5

Marta Crinejo Director - City Council Agenda

Pat Jefferson Daniel Interim City Secretary

In accordance with the Texas Open Meetings Act the agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 901 Bagby.

The agenda may be accessed via the Internet at <http://houston.novusagenda.com/agendapublic/>. Copies of the agenda are available in the Office of the City Secretary in the City Hall Annex, Public Level at no charge. To receive the agenda by mail, send check or money order for \$52.00 for a one year subscription, made payable to the City of Houston to the attention of the City Secretary, P.O. Box 1562, Houston, Texas 77251.

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, December 8, 2020 - 1:50 PM**  
**Virtual Meeting**

**PRESENTATIONS**

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

**Council Member Thomas**

**Due to health and safety concerns related to COVID-19, this meeting will be conducted virtually via Microsoft Teams, a web-conferencing platform and streamed as usual on the City's website (<https://www.houstontx.gov/htv/index.html>), Facebook site (<https://www.facebook.com/pg/HoustonTelevision/videos/>) and the municipal channel on public television. The Council Members will be participating by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code that have not been suspended by order of the Governor. Public comment will be allowed on Tuesday via teleconference at (936) 755-1521; Conference ID# 122 336 548# and details for signing up and participating are posted at <https://www.houstontx.gov/council/meetingsinfo.html>. Members of the public may call in Wednesday via teleconference at (936) 755-1521; Conference ID# 884 921 09#, however no public comment will be allowed outside of the public hearing on changes to the Tax Abatement Ordinance relating to Green Stormwater Infrastructure and LEED Projects**

**ROLL CALL AND ADOPT THE MINUTES OF THE PREVIOUS MEETING**

**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**

**SP12-08-20**

**RECESS**

**RECONVENE**

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

**HEARINGS**

- 1. PUBLIC HEARING** regarding proposed amendments to the City's Tax Abatement Ordinance relating to Green Stormwater Infrastructure and LEED Projects

**REPORT FROM CITY CONTROLLER AND THE CITY ADMINISTRATION**

REGARDING THE CURRENT FINANCIAL STATUS OF THE CITY including but not limited to, a revenue, expenditure and encumbrance report for the General Fund, all special revenue funds and all enterprise funds, and a report on the status of bond funds

**MAYOR'S REPORT**

**CONSENT AGENDA NUMBERS 2 through 60**

**MISCELLANEOUS - NUMBERS 2 through 11**

2. REQUEST from Mayor for confirmation of the appointment or reappointment of the following to the **ELECTRICAL BOARD**:
  - Position One - **GILBERT SOLIZ**, appointment, for a term to expire 1/2/2021
  - Position Two - **ELIOT L. DOUCET**, reappointment, for a term to expire 1/2/2022, and to serve as Chair
  - Position Three - **ROBERT A. JONES**, reappointment, for a term to expire 1/2/2021
  - Position Four - **JIMMIE M. STALLONES, JR.**, reappointment, for a term to expire 1/2/2022
  - Position Five - **LESLI DIANA BOTHWELL CUMMINGS**, appointment, for a term to expire 1/2/2021
  - Position Six - **CHAL SHRADER**, reappointment, for a term to expire 1/2/2022
  - Position Seven - **R. BRAD HIBBETTS**, reappointment, for a term to expire 1/2/2021
  - Position Eight - **JOSEPH ROWAN**, appointment, for a term to expire 1/2/2022
  - Position Nine - **REGINALD W. COMFORT**, appointment, for a term to expire 1/2/2021
  - Position Ten - **JAVIER M. RAMOS**, reappointment, for a term to expire 1/2/2022
3. REQUEST from Mayor for confirmation of the appointment of **HOWARD HENDERSON** to Position Eight of the **BOARD OF DIRECTORS OF THE HOUSTON RECOVERY CENTER, LGC**, for a term to expire September 30, 2023
4. REQUEST from Mayor for confirmation of the appointment of the following to the **NEAR NORTHWEST MANAGEMENT DISTRICT BOARD OF DIRECTORS**:
  - Position Five - **DAVID EBRO**, for an unexpired term ending 6/1/2021
  - Position Six - **JAY SHANI**, for an unexpired term ending 6/1/2023
5. REQUEST from Mayor for confirmation of the reappointment of the following to the **REINVESTMENT ZONE NUMBER TEN, CITY OF HOUSTON, TEXAS (LAKE HOUSTON ZONE) BOARD OF DIRECTORS**:
  - Position One - **KIMBERLY ANN BRUSATORI**, for a term to expire

12/31/2021

Position Two - **JEFFREY NIELSEN**, for a term to expire 12/31/2022

Position Three - **PHILIP IVY**, for a term to expire 12/31/2021

Position Four - **THOMAS L. BROAD**, for a term to expire 12/31/2022

Position Five - **STANLEY J. SARMAN**, for a term to expire 12/31/2021,  
and to serve as Chair for a term ending 12/31/2021

Position Six - **MARTIN BASALDUA**, for a term to expire 12/31/2022

6. REQUEST from Mayor for confirmation of the reappointment of the following to the **LAKE HOUSTON REDEVELOPMENT AUTHORITY BOARD OF DIRECTORS**:

Position One - **KIMBERLY ANN BRUSATORI**, for a term to expire  
December 31, 2021

Position Two - **JEFFREY NIELSEN**, for a term to expire 12/31/2022

Position Three - **PHILIP IVY**, for a term to expire 12/31/2021

Position Four - **THOMAS L. BROAD**, for a term to expire 12/31/2022

Position Five - **STANLEY J. SARMAN**, for a term to expire 12/31/2021,  
and to serve as Chair for a term ending 12/31/2021

Position Six - **MARTIN BASALDUA**, for a term to expire 12/31/2022

7. RECOMMENDATION from the Director of the Houston Emergency Center for approval of the **GREATER HARRIS COUNTY 9-1-1 EMERGENCY NETWORK** for Fiscal Year 2021 Budget (January 1, 2021 through December 31, 2021)
8. RECOMMENDATION from Director Convention & Entertainment Facilities Department for approval of **HOUSTON FIRST CORPORATION'S** Calendar Year 2021 Budget
9. RECOMMENDATION from Director Planning and Development Department supporting Community Action Plans for five Complete Communities: Alief-Westwood, Fort Bend Houston, Kashmere Gardens, Magnolia Park-Manchester and Sunnyside - **DISTRICTS B - DAVIS; D - EVANS-SHABAZZ; F - THOMAS; I - GALLEGOS and K - CASTEX-TATUM**
10. RECOMMENDATION from Mayor's Office of Trade and International Affairs to establish a sister city relationship with the City of **ULSAN, REPUBLIC OF KOREA** (South Korea)
11. RECOMMENDATION from Director of Government Relations for adoption of the City of Houston Legislative Principles for the 87th Session of the Texas Legislature

#### **ACCEPT WORK - NUMBER 12**

12. RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$3,630,400.34, and acceptance of work on contract with **PM CONSTRUCTION & REHAB, LLC** for Sanitary Sewer Rehabilitation by Sliplining and Pipe Bursting Methods - 2.55% under the original contract amount (4257-149) - **DISTRICTS B - DAVIS; C - KAMIN; G - TRAVIS and K - CASTEX-TATUM**

### **PROPERTY - NUMBERS 13 and 14**

13. RECOMMENDATION from City Attorney to deposit the amount of the Award of Special Commissioners into the Registry of the Court and pay all costs of court in connection with eminent domain proceedings styled City of Houston v. Olympia Drive Main Street LLC.; Cause No. 1158134; for acquisition of Parcel DY19-013, for the **WESTRIDGE REGIONAL LIFT STATION CONSTRUCTION PROJECT - DISTRICT K - CASTEX-TATUM**
14. RECOMMENDATION from City Attorney to deposit the amount of the Award of Special Commissioners into the Registry of the Court and pay all costs of court in connection with eminent domain proceedings styled City of Houston v. Southbound Ventures LLC, et al.; Cause No. 1157149, for acquisition of Parcel AY18-058, for the **WEST BELLFORT PAVING AND DRAINAGE IMPROVEMENT PROJECT - DISTRICT F - THOMAS**

### **PURCHASING AND TABULATIONS OF BIDS - NUMBERS 15 through 17**

15. **5205 LIMITED PARTNERSHIP dba HOUSTON COMMUNICATIONS, INC** for Miscellaneous Two-Way Radios, Replacement Parts and Accessories for Various Departments - 3 Years with two one-year options - \$835,794.08 - General and Enterprise Funds
16. **THE LETCO GROUP, LLC dba LIVING EARTH** for Topsoil, Bank Sand, Clay-Filled Dirt, and Conditioners for Various Departments - 3 Years with 2 one-year options - \$950,337.00 - General, Enterprise and Other Funds
17. APPROVE spending authority for Emergency Purchase of Various Goods and Services related to the City's response to the COVID-19 Pandemic

### **RESOLUTIONS - NUMBER 18**

18. RESOLUTION approving and adopting a revised Investment Policy for the City of Houston, Texas, and making various provisions related to the subject

### **ORDINANCES - NUMBERS 19 through 60**

19. ORDINANCE denying the application of **ENTERGY TEXAS, INC**, for approval to amend its distribution cost recovery factor filed with Houston, Texas, on October 22, 2020
20. ORDINANCE approving and authorizing first amendment to contract between City of Houston and **TETRA TECH, INC** for Disaster Cost Recovery and Consulting Services for the Finance Department
21. ORDINANCE approving and authorizing contract between City of Houston and **HARRIS COUNTY** relating to the Runoff Election to be held on December 12, 2020; providing a maximum contract amount
22. ORDINANCE approving and authorizing Loan Agreement between City of

Houston and **EDUCATED BASED HOUSING, INC** to provide a loan of Hurricane Harvey Community Development Block Grant Disaster Recovery Funds for the City's Harvey Multifamily Program, to partially finance the new construction of Canal Lofts a 150-unit multifamily affordable rental housing community, located in the vicinity of 5601 Canal Street, Houston, Texas - **DISTRICT H - CISNEROS**

23. ORDINANCE approving and authorizing first amendment to Subrecipient Agreement between City of Houston and **HOUSTON HOUSING AUTHORITY**, extending the term of the contract and providing Community Development Block Grant Coronavirus Response Funds and Emergency Solutions Grant Coronavirus Funds for the continued administration of Emergency and Short Term Financial Assistance, including Tenant Based Rental Assistance and Housing Services, needed to serve individuals and/or families in sustaining housing and provide temporary Stabilizing Services to individuals and/or families experiencing potential homelessness during the COVID-19 Pandemic
24. ORDINANCE approving and authorizing third amendment to contract between City of Houston and **HOUSTON HOUSING AUTHORITY** to extend the term of the contract and provide Home Investment Partnerships Program Tenant Based Rental Assistance Funds and Community Development Block Grant Funds for the continuing administration and operation of the Rapid Rehousing Financial Assistance Intermediary Program
25. ORDINANCE de-appropriating \$1,220,270.27 in Tax Increment Reinvestment Zone (TIRZ) Affordable Housing Funds, which were part of a previous TIRZ appropriation authorized pursuant to Ordinance No. 2017-518 to provide funding for the Minor Critical Emergency Repair Program and related documents; appropriating \$1,220,270.27 in TIRZ Affordable Housing Funds to the Home Repair Program Master Contractor Agreement to provide Rapid Assistance for homeowners needing low cost repairs under the Home Repair Program
26. ORDINANCE approving and authorizing amendments to the forms of the Master Contractor and Tri-Party Agreements for use in the City's Home Repair Program, authorized pursuant to Ordinance No. 2018-56, as amended; the City's Home Repair Program Guidelines, authorized pursuant to Ordinance No. 2018-22, as amended
27. ORDINANCE approving and authorizing Subrecipient Agreement between City of Houston and **HARRIS COUNTY COMMUNITY SERVICES DEPARTMENT** to provide up to \$266,962.00 in Homeless Housing and Services Program Youth Set-Aside Funds for providing Case Management Services to youth-headed households
28. ORDINANCE appropriating \$750,000.00 out of Airports Renewal and Replacement Fund as an additional appropriation to Construction Contract between City of Houston and **GONZALEZ GROUP, LP** for Restrooms Renovation Project at William P. Hobby Airport/Houston; (Approved by Ordinance No. 2020-635) (Project 209) - **DISTRICT I - GALLEGOS**
29. ORDINANCE approving and authorizing second amendment to Vendor Agreement between City and **J HUERTA CONSTRUCTION LLC** for

Residential Repair and Restoration Services provided to older adults through Harris County Area Agency on Aging of the Houston Health Department

30. ORDINANCE approving and authorizing second amendment to Vendor Agreement between City and **BRUCE MATSON, D.D.S.**, for Professional Services provided to older adults through Harris County Area Agency on Aging of the Houston Health Department
31. ORDINANCE approving and authorizing first amendments to Vendor Agreements between City and 1) **GPLUS DENTAL, P.L.L.C. dba CONNECT DENTAL SPECIALISTS** and 2) **LALJI DENTAL PC dba ROYAL DENTAL**, respectively, for Dental Services provided to older adults through Harris County Area Agency on Aging of the Houston Health Department
32. ORDINANCE approving and authorizing Lease Agreement between **JEFFERSON SMITH, LLC**, Landlord, and the City of Houston, Texas, Tenant, for approximately 55,109 sq. ft. of office space located at 500 Jefferson, Houston, Texas 77002, for occupancy by the Houston Fire Department - \$16,331,139.53 - General Fund - **DISTRICT I - GALLEGOS**
33. ORDINANCE amending Ordinance No. 2019-0285 to increase the maximum contract amount; approving and authorizing first amendment to contract between City of Houston and **CLIFF JOHNSON AND CLAY POPE** (as Approved by Ordinance No. 2019-0285) - \$212,000.00 - Enterprise Fund
34. ORDINANCE awarding sole source contract to **ONTARIO SYSTEMS, LLC (f/k/a COLUMBIA ULTIMATE, INC. d/b/a REVQ)** for Debt Management and Collection Services for the Municipal Courts Department; providing a maximum contract amount - 3 Years with two one-year options - \$209,940.00 - Municipal Court Technology Fund
35. ORDINANCE approving and authorizing Revenue Contracts with **BANK OZK** and **SPIRIT OF TEXAS BANK** for Certificate of Deposit Account Registry (CDARS) Program Bank Services for the City of Houston Controller's Office
36. ORDINANCE approving and authorizing first amendment to contract between City of Houston and **BEE BUSY LEARNING ACADEMY, INC** for community-based HIV/STD Counseling, Testing, Referral and Linkage Services, and HIV Health Education and Risk Reduction Services
37. ORDINANCE amending Ordinance No. 2020-0071 to increase the maximum contract amount for the contract between the City of Houston and **RESCUED PETS MOVEMENT INC** for Animal Transport Services for the City of Houston's Administration and Regulatory Affairs Department in connection with the City's provision additional Animal and Pet Care Services during and due to the COVID-19 Public Health
38. ORDINANCE amending City of Houston Ordinance No. 2019-964 relating to the rescheduling or postponement of certain City Council Meetings to postpone the meeting scheduled for Tuesday, December 29, 2020, and Wednesday, December 30, 2020
39. ORDINANCE relating to the rescheduling or postponement of certain City

- Council meetings
40. ORDINANCE reducing the boundaries of **REINVESTMENT ZONE NUMBER THREE, CITY OF HOUSTON, TEXAS (MARKET SQUARE ZONE)** - DISTRICTS C - KAMIN; H - CISNEROS and I - GALLEGOS
  41. ORDINANCE approving seventh amended Project Plan and Reinvestment Zone Financing Plan for **REINVESTMENT ZONE NUMBER THREE, CITY OF HOUSTON, TEXAS (MARKET SQUARE ZONE)**; authorizing the City Secretary to distribute such plan - DISTRICTS C - KAMIN; H - CISNEROS and I - GALLEGOS  
**This item should only be considered after passage of Item 40 above**
  42. ORDINANCE enlarging the boundaries of **REINVESTMENT ZONE NUMBER EIGHT, CITY OF HOUSTON, TEXAS (GULFGATE ZONE)** - DISTRICTS D - EVANS-SHABAZZ and I - GALLEGOS
  43. ORDINANCE approving fifth amended Project Plan and Reinvestment Zone Financing Plan for **REINVESTMENT ZONE NUMBER EIGHT, CITY OF HOUSTON, TEXAS (GULFGATE ZONE)**; authorizing the City Secretary to distribute such plan - DISTRICTS D - EVANS-SHABAZZ and I - GALLEGOS  
**This item should only be considered after passage of Item 42 above**
  44. ORDINANCE enlarging the boundaries of **REINVESTMENT ZONE NUMBER TWELVE, CITY OF HOUSTON, TEXAS (CITY PARK ZONE)** - DISTRICT C - KAMIN
  45. ORDINANCE approving first amendment to Project Plan and Reinvestment Zone Financing Plan for **REINVESTMENT ZONE NUMBER TWELVE, CITY OF HOUSTON, TEXAS (CITY PARK ZONE)**; authorizing the City Secretary to distribute such plans; extending the duration of the Zone to December 31, 2050 - DISTRICT C - KAMIN  
**This item should only be considered after passage of Item 44 above**
  46. ORDINANCE enlarging the boundaries of **REINVESTMENT ZONE NUMBER FOURTEEN, CITY OF HOUSTON, TEXAS (FOURTH WARD ZONE)** - DISTRICT C - KAMIN
  47. ORDINANCE approving fourth amended Project Plan and Reinvestment Zone Financing Plan for **REINVESTMENT ZONE NUMBER FOURTEEN, CITY OF HOUSTON, TEXAS (FOURTH WARD ZONE)**; authorizing the City Secretary to distribute such plan - DISTRICTS C - KAMIN and I - GALLEGOS  
**This item should only be considered after passage of Item 46 above**
  48. ORDINANCE approving second amended Project Plan and Reinvestment Zone Financing Plan for **REINVESTMENT ZONE NUMBER TWENTY-TWO, CITY OF HOUSTON, TEXAS (LELAND WOODS ZONE)**; authorizing the City Secretary to distribute such plan; extending the duration of the Zone to December 31, 2050 - DISTRICT B - DAVIS
  49. ORDINANCE enlarging the boundaries of **REINVESTMENT ZONE NUMBER TWENTY-SIX, CITY OF HOUSTON, TEXAS (SUNNYSIDE ZONE)** - DISTRICT D - EVANS-SHABAZZ
  50. ORDINANCE approving Project Plan and Reinvestment Zone Financing

Plan for **REINVESTMENT ZONE NUMBER TWENTY-SIX, CITY OF HOUSTON, TEXAS (SUNNYSIDE ZONE) - DISTRICT D - EVANS-SHABAZZ**

- This item should only be considered after passage of Item 49 above**
51. ORDINANCE enlarging the boundaries of **REINVESTMENT ZONE NUMBER TWENTY-SEVEN, CITY OF HOUSTON, TEXAS (MONTROSE ZONE) - DISTRICT C - KAMIN**
  52. ORDINANCE approving first amendment to Project Plan and Reinvestment Zone Financing Plan for **REINVESTMENT ZONE NUMBER TWENTY-SEVEN, CITY OF HOUSTON, TEXAS (MONTROSE ZONE)**; authorizing the City Secretary to distribute such plans - **DISTRICT C - KAMIN**  
**This item should only be considered after passage of Item 51 above**
  53. ORDINANCE establishing the east and west sides of the 1400 block of Allston street, within the City of Houston, Texas, as a special minimum lot size block pursuant to Chapter 42 of the Code of Ordinances, Houston, Texas - **DISTRICT C - KAMIN**
  54. ORDINANCE designating the property municipally known as **1709 Dryden Road** within the City of Houston, Texas as a landmark and designated the "Medical Towers/Westin"; containing findings and other provisions related to the foregoing subject; providing for a penalty - **DISTRICT D - EVANS-SHABAZZ**
  55. ORDINANCE approving and authorizing first amendment to Interlocal Agreement between City of Houston and **HOUSTON-GALVESTON AREA COUNCIL**, for Freeway Crash Removal Pilot Program (Approved by Ordinance 2020-0252)
  56. ORDINANCE consenting to the addition of 34.5858 acres of land to **NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 5**, for inclusion in the district
  57. ORDINANCE appropriating \$315,000.00 out of Dedicated Drainage and Street Renewal Fund Capital Fund – Drainage Charge as an additional appropriation; approving and authorizing first amendment to Professional Engineering Services Contract between City of Houston and **BLACKLINE ENGINEERING, LLC** for FY19 Local Drainage Project Work Order Design Contract 5 (Approved by Ordinance No. 2019-0641); providing funding for CIP Cost Recovery relating to construction of facilities financed by the Dedicated Drainage and Street Renewal Fund Capital Fund - Drainage Charge
  58. ORDINANCE appropriating \$2,791,275.90 out of Water & Sewer System Consolidated Construction Fund; approving and authorizing Professional Engineering Services Contract between City of Houston and **LOCKWOOD, ANDREWS & NEWNAM, INC** for North Corridor Consolidation Package #3; providing funding for CIP Cost Recovery financed by the Water & Sewer System Consolidated Construction Fund - **DISTRICT B - DAVIS**
  59. ORDINANCE appropriating \$4,021,500.00 out of Water & Sewer System Consolidated Construction Fund; approving and authorizing Interlocal Agreement between City of Houston and **HARRIS COUNTY FLOOD CONTROL DISTRICT** for joint purchase of a ± 267 acre tract of land for Shared Drainage, Flood Mitigation, and other Public Purposes; approving

and authorizing payment of the cost of such purchase as financed by the Water & Sewer System Consolidated Construction Fund - **DISTRICT E - MARTIN**

60. ORDINANCE appropriating \$22,830,359.00 out of Water & Sewer System Consolidated Construction Fund, awarding contract to **HARPER BROTHERS CONSTRUCTION, LLC** for abandonment of Bering and San Felipe Lift Stations; 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, CIP Cost Recovery, construction management, and contingencies relating to construction of facilities financed by the Water & Sewer System Consolidated Construction Fund - **DISTRICT G - TRAVIS**

### **END OF CONSENT AGENDA**

### **CONSIDERATION OF MATTERS REMOVED FROM CONSENT AGENDA**

#### **MATTERS HELD - NUMBERS 61 and 62**

61. ORDINANCE authorizing and approving Development Agreement (CHDO Single Family Home Program) between City of Houston and **A CARING SAFE PLACE, INC** ("Developer") to provide up to \$2,286,000.00 of Federal Home Funds to assist in the development of up to nine affordable single-family homes, two of which may include Elder Cottage Housing Opportunity accessory buildings, in the Settegast Super Neighborhood for sale to qualified purchasers who may receive an affordable subsidy funded by a reduction in sales proceeds to be paid to the City by the developer - **DISTRICT B - DAVIS**

**TAGGED BY COUNCIL MEMBER POLLARD**

This was Item 18 on Agenda of December 2, 2020

62. ORDINANCE authorizing and approving Developer Agreement (CHDO Single Family Home Program) between City of Houston and **CHANGE HAPPENS COMMUNITY DEVELOPMENT CORPORATION** to provide up to \$2,100,000.00 of Federal Home Funds to assist in the development of up to eight affordable single-family homes, two of which may include Elder Cottage Housing Opportunity accessory buildings, within the Settegast and Acres Homes Super Neighborhoods, for sale to qualified purchasers who may receive an affordability subsidy funded by a reduction in sales proceeds to be paid to the City by the developers - **DISTRICT B - DAVIS**

**TAGGED BY COUNCIL MEMBER POLLARD**

This was Item 19 on Agenda of December 2, 2020

#### **MATTERS TO BE PRESENTED BY COUNCIL - 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: 12/8/2020

Item Creation Date:

SP12-08-20

Agenda Item#:

### **ATTACHMENTS:**

**Description**

SP12-08-20

**Type**

Signed Cover sheet

**CITY COUNCIL CHAMBER – VIRTUAL MEETING – TUESDAY  
DECEMBER 8, 2020 – 2:00 PM**

**AGENDA**

3 MIN 3 MIN 3 MIN

**NON-AGENDA**

1 MIN 1 MIN 1 MIN

CEDRIC WASHINGTON – 411 E. 40th St. – 77022 – 505-720-4686 – Thank you for relocating water meter to my property

3 MIN 3 MIN 3 MIN

DIBO JALLOUL – 11018 Chevy Chase Dr. – 77042 – 832-248-3455 – Street Repair

ISIAKA OWOLABI – Post Office Box 8043 – 77288 – 832-607-0326 – Thanksgiving

MARNITA HINTON – 10907 Segrest Dr. – 77047 – 346-304-9728 - Death of my son

OSCAR PEREZ – 9000 Fondren Rd., Apt. 147C – 203-768-5338 – Accident at work need help - **NEEDS SPANISH TRANSLATOR**

BRYAN VOYTEK – 2006 Waterelm Dr. – 77084 – 832-846-6507 – Hurricane Harvey reimbursement

LAVERNE JOHNSON – 5950 Antoine Dr., Apt. #42 – 77091 – 281-905-6914 – Distribution of COVID Funds

**PREVIOUS**

1 MIN 1 MIN 1 MIN



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

Item Creation Date:

MYR - Public Hearing to Amend City - Green Stormwater  
Infrastructure

Agenda Item#: 1.

### **Summary:**

**PUBLIC HEARING** regarding proposed amendments to the City's Tax Abatement Ordinance relating to Green Stormwater Infrastructure and LEED Projects

### **Background:**

#### **RECOMMENDATION**

Public hearing regarding proposed amendments to the City's tax abatement ordinance relating to green stormwater infrastructure and LEED projects.

### **SPECIFIC EXPLANATION:**

Pursuant to Chapter 312 of the Texas Tax Code, the City has created the City of Houston Tax Abatement Program, which is codified in Article IV, Chapter 44 of the City Code (Tax Abatement Ordinance).

Pursuant to Texas Tax Code Section 312.002(c-1), before City Council can consider the adoption, amendment, repeal, or reauthorization of the City's tax abatement guidelines and criteria, which are codified in the Tax Abatement Ordinance, City Council must hold a public hearing regarding the proposed adoption, amendment, repeal, or reauthorization at which members of the public are given the opportunity to be heard. Pursuant to a series of recommendations to encourage green development in the private sector and a City Council budget amendment passed in June 2020, the proposed amendments to the Tax Abatement Ordinance will establish a green stormwater infrastructure tax abatement and make modifications to the LEED tax abatement program.

An ordinance amending the Tax Abatement Ordinance will be presented to City Council for consideration at a subsequent City Council meeting.

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Andy Icken, Chief Development Officer

### **Contact Information:**

Gwendolyn F. Tillotson

Deputy Director  
**Phone:** (832) 393-0937

Marissa Aho  
Chief Resilience Officer  
**Phone:** 832.393.1074

**ATTACHMENTS:**

**Description**

Coversheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 11/17/2020

Item Creation Date:

MYR - Set Public Hearing to Amend City - Green Stormwater Infrastructure

Agenda Item#: 36.

### **Summary:**

**SET A PUBLIC HEARING DATE** regarding proposed amendments to the City's Tax Abatement Ordinance relating to Green Stormwater Infrastructure and LEED Projects

**SUGGESTED HEARING DATE - 9:00 A.M. - WEDNESDAY - DECEMBER 9, 2020**

### **Background:**

#### **RECOMMENDATION**

(Summary) A motion to set a public hearing date for December 9, 2020, regarding proposed amendments to the City's tax abatement ordinance relating to green stormwater infrastructure and LEED projects.

#### **SPECIFIC EXPLANATION:**

Pursuant to Chapter 312 of the Texas Tax Code, the City has created the City of Houston Tax Abatement Program, which is codified in Article IV, Chapter 44 of the City Code (Tax Abatement Ordinance).

Pursuant to Texas Tax Code Section 312.002(c-1), before City Council can consider the adoption, amendment, repeal, or reauthorization of the City's tax abatement guidelines and criteria, which are codified in the Tax Abatement Ordinance, City Council must hold a public hearing regarding the proposed adoption, amendment, repeal, or reauthorization at which members of the public are given the opportunity to be heard. Pursuant to a series of recommendations to encourage green development in the private sector and a City Council budget amendment passed in June 2020, the proposed amendments to the Tax Abatement Ordinance will establish a green stormwater infrastructure tax abatement and make modifications to the LEED tax abatement program.

The Mayor's Office of Economic Development recommends that City Council adopt a motion to establish a public hearing date of December 9, 2020, to satisfy the public hearing requirement for amendment of the Tax Abatement Ordinance. An ordinance amending the Tax Abatement Ordinance will be presented to City Council for consideration at a subsequent City Council meeting.

DocuSigned by:

A handwritten signature in black ink, appearing to read "Andy Icken".

F465971A27C1496

Andy Icken, Chief Development Officer

### **Contact Information:**

Gwendolyn F. Tillotson  
Deputy Director  
**Phone:** (832) 393-0937

Marissa Aho  
Chief Resilience Officer  
**Phone:** 832.393.1074

### **ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
Public Notice 11/17/2020	Public Notice



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

Item Creation Date: 11/16/2020

MYR ~ 2020 Electrical Board ReAppts. ltr. 11-16-2020

Agenda Item#: 2.

### **Summary:**

REQUEST from Mayor for confirmation of the appointment or reappointment of the following to the **ELECTRICAL BOARD**:

- Position One - **GILBERT SOLIZ**, appointment, for a term to expire 1/2/2021
- Position Two - **ELIOT L. DOUCET**, reappointment, for a term to expire 1/2/2022, and to serve as Chair
- Position Three - **ROBERT A. JONES**, reappointment, for a term to expire 1/2/2021
- Position Four - **JIMMIE M. STALLONES, JR.**, reappointment, for a term to expire 1/2/2022
- Position Five - **LESLI DIANA BOTHWELL CUMMINGS**, appointment, for a term to expire 1/2/2021
- Position Six - **CHAL SHRADER**, reappointment, for a term to expire 1/2/2022
- Position Seven - **R. BRAD HIBBETTS**, reappointment, for a term to expire 1/2/2021
- Position Eight - **JOSEPH ROWAN**, appointment, for a term to expire 1/2/2022
- Position Nine - **REGINALD W. COMFORT**, appointment, for a term to expire 1/2/2021
- Position Ten - **JAVIER M. RAMOS**, reappointment, for a term to expire 1/2/2022

### **Background:**

November 10, 2020

The Honorable City Council  
City of Houston, Texas

Dear Council Members:

Pursuant to City of Houston Electrical Code Section 203, I am appointing or reappointing the following individuals to the Electrical Board, subject to Council confirmation:

Gilbert Soliz, appointment to Position One, for a term to expire January 2, 2021;

Eliot L. Doucet, reappointment to Position Two, for a term to expire January 2, 2022,  
and to serve as Chair;  
Robert A. Jones, reappointment to Position Three, for a term to expire January 2, 2021;  
Jimmie M. Stallones, Jr., reappointment to Position Four, for a term to expire January 2, 2022;  
Lesli Diana Bothwell Cummings, appointment to Position Five, for a term to expire  
January 2, 2021;  
Chal Shrader, reappointment to Position Six, for a term to expire January 2, 2022;  
R. Brad Hibbetts, reappointment to Position Seven, for a term to expire  
January 2, 2021;  
Joseph Rowan, appointment to Position Eight, for a term to expire January 2, 2022;  
Reginald W. Comfort, appointment to Position Nine, for a term to expire January 2, 2021;  
and  
Javier M. Ramos, reappointment to Position Ten, for a term to expire January 2, 2022.

The résumés of the nominees are attached for your review.

Sincerely,

Sylvester Turner  
Mayor

**ATTACHMENTS:**

**Description**

**Type**



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

Item Creation Date: 11/16/2020

MYR ~ 2020 Houston Recovery Center, LGC, Appt. ltr. 11-16-2020

Agenda Item#: 3.

### **Summary:**

REQUEST from Mayor for confirmation of the appointment of **HOWARD HENDERSON** to Position Eight of the **BOARD OF DIRECTORS OF THE HOUSTON RECOVERY CENTER, LGC**, for a term to expire September 30, 2023

### **Background:**

November 10, 2020

The Honorable City Council  
City of Houston, Texas

Dear Council Members:

Pursuant to City of Houston Resolution No. 2012-14 and Resolution No. 2015-37, Texas Transportation Code, Chapter 431 and Texas Local Government Code, Chapter 394, I am nominating the following individual for appointment to the Board of Directors of the Houston Recovery Center, LGC, subject to confirmation by City Council:

Howard Henderson, appointment to Position Eight, for a term to expire September 30, 2023.

The résumé of the nominee is attached for your review.

Sincerely,

Sylvester Turner  
Mayor

### **ATTACHMENTS:**

**Description**

**Type**



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

Item Creation Date: 11/16/2020

MYR ~ 2020 Near Northwest Management District Appt ltr.  
11-16-2020.

Agenda Item#: 4.

### **Summary:**

REQUEST from Mayor for confirmation of the appointment of the following to the **NEAR NORTHWEST MANAGEMENT DISTRICT BOARD OF DIRECTORS:**

Position Five - **DAVID EBRO**, for an unexpired term ending 6/1/2021

Position Six - **JAY SHANI**, for an unexpired term ending 6/1/2023

### **Background:**

November 9, 2020

The Honorable City Council  
Houston, Texas

Dear Council Members:

Pursuant to Chapter 3811 of the Texas Special District Local Laws Code, Chapter 375 of the Texas Local Government Code and City of Houston, Texas Resolution No. 2001-24, I am nominating the following individuals for appointment to the Near Northwest Management District Board of Directors, as recommended by the District Board of Directors, subject to Council confirmation:

David Ebro, appointment to Position Five, for an unexpired term ending June 1, 2021, and Jay Shani, appointment to Position Six, for an unexpired term ending June 1, 2023.

The résumés of the nominees are attached for your review.

Sincerely,

Sylvester Turner  
Mayor

**ATTACHMENTS:**

**Description**

**Type**



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

Item Creation Date: 11/18/2020

MYR ~ 2020 TIRZ # 10 ReAppts. ltr. 11-18-2020

Agenda Item#: 5.

### **Summary:**

REQUEST from Mayor for confirmation of the reappointment of the following to the **REINVESTMENT ZONE NUMBER TEN, CITY OF HOUSTON, TEXAS (LAKE HOUSTON ZONE) BOARD OF DIRECTORS:**

Position One - **KIMBERLY ANN BRUSATORI**, for a term to expire 12/31/2021

Position Two - **JEFFREY NIELSEN**, for a term to expire 12/31/2022

Position Three - **PHILIP IVY**, for a term to expire 12/31/2021

Position Four - **THOMAS L. BROAD**, for a term to expire 12/31/2022

Position Five - **STANLEY J. SARMAN**, for a term to expire 12/31/2021, and to serve as Chair for a term ending 12/31/2021

Position Six - **MARTIN BASALDUA**, for a term to expire 12/31/2022

### **Background:**

November 12, 2020

The Honorable City Council  
City of Houston

Dear Council Members:

Pursuant to City of Houston, Texas Ordinance No. 97-1589, and Resolution No. 2013-62, I am nominating the following individuals for reappointment to the Reinvestment Zone Number Ten, City of Houston, Texas (Lake Houston Zone) ("Zone") Board of Directors, subject to Council confirmation:

Kimberly Ann Brusatori, reappointment to Position One, for a term to expire December 31, 2021;  
Jeffrey Nielsen, reappointment to Position Two, for a term to expire December 31, 2022;  
Philip Ivy, reappointment to Position Three, for a term to expire December 31, 2021;  
Thomas L. Broad, reappointment to Position Four, for a term to expire December 31, 2022;  
Stanley J. Sarman, reappointment to Position Five, for a term to expire December 31, 2021, and to serve as Chair for a term ending December 31, 2021, and  
Martin Basaldua, reappointment to Position Six, for a term to expire December 31, 2022.

Pursuant to the bylaws of the Lake Houston Redevelopment Authority ("Authority"), appointment

by the City of a director to the Board of Directors of the Zone will also constitute appointment of same director to the corresponding position on the Board of Directors of the Authority for the same term.

The résumés of the nominees are attached for your review.

Sincerely

Sylvester Turner  
Mayor

**ATTACHMENTS:**

**Description**

**Type**



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

Item Creation Date: 11/18/2020

MYR ~ 2020 Lake Houston Zone ReAppts. ltr. 11-18-2020

Agenda Item#: 6.

### **Summary:**

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

Position One - **KIMBERLY ANN BRUSATORI**, for a term to expire December 31, 2021

Position Two - **JEFFREY NIELSEN**, for a term to expire 12/31/2022

Position Three - **PHILIP IVY**, for a term to expire 12/31/2021

Position Four - **THOMAS L. BROAD**, for a term to expire 12/31/2022

Position Five - **STANLEY J. SARMAN**, for a term to expire 12/31/2021, and to serve as Chair for a term ending 12/31/2021

Position Six - **MARTIN BASALDUA**, for a term to expire 12/31/2022

### **Background:**

November 12, 2020

The Honorable City Council  
City of Houston

Dear Council Members:

Pursuant to City of Houston, Texas Ordinance No. 97-1589, and Resolution No. 2013-62, I am nominating the following individuals for reappointment to the Reinvestment Zone Number Ten, City of Houston, Texas (Lake Houston Zone) ("Zone") Board of Directors, subject to Council confirmation:

Kimberly Ann Brusatori, reappointment to Position One, for a term to expire December 31, 2021;  
Jeffrey Nielsen, reappointment to Position Two, for a term to expire December 31, 2022;  
Philip Ivy, reappointment to Position Three, for a term to expire December 31, 2021;  
Thomas L. Broad, reappointment to Position Four, for a term to expire December 31, 2022;  
Stanley J. Sarman, reappointment to Position Five, for a term to expire December 31, 2021, and to serve as Chair for a term ending December 31, 2021, and  
Martin Basaldua, reappointment to Position Six, for a term to expire December 31, 2022.

Pursuant to the bylaws of the Lake Houston Redevelopment Authority ("Authority"), appointment by the City of a director to the Board of Directors of the Zone will also constitute appointment of

same director to the corresponding position on the Board of Directors of the Authority for the same term.

The résumés of the nominees are attached for your review.

Sincerely

Sylvester Turner  
Mayor

**ATTACHMENTS:**

**Description**

**Type**



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date:

HEC- Greater Harris County 9-1-1 Emergency Network,  
Fiscal Year 2021 Budget

Agenda Item#: 7.

### **Summary:**

RECOMMENDATION from the Director of the Houston Emergency Center for approval of the **GREATER HARRIS COUNTY 9-1-1 EMERGENCY NETWORK** for Fiscal Year 2021 Budget (January 1, 2021 through December 31, 2021)

### **Background:**

The Houston Emergency Center is requesting City Council's approval of the Greater Harris County 9-1-1 Emergency Network's annual budget of \$54,000,000 for budget year 2021 (January 1, 2021 – December 31, 2021). This is an increase of approximately \$1 million from their 2020 budget.

The Greater Harris County 9-1-1 Emergency Network is the governmental agency that administers the 9-1-1 system, providing coordination and other collateral support for participating jurisdictions within Harris and Fort Bend Counties. Through the 9-1-1 system, emergency calls from citizens are referred to the appropriate emergency response agency such as police, fire and ambulance services, as well as other agencies including Crisis Hotline, Poison Control and emergency management operations.

Due to its intergovernmental functions and pursuant to State Law, the Greater Harris County 9-1-1 Emergency Network annual budget must be approved by the Greater Harris County 9-1-1 Emergency Network Board of Managers, Harris County Commissioners' Court, and the City of Houston City Council.

A copy of the budget was delivered to each Council Member during the month of November 2020. Additionally, a copy of the budget is available for review in the City Secretary's office and copies are available from the Houston Emergency Center. In summary, Greater Harris County 9-1-1 will reimburse the City of Houston approximately \$17 million for 178.5 positions associated with HEC 9-1-1 call taking.

---

David F. Cutler, HEC Director

**Contact Information:**

David F. Cutler, HEC Director

**Phone:** 832-393-2767

**ATTACHMENTS:**

**Description**

Cover Sheet

GHC 2021 Budget

**Type**

Signed Cover sheet

Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date:

Greater Harris County 9-1-1 Emergency Network, Fiscal Year 2021 Budget

Agenda Item#: 1.

### **Summary:**

Approval of the Greater Harris County 9-1-1 Emergency Network Budget for Fiscal Year 2021 – January 1, 2021 through December 31, 2021

### **Background:**

The Houston Emergency Center is requesting City Council's approval of the Greater Harris County 9-1-1 Emergency Network's annual budget of \$54,000,000 for budget year 2021 (January 1, 2021 – December 31, 2021). This is an increase of approximately \$1 million from their 2020 budget.

The Greater Harris County 9-1-1 Emergency Network is the governmental agency that administers the 9-1-1 system, providing coordination and other collateral support for participating jurisdictions within Harris and Fort Bend Counties. Through the 9-1-1 system, emergency calls from citizens are referred to the appropriate emergency response agency such as police, fire and ambulance services, as well as other agencies including Crisis Hotline, Poison Control and emergency management operations.

Due to its intergovernmental functions and pursuant to State Law, the Greater Harris County 9-1-1 Emergency Network annual budget must be approved by the Greater Harris County 9-1-1 Emergency Network Board of Managers, Harris County Commissioners' Court, and the City of Houston City Council.

A copy of the budget was delivered to each Council Member during the month of November 2020. Additionally, a copy of the budget is available for review in the City Secretary's office and copies are available from the Houston Emergency Center. In summary, Greater Harris County 9-1-1 will reimburse the City of Houston approximately \$17 million for 178.5 positions associated with HEC 9-1-1 call taking.

DocuSigned by:

*David Cutler*

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David F. Cutler, HEC Director

### **Contact Information:**

David F. Cutler, HEC Director

**Phone:** 832-393-2767

### **ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
GHC 2021 Budget	Backup Material
Power Point Presentation	Backup Material

# Greater Harris County 9-1-1 Emergency Network



## Operational and Capital Budget For Year 2021



# Greater Harris County 9-1-1 Emergency Network

## Year 2021 Operational and Capital Budget Mission Statement and Organizational Values

**Mission:**

**To provide the most efficient, technologically advanced system available to deliver 9-1-1 emergency calls to local public safety agencies, from anyone, anytime, any place, and any device.**



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The following section includes:

- General Statement—Overview of the Budget for the Year 2021
- Available Funds and Budget Summary
- Financial Highlights, 2015 - 2019
- List of Board of Managers

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## GENERAL STATEMENT

The Greater Harris County 9-1-1 Emergency Network (GHC 9-1-1) provides the 9-1-1 call delivery infrastructure—equipment, software, maintenance, support and training—used by the forty-nine cities and two counties (Harris and Fort Bend) served by GHC 9-1-1 to receive and process the initial 9-1-1 emergency call. For several years, GHC 9-1-1 has been transitioning to a next generation (Next Gen) infrastructure in order to have the flexibility to meet the demands on an emergency call center: texting to 9-1-1, location options during a hurricane or other disaster, redundancy, greater interconnection with other 9-1-1 call centers, and the like.

Following are the more significant features included in the 2021 Operational and Capital Budget approved by the GHC 9-1-1 Board:

- The wireline service fee rates per month are: \$.80 per residential line, \$1.40 per business line and per business trunk.
- The service fees for wireless and prepaid wireless subscribers are prescribed by law; the statewide flat rate for regular wireless is \$.50 per subscriber number per month, while the prepaid wireless subscribers are assessed a two percent (2%) service fee based on prepaid wireless service purchased by any method. The regular wireless fees collected in Texas are transmitted to the Texas State Comptroller's Office and are distributed within 15 days of receipt to 9-1-1 entities in the State. The prepaid wireless fees are transmitted to the Comptroller and are distributed within 15 days after each calendar quarter. Funds from both the wireless and prepaid wireless subscribers are distributed by population of citizens served by each 9-1-1 entity as a percentage of the total State population.
- The salary budget includes the following full-time staff positions:
  - ❖ Operations/technology personnel needed to maintain and support on a 7x24x365 basis, GHC 9-1-1's equipment and supporting systems in more than 60 locations
  - ❖ Database operational staff to manage and maintain the in-house 9-1-1 database
  - ❖ GIS staff to continue to develop and maintain the geographical map for all jurisdictions within Harris and Fort Bend Counties
  - ❖ Public information and education staff to educate both the public and 1,200+ call takers
  - ❖ Administrative/financial staff which handles the daily business functions of GHC 9-1-1

- Network services/connectivity budget includes the following:
  - ❖ Costs for Next Generation 9-1-1 infrastructure and services including diverse, managed Internet-Protocol (IP) based networks used to transport critical emergency voice and data traffic at more than 60 locations within Harris and Fort Bend counties
  - ❖ Costs for the Emergency Notification System (ENS) are included in the budget. ENS allows participating jurisdictions to deliver a pre-recorded message to a selected small portion of their citizens when dangerous events occur
  - ❖ Costs for wireless location services, as mandated by the Federal Communications Commission (FCC), which provides the 9-1-1 calltaker with a mobile phone number (for call-back, if necessary) and the caller's approximate location information
  - ❖ 9-1-1 trunking, selective router, and in-house database service
- Costs to help fund 9-1-1 calltaker positions for the City of Houston and Harris County Sheriff—all employees are the responsibility of the City and the County, respectively. Other GHC 9-1-1 costs for operations and capital outlay associated with both emergency call centers/Public Safety Answering Points (PSAPs) are included throughout the Budget.
- Contract services budget includes costs for programming/customization services of the 9-1-1 calltaker system, second tier software manufacturer support services, and general IT expenses.
- Operating costs for the headquarters facility are included. The headquarters is designed to help better meet GHC 9-1-1's disaster contingency plan and facility security requirements for emergency communication networking systems.
- Capital costs include upgrades to calltaker and backroom equipment at the PSAPs to continue GHC 9-1-1's "Three-Year Capital Replacement" Plan and to accommodate new technology such as digital service, VoIP, wireless location technology, mapping, remote access for diagnostics and maintenance, etc. Also included are funds to support the relocation of 9-1-1 equipment at PSAPs.
- Operating and capital costs are included for Next Generation projects, which include capital replacement and ongoing services. The services include higher capacity network bandwidth and increased diversity/redundancy of the network. The ongoing services and new build-outs will allow a seamless integration of new technological devices capable of accessing 9-1-1 emergency services and to improve interoperability among all emergency response agencies.

- The budget also includes:
  - ❖ Costs associated with GHC 9-1-1's participation in the development and maintenance of the electronic map for all of GHC 9-1-1's territory and mapping updates associated with the Houston-Galveston Area Council (HGAC mapping consortium)
  - ❖ Costs for operation of GHC 9-1-1's 7x24x365 Network Operations Center (NOC), which serves all jurisdictions administered by GHC 9-1-1
  - ❖ Expenses for GHC 9-1-1's ongoing professional training seminars for personnel of participating jurisdictions and agencies throughout the GHC 9-1-1 territory
  - ❖ Expenses for hands-on training classes taught both in the training facility and onsite at PSAPs
  - ❖ Public education programs, including targeted campaigns (e.g., wireless use, proper use of 9-1-1, texting-to-911, and use of ENS)

GHC 9-1-1 partnered with Harris County and the City of Houston in a shared microwave public safety network, serving all of Harris and Fort Bend counties. The shared microwave system was designed to enhance and augment emergency communication needs while enhancing interoperability among all three entities, which will benefit all of the 49 cities in the two county area. Sharing common system components and network paths has resulted in a more redundant multi-path data network while saving costs for all three entities.

The capital funds carried over from year to year are used to pay for planned capital purchases and ongoing capital replacement. Since GHC 9-1-1 has to work with thirty-nine different jurisdictions, the deployment schedule of the capital purchases is sometimes beyond the control of GHC 9-1-1. GHC 9-1-1 remains prepared to deploy capital equipment once a jurisdiction is prepared for the deployment. As a result some capital projects are carried over to the following year.

Significant work by the GHC 9-1-1 Staff will continue, in conjunction with other 9-1-1 entities and regulatory authorities, to ensure that, when necessary, all new technologies allow anyone, at any time, from any place, using any device to contact emergency services—fire, police or medical—by using the digits 9-1-1.

Lavergne Schwender  
Executive Director

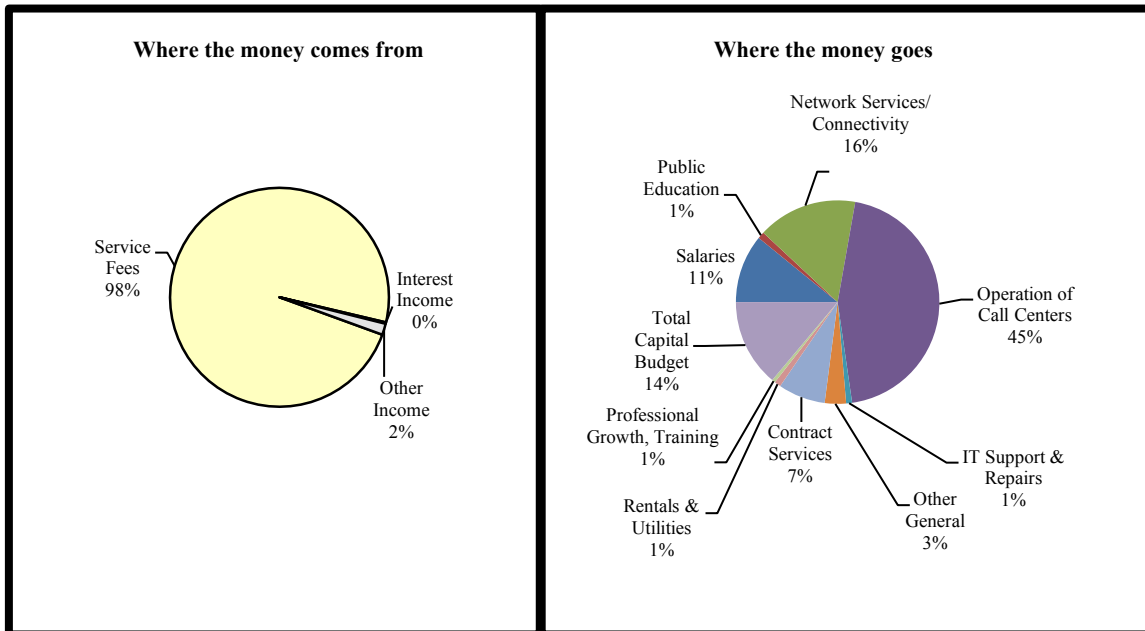
Tino Fonseca  
Financial Officer  
*October, 2020*

# Greater Harris County 9-1-1 Emergency Network

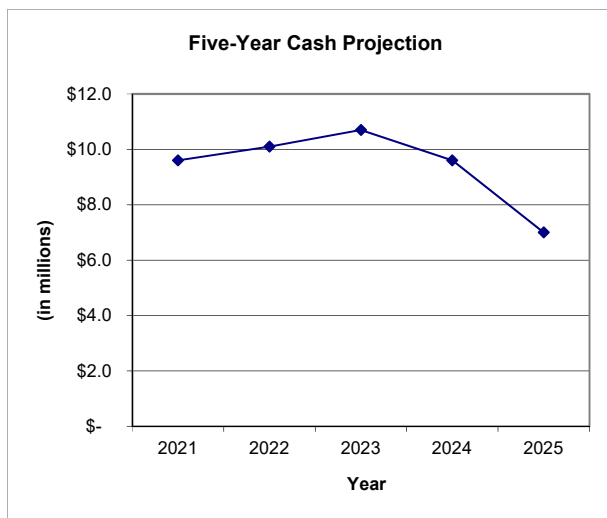
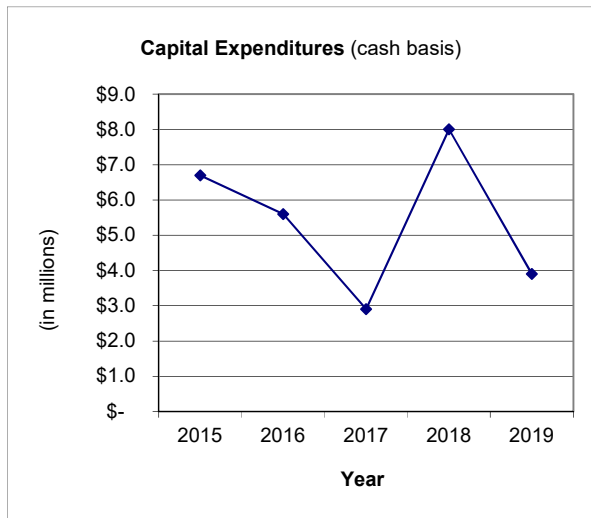
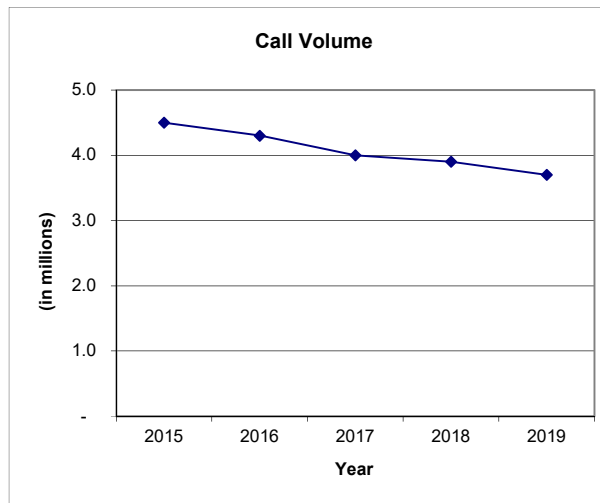
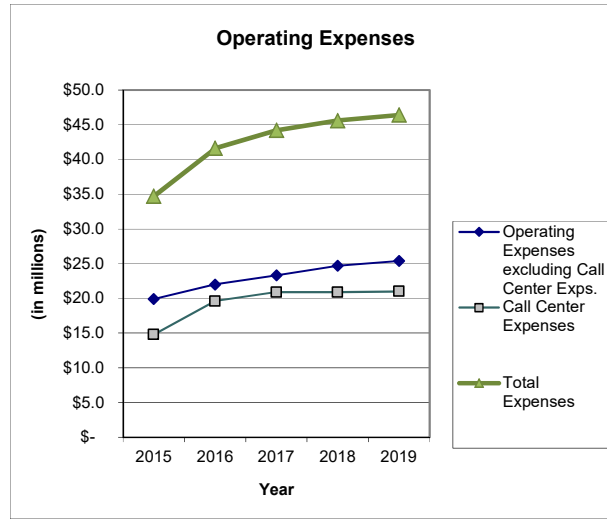
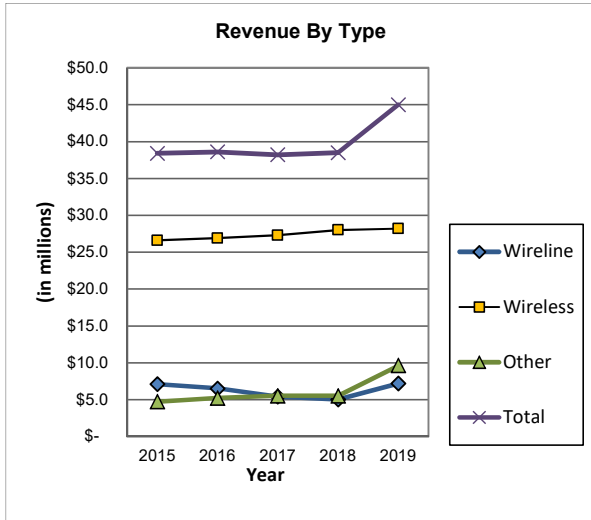
## Budget Summary

Year 2021

<i>Description</i>	<i>Budget</i>
<b>PROJECTED RECEIPTS</b>	
Total Projected Receipts	\$ 44,000,000
<b>OPERATIONAL AND CAPITAL BUDGET</b>	
Operational Budget	\$ 46,520,000
Capital Budget	\$ 7,500,000



# Greater Harris County 9-1-1 Emergency Network Financial Highlights For Years 2015 - 2019



**Greater Harris County 9-1-1 Emergency Network**  
**BOARD OF MANAGERS (Alphabetical Order)**

---

<b>William B. Anders</b> Representing Volunteer Fire Departments	Secretary/Treasurer, Board of Managers
<b>Mark Denman</b> Representing Municipalities	Member, Board of Managers
<b>Vergil Ratliff</b> Representing City of Houston	Member, Board of Managers
<b>Russell S. Rau</b> Representing Harris County	Chairman, Board of Managers
<b>Dennis Storemski</b> Representing City of Houston	Member, Board of Managers
<b>Shawn Thompson</b> Representing AT&T	Member, Board of Managers (Non-voting Member)

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**Greater Harris County 9-1-1 Emergency Network  
Summary--Projected Receipts and Operational/Capital Budget  
Year 2021**

<i>Description</i>	<i>Budget 2021</i>	<i>Comments</i>
<b>PROJECTED RECEIPTS</b>		
Service Fees	\$ 43,180,000	9-1-1 Service fees from landline and wireless phones
Interest Income	90,000	
Other Income	730,000	
<b>Total Projected Receipts</b>	<b>\$ 44,000,000</b>	

**OPERATIONAL AND CAPITAL BUDGET**

**Operational Budget**

Salaries	\$ 5,870,000	Operational IT and administrative staff
Materials and Supplies	42,000	
Public Education	585,000	Public education about 911 use and other services
Property and Equipment	7,000	
Memberships	7,000	
Network Services/ Connectivity	8,550,000	Network connectivity and provision for Digital PSAP circuits, redundancy/diverse trunking, wireless location technology, Early Notification System (ENS) and Next Generation infrastructure services
Operation of Call Centers	24,280,000	Calltaker expenses for City of Houston and Harris County
IT Support & Repairs	510,000	General IT support and repairs
Other General	1,771,000	Electrical/cabling for PSAP, property/liability insurance, and contingency
Contract Services	4,055,000	Legal services, 9-1-1 system software services, technical support, (software, UPS/Generator) maint, other operational tasks
Rentals	28,000	
Utilities	525,000	General utilities including electricity, wireline and wireless telephone service, hand held device services and phones for contingency plan
Professional Growth, Training	290,000	Training for GHC staff and 1,200+ calltakers
<b>Total Operational Budget</b>	<b>\$ 46,520,000</b>	
<b>Total Capital Budget</b>	<b>\$ 7,500,000</b>	Normal capital replacement of existing workstation, power, and infrastructure equipment
<b>Total Operational and Capital Budget</b>	<b>\$ 54,020,000</b>	

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**Greater Harris County 9-1-1 Emergency Network  
Summary - Call Center Expense Budget**

Years 2020 and 2021

<i>Description</i>	<i>2020 Budget</i>	<i>2021 Budget</i>
City of Houston Salaries (178.5 and 178.5 positions)	\$ 16,312,000	\$ 16,520,000
City of Houston Other Expenses	<u>623,000</u>	<u>665,000</u>
Total City of Houston	<u>\$ 16,935,000</u>	<u>\$ 17,185,000</u>
Harris County Salaries (96 and 96 positions)	\$ 6,953,000	\$ 6,920,000
Harris County Other Expenses	<u>142,000</u>	<u>175,000</u>
Total Harris County	<u>\$ 7,095,000</u>	<u>\$ 7,095,000</u>
Grand Total	<u>\$ 24,030,000</u>	<u>\$ 24,280,000</u>

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## **Greater Harris County 9-1-1 Emergency Network**

### Vision

To be the most reliable, accurate, technologically advanced and effective 9-1-1 network

### Values

- Honesty
- Knowledge
- Team Work
- Communication
- Respect
- Fairness

### Mission

To provide the most efficient, technologically advanced system available to deliver 9-1-1 emergency calls to local public safety agencies, from anyone, anytime, anywhere, and any device

### Goals

1. Provide an equal level of 9-1-1 service for all, using any device, at anytime
2. Hire, develop, and retain the most knowledgeable staff available
3. Use technology effectively
4. Provide effective public education

## Strategies

### Goal 1

Provide an equal level of 9-1-1 **service** for all, using any device, at anytime

- Continue to integrate new technologies into the Greater Harris County 9-1-1 Emergency Network (GHC 9-1-1)
  - Continue to work with customer premises equipment (CPE) vendors and data/voice service providers to test VoIP and other new technologies that will impact GHC 9-1-1's PSAPs
  - Actively involve law, fire, EMS and other public safety agencies in the updating, refinement, and accuracy of the GIS database
  - Continue to migrate from a tabular database environment to a spatial or geographic-based environment
  - Continue to improve the real-time plotting of wireline and wireless 9-1-1 calls for service on a geographic-based map display
  - Continue to maintain uninterrupted power systems (UPS) in all PSAPs
- Comply with federal, state and local laws and regulations, e.g. ADA.
  - Participate with Texas 9-1-1 Alliance to jointly contract for regulatory counsel to keep up with changes in PUC and FCC regulations
  - Continue to foster a relationship with and assist the FCC in working on standards for wireless and Internet-Protocol (IP) based services to allow all devices to access the appropriate emergency services agency by using the digits 9-1-1

### Goal 2

Hire, develop, and retain the most knowledgeable **staff**

- Attract and hire highly qualified and diverse employees
- Provide a quality work environment
- Support education, training, and professional growth for employees
- Hold all employees consistently accountable for GHC 9-1-1 performance standards and values.

### Goal 3

Use **technology** effectively

- Increase performance levels while remaining cost efficient
- Identify and prioritize technology needs for the future
- Train internal and external users to utilize technology effectively and efficiently

### Goal 4

Provide effective **public education**

- Continually educate the public on the proper use of 9-1-1
  - Develop wireless education messages on a national and statewide level through participation in the National Emergency Number Association (NENA), the Texas 9-1-1 Public Educators and the Commission on State Emergency Communications (CSEC)
  - Work with various media to continue public education on 9-1-1 campaign issues
  - Update GHC 9-1-1 website to serve as a communication tool between GHC 9-1-1 and its citizens and PSAPs
- Respond to requests from public officials and citizens for information regarding the 9-1-1 system
- Keep the public informed of the demands of changing technology; e.g., wireless, VoIP, etc.

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**Greater Harris County 9-1-1 Emergency Network**  
**Five-Year Projection**  
 Years 2021 - 2025

<i>Description</i>	<i>2021</i>	<i>2022</i>	<i>2023</i>	<i>2024</i>	<i>2025</i>
Beginning Capital Fund-January 1 (a)	\$ 19,620,000	\$ 9,600,000	\$ 10,120,000	\$ 10,730,000	\$ 9,620,000
<b>PROJECTED RECEIPTS</b>					
Service Fees (b)	\$ 43,180,000	\$ 43,870,000	\$ 43,530,000	\$ 43,180,000	\$ 42,890,000
Interest Income	90,000	80,000	80,000	80,000	80,000
Other Income	730,000	700,000	700,000	700,000	700,000
Financing Proceeds (c)	-	-	4,000,000	4,000,000	-
<b>Total Projected Receipts</b>	<b>\$ 44,000,000</b>	<b>\$ 44,650,000</b>	<b>\$ 48,310,000</b>	<b>\$ 47,960,000</b>	<b>\$ 43,670,000</b>
Total Available Sources	\$ 63,620,000	\$ 54,250,000	\$ 58,430,000	\$ 58,690,000	\$ 53,290,000
<b>PROJECTED OPERATIONAL AND CAPITAL BUDGET</b>					
Operational Budget	\$ 46,520,000	\$ 42,932,000	\$ 43,362,000	\$ 43,795,000	\$ 44,010,000
Capital Budget	7,500,000	1,198,000	4,338,000	5,275,000	2,260,000
<b>Total Projected Operational and Capital Budget</b>	<b>\$ 54,020,000</b>	<b>\$ 44,130,000</b>	<b>\$ 47,700,000</b>	<b>\$ 49,070,000</b>	<b>\$ 46,270,000</b>
Ending Capital Fund-December 31 (a)	\$ 9,600,000	\$ 10,120,000	\$ 10,730,000	\$ 9,620,000	\$ 7,020,000

(a) Capital fund balances are set aside for specific, named projects to occur at various times within the next five years.

(b) Current service fee rates: \$.80 residential, \$1.40 business lines and trunks. A projected service fee increase on wirelines is included for the year 2022...the projected monthly new rates reflected are \$.88 residential, \$1.54 business lines and trunks.

(c) Financing proceeds for capital expenditures are included only as a contingency if funding is necessary, pending Board approval. Financing payments are included in the Capital Budget--five-year payoff term.

[www.911.org](http://www.911.org)



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date: 11/24/2020

### Houston First Corporation Calendar Year 2021 Budget

Agenda Item#: 8.

#### **Summary:**

RECOMMENDATION from Director Convention & Entertainment Facilities Department for approval of **HOUSTON FIRST CORPORATION'S** Calendar Year 2021 Budget

#### **Background:**

As a result of the COVID-19 pandemic, Houston First has been forced to pivot away from measuring success based on metrics like room nights and major events towards a measure based upon creating value for the wide range of stakeholders in Houston's hospitality, travel, and tourism industry. As a result of this pivot, value creation is the primary lens through which HFC will view both the opportunities and challenges 2021 will provide.

In addition to value creation, 2021 will also include a renewed focus on innovation permeating everything we do and sell, promoting Houston's brand appeal and awareness, lowering costs while improving productivity, generating revenue, and delivering unparalleled experiences.

The ramifications of Hurricane Harvey, the downturn in the oil & gas industry, and the economic shockwaves created by the COVID-19 pandemic all inform the budget outlook for HFC going into 2021.

Though the major recovery work from Hurricane Harvey was completed in 2018 and 2019, 2020 was designed to be a year focused on financial recovery from the over \$150 million spent to restore the Wortham Theater Center and Theater District parking garages. Unfortunately, the economic impact of COVID-19 caused HFC to shift its focus away from Harvey related financial restoration to taking all possible steps to provide as many opportunities to our industry as possible, while also protecting the long-term viability of the Corporation.

Included below is a snapshot of some of the major metrics HFC tracks that serve to quantify the impacts COVID-19 had on HFC in 2020. The negative impacts ripple throughout the hospitality, travel, and tourism industry, which employed nearly 90,000 of our friends and neighbors prior to COVID-19.

- 36% reduction in HFC workforce
- \$41 million reduction in local hotel occupancy tax collection (48% decrease from approved 2020 budget)
- \$13.8 million reduction in parking revenue (63% decrease from approved 2020 budget)
- \$251 million in economic impact lost from cancelled business resulting in lost room nights
- Loss of 27 city-wide conventions and events
- \$52 million reduction in venue revenue (68% decrease from approved 2020 budget)

The HFC Board directed staff to actively monitor revenue and expenses at the outset of the pandemic,

which helped to mitigate the negative impact to the organization. The HFC board took the additional step of adopting a revised budget in July of 2020, and this nimbleness will remain with the organization for the foreseeable future.

Despite these impacts and challenges, HFC's 2021 budget includes the following contributions paid directly to, or on behalf of, the City of Houston:

- \$10.808 million of current hotel occupancy tax revenue to fund the City's arts-related contracts
- \$2.246 million lease payment to the City
- \$470,000 to the City for protocol services
- \$425,000 to the City for the promotion of business travel and hotel occupancy, as the City determines appropriate
- \$242,500 to the City for traffic control services within the Central Business District and around Avenida Houston
- Payment on the City's behalf of \$1.210 million to Discovery Green and \$1.1 million to the Hobby Center for the Performing Arts

This item was presented at the December 8, 2020 meeting of the Budget & Fiscal Affairs Committee.

The Convention and Entertainment Facilities Department recommends approval of HFC's calendar year 2021 budget.

---

Michael Heckman, Acting Director, Convention & Entertainment Facilities Department  
Acting President & CEO, Houston First Corporation

### **Prior Council Action:**

### **Contact Information:**

Tracey Prince  
tracey.prince@houstonfirst.com  
713-853-8112

### **ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
Signed coversheet	Signed Cover sheet
HFC CY21 Budget	Financial Information



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date: 11/24/2020

### Houston First Corporation Calendar Year 2021 Budget

Agenda Item#: 13.

#### **Summary:**

Recommendation from the acting director of the Convention & Entertainment Facilities Department for approval of Houston First Corporation's CY2021 budget.

#### **Background:**

As a result of the COVID-19 pandemic, Houston First has been forced to pivot away from measuring success based on metrics like room nights and major events towards a measure based upon creating value for the wide range of stakeholders in Houston's hospitality, travel, and tourism industry. As a result of this pivot, value creation is the primary lens through which HFC will view both the opportunities and challenges 2021 will provide.

In addition to value creation, 2021 will also include a renewed focus on innovation permeating everything we do and sell, promoting Houston's brand appeal and awareness, lowering costs while improving productivity, generating revenue, and delivering unparalleled experiences.

The ramifications of Hurricane Harvey, the downturn in the oil & gas industry, and the economic shockwaves created by the COVID-19 pandemic all inform the budget outlook for HFC going into 2021. Though the major recovery work from Hurricane Harvey was completed in 2018 and 2019, 2020 was designed to be a year focused on financial recovery from the over \$150 million spent to restore the Wortham Theater Center and Theater District parking garages. Unfortunately, the economic impact of COVID-19 caused HFC to shift its focus away from Harvey related financial restoration to taking all possible steps to provide as many opportunities to our industry as possible, while also protecting the long-term viability of the Corporation.

Included below is a snapshot of some of the major metrics HFC tracks that serve to quantify the impacts COVID-19 had on HFC in 2020. The negative impacts ripple throughout the hospitality, travel, and tourism industry, which employed nearly 90,000 of our friends and neighbors prior to COVID-19.

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This item was presented at the December 8, 2020 meeting of the Budget & Fiscal Affairs Committee.

The Convention and Entertainment Facilities Department recommends approval of HFC's calendar year 2021 budget.

DocuSigned by:

*Michael Heckman*

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Michael Heckman, Acting Director, Convention & Entertainment Facilities Department  
Acting President & CEO, Houston First Corporation

City Council Action

**Prior Council Action:**

**Contact Information:**

Tracey Prince  
tracey.prince@houstonfirst.com  
713-853-8112

**ATTACHMENTS:**

**Description**

HFC CY21 Budget

**Type**

Financial Information

# 2021 BUDGET SUMMARY

## TOTAL

	2019 ACTUAL	2020 BUDGET	2020 REVISED BUDGET	2020 PROJECTION	2021 BUDGET	2020 PROJ. VS 2021 BUDGET VARIANCE
Venue Revenue	\$73,055,432	\$77,879,187	\$25,017,823	\$25,782,200	\$27,010,048	<b>\$1,227,848</b>
Parking	\$19,282,150	\$22,126,219	\$8,234,858	\$8,457,990	\$10,844,860	<b>\$2,386,870</b>
Miscellaneous	\$1,053,336	\$3,830,211	\$3,793,450	\$4,361,824	\$2,505,765	<b>\$(1,856,059)</b>
<b>OPERATING REVENUES</b>	<b>\$93,390,918</b>	<b>\$103,835,617</b>	<b>\$37,046,130</b>	<b>\$38,602,015</b>	<b>\$40,360,673</b>	<b>\$1,758,658</b>
Personnel	\$26,593,751	\$28,758,381	\$20,029,632	\$19,420,387	\$20,108,920	<b>\$(688,533)</b>
Advertising & Promotion	\$7,691,486	\$7,472,080	\$2,262,324	\$2,629,217	\$3,689,300	<b>\$(1,060,083)</b>
Travel, Promotion, and Events	\$5,179,252	\$3,230,442	\$147,135	\$1,242,025	\$1,834,354	<b>\$(592,329)</b>
Facility Maintenance	\$8,715,495	\$8,820,476	\$4,815,917	\$4,452,883	\$4,865,918	<b>\$(413,035)</b>
Food and Beverage	\$16,716,532	\$13,945,730	\$6,725,000	\$6,832,057	\$8,243,199	<b>\$(1,411,142)</b>
Security	\$4,141,859	\$4,485,332	\$3,262,993	\$3,345,951	\$4,350,066	<b>\$(1,004,115)</b>
Utilities	\$4,737,098	\$5,520,858	\$4,818,681	\$4,047,752	\$4,699,719	<b>\$(651,967)</b>
Parking	\$3,465,167	\$3,580,316	\$1,769,737	\$1,754,014	\$2,078,246	<b>\$(324,232)</b>
Janitorial	\$6,318,350	\$6,936,567	\$3,059,926	\$2,211,909	\$3,270,880	<b>\$(1,058,971)</b>
Insurance	\$4,286,186	\$4,683,880	\$5,024,055	\$4,999,531	\$5,798,035	<b>\$(798,504)</b>
Lease Expense	\$1,470,164	\$1,454,000	\$729,639	\$728,906	\$2,250,950	<b>\$(1,522,044)</b>
Consulting	\$3,603,056	\$2,339,950	\$2,000,000	\$2,195,846	\$1,860,448	<b>\$335,398</b>
Supplies	\$1,412,250	\$1,717,269	\$740,798	\$698,081	\$873,580	<b>\$(175,499)</b>
Fees & Services	\$961,423	\$1,097,600	\$728,501	\$644,185	\$562,000	<b>\$82,185</b>
Computer Services	\$1,102,990	\$1,300,000	\$1,075,000	\$1,091,142	\$1,181,939	<b>\$(90,797)</b>
Legal Expense	\$349,821	\$725,000	\$425,309	\$377,878	\$750,000	<b>\$(372,122)</b>
Other	\$1,059,673	\$1,212,491	\$558,640	\$542,600	\$461,390	<b>\$81,210</b>
<b>OPERATING EXPENSES</b>	<b>\$97,804,553</b>	<b>\$97,280,373</b>	<b>\$58,173,285</b>	<b>\$57,214,365</b>	<b>\$66,878,944</b>	<b>\$(9,664,579)</b>
<b>NET INCOME FROM OPERATIONS</b>	<b>\$(4,413,636)</b>	<b>\$6,555,244</b>	<b>\$(21,127,154)</b>	<b>\$(18,612,350)</b>	<b>\$(26,518,271)</b>	<b>\$(7,905,921)</b>

	2019 ACTUAL	2020 BUDGET	2020 REVISED BUDGET	2020 PROJECTION	2021 BUDGET	2020 PROJ. VS 2021 BUDGET VARIANCE
Hotel Occupancy Tax (Current & Delinquent)	\$87,494,966	\$93,250,000	\$52,630,000	\$54,837,099	\$56,800,000	<b>\$1,962,901</b>
Contributions	\$1,260,000	\$-	\$770,000	\$770,000	\$11,360,000	<b>\$10,590,000</b>
Net Available Pledged Rev. Transfer	\$103,714,538	\$-	\$12,245,480	\$40,238,684	\$0	<b>\$(40,238,684)</b>
Interest Income	\$2,165,186	\$994,992	\$811,573	\$549,248	\$250,000	<b>\$(299,248)</b>
<b>NON OPERATING REVENUE</b>	<b>\$194,634,690</b>	<b>\$94,244,992</b>	<b>\$66,457,053</b>	<b>\$96,395,031</b>	<b>\$68,410,000</b>	<b>\$(27,985,031)</b>
Sponsorship Expense	\$5,786,610	\$8,171,353	\$4,184,262	\$4,457,873	\$4,757,500	<b>\$(299,627)</b>
Contingency		\$3,500,000			\$1,000,000	<b>\$(1,000,000)</b>
Capital Spending	\$3,007,999	\$5,836,505	\$3,821,691	\$4,863,221	\$15,689,048	<b>\$(10,825,827)</b>
Debt Service	\$60,488,148	\$60,382,110	\$59,276,037	\$58,839,644	\$62,323,498	<b>\$(3,483,854)</b>
COH Contractual Obligations	\$18,328,516	\$19,467,991	\$11,088,758	\$11,878,567	\$12,616,525	<b>\$(737,958)</b>
Hotel Tax Refunds	\$2,451,343	\$2,425,000	\$2,511,691	\$2,511,691	\$1,000,000	<b>\$1,511,691</b>
<b>NON OPERATING EXPENSE</b>	<b>\$90,062,616</b>	<b>\$99,782,959</b>	<b>\$80,882,439</b>	<b>\$82,550,996</b>	<b>\$97,386,571</b>	<b>\$(14,835,575)</b>
<b>TOTAL REVENUE LESS EXPENSES</b>	<b>\$100,158,438</b>	<b>\$1,017,277</b>	<b>\$(35,552,540)</b>	<b>\$(4,768,315)</b>	<b>\$(55,494,842)</b>	<b>\$(50,726,527)</b>
<b>CAPITAL - PRIOR YEAR CARRY FORWARD</b>		<b>\$10,300,277</b>			<b>\$1,067,000</b>	<b>\$(1,067,000)</b>
<b>CAPITAL - FINANCED PROJECTS</b>	<b>\$32,475,366</b>	<b>\$6,530,000</b>	<b>\$13,970,711</b>	<b>\$15,420,902</b>	<b>\$75,000</b>	<b>\$15,345,902</b>
<b>DISASTER EXPENSE</b>	<b>\$26,382,885</b>	<b>\$8,801,299</b>	<b>\$9,007,413</b>	<b>\$10,628,430</b>	<b>\$2,061,420</b>	<b>\$8,567,010</b>



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District B, District D, District F, District I, District J, District K

Item Creation Date: 10/28/2020

PLN - Phase 2 Complete Communities Action Plans: Alief-Westwood, Fort Bend Houston, Kashmere Gardens, Magnolia Park-Manchester and Sunnyside

Agenda Item#: 9.

### **Summary:**

RECOMMENDATION from Director Planning and Development Department supporting Community Action Plans for five Complete Communities: Alief-Westwood, Fort Bend Houston, Kashmere Gardens, Magnolia Park-Manchester and Sunnyside - **DISTRICTS B - DAVIS; D - EVANS-SHABAZZ; F - THOMAS; I - GALLEGOS and K - CASTEX-TATUM**

### **Background:**

The Planning and Development Department recommends passing a motion of support for the Action Plans for the Phase 2 Complete Communities: Alief-Westwood, Fort Bend Houston, Kashmere Gardens, Magnolia Park-Manchester and Sunnyside.

In accordance with Mayor Sylvester Turner's vision of creating transformational change in under-served and under-resourced neighborhoods, the Planning and Development Department provided professional planning, coordination, and advocacy services to the Phase 2 Complete Communities. These five communities were the second phase to be included in the Mayor's ongoing program. The city continues to work in all neighborhoods regardless of development patterns, demographics, socio-economic conditions or the strength of civic organizations.

Starting April 17, 2017, when Mayor Turner announced the Complete Communities initiative, dedicated staff across twenty-three City departments provided support and worked side-by-side with the pilot communities: Acres Homes, Second Ward, Third Ward, Gulfton and Near Northside. A Complete Communities Advisory Committee, comprised of twenty-six experts and community leaders, was created to guide the initiative. The community engagement consisted of fourteen community-wide meetings and 1,400 stakeholder meetings. More than 3,500 people shared their insights, values, and visions.

On June 17, 2019, Mayor Turner announced five new Complete Communities: Alief-Westwood, Fort Bend Houston, Kashmere Gardens, Magnolia Park-Manchester and Sunnyside. Public engagement began and followed the structure that was guided by the Complete Communities Advisory Committee. A Neighborhood Support Team (NST) was created in each of the five Complete Communities. The NST was comprised of locally identified leaders, residents and allies, that guided each Complete Community effort. Topic areas include: civic engagement, economy and jobs, education, health, housing, mobility and infrastructure, neighborhood character,

parks and community amenities, and safety.

Although the Complete Communities planning process was interrupted by COVID–19, community engagement proceeded. We were challenged to push forward while keeping residents safe and healthy and switched to a virtual format. The Mayor’s Health Equity Response (H.E.R.) Task Force, created in April 2020, created engagement opportunities to assess community needs and implement COVID-19-relief strategies in all ten Complete Communities. We listened, responded and also documented those actions and goals in this plan. By the end of the engagement process for the Phase 2 communities, twenty-three community-wide meetings were held with more than 2,400 stakeholders participating. An additional 1,515 people participated in the extended engagement via online surveys, virtual meetings, and website activities. At the end of the public engagement process, project-specific working groups emerged to accomplish each of the goals identified in the Complete Communities Action Plans.

This community-centric effort has resulted in Action Plans that demonstrate the depth of community involvement. They also represent numerous opportunities for private investment and public private partnerships. By adopting these plans, City Council signals support and opens up opportunities for public sector funding such as Low-Income Housing Tax Credits, philanthropy and private sector investment.

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Margaret Wallace Brown, AICP, CNU-A  
Director  
Planning and Development Department

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Shannon Buggs  
Director  
Mayor's Office of Complete Communities

**Contact Information:**

Anna Sedillo  
832-393-6578

Lynn Henson  
832-393-6548

**ATTACHMENTS:**

**Description**

RCA

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District B, District D, District F, District I, District J, District K

Item Creation Date: 10/28/2020

PLN - Phase 2 Complete Communities Action Plans: Alief-Westwood, Fort Bend Houston, Kashmere Gardens, Magnolia Park-Manchester and Sunnyside

Agenda Item#: 13.

### **Summary:**

#### **NOT A REAL CAPTION**

RECOMMENDATION from Director Planning and Development Department supporting Community Action Plans for five Complete Communities: Alief-Westwood, Fort Bend Houston, Kashmere Gardens, Magnolia Park-Manchester and Sunnyside - **DISTRICTS B - DAVIS; D - EVANS-SHABAZZ; F - THOMAS; I - GALLEGOS and K- CASTEX-TATUM**

### **Background:**

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Margaret Wallace Brown, AICP, CNU-A  
Director  
Planning and Development Department

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Shannon Buggs  
Director  
Mayor's Office of Complete Communities

### **Contact Information:**

Anna Sedillo  
832-393-6578

Lynn Henson  
832-393-6548

**ATTACHMENTS:**

**Description**

RCA

Alief-Westwood Action Plan\_1 of 2

Alief-Westwood Action Plan\_2 of 2

Fort Bend Houston Action Plan\_1 of 2

Fort Bend Houston Action Plan\_2 of 2

Magnolia Park-Manchester Action Plan\_1 of 2

Magnolia Park-Manchester Action Plan\_2 of 2

Sunnyside Action Plan\_1 of 2

Sunnyside Action Plan\_2 of 2

Kashmere Gardens Action Plan\_1 of 2

Kashmere Gardens Action Plan\_2 of 2

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## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date: 12/1/2020

MYR - Ulsan Sister City

Agenda Item#: 10.

### **Summary:**

RECOMMENDATION from Mayor's Office of Trade and International Affairs to establish a sister city relationship with the City of **ULSAN, REPUBLIC OF KOREA** (South Korea)

### **Background:**

Houston's Sister City program is managed by the Mayor's Office of Trade and International Affairs (MOTIA) to promote people-to-people diplomacy and encourage citizens to develop mutual trust and understanding through commercial, cultural, educational, and humanitarian exchanges. In 1993, the City of Houston established Sister Cities of Houston Inc. as an umbrella organization to assist with the coordination and promotion of the city's various sister cities associations. Houston currently has 18 sister city relationships; City Council approved Basrah, Iraq as the most recent Sister City in 2015.

Since March of 2018, when the City of Houston signed a partner agreement with Ulsan, South Korea, the relationship between our two cities has continued to grow and flourish. The potential for a long-term mutually beneficial relationship between Houston and Ulsan, especially in regards to business and cultural exchanges, remains even greater still. Establishing a Sister City relationship is strongly supported by the business communities in Ulsan and Houston, the Korean American Association and Community Center of Houston, and the government of the City of Ulsan.

The history of interactions between Ulsan and Houston has demonstrated that, in addition to the naturally existing parallels between both regions, there is a strong network of support on both sides to make this a meaningful relationship.

### **Highlights of the relationship:**

**March 2018** – A initial Memorandum of Understanding (MOU) for the partnership was signed in 2018 by Mr. Andy Icken, Chief of Development Officer of the City of Houston, and Mr. Park Soon Chul, Director General of Employment and Economy Bureau of the City of Ulsan. This was a first step towards the goal of Houston and Ulsan achieving a Sister City relationship.

**November of 2018** – Council Member David Robinson met with Deputy Mayor of Economic Affairs of Ulsan and his delegation at City Hall during their business development visit to Houston to further discuss the potential Sister City relationship between two cities.

**April of 2019** – An MOU was signed between Mayor Turner and Mayor Song of Ulsan to further the development of goodwill and understanding between the two cities, with collaborative initiatives across various fields, including: energy, education, medicine, biotechnology, disaster management

and safety, information technology, cultural exchanges and tourism. Mayor Song traveled to Houston to attend the signing ceremony.

**October of 2019** – A delegation of the Ulsan Culture & Arts Center led by Director Mr. Dong-yeop Geum visited Houston to attend and perform at the Annual Korean Festival at Discovery Green Park. Additionally, the Korean community in Houston gathered to sign a petition to support the Houston – Ulsan Sister City relationship at the Festival.

**June through October of 2020** – During COVID-19, the Korean community has been a tremendous friend and partner in aiding Houston through the pandemic. Their donations of PPE have included: The Consulate General of Korea in Houston donated 1,500 protective face masks, the Korean community in Houston donated 600 medical grade face masks and handmade masks, and the city of Ulsan donated 48,300 FDA registered face masks. The city of Ulsan also shared with Houston their city's strategy in response to COVID-19.

### **Houston – Ulsan Profile:**

- Ulsan is located on the south-east of the Korean peninsula and is the nation's industrial powerhouse that has the world's largest automobile assembly plant and shipyard, as well as the third largest oil refinery. Ulsan's main industries are automobile, shipbuilding, and petrochemical. The city has played a leading role as an industrial city in helping Korea become the 6th largest exporter in the world.
- There are currently 35,000 Koreans (including Korean-Americans and Korean nationals) living in Houston.
- Similar to Houston, Ulsan is a port city and is becoming a next generation energy hub by constructing Floating Offshore Wind Farms, investing in hydrogen technology, and operating the Northeast Asia oil & gas hub project to produce renewable energy and create new jobs for the economy.
- The city of Ulsan joined the World Energy Cities Partnership (WECP) in 2020 after working with Houston, Aberdeen Scotland, and Esbjerg Denmark for several years. Houston serves as the permanent secretariat of WECP, managed by MOTIA.
- The Korean American Association and Community Center of Houston (KAACCH) has been a key supporter of this relationship in Houston.

The approval of a sister city relationship will cement a formal relationship between the City of Houston and Ulsan. A Sister City agreement will allow Houstonians to further celebrate collaboration between the two city's vast economic development potential and enhance Houstonian's appreciation and understanding of Ulsan's unique history and culture. Sister City agreements have led to numerous trade missions, student exchanges, and cultural programs between Houston and its other sister cities, and similar opportunities have been identified with Ulsan.

Upon approval, a signing ceremony will be held.

---

Andy Icken, Chief Development Officer

### **Contact Information:**

Christopher Olson, Director MOTIA  
832.393.0985

**ATTACHMENTS:**

**Description**

Cover Sheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date: 12/1/2020

MYR - Ulsan Sister City

Agenda Item#: 9.

### **Summary:**

#### **NOT A REAL CAPTION**

RECOMMENDATION from Mayor's Office of Trade and International Affairs to establish a sister city relationship with the City of **ULSAN, REPUBLIC OF KOREA** (South Korea)

### **Background:**

Houston's Sister City program is managed by the Mayor's Office of Trade and International Affairs (MOTIA) to promote people-to-people diplomacy and encourage citizens to develop mutual trust and understanding through commercial, cultural, educational, and humanitarian exchanges. In 1993, the City of Houston established Sister Cities of Houston Inc. as an umbrella organization to assist with the coordination and promotion of the city's various sister cities associations. Houston currently has 18 sister city relationships; City Council approved Basrah, Iraq as the most recent Sister City in 2015.

Since March of 2018, when the City of Houston signed a partner agreement with Ulsan, South Korea, the relationship between our two cities has continued to grow and flourish. The potential for a long-term mutually beneficial relationship between Houston and Ulsan, especially in regards to business and cultural exchanges, remains even greater still. Establishing a Sister City relationship is strongly supported by the business communities in Ulsan and Houston, the Korean American Association and Community Center of Houston, and the government of the City of Ulsan.

The history of interactions between Ulsan and Houston has demonstrated that, in addition to the naturally existing parallels between both regions, there is a strong network of support on both sides to make this a meaningful relationship.

### **Highlights of the relationship:**

**March 2018** – A initial Memorandum of Understanding (MOU) for the partnership was signed in 2018 by Mr. Andy Icken, Chief of Development Officer of the City of Houston, and Mr. Park Soon Chul, Director General of Employment and Economy Bureau of the City of Ulsan. This was a first step towards the goal of Houston and Ulsan achieving a Sister City relationship.

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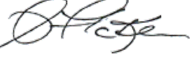
### **Houston – Ulsan Profile:**

- Ulsan is located on the south-east of the Korean peninsula and is the nation's industrial powerhouse that has the world's largest automobile assembly plant and shipyard, as well as the third largest oil refinery. Ulsan's main industries are automobile, shipbuilding, and petrochemical. The city has played a leading role as an industrial city in helping Korea become the 6th largest exporter in the world.
- There are currently 35,000 Koreans (including Korean-Americans and Korean nationals) living in Houston.
- Similar to Houston, Ulsan is a port city and is becoming a next generation energy hub by constructing Floating Offshore Wind Farms, investing in hydrogen technology, and operating the Northeast Asia oil & gas hub project to produce renewable energy and create new jobs for the economy.
- The city of Ulsan joined the World Energy Cities Partnership (WECP) in 2020 after working with Houston, Aberdeen Scotland, and Esbjerg Denmark for several years. Houston serves as the permanent secretariat of WECP, managed by MOTIA.
- The Korean American Association and Community Center of Houston (KAACCH) has been a key supporter of this relationship in Houston.

The approval of a sister city relationship will cement a formal relationship between the City of Houston and Ulsan. A Sister City agreement will allow Houstonians to further celebrate collaboration between the two city's vast economic development potential and enhance Houstonian's appreciation and understanding of Ulsan's unique history and culture. Sister City agreements have led to numerous trade missions, student exchanges, and cultural programs between Houston and its other sister cities, and similar opportunities have been identified with Ulsan.

Upon approval, a signing ceremony will be held.

DocuSigned by:



Andy Icken, Chief Development Officer

**Contact Information:**

Christopher Olson, Director MOTIA  
832.393.0985

**ATTACHMENTS:**

**Description**

Sister Cities Policies and Procedures  
Memo to City Council on Ulsan Sister City Proposal  
New Sister City Procedures

**Type**

Backup Material  
Backup Material  
Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date: 12/1/2020

MYR - Legislative Principles for the 87th Texas Legislature

Agenda Item#: 11.

### **Summary:**

RECOMMENDATION from Director of Government Relations for adoption of the City of Houston Legislative Principles for the 87th Session of the Texas Legislature

### **Background:**

The Administration recommends that the City Council adopt the City of Houston Legislative Principles for the 87th Session of the Texas Legislature. The Principles will serve as the guiding document to instruct the City of Houston Government Relations staff and lobby team in Austin. The City will only work on priority legislation that falls within the Principles.

The Principles document gives the City the necessary flexibility to work within the fast pace of the Texas Legislature while remaining within the approved priorities of the City of Houston. The City Council will receive regular updates and reports throughout the session from the Government Relations Office on action taken pursuant to the Principles.

The adoption of Legislative Principles prior to previous sessions has been very successful in focusing the legislative efforts of the City.

---

Bill Kelly, Director of Government Relations

### **Contact Information:**

Bill Kelly, Director of Government Relations

**Phone:** 832-393-0805

### **ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
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Coversheet	Signed Cover sheet
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## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date: 12/1/2020

MYR - Legislative Principles for the 87th Texas Legislature

Agenda Item#: 15.

### **Summary:**

Approve a motion adopting the City of Houston Legislative Principles for the 87th Session of the Texas Legislature.

### **Background:**

The Administration recommends that the City Council adopt the City of Houston Legislative Principles for the 87th Session of the Texas Legislature. The Principles will serve as the guiding document to instruct the City of Houston Government Relations staff and lobby team in Austin. The City will only work on priority legislation that falls within the Principles.

The Principles document gives the City the necessary flexibility to work within the fast pace of the Texas Legislature while remaining within the approved priorities of the City of Houston. The City Council will receive regular updates and reports throughout the session from the Government Relations Office on action taken pursuant to the Principles.

The adoption of Legislative Principles prior to previous sessions has been very successful in focusing the legislative efforts of the City.

DocuSigned by:

*Bill Kelly*

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Bill Kelly, Director of Government Relations

### **Contact Information:**

Bill Kelly, Director of Government Relations

**Phone:** 832-393-0805

12/1/2020



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District B, District C, District G, District K

Item Creation Date: 8/20/2020

HPW - 20WWO924 Accept Work/PM Construction &  
Rehab, LLC

Agenda Item#: 12.

### **Summary:**

RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$3,630,400.34, and acceptance of work on contract with **PM CONSTRUCTION & REHAB, LLC** for Sanitary Sewer Rehabilitation by Sliplining and Pipe Bursting Methods - 2.55% under the original contract amount (4257-149) - **DISTRICTS B - DAVIS; C - KAMIN; G - TRAVIS and K - CASTEX-TATUM**

### **Background:**

**SUBJECT:** Accept Work for Sanitary Sewer Rehabilitation by Sliplining and Pipe Bursting Methods.

**RECOMMENDATION:** (Summary) Pass a motion to approve the final contract amount of \$3,630,400.34, which is 2.55% under the original contract amount, accept the work, and authorize final payment.

**PROJECT NOTICE/JUSTIFICATION:** Under this project, the contractor provided sanitary sewer rehabilitation by sliplining and pipe bursting methods to deteriorated sewer collection systems throughout the City.

**DESCRIPTION/SCOPE:** This project consisted of sanitary sewer point repairs, pipe replacement and pipe bursting. The project was awarded to PM Construction & Rehab, LLC with an original contract amount of \$3,725,431.58. The Notice to Proceed date was 06/23/2016 and the project had 540 calendar days for completion.

**LOCATION:** This work order project was located at various locations within Council Districts B, C, G and K.

**CONTRACT COMPLETION AND COST:** The contractor, PM Construction & Rehab, LLC, has completed the work under the contract. The contract was completed within the contract time. The final cost of the project is \$3,630,400.34, a decrease of \$95,031.24 or 2.55% under the original contract amount. Less pavement restoration was needed than anticipated.

The final amount of this work order contract was not affected by Change Orders No. 1 and No. 2.

**MWDBE PARTICIPATION:** The advertised MWDBE contract goal for this project was 21.66%. The MWBE plan established for this project was 21.66%. According to the Office of Business Opportunity, the actual participation was 19.13%. The Contractor's MWBE performance evaluation was rated Satisfactory due to Good Faith Efforts.

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

WBS# R-000266-0238-4  
File No. 4257-149

**Prior Council Action:**

Ordinance No. 2015-990 dated 10/14/2015

**Amount of Funding:**

No additional funding required.

Original appropriation of \$3,971,703.00 for construction and contingencies from Water and Sewer System Consolidated Construction Fund No. 8500.

**Contact Information:**

Shannon Dunne  
Senior Assistant Director  
Phone: (832) 395-5036

**ATTACHMENTS:**

**Description**

Signed Coversheet

**Type**

Signed Cover sheet



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date:  
District B, District C, District G, District K  
Item Creation Date: 8/20/2020

HPW - 20WWO924 Accept Work/PM Construction & Rehab, LLC

Agenda Item#:

**Background:**

**SUBJECT:** Accept Work for Sanitary Sewer Rehabilitation by Sliplining and Pipe Bursting Methods.

**RECOMMENDATION:** (Summary) Pass a motion to approve the final contract amount of \$3,630,400.34, which is 2.55% under the original contract amount, accept the work, and authorize final payment.

**PROJECT NOTICE/JUSTIFICATION:** Under this project, the contractor provided sanitary sewer rehabilitation by sliplining and pipe bursting methods to deteriorated sewer collection systems throughout the City.

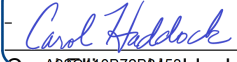
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10/27/2020  
Carol Haddock, P.E.  
Director  
Houston Public Works

WBS# R-000266-0238-4  
File No. 4257-149

**Prior Council Action:**  
Ordinance No. 2015-990 dated 10/14/2015

**Amount of Funding:**  
No additional funding required.

Original appropriation of \$3,971,703.00 for construction and contingencies from Water and Sewer System Consolidated Construction Fund No. 8500.

**Contact Information:**  
Shannon Dunne  
Senior Assistant Director  
Phone: (832) 395-5036

**ATTACHMENTS:**

Description	Type
Council District Map	Backup Material
Council District List	Backup Material
Change Orders	Backup Material
Prior PCA and Ordinance	Backup Material

Final RCR and Ordinance

OBO Information

Final Estimate

Work Order Maps

00455 - Ownership Information & Tax Report

Backup Material

Backup Material

Backup Material

Backup Material

Backup Material



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 12/8/2020

District K

Item Creation Date:

LGL - Parcel DY19-013; City of Houston v. Olympia Drive Main Street, et al.; Cause No. 1158134; Westridge Regional Lift Station Construction Project; WBS/CIP No. R-000267-0128A-2

Agenda Item#: 13.

**Summary:**

RECOMMENDATION from City Attorney to deposit the amount of the Award of Special Commissioners into the Registry of the Court and pay all costs of court in connection with eminent domain proceedings styled City of Houston v. Olympia Drive Main Street LLC.; Cause No. 1158134; for acquisition of Parcel DY19-013, for the **WESTRIDGE REGIONAL LIFT STATION CONSTRUCTION PROJECT - DISTRICT K - CASTEX-TATUM**

**Background:**

The Westridge Regional Lift Station Construction Project is part of the City’s ongoing program to improve its wastewater infrastructure through rehabilitation, replacement, consolidation, or diversion of wastewater lift stations throughout the City. The project provides for the design and construction of the required improvements as well as structural, mechanical, and electrical components at lift stations.

This eminent domain proceeding involves the acquisition of easement interest to one parcel of land containing a total of 8888 square feet. The property is located at 9205 & 9227 South Main Street in the City of Houston. The property is owned by Olympia Drive Main Street LLC. Prior to sending the matter to the Legal Department, the City attempted to negotiate a purchase of the property, but those efforts were unsuccessful. The matter was then referred to the Legal Department to initiate eminent domain proceedings to acquire the needed property. The Legal Department filed the eminent domain petition and a Special Commissioners’ hearing was held.

**City’s Appraisal/Valuation:** .....\$373,915.00

**Landowner’s Appraisal/Valuation:** ..... \$566,610.00

**Award of the Special Commissioners’ Hearing.** .....\$410,000.00

**Court & Misc. Costs:** Special Commissioners’ fees; \$900.00 (\$300.00 x 3); Court Filings; \$250.00; Service Costs; \$305.00. **Estimated Total Court & Misc. Costs:** \$1,455.00.

\_\_\_\_\_  
Ronald C. Lewis, City Attorney

\_\_\_\_\_  
Carol Ellinger Haddock, P.E.

Director, Houston Public Works

**Prior Council Action:**

Ordinance No. 2019-356, passed 5/15/2019  
Ordinance No. 2018-756, passed 9/19/2018

**Amount of Funding:**

\$410,000.00; Funds previously appropriated under Ordinance No. 2018-756 out of the Water & Sewer System Consolidated Construction Fund.

**Contact Information:**

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

**ATTACHMENTS:**

**Description**

Signed Cover Sheet

**Type**

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**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date:  
District K  
Item Creation Date:

LGL - Parcel DY19-013; City of Houston v. Olympia Drive Main Street, et al.; Cause No. 1158134; Westridge Regional Lift Station Construction Project; WBS/CIP No. R-000267-0128A-2

Agenda Item#:

**Summary:**

Authorize the City Attorney, by Motion, to deposit the amount of the Award of the Special Commissioners of \$410,000.00 into the registry of the court and pay all costs. Funding will be provided by a previously approved blanket appropriation ordinance.

**Background:**

The Westridge Regional Lift Station Construction Project is part of the City's ongoing program to improve its wastewater infrastructure through rehabilitation, replacement, consolidation, or diversion of wastewater lift stations throughout the City. The project provides for the design and construction of the required improvements as well as structural, mechanical, and electrical components at lift stations.

This eminent domain proceeding involves the acquisition of easement interest to one parcel of land containing a total of 8888 square feet. The property is located at 9205 & 9227 South Main Street in the City of Houston. The property is owned by Olympia Drive Main Street LLC. Prior to sending the matter to the Legal Department, the City attempted to negotiate a purchase of the property, but those efforts were unsuccessful. The matter was then referred to the Legal Department to initiate eminent domain proceedings to acquire the needed property. The Legal Department filed the eminent domain petition and a Special Commissioners' hearing was held.

**City's Appraisal/Valuation:** .....\$373,915.00

**Landowner's Appraisal/Valuation:** ..... \$566,610.00

**Award of the Special Commissioners' Hearing.** .....\$410,000.00

**Court & Misc. Costs:** Special Commissioners' fees; \$900.00 (\$300.00 x 3); Court Filings; \$250.00; Service Costs; \$305.00.

**Estimated Total Court & Misc. Costs:** \$1,455.00.

DocuSigned by:

*Ronald Lewis*

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Ronald C. Lewis, City Attorney

DocuSigned by:

*Carol Haddock*

11/17/2020

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

**Prior Council Action:**

Ordinance No. 2019-356, passed 5/15/2019; Ordinance No. 2018-756, passed 9/19/2018.

**Amount of Funding:**

\$410,000.00; Funds previously appropriated under Ordinance No. 2018-756 out of the Water & Sewer System Consolidated Construction Fund.

**Contact Information:**

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



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District F

Item Creation Date:

LGL - Parcel AY18-058; City of Houston v. Southbound Ventures, LLC, et al.; Cause No. 1157149; West Belfort Paving & Drainage Improvement Project; WBS/CIP No. N-100022-0001-02.

Agenda Item#: 14.

### **Summary:**

RECOMMENDATION from City Attorney to deposit the amount of the Award of Special Commissioners into the Registry of the Court and pay all costs of court in connection with eminent domain proceedings styled City of Houston v. Southbound Ventures LLC, et al.; Cause No. 1157149, for acquisition of Parcel AY18-058, for the **WEST BELLFORT PAVING AND DRAINAGE IMPROVEMENT PROJECT - DISTRICT F - THOMAS**

### **Background:**

The West Belfort Paving and Drainage Project intends to improve drainage, reduce the risk of structural flooding, and improve traffic circulation by providing for the design and construction of storm drainage improvements, necessary concrete paving, curbs, sidewalks, driveways, and underground utilities as well as providing for shared use paths along the project and the replacement of traffic signals.

This eminent domain proceeding involves the acquisition of one street widening and drainage easement containing a total of 153 square feet of land, plus the closure of a non-compliant driveway. The property is located at 10880 West Belfort Street in the City of Houston. The property is owned by Southbound Ventures LLC. Prior to sending the matter to the Legal Department, the City attempted to negotiate a purchase of the property, but those efforts were unsuccessful. The matter was then referred to the Legal Department to initiate eminent domain proceedings to acquire the needed property. The Legal Department filed the eminent domain petition and a Special Commissioners' hearing was held.

**City's Appraisal for the Special Commissioners:** .....\$153,111.00

**Landowner's Appraisal for the Special Commissioners:** .....\$994,549.00

**Award of the Special Commissioners' Hearing:** .....\$222,033.00

**Court & Misc. Costs:** Special Commissioners' fees; \$4,500.00 (\$1,500.00 x 3); Process Service; \$255.00; Court Filings; \$250.00; **Estimated Total Court & Misc. Costs:** \$5,005.00.

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Ronald C. Lewis, City Attorney

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

**Prior Council Action:**

Ordinance No. 2017-373, passed 5/24/2017; Ordinance No. 2018-597, passed 7/25/2018.

**Amount of Funding:**

\$222,033.00; Funds previously appropriated under Ordinance No. 2017-373 out of the Street & Traffic Control and Storm Drainage Fund.

**Contact Information:**

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

**ATTACHMENTS:**

**Description**

Signed Cover Sheet

**Type**

Signed Cover sheet



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date:  
District F  
Item Creation Date:

LGL - Parcel AY18-058; City of Houston v. Southbound Ventures, LLC, et al.; Cause No. 1157149; West Belfort Paving & Drainage Improvement Project; WBS/CIP No. N-100022-0001-02.

Agenda Item#:

**Summary:**

Authorize the City Attorney, by Motion, to deposit the amount of the Award of the Special Commissioners of \$222,033.00 into the registry of the court and pay all costs. Funding will be provided by a previously approved blanket appropriation ordinance.

**Background:**

The West Belfort Paving and Drainage Project intends to improve drainage, reduce the risk of structural flooding, and improve traffic circulation by providing for the design and construction of storm drainage improvements, necessary concrete paving, curbs, sidewalks, driveways, and underground utilities as well as providing for shared use paths along the project and the replacement of traffic signals.

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**City's Appraisal for the Special Commissioners:** .....\$153,111.00

**Landowner's Appraisal for the Special Commissioners:** .....\$994,549.00

**Award of the Special Commissioners' Hearing.** .....\$222,033.00

**Court & Misc. Costs:** Special Commissioners' fees; \$4,500.00 (\$1,500.00 x 3); Process Service; \$255.00; Court Filings; \$250.00;  
**Estimated Total Court & Misc. Costs:** \$5,005.00.

DocuSigned by:

*Ronald Lewis*

Ronald C. Lewis, City Attorney

DocuSigned by:

*Carol Ellinger Haddock*

12/1/2020

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

**Prior Council Action:**

Ordinance No. 2017-373, passed 5/24/2017; Ordinance No. 2018-597, passed 7/25/2018.

**Amount of Funding:**

\$222,033.00; Funds previously appropriated under Ordinance No. 2017-373 out of the Street & Traffic Control and Storm Drainage Fund.

**Contact Information:**

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



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date:

S29038 - Miscellaneous Two-Way Radios, Replacement  
Parts, and Accessories - MOTION

Agenda Item#: 15.

### **Summary:**

**5205 LIMITED PARTNERSHIP dba HOUSTON COMMUNICATIONS, INC** for Miscellaneous Two-Way Radios, Replacement Parts and Accessories for Various Departments - 3 Years with two one-year options - \$835,794.08 - General and Enterprise Funds

### **Background:**

**Sole Bid Received July 16, 2020 for S77-S29038 - Approve an award to 5205 Limited Partnership dba Houston Communications, Inc. in the amount not to exceed \$835,794.08 for miscellaneous two-way radios, replacement parts, and accessories for various departments.**

### **Specific Explanation:**

The Chief Procurement Officer recommends that City Council approve an award to **5205 Limited Partnership dba Houston Communications, Inc.** on its sole bid in the amount not to exceed **\$835,794.08** for miscellaneous two-way radios, replacement parts, and accessories for various departments. It is further requested that authorization be given to make purchases, as needed, for a **thirty-six month term with two (2) one-year options**. This award consists of a price list which includes but is not limited to Motorola portable radios, batteries, chargers, microphones, adapters, and mounting bracket kits (Group II) and line items for cables and antennas (Group IV, Item Nos. 1 thru 6). The award also includes installation services (Group V, Item Nos. 1, 8, and 17 thru 25) and annual preventative maintenance (Group VI, Item Nos. 1 thru 5). This award will be used by the Houston Airport System and the Police and Parks & Recreation Departments to replenish, repair, refurbish, and maintain existing equipment that provides communication capabilities for City personnel as they perform various maintenance and service activities.

This project was advertised in accordance with the requirements of the State of Texas bid laws. Three prospective bidders downloaded the solicitation document from SPD's e-bidding website and one bid was received. Subsequent to receipt of the bid, the Strategic Procurement Division contacted potential bidders to determine the reason for the limited response to the Invitation to Bid. Prospective bidders advised that their company did not supply these types of products or services.

Group I, Item Nos. 1 thru 25; Group III, Item Nos. 1 thru 6; and Group V, Item Nos. 2 thru 7, and 9 thru 16 are not being awarded. These items will be rebid.

**M/WBE Subcontracting:**

This bid was issued with an 11% goal for M/WBE participation. **5205 Limited Partnership dba Houston Communications, Inc.** has designated the below-named company as its certified M/WBE subcontractor.

<u>Company</u>	<u>Type of Work</u>	<u>Dollar Amount</u>
Castillo Information Technology Services, LLC dba Castillo & Associates, Information Technology Consultants	Provide radio parts & accessories	\$91,937.35

**Hire Houston First:**

The proposed award requires compliance with the City's 'Hire Houston First' (HHF) ordinance that promotes economic opportunity for Houston businesses and supports job creation. In this case, **5205 Limited Partnership dba Houston Communications, 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 FY2021 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

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**Jerry Adams, Chief Procurement Officer**  
**Signature**  
**Finance/Strategic Procurement Division**

**Department Approval Authority**

**Estimated Spending Authority**

<b>Department</b>	<b>FY21</b>	<b>Out Years</b>	<b>Total</b>
Houston Airport System	\$ 29,909.40	\$269,184.68	\$299,094.08
Police	\$ 70,000.00	\$365,000.00	\$435,000.00
Parks & Recreation	\$ 700.00	\$101,000.00	\$101,700.00
Total	\$100,609.40	\$735,184.68	\$835,794.08

**Amount of Funding:**

\$ 536,700.00	General Fund (1000)
\$ 299,094.08	HAS - Revenue Fund (8001)
\$ 835,794.08	Total

**Contact Information:**

Desiree Heath	SPD	832-393-8742
Sonja Odat	HPD	832-308-1728

**ATTACHMENTS:**

**Description**

Revised Cover sheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date:

S29038 - Miscellaneous Two-Way Radios, Replacement Parts, and Accessories -  
MOTION

Agenda Item#: 16.

### **Summary:**

#### **NOT A REAL CAPTION**

**LIMITED PARTNERSHIP DBA HOUSTON COMMUNICATIONS, INC.** to furnish and deliver Radio Communications Test Equipment for Tuning of Active Portable and Mobile Radio Systems for Houston Information Technology Services \$835,794.08 - General and Enterprise Fund

### **Background:**

**Sole Bid Received July 16, 2020 for S77-S29038 - Approve an award to 5205 Limited Partnership dba Houston Communications, Inc. in the amount not to exceed \$835,794.08 for miscellaneous two-way radios, replacement parts, and accessories for various departments.**

### **Specific Explanation:**

The Chief Procurement Officer recommends that City Council approve an award to **5205 Limited Partnership dba Houston Communications, Inc.** on its sole bid in the amount not to exceed **\$835,794.08** for miscellaneous two-way radios, replacement parts, and accessories for various departments. It is further requested that authorization be given to make purchases, as needed, for a **thirty-six month term with two (2) one-year options**. This award consists of a price list which includes but is not limited to Motorola portable radios, batteries, chargers, microphones, adapters, and mounting bracket kits (Group II) and line items for cables and antennas (Group IV, Item Nos. 1 thru 6). The award also includes installation services (Group V, Item Nos. 1, 8, and 17 thru 25) and annual preventative maintenance (Group VI, Item Nos. 1 thru 5). This award will be used by the Houston Airport System and the Police and Parks & Recreation Departments to replenish, repair, refurbish, and maintain existing equipment that provides communication capabilities for City personnel as they perform various maintenance and service activities.

This project was advertised in accordance with the requirements of the State of Texas bid laws. Three prospective bidders downloaded the solicitation document from SPD's e-bidding website and one bid was received. Subsequent to receipt of the bid, the Strategic Procurement Division contacted potential bidders to determine the reason for the limited response to the Invitation to Bid. Prospective bidders advised that their company did not supply these types of products or services.

Group I, Item Nos. 1 thru 25; Group III, Item Nos. 1 thru 6; and Group V, Item Nos. 2 thru 7, and 9 thru 16 are not being awarded. These items will be rebid.

### **M/WBE Subcontracting:**

This bid was issued with an 11% goal for M/WBE participation. **5205 Limited Partnership dba Houston Communications, Inc.** has designated the below-named company as its certified M/WBE subcontractor.

<u>Company</u>	<u>Type of Work</u>	<u>Dollar Amount</u>
Castillo Information Technology Services, LLC dba Castillo & Associates, Information Technology Consultants	Provide radio parts & accessories	\$91,937.35

### **Hire Houston First:**

The proposed award requires compliance with the City's 'Hire Houston First' (HHF) ordinance that promotes economic opportunity for Houston businesses and supports job creation. In this case, **5205 Limited Partnership dba Houston Communications, 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 FY2021 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

*Jerry Adams*

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**Jerry Adams, Chief Procurement Officer**  
**Finance/Strategic Procurement Division**

**Department Approval Authority Signature**

**Estimated Spending Authority**

<b>Department</b>	<b>FY21</b>	<b>Out Years</b>	<b>Total</b>
Houston Airport System	\$ 29,909.40	\$269,184.68	\$299,094.08
Police	\$ 70,000.00	\$365,000.00	\$435,000.00
Parks & Recreation	\$ 700.00	\$101,000.00	\$101,700.00
<b>Total</b>	<b>\$100,609.40</b>	<b>\$735,184.68</b>	<b>\$835,794.08</b>

**Amount of Funding:**

\$ 536,700.00      General Fund (1000)  
 \$ 299,094.08      HAS - Revenue Fund (8001)  
 \$ 835,794.08      Total

**Contact Information:**

Desiree Heath      SPD      832-393-8742  
 Sonja Odat      HPD      832-308-1728

**ATTACHMENTS:**

**Description**

S29038 - Bid Tabulation  
 S29038 - Ownership Information Form  
 S29038 - Form B

S29038 - Financial Form A - HAS  
 S29038 - Financial Form A - HPARD  
 S29038 - Financial Form A - HPD  
 S29038 - Tax Report  
 Funding Verification for PRD  
 Coversheet

**Type**

Backup Material  
 Backup Material  
 Backup Material  
  
 Financial Information  
 Financial Information  
 Financial Information  
 Backup Material  
 Financial Information  
 Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date: 7/24/2020

S29064 and S29463 - Topsoil, Bank Sand, Clay-Filled Dirt, and Conditioners -  
MOTION

Agenda Item#: 16.

### **Summary:**

**THE LETCO GROUP, LLC dba LIVING EARTH** for Topsoil, Bank Sand, Clay-Filled Dirt, and Conditioners for Various Departments - 3 Years with 2 one-year options - \$950,337.00 - General, Enterprise and Other Funds

### **Background:**

**Formal Bids Received December 5, 2019 for S88-S29064 and July 9, 2020, for S88-S29463 – Approve various awards, as shown below, in the amount not to exceed \$950,337.00 for topsoil, bank sand, clay-filled dirt, and conditioners for various departments.**

### **Specific Explanation:**

The Chief Procurement Officer recommends that the City Council approve various awards, as shown below, in the amount not to exceed **\$950,337.00** for topsoil, bank sand, clay-filled dirt, and conditioners for various departments. It is further requested that authorization be given to make purchases, as needed, for a **36-month period with two one-year options**. These awards consist of various topsoil, bank sand, clay-filled dirt, and conditioners to be used by Houston Public Works for road repairs, and water and wastewater line repairs. The Parks & Recreation Department will use these soils for ground maintenance repairs, and the Houston Airport System will use the soils for miscellaneous maintenance jobs at airport facilities citywide.

These projects were advertised in accordance with the requirements of the State of Texas bid laws. Six prospective bidders downloaded solicitation S29064, and four prospective bidders downloaded solicitation S29463 from SPD's e-bidding website. Bids received are as outlined below.

**Formal Bid No. S88-S29064:** Award to **The LETCO Group, LLC dba Living Earth** on its low bid for Group 1, Line Items Nos. 1, 4, and 11 (topsoil, bank sand, and leaf mold compost), and on its sole bid for Group 1, Line Item No. 7 (red infield clay soil mix) in the amount not to exceed \$733,230.00.

	<b><u>Company</u></b>	<b><u>Line Item Total</u></b>
1.	<b>The LETCO Group, LLC dba Living Earth</b>	<b>\$ 733,230.00</b>
2.	216 Resources, Inc.	\$1,141,525.00

Group 1, Line Items Nos. 2, 3, 5, 6, 8 thru 10, 12, and 13 are not being awarded. These line items will be rebid.

### **MWBE Subcontracting:**

This bid was issued with an 11% goal for MWBE participation. **The LETCO Group, LLC dba Living Earth** has designated the below-named company as its certified MWBE subcontractor.

<b><u>Company</u></b>	<b><u>Type of Work</u></b>	<b><u>Dollar Amount</u></b>
Jaguar Fueling Services, LLC	Supply Diesel Fuel and Petroleum-Based Products	\$80,655.30

**Formal Bid No. S88-S29463:** Award to **The LETCO Group, LLC dba Living Earth** on its sole bid for Group 1; Line Items Nos. 1, 2, 7, and 9 (clay, sand, divot mix compost, and green divot sand) in the amount not to exceed \$217,107.00.

Group 1; Line Item Nos 3 thru 6 and Line Item 8 are not being awarded. These items will be rebid.

### **MWBE Subcontracting:**

This bid was issued with an 11% goal for MWBE participation. **The LETCO Group, LLC dba Living Earth** has

designated the below-named company as its certified MWBE subcontractor.

<b>Company</b>	<b>Type of Work</b>	<b>Dollar Amount</b>
XD Ventures, LLC dba Fidelity Fuels and Specialty Products	Supply Petroleum and Petroleum-Based Products	\$23,881.77

- Subsequent to receipt of bids, the Strategic Procurement Division (SPD) contacted prospective bidders to determine the reason for the limited response to the solicitation. A potential bidder advised SPD that some of the bid items are generally difficult to procure in the Houston region, and they were unable to complete market research and cost analysis before the closing date.

**Hire Houston First:**

The proposed award requires compliance with the City's 'Hire Houston First' (HHF) ordinance that promotes economic opportunity for Houston businesses and supports job creation. In this case, **The LETCO Group, LLC dba Living Earth** 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 FY2021 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 Signature**

**Estimated Spending Authority**

Department	FY21	Out Years	Total
Houston Public Works	\$73,000.00	\$276,600.00	\$349,600.00
Houston Airport System	\$ 2,060.00	\$ 13,177.00	\$ 15,237.00
Parks and Recreation	\$ 1,800.00	\$583,700.00	\$585,500.00
Total	\$76,860.00	\$873,477.00	\$950,337.00

**Amount of Funding:**

\$ 251,900.00	General Fund (1000)
\$ 333,600.00	Parks Golf Special Fund (2104)
\$ 15,237.00	HAS – Revenue Fund (8001)
\$ 15,000.00	Stormwater Fund (2302)
\$ 12,600.00	HPW - Dedicated Drainage and Street Renewal Fund – Metro et al (2312)
<u>\$ 322,000.00</u>	HPW – Water & Sewer System Operating Fund (8300)
\$ 950,337.00	Total

**Contact Information:**

Desiree Heath	FIN/SPD	832-393-8742
Adeola Otukoya	FIN/SPD	832-393-8786
Luci Correa	HPARD	832-395-7057

**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
Coversheet	Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date: 7/24/2020

S29064 and S29463 - Topsoil, Bank Sand, Clay-Filled Dirt, and Conditioners - MOTION

Agenda Item#: 17.

### **Background:**

**Formal Bids Received December 5, 2019 for S88-S29064 and July 9, 2020, for S88-S29463 – Approve various awards, as shown below, in the amount not to exceed \$950,337.00 for topsoil, bank sand, clay-filled dirt, and conditioners for various departments.**

### **Specific Explanation:**

The Chief Procurement Officer recommends that the City Council approve various awards, as shown below, in the amount not to exceed **\$950,337.00** for topsoil, bank sand, clay-filled dirt, and conditioners for various departments. It is further requested that authorization be given to make purchases, as needed, for a **36-month period with two one-year options**. These awards consist of various topsoil, bank sand, clay-filled dirt, and conditioners to be used by Houston Public Works for road repairs, and water and wastewater line repairs. The Parks & Recreation Department will use these soils for ground maintenance repairs, and the Houston Airport System will use the soils for miscellaneous maintenance jobs at airport facilities citywide.

These projects were advertised in accordance with the requirements of the State of Texas bid laws. Six prospective bidders downloaded solicitation S29064, and four prospective bidders downloaded solicitation S29463 from SPD's e-bidding website. Bids received are as outlined below.

**Formal Bid No. S88-S29064:** Award to **The LETCO Group, LLC dba Living Earth** on its low bid for Group 1, Line Items Nos. 1, 4, and 11 (topsoil, bank sand, and leaf mold compost), and on its sole bid for Group 1, Line Item No. 7 (red infield clay soil mix) in the amount not to exceed \$733,230.00.

	<u>Company</u>	<u>Line Item Total</u>
1.	<b>The LETCO Group, LLC dba Living Earth</b>	<b>\$ 733,230.00</b>
2.	216 Resources, Inc.	\$1,141,525.00

Group 1, Line Items Nos. 2, 3, 5, 6, 8 thru 10, 12, and 13 are not being awarded. These line items will be rebid.

### **MWBE Subcontracting:**

This bid was issued with an 11% goal for MWBE participation. **The LETCO Group, LLC dba Living Earth** has designated the below-named company as its certified MWBE subcontractor.

<u>Company</u>	<u>Type of Work</u>	<u>Dollar Amount</u>
Jaguar Fueling Services, LLC	Supply Diesel Fuel and Petroleum-Based Products	\$80,655.30

**Formal Bid No. S88-S29463:** Award to **The LETCO Group, LLC dba Living Earth** on its sole bid for Group 1; Line Items Nos. 1, 2, 7, and 9 (clay, sand, divot mix compost, and green divot sand) in the amount not to exceed \$217,107.00.

Group 1; Line Item Nos 3 thru 6 and Line Item 8 are not being awarded. These items will be rebid.

### **MWBE Subcontracting:**

This bid was issued with an 11% goal for MWBE participation. **The LETCO Group, LLC dba Living Earth** has designated the below-named company as its certified MWBE subcontractor.

<u>Company</u>	<u>Type of Work</u>	<u>Dollar Amount</u>
XD Ventures, LLC dba Fidelity Fuels and Specialty Products	Supply Petroleum and Petroleum-Based Products	\$23,881.77


- Subsequent to receipt of bids, the Strategic Procurement Division (SPD) contracted prospective bidders to determine the reason for the limited response to the solicitation. A potential bidder advised SPD that some of the bid items are generally difficult to procure in the Houston region, and they were unable to complete market research and cost analysis before the closing date.

### **Hire Houston First:**

The proposed award requires compliance with the City's 'Hire Houston First' (HHF) ordinance that promotes economic opportunity for Houston businesses and supports job creation. In this case, **The LETCO Group, LLC dba Living Earth** 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 FY2021 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

DocuSigned by:  
  
 12/2/2020  
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**Jerry Adams, Chief Procurement Officer**  
**Finance/Strategic Procurement Division**

**Department Approval Authority Signature**

**Estimated Spending Authority**

Department	FY21	Out Years	Total
Houston Public Works	\$73,000.00	\$276,600.00	\$349,600.00
Houston Airport System	\$ 2,060.00	\$ 13,177.00	\$ 15,237.00
Parks and Recreation	\$ 1,800.00	\$583,700.00	\$585,500.00
Total	\$76,860.00	\$873,477.00	\$950,337.00

**Amount of Funding:**

\$ 251,900.00	General Fund (1000)
\$ 333,600.00	Parks Golf Special Fund (2104)
\$ 15,237.00	HAS – Revenue Fund (8001)
\$ 15,000.00	Stormwater Fund (2302)
\$ 12,600.00	HPW - Dedicated Drainage and Street Renewal Fund – Metro et al (2312)
<u>\$ 322,000.00</u>	HPW – Water & Sewer System Operating Fund (8300)
\$ 950,337.00	Total

**Contact Information:**

Desiree Heath      FIN/SPD    832-393-8742  
 Adeola Otukoya    FIN/SPD    832-393-8786  
 Luci Correa        HPARD      832-395-7057

**ATTACHMENTS:**

Description	Type
S88-S29064 BID TABULATION	Backup Material
S88-S29463 BID TABULATION	Backup Material
S88-S29064 and S29463 FORM B	Backup Material
S88-S29064 FINANCIAL FORMA HAS	Financial Information
S88-S29463 FINANCIAL FORMA HAS	Financial Information
S88-S29064 FINANCIAL FORMA HPW	Financial Information
S88-S29064 FINANCIAL FORMA HPAR	Financial Information
S88-S29463 FINANCIAL FORMA HPARD	Financial Information
S88-S29064 AFFIDAVIT OF OWNERSHIP	Backup Material
S88-S29064 and S29463 TAX REPORT	Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

Item Creation Date:

### DR4528(COVID-19) - MULTI-VENDOR EPO AWARDS #12 - MOTION

Agenda Item#: 17.

#### **Summary:**

APPROVE spending authority for Emergency Purchase of Various Goods and Services related to the City's response to the COVID-19 Pandemic

#### **Background:**

**DR4528(COVID-19) - Approve spending authority for the emergency purchase of various goods and services related to the City's response to the COVID-19 pandemic.**

#### **Specific Explanation:**

The Chief Procurement Officer recommends that City Council approve spending authority in an amount not to exceed **\$5,658,370.91** for the emergency purchase of various goods and services related to the City's response to the COVID-19 pandemic. Additionally, it is also requested that authorization be given to issue purchase orders to the vendors listed on the attached spreadsheet for the provision of such goods and services.

In response to the Mayor's initial proclamation issued on March 11, 2020 declaring a Local State of Disaster Due to a Public Health Emergency, and the indefinite extension of the declaration issued on March 17, 2020, the City has engaged numerous vendors to assist with responding to the public health emergency resulting from the COVID-19 pandemic. The goods and services provided by these various vendors include, but are not limited to, the following:

The attached spreadsheet represents emergency purchase orders that have been approved to-date by the Chief Procurement Officer in response to the COVID-19 pandemic since September 30, 2020 and have not yet come before City Council for approval. This consolidated request for City Council approval is hereby made in an effort to streamline the procurement process and allow the City to be agile and timely in responding to the ever-changing needs of both the City's residents and the demands of the pandemic.

- To purchase e-books and e-audiobooks for Houston Public Library
- To provide electrical work for new audio / visual equipment at the North Stadium Drive HHD facility
- To provide design and engineering services to support the network infrastructure at 8000 Stadium Drive
- To provide Cisco switches and data drops for Surface Hubs located in multiple conference rooms at City Hall
- To purchase a system that can capture data and provide reports for HHD
- To purchase critical safety items such as cloth and disposable face masks
  
- To purchase ramps, locks and spotlights to safeguard storage containers for HPD
- To provide enhancements to the COVID recovery website
- To purchase a system that will accommodate the transfer of data and algorithms for HHD
- To purchase a system to monitor capacity and limit access to the Houston Permitting Center
- To purchase infrastructure to support the CyrusOne datacenter
- To provide support to the Houston Food Bank

- To provide the installation of large monitors at the N. Stadium Drive facility
- To purchase one 85" Surface Hub for the Finance Department
- To purchase two temperature screening devices (previously demo) at the Houston Permitting Center
- To purchase colored wrist bands to support the Temp Check program
- To engage one additional desktop support engineer to assist with the deployment of CARES Act laptops
- To purchase steel carts and battery backup systems for portable surface hubs
- To purchase additional hardware to support the newly installed records retention program for HHD
- To purchase two pick-up trucks for HHD to carry testing samples
- To support and provide essential services for LGBTQ individuals
- To purchase shelving to store PPE supplies
- To purchase and install sneeze guards for Muni Courts
- To contract services to re-organize office space for social distancing for the City Legal Department
- To purchase translation services
- To purchase wayfinding signage for the HHD facility
- To provide emergency assistance to Houstonians who have been displaced, facing hunger and eviction, and are potentially homeless.
- To provide a second resource (engineer) to assist with the PC deployment
- To purchase ad space at the Houston Airports to advance our COVID messaging
- To purchase miscellaneous IT equipment
- To provide congregate and home delivered meals
- To purchase backpacks for the Community Re-Entry program
- To expand the Ethan Synapse portal to support COVID-19 functions
- To rent three mobile offices to support temporary personnel performing temperature scanning
- To provide foster care for abandoned animals and additional transport services
- To purchase dog and cat food, cat litter and scanning devices to assist BARC with the increase in abandoned pets

This recommendation is made pursuant to section 252.022(a)(2) of the Texas Local Government Code, which provides that "a procurement necessary to preserve or protect the public health or safety of the municipality's residents" is exempt from the competitive bidding process.

**M/WBE Participation:**

These Emergency Purchase Orders have been reviewed for possible MWBE participation. In cases where participation is possible, appropriation OBO documentation will be provided.

**Hire Houston First:**

The proposed procurements are exempt from the City's Hire Houston First ordinance. Bids/ proposals were not solicited because the departments are utilizing emergency purchase orders for these procurements.

**Disaster Note:**

**This item is related to the impact of COVID-19 and it is the City's intent to use other federal funding sources for eligible expenditures, namely the Coronavirus Relief Fund dollars.**

**Fiscal Note:**

No Fiscal Note is required on grant items.

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**Jerry Adams, Chief Procurement Officer**  
**Finance/Strategic Procurement Division**

<b>Estimated Spending Authority</b>			
<b>Department</b>	<b>FY2021</b>	<b>Out years</b>	<b>Total</b>
Finance	\$ 5,658,370.91	\$0.00	\$5,658,370.91

**Amount of Funding:**

**\$ 5,658,370.91**

CARES Act 2020 Fund

Fund 5307

**Contact Information:**

**Name**

Jerry Adams

**Department**

FIN/ SPD

**Phone**

832.393.9126

**ATTACHMENTS:**

**Description**

EPO log

Cover Sheet

**Type**

Backup Material

Signed Cover sheet

EPO number	Vendor Name	Description	Amount	Department requested
SPD-JSA-11212020-001	134080 OVERDRIVE INC	The Library buildings have been closed due to COVID-19. The library has shifted to providing virtual services and increased online resources for customers. Since closure, usage of e-books and e-audiobooks has more than doubled since the library buildings closed due to the pandemic.	\$ 190,000.00	HPL
SPD-JSA-11212020-002	DM Electrical & Construction LLC	This is for required electrical work, in conjunction with, the new audio/ visual equipment installation that is occurring at the N. Stadium location enabling live streaming to employees, external partners and supporting COVID operations.	\$ 8,082.00	HHD
SPD-JSA-11242020-001	111432 SELRICO COMMUNICATIONS, LLC	The purpose of this request is to provide data drops to 15 conference rooms for City Council at the City Hall Annex location. This is needed to handle the network connectivity requirements for the new Surface Hubs (purchased separately) to be deployed in these locations. These Surface Hub devices will help bring remote teams together by enabling remote meetings and aiding in team efficiency. The devices will be placed in conference rooms as they are the most assessible to the entire workforce. With the mixture of City employees working remotely and on-site, the hubs will champion the use of virtual meetings and social distancing during this pandemic.	\$ 3,249.00	HITS
SPD-JSA-11242020-002	136369 NETSYNC NETWORK SOLUTIONS	The purpose of this request is to purchase a Cisco switch to support network connectivity needs for 15 conference rooms for City Council at the City Hall Annex location. This is needed to support the new Surface Hubs (purchased separately). These Surface Hub devices will help bring remote teams together by enabling remote meetings and aiding in team efficiency. The devices will be placed in conference rooms as they are the most assessible to the entire workforce.	\$ 7,993.50	HITS
SPD-JSA-11242020-003	Aspyra	<ol style="list-style-type: none"> <li>1. This system captures all necessary data points and can readily provide reports with details of such information is critical, especially in times of emergency. Data points may include, but not limited to, vaccination records, titers, skin tests, fit testing and other health-related concerns which may impact the ability to safely conduct certain functions. In addition to this, the system will allow for any applicable employee case or contact tracing to best ensure disease containment.</li> <li>2. The system would be repository of all pertinent information in a reportable manner which will also allow for compliance and safety checks.</li> <li>3. Aspyra will provide integration services between Enterprise Health software and Cyberlabs, HI-ID Lab Information Management System.</li> </ol>	\$ 13,000.00	HHD

SPD-JSA-11252020-001	135545 HOLLY ARBUCKLE DBA CATALYST PR	This request is to purchase 1,000,000 disposable face masks for Citywide inventory and use by all City employees. These three ply multi-use face masks are part of the mask-up program promoted by the Mayor's office.	\$ 85,000.00	Jerry
SPD-JSA-11282020-002	110872 WW GRAINGER	The purchase of Ramps, Padlocks and Spotlights to secure PPE safety stock at HPD facilities.	\$ 3,917.86	HPD
SPD-JSA-11282020-003	January Advisors	Houston's COVID-19 Recovery website ( <a href="https://houstoncovid19recovery.org/">https://houstoncovid19recovery.org/</a> ) was developed at the onset of the global pandemic by an external consultant. The website was constructed before the impact and longevity of the pandemic was known and without a plan for updating and maintaining the site if it was needed beyond Summer 2020. This additional fund is for a website upgrade. Details in the attachments.	\$ 6,875.00	MYR
SPD-JSA-11282020-004	153329 CATAPULT SYSTEMS LLC	The need for this emergency purchase is to accommodate the transfer of data and algorithms created through the COVID waste water project as it relates to storm water infiltration. Catapult will be the party that places the data within the HHD datalake and create the connections between the outside vendor (Rice University) and HHD Azure services. Without these EPO the initial and already approved project will not be migrated to HI-ID cloud	\$ 33,372.00	HHD
SPD-JSA-11282020-005	QLess	<ul style="list-style-type: none"> <li>• Reduce the number of people at the permitting office at one time. It will eliminate overcrowding and allow the department to provide a safe space for Mobile unit operators in this time of COVID pandemic. Reduce the overflow of mobile food unit inspections performed between the 7:00am-3:00pm time frame on Tuesday and Thursday of each week.</li> <li>1 Ensure that the required water samples collected from mobile food units are submitted the same day and not held over the next day- eliminate the sanitarian making an additional trip to the office.</li> <li>• Eliminate/reduce the number of mobile food units parking along the street sometimes for hours waiting for an inspection creating a possible safety hazard .</li> </ul>	\$ 10,930.00	HHD
SPD-JSA-11282020-006	Presidio	As part of the Cares Act, HHD purchasing new infrastructure to support their applications. This infrastructure will be installed at the CyrusOne datacenter.	\$ 231,000.00	HHD

SPD-JSA-11302020-001	Houston Food Bank	<ul style="list-style-type: none"> <li>The percent of Harris County children who were experiencing food insecurity in 2018 was 21.2% which equates to over 260,000 kids. Due to the COVID-19 pandemic, food insecurity among children in Harris County is expected to increase by 44% by the end of 2020, which is an additional 114,830 children. The Houston Food Bank has seen a 49% increase in households served from October of 2019 to October of 2020. Over the course of the pandemic, the Houston Food Bank distributed on average 21 million pounds of food per month. To fill the continuing need, the Houston Food Bank is focused on securing PPO (Pick-and-Pack Out) Produce, which is raw goods donated by farmers with funding used for processing, packaging, and freight. Additional boxes are necessary to follow safety protocols of HFB's Truck to Trunk model that limits person to person contact. Further details in the backup.</li> </ul>	\$ 2,036,000.00	MYR
SPD-JSA-12012020-001	11070 SAFEWARE INC.	768 cases of 3M N95 1870+ masks at \$1.28 each - 440 each per case	\$ 432,537.60	Jerry
SPD-JSA-12012020-002	11070 SAFEWARE INC.	1,300,000 3 ply cloth re-usable face masks at \$0.98 each - 500 units per case, 5 units per package, 100 packs per case	\$ 1,274,000.00	Jerry
SPD-JSA-12012020-003	Sierra Infosys	Provide professional design and engineering services for the HHD 8000 Stadium Drive location network infrastructure supporting most COVID related activities including call centers, COVID immunization activities, COVID tracing activities, COVID administrative tasks and COVID information technology Support.	\$ 133,013.30	HHD
SPD-JSA-12012020-004	Horizon International Group	This project is for work that needs to be performed to allow for the installation of large monitors on a previously approved CARES act funded A/V project at 8000 Stadium.	\$ 10,701.00	HHD
SPD-JSA-12012020-005	DM Electrical & Construction LLC	Provide electrical disconnect/connect services	\$ 4,080.00	HHD
SPD-JSA-12012020-006	158064 YORK TELECOM CORPORATION - YORKTEL	This request is to purchase one (1) 85" surface hubs to install in the new SPD conference rooms on the fifth floor of the 611 Walker Offices. These new surface hubs will be utilized in place of face to face vendor meetings, pre-bid conferences, evaluation committee meetings and Citywide training and monthly meetings. In response to the CDC guidelines, SPD will minimize in person meetings by offering web-based options which will provide the ability to maintain continuity of business operations and allow two way communication with all internal and external customers.	\$ 29,714.98	HITS
SPD-JSA-12022020-001	136369 NETSYNC NETWORK SOLUTIONS	HPC - 2 Temp screener	\$ 7,262.00	HPW
SPD-JSA-12022020-002	Amazon	Temp Check - Color Wristband	\$ 34,115.65	Jerry/SPD

SPD-JSA-12022020-003	CST Corp	The purpose of this request is to bring in a desktop support contract engineer to assist with accelerated PC deployment plans in support of CARES Act deployments. This engineer will provide HITS back end PC deployment support at PC Depots beginning December 1, 2020 and ending January 31, 2021.	\$ 17,280.00	HITS
SPD-JSA-12022020-004	115251 SHI-GOVERNMENT SOLUTIONS INC	CRF Request (approved by challenge team and in HPW's allocation) Item No. Unit Cost Total Steel Cart for Surface Hub 50in 25 \$ 1,367.00 \$ 34,175.00 Battery System 25 \$ 1,567.00 \$ 39,175.00 Total \$ 73,350.00	\$ 73,350.00	HITS
SPD-JSA-12022020-005	133643 STAPLES CONTRACT & COMMERCIAL INC	4,016 Mellow Gel Hand Sanitizer	\$ 10,996.64	HPD
SPD-JSA-12022020-006	161231 CDW GOVERNMENT LLC	As we continue to work through the previously approved EPO/project involving a new record retention and issuance system, the vendor (Granicus) has identified hardware necessary for implementation, to work alongside the system being built. Here is the original justification to go with this new request: In response to COVID-19, the ability to record, retain, and issue death certificates is imperative. Without this contract, the office would be unable to perform the critical functions associated with the COVID response efforts. The data received and housed locally is needed and accessed daily in response efforts. The certificates and indexed information have been critical to the reporting process the Epidemiology team is using to verify and confirm deaths before they are added to the City total and reported to the State and media outlets.	\$ 3,180.38	HHD
SPD-JSA-12022020-007	Silsbee Ford	The need for this emergency purchase is a result of the Secretary of Health and Human Services declaring a public health emergency due to the COVID-19 pandemic. [The trucks will be used for COVID wastewater sampling, cany samples, samplers and equipment from lift stations, wastewater plants and varies testing locations to the HHD lab and contractors' labs (Rice and Baylor). The vehicle will be used eve1y day to cany samples. Approximately over \$600 samples a week until varies slows down.	\$ 70,000.00	HHD
SPD-JSA-12022020-008	The Montrose Center	The purchase will be to provide essential services for LGBTQ individuals as apart of COVID-19 response.	\$ 83,223.00	MYR
SPD-JSA-12032020-001	KUBCO	HPW is requesting warehouse shelving to be used at the upper braes warehouse to store PPE supplies	\$ 6,846.00	HPW

SPD-JSA-12032020-002	162382 HEXAGON MACHINING AND FABRICATION LLC	The Municipal Courts Department requires plexiglass extensions and sneeze guards for various cashier and staff work areas. These items include plexiglass partitions between each cashier workstation and various shared work areas that have either no separation or have low partition walls between staff members.	\$ 5,805.05	MCD
SPD-JSA-12032020-003	Houston Modular Installation, Inc.	The General Services Department (GSD) is requesting an Emergency Purchase Order (EPO) to be issued to Houston Modular Installation, Inc. in the amount not to exceed \$17,000 to socially distance employees by reconfiguring workstation for the Legal Department at City Hall Annex 3rd and 4th floor located at 900 Bagby, Houston Texas, 77002.	\$ 17,000.00	GSD
SPD-JSA-12032020-004	Masterword # 107110	Translation service for COVID-19 safety information into five languages	\$ 4,697.68	GSD
SPD-JSA-12032020-005	2020 Exhibits	Wayfinding signage is needed in the lobby of the HHD buildings to ensure adherence to CDC recommendations of social distancing and limiting unnecessary transmission opportunities in the public lobby.	\$ 11,605.00	HHD
SPD-JSA-12032020-006	Clear Pro LLC	Clear Mask Pro -1 5 Masks, Clear Mask Pro II - 10 Masks for Municipal Courts	\$ 6,915.30	MYR
SPD-JSA-12032020-007	West Houston Assistance Ministries	West Houston Assistance Ministries (WHAM) provides emergency assistance to Houstonians who have been displaced and are facing hunger, eviction, and potential homelessness. Its programs are designed to move families from crisis to stability and toward self-sufficiency and include short-term assistance with food, clothing, rent and utilities, disaster relief, education services and employment resources. In a typical year, WHAM helps between 35,000 and 42,000 Houston residents. Additional details are provided in the backup.	\$ 64,220.00	MYR
SPD-JSA-12032020-008	Recruiting Source International	The purpose of this request is to bring in a second desktop support contract engineer to assist with accelerated PC deployment plans in support of CARES Act deployments. This engineer will provide HITS back end PC deep support at PC Depots beginning December 8, 2020 and ending February 7, 2021.  We previously submitted a single support contract engineer from another vendor (CSTCorp). This is the second one from a different vendor due to lack of skilled candidates and short project duration.	\$ 18,240.00	HHD

SPD-JSA-12032020-009	Cavazos Communications	<p>The COVID-19 pandemic has affected the City of Houston with significant disease and devastating fatal outcomes, especially in disadvantaged and vulnerable communities. Oftentimes these communities prove to be hard to reach for a multitude of reasons; and therefore, we must utilize every form of communication strategy at our disposal. This expenditure is to expand our messaging program to airport property to reach travelers and visitors to our area. Ad space in both airports are under the jurisdiction of JC Deceaux, who are experienced with large scale installations like the kind we would place at IAH and HOU. In addition to space inside the terminals, ticketing and baggage claim areas, Hobby also extended the use of space outside in the passenger pick up zones. We also plan to utilize the pole signs that lead up to Hobby airport along Broadway Street. These would be visible to incoming airport visitors as well as the surrounding community, which is also a high positivity area. This is the type of rapid dissemination of critical COVID-19 disease prevention and containment information that is needed to help save lives by significantly slowing the rate of community spread.</p>	\$ 200,000.00	HHD
SPD-JSA-12032020-013	IVC Productions	<p>This project Processing has two primary to goals provide to an create Enterprise and deliver a Architecture secure, State Assessment, of the Art Recommendations, user-friendly HHI) Roadmap investments for for execution HHD is made model for with ensuring accurate proper info1mation selection and of input from software/applications the Business and and IT. ensure The target audience Hospitals, for and the Labs Lab Agencies Processing across Portal the city. consists The of content internal HHD displayed staff on and the outside Portal will Providers, be organized Clinics, in a fashion that is user-friendly, and allows our target customers vering to this efficiently State of and A1t effectively Portal will complete support.</p>	\$ 55,000.00	HHD
SPD-JSA-12032020-015	Criner Daniels	<p>10 smartbuy USB DoCK G5, 10 E273 Monitor and 10 Keyboard/mouse combo</p>	\$ 5,530.00	HHD
SPD-JSA-12032020-011	Young Women's Christian Association of Houston (116179)	<p>HHD has a current contract with Young Women's Christian Association of Houston (YWCA) to provide congregate and home delivered meals to older adults age 60 and above in Harris County. Because of COVID, meals are not being provided at congregate sites. All of them are being delivered to the homes of the older adults. HHD is requesting to contract with YWCA for the purchase of a Merchandiser Freezer and two Meals on Wheels Hot Trucks to enable them to provide home delivered meals at the capacity required during this global pandemic. Further detail is in the backup.</p>	\$ 100,000.00	HHD

SPD-JSA-12032020-012	Interfaith Ministries for Greater Houston (100089)	HHD has a current contract with Interfaith Ministries to provide congregate and home delivered meals to older adults age 60 and above in Harris County. Because of COVID, meals are not being provided at congregate sites. All of them are being delivered to the homes of the older adults HHD is requesting to contract with Interfaith Ministries for Greater Houston to purchase two Frozen Food Trailers and a High voltage outlet to enable them to provide meals to older adults at the capacity required during this global pandemic. This purchase will allow Interfaith Ministries for Greater Houston to increase the storage space for frozen food for our seniors. With the onset of COVID-19, Interfaith Ministries for Greater Houston had to change the daily hot meal deliveries to frozen meals delivered weekly, to reduce daily COVID exposure to our seniors and our drivers.	\$ 130,000.00	HHD
SPD-JSA-12032020-014	Staples	To purchase backpacks for the Community Re-entry Network Program for COVID-19 outreach programs	\$ 8,150.00	HHD
SPD-JSA-10132020-002	Greater Houston Health Connect	HFD, in conjunction with HHD an Greater Houston Healthconnect would like to expand the EATHAN / Synapse portal to support COVID-19 functions and custom feature enhancements.	\$ 28,675.00	HFD
SPD-JSA-12032020-010	Mobile Mini	To rent three mobile office units to staff temporary personnel in response to COVID-19. These personnel will be stationed at City facilities to conduct temperature screening.	\$ 6,000.00	HPW
SPD-JSA-12042020-001	Decoulant	To purchase cat litter to support BARC efforts to manage the increase in abandoned pet population	\$ 709.80	BARC
SPD-JSA-12042020-002	Pet Travel Store	To purchase scanners to identify lost or abandoned pets due to the increased pet polulation in the City due to COVID-19	\$ 28,563.17	BARC
SPD-JSA-12042020-003	Maci Feed Supply	To purchase dog and cat food for the Pet Food Banks in the City.	\$ 16,065.00	BARC
SPD-JSA-12042020-004	Rescued Pets Movement	To support the "Home for the Holidays" initiative to collect abandoned animals from the streets and provide foster and transport services for up to 500 animals during the month of December. This will also provide an additional 1,253 transports already accomplished.	\$ 131,475.00	BARC
		<b>Total:</b>	<b>\$ 5,658,370.91</b>	



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date: 12/1/2020

CNTL Revised Investment Policy

Agenda Item#: 18.

### **Summary:**

RESOLUTION approving and adopting a revised Investment Policy for the City of Houston, Texas, and making various provisions related to the subject

### **Background:**

The Texas Public Funds Investment Act and the City's Investment Policy require that City Council review the City's Investment Policy not less than annually and shall evidence by resolution that it has conducted such review. The last action was December 4, 2019.

The Controller's Office is requesting that Council approve a resolution to revise the Investment Policy for the City of Houston. The policy has been reviewed and approved by the City's Investment Committee (see below) at their meeting on October 29, 2020.

The proposal is to approve the following changes: 1.) Amend Section 17.0 – Commercial Paper percentage of total investment pool maximum allocation increase to 20% from 15%.

### **Investment Committee Members:**

Chris Brown	Chairperson
Charisse Mosely	Deputy City Controller
Han Au	Deputy Director
Melissa Dubowski	Mayor's Appointee
J'Maine Chubb	Mayor's Appointee
Drew Masterson	Private Sector Appointee, Masterson Advisors, LLC
Ron Stapleton	Private Sector Appointee, Partners Advisors
Suresh Raghavan	Private Sector Appointee, MBR Financial

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Chris Brown, City Controller

-

### **Prior Council Action:**

11/10/15 Res 2015-40

11/30/16 Res 2016-45  
12/12/17 Res 2017-35  
11/28/18 Res 2018-37  
12/04/19 Res 2019-35

**Contact Information:**

Charisse Mosely	832-393-3529
Han Au	832-393-3524

**ATTACHMENTS:**

**Description**

Signed coversheet

**Type**

Signed Cover sheet



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 12/8/2020

ALL

Item Creation Date: 12/1/2020

CNTL Revised Investment Policy

Agenda Item#: 19.

**Summary:**

**NOT A REAL CAPTION**

RESOLUTION approving and adopting a revised Investment Policy for the City of Houston, and making various provisions related to the subject

**Background:**

The Texas Public Funds Investment Act and the City's Investment Policy require that City Council review the City's Investment Policy not less than annually and shall evidence by resolution that it has conducted such review. The last action was December 4, 2019.

The Controller's Office is requesting that Council approve a resolution to revise the Investment Policy for the City of Houston. The policy has been reviewed and approved by the City's Investment Committee (see below) at their meeting on October 29, 2020.

The proposal is to approve the following changes: 1.) Amend Section 17.0 – Commercial Paper percentage of total investment pool maximum allocation increase to 20% from 15%.

**Investment Committee Members:**

Chris Brown	Chairperson
Charisse Mosely	Deputy City Controller
Han Au	Deputy Director
Melissa Dubowski	Mayor's Appointee
J'Maine Chubb	Mayor's Appointee
Drew Masterson	Private Sector Appointee, Masterson Advisors, LLC
Ron Stapleton	Private Sector Appointee, Partners Advisors
Suresh Raghavan	Private Sector Appointee, MBR Financial

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*Chris Brown*

12/2/2020

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Chris Brown, City Controller

**Prior Council Action:**

11/10/15 Res 2015-40

11/30/16 Res 2016-45

12/12/17 Res 2017-35

11/28/18 Res 2018-37

12/04/19 Res 2019-35

**Contact Information:**

Charisse Mosely

832-393-3529

Han Au

832-393-3524

**ATTACHMENTS:**

**Description**

City of Houston Investment Policy

**Type**

Financial Information



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District E

Item Creation Date: 11/18/2020

### ARA - Deny Entergy's Application to Amend Distribution Cost Recovery Factor (DCRF)

Agenda Item#: 19.

#### **Summary:**

ORDINANCE denying the application of **ENTERGY TEXAS, INC**, for approval to amend its distribution cost recovery factor filed with Houston, Texas, on October 22, 2020

#### **Background:**

The Administration & Regulatory Affairs Department (ARA) recommends that City Council adopt an ordinance denying the application of Entergy Texas, Inc. (Entergy or Company) for approval to amend its distribution cost recovery factor (DCRF) filed with the City of Houston (City or Houston). The City exercises original jurisdiction over the rates, operations and services of Entergy under the provisions of the Public Utility Regulatory Act (PURA) for customers inside city limits. Houston participates in Entergy proceedings, including rate proceedings, as a member of the Steering Committee of Cities (the Coalition), a group of similarly situated cities with Entergy customers within their city limits.

On October 22, 2020, Entergy filed an application to amend its DCRF rate rider within its service territory, including Houston. Entergy is requesting an approximate \$6.8 million incremental increase to current DCRF rates, for a total DCRF revenue requirement of \$26.3 million annually. Of the total amount requested, approximately \$16.2 million will be collected from residential customers. If Entergy's current request is approved, the average residential customer using 1,000 kWh per month would experience an approximate \$0.57 increase to the monthly electric bill (compared to existing DCRF rates). The proposed rate request will impact approximately 1,800 customers in the Kingwood area — 1,500 residential and 300 commercial customers.

This is the third DCRF filed by Entergy and the second DCRF filing this calendar year. In September 2019, the Public Utility Commission (PUC) approved Entergy's first DCRF request of \$3.2 million. In April, Entergy requested an approximate \$20.5 million incremental increase in DCRF rates. The PUC approved a \$16.2 million increase instead, increasing the average residential customer DCRF charge to approximately \$2.00 per month.

<b><u>ETI Rate Classes</u></b>	<b><u>Current DCRF Rate (\$)</u></b>	<b><u>Requested DCRF Rates by Class</u></b>	<b><u>Increase</u></b>
Residential	\$ 0.001997	0.002569 per kWh	0.000572
Small General	\$ 0.002008	0.002697 per kWh	0.000689
General	\$ 0.383	0.533 per kWh	0.150
Large General	\$ 0.350	0.499 per kWh	0.149
Large Industrial	\$ 0.024	0.031 per kWh	0.007
Lighting	\$ 0.006962	0.009553 per kWh	0.002591

The enabling statute permitting implementation of a DCRF was approved during the 82<sup>nd</sup> Legislative Session and

allows an electric utility to adjust its rates for changes in certain distribution costs outside of a full base rate proceeding. Pursuant to State Law, the City has 60 days to review the filing and make a final decision approving, modifying or rejecting the application. Therefore, the City’s deadline to adopt a rate ordinance is December 21, 2020. Unlike a full base rate proceeding, the City does not have the option to suspend a DCRF rate request and only has 60 days to review the filing to make a final determination on the reasonableness of the request.

Because of the expedited nature of the filing, the Coalition experts recommend that the City adopt an ordinance denying Entergy’s application for approval to amend its DCRF. After the 60-day deadline has passed, the City’s rate decision will be joined with the Company’s DCRF application pending with the PUC. The City, as a member of the coalition, will participate in the PUC proceeding.

**Departmental Approval Authority:**

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**Tina Paez, Director**  
**Administration & Regulatory**  
**Affairs Department**

**Other Authorization**

**Contact Information:**

Lara Cottingham Phone: (832) 393-8503  
Alisa Tally Phone: (832) 393-8643

**ATTACHMENTS:**

**Description**

12.8.2020 Entergy DCRF RCA

**Type**

Signed Cover sheet



# CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District E

Item Creation Date: 11/18/2020

ARA - Deny Entergy's Application to Amend Distribution Cost Recovery Factor (DCRF)

Agenda Item#: 30.

### **Background:**

The Administration & Regulatory Affairs Department (ARA) recommends that City Council adopt an ordinance denying the application of Entergy Texas, Inc. (Entergy or Company) for approval to amend its distribution cost recovery factor (DCRF) filed with the City of Houston (City or Houston). The City exercises original jurisdiction over the rates, operations and services of Entergy under the provisions of the Public Utility Regulatory Act (PURA) for customers inside city limits. Houston participates in Entergy proceedings, including rate proceedings, as a member of the Steering Committee of Cities (the Coalition), a group of similarly situated cities with Entergy customers within their city limits.

On October 22, 2020, Entergy filed an application to amend its DCRF rate rider within its service territory, including Houston. Entergy is requesting an approximate \$6.8 million incremental increase to current DCRF rates, for a total DCRF revenue requirement of \$26.3 million annually. Of the total amount requested, approximately \$16.2 million will be collected from residential customers. If Entergy's current request is approved, the average residential customer using 1,000 kWh per month would experience an approximate \$0.57 increase to the monthly electric bill (compared to existing DCRF rates). The proposed rate request will impact approximately 1,800 customers in the Kingwood area — 1,500 residential and 300 commercial customers.

This is the third DCRF filed by Entergy and the second DCRF filing this calendar year. In September 2019, the Public Utility Commission (PUC) approved Entergy's first DCRF request of \$3.2 million. In April, Entergy requested an approximate \$20.5 million incremental increase in DCRF rates. The PUC approved a \$16.2 million increase instead, increasing the average residential customer DCRF charge to approximately \$2.00 per month.

<b>ETI Rate Classes</b>	<b>Current DCRF Rate (\$)</b>	<b>Requested DCRF Rates by Class</b>	<b>Increase</b>
Residential	\$ 0.001997	0.002569 per kWh	0.000572
Small General	\$ 0.002008	0.002697 per kWh	0.000689
General	\$ 0.383	0.533 per kWh	0.150
Large General	\$ 0.350	0.499 per kWh	0.149
Large Industrial	\$ 0.024	0.031 per kWh	0.007
Lighting	\$ 0.006962	0.009553 per kWh	0.002591

The enabling statute permitting implementation of a DCRF was approved during the 82<sup>nd</sup> Legislative Session and allows an electric utility to adjust its rates for changes in certain distribution costs outside of a full base rate proceeding. Pursuant to State Law, the City has 60 days to review the filing and make a final decision approving, modifying or rejecting the application. Therefore, the City's deadline to adopt a rate ordinance is December 21, 2020. Unlike a full base rate proceeding, the City does not have the option to suspend a DCRF rate request and only has 60 days to review the filing to make a final determination on the reasonableness of the request.

Because of the expedited nature of the filing, the Coalition experts recommend that the City adopt an ordinance denying Entergy's application for approval to amend its DCRF. After the 60-day deadline has passed, the City's rate decision will be joined with the Company's DCRF application pending with the PUC. The City, as a member of the coalition, will participate in the PUC proceeding.

### **Departmental Approval Authority:**

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**Tina Paez, Director**  
**Administration & Regulatory**  
**Affairs Department**

**Other Authorization**

### **Contact Information:**

Lara Cottingham Phone: (832) 393-8503

Alisa Tally Phone: (832) 393-8643



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date: 12/1/2020

### FIN-Disaster Recovery and Consulting Services Amendment

Agenda Item#: 20.

#### **Summary:**

ORDINANCE approving and authorizing first amendment to contract between City of Houston and **TETRA TECH, INC** for Disaster Cost Recovery and Consulting Services for the Finance Department

#### **Background:**

On February 8, 2017, City Council approved Ordinance No. 2017-0080 to authorize a contract with Tetra Tech, Inc. for Disaster Cost Recovery and Consulting Services, with a maximum contract amount of \$5,000,000.00. On December 5, 2017, City Council approved Ordinance No. 2017-0949 to increase the maximum contract amount to \$37,000,000.00. On July 22, 2020, City Council approved Ordinance No. 2020-648 to increase the maximum contract amount to \$58,000,000.00. The agreement, Contract Number 4600014152, became effective on February 15, 2017 and carries a 3-year Initial Term with two one-year renewal terms. The Finance Director recommends that the City Council approve a First Amendment to the contract to authorize the Director to issue task orders on a fixed fee basis and to authorize the City to spend funds received by the U.S. Department of Treasury from the Coronavirus Relief Fund ("CRF") pursuant to the CARES Act. The upcoming task order will require the Contractor to provide assistance with the COVID-19 pandemic for both FEMA Public Assistance and CRF activities.

#### **Disaster Recovery Note:**

This item is related to the impact of COVID-19 and it is the City's intent to seek reimbursement from federal, state and grant sources and/or use other federal funding sources for eligible expenditures.

#### **Fiscal Note:**

No Fiscal Note is required on grant items.

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Tantri Emo, Chief Business Officer/Director of Finance

#### **Prior Council Action:**

Ordinance 2017-0080, February 8, 2017  
Ordinance 2017-0949, December 5, 2017  
Ordinance 2020-648, July 22, 2020

**Contact Information:**

Arif Rasheed, 832.393.9013  
Fazal Syed, 832.393.9037

**ATTACHMENTS:**

**Description**

Executed Coversheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

ALL

Item Creation Date: 12/1/2020

FIN-Disaster Recovery and Consulting Services Amendment

Agenda Item#:

### **Background:**

On February 8, 2017, City Council approved Ordinance No. 2017-0080 to authorize a contract with Tetra Tech, Inc. for Disaster Cost Recovery and Consulting Services, with a maximum contract amount of \$5,000,000.00. On December 5, 2017, City Council approved Ordinance No. 2017-0949 to increase the maximum contract amount to \$37,000,000.00. On July 22, 2020, City Council approved Ordinance No. 2020-648 to increase the maximum contract amount to \$58,000,000.00. The agreement, Contract Number 4600014152, became effective on February 15, 2017 and carries a 3-year Initial Term with two one-year renewal terms. The Finance Director recommends that the City Council approve a First Amendment to the contract to authorize the Director to issue task orders on a fixed fee basis and to authorize the City to spend funds received by the U.S. Department of Treasury from the Coronavirus Relief Fund ("CRF") pursuant to the CARES Act. The upcoming task order will require the Contractor to provide assistance with the COVID-19 pandemic for both FEMA Public Assistance and CRF activities.

### **Disaster Recovery Note:**

This item is related to the impact of COVID-19 and it is the City's intent to seek reimbursement from federal, state and grant sources and/or use other federal funding sources for eligible expenditures.

### **Fiscal Note:**

No Fiscal Note is required on grant items.

DocuSigned by:

*Tantri Emo*

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Tantri Emo, Chief Business Officer/Director of Finance

### **Prior Council Action:**

Ordinance 2017-0080, February 8, 2017  
Ordinance 2017-0949, December 5, 2017  
Ordinance 2020-648, July 22, 2020

### **Amount of Funding:**

None

### **Contact Information:**

Arif Rasheed, 832.393.9013  
Fazal Syed, 832.393.9037



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

Item Creation Date:

CSC-Harris County Runoff Election Agreement December  
12, 2020

Agenda Item#: 21.

### **Summary:**

ORDINANCE approving and authorizing contract between City of Houston and **HARRIS COUNTY** relating to the Runoff Election to be held on December 12, 2020; providing a maximum contract amount

### **Background:**

That City Council pass an ordinance approving and authorizing an election services agreement ("Agreement") with Harris County for the Joint Runoff Election to be held on December 12, 2020, and setting a maximum contract allocation.

The proposed ordinance approves the Agreement under which Harris County will conduct a runoff election for the City of Houston, to be held on Saturday, December 12, 2020. Under the Agreement, the City is obligated to pay its pro rata share of the actual cost of the joint runoff election, including expenses for polling locations, ballot, election personnel, and administrative costs, estimated to be \$862,779.48 by the Harris County Clerk's Office.

However, the sum of \$900,000.00 allocated in the ordinance is slightly above the amount of the City's estimated share of the runoff election cost. If the final cost of the election exceeds the estimated cost, and the amount allocated by the proposed ordinance is insufficient to pay the City's cost, Council approval will be sought for any additional amount needed to meet the City's obligation under the Agreement.

---

Pat Jefferson-Daniel  
Acting City Secretary

### **Fiscal Note:**

Funding for this item is included in the FY 2021 Adopted Budget.

**Amount of Funding:**

\$900,000.00  
General Fund

**Contact Information:**

Pat Jefferson-Daniel  
Acting City Secretary  
Phone: (832) 393-1100

**ATTACHMENTS:**

**Description**

Cover Sheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

Item Creation Date:

CSC-Harris County Runoff Election Agreement December 12, 2020

Agenda Item#: 69.

DS  
ML

### **Summary:**

Ordinance approving and authorizing a Contract between Harris County and the City of Houston relating to the Runoff Election to be held on December 12, 2020.

### **Background:**

That City Council pass an ordinance approving and authorizing an election services agreement ("Agreement") with Harris County for the Joint Runoff Election to be held on December 12, 2020, and setting a maximum contract allocation.

The proposed ordinance approves the Agreement under which Harris County will conduct a runoff election for the City of Houston, to be held on Saturday, December 12, 2020. Under the Agreement, the City is obligated to pay its pro rata share of the actual cost of the joint runoff election, including expenses for polling locations, ballot, election personnel, and administrative costs, estimated to be \$862,779.48 by the Harris County Clerk's Office.

However, the sum of \$900,000.00 allocated in the ordinance is slightly above the amount of the City's estimated share of the runoff election cost. If the final cost of the election exceeds the estimated cost, and the amount allocated by the proposed ordinance is insufficient to pay the City's cost, Council approval will be sought for any additional amount needed to meet the City's obligation under the Agreement.

DocuSigned by:

*Pat Jefferson-Daniel*

Pat Jefferson-Daniel

Acting City Secretary

### **Fiscal Note:**

Funding for this item is included in the FY 2021 Adopted Budget.

### **Amount of Funding:**

\$900,000.00

General Fund

### **Contact Information:**

Pat Jefferson-Daniel

Acting City Secretary

Phone: (832) 393-1100



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District H

Item Creation Date: 10/14/2020

HCD20-127 Canal Lofts

Agenda Item#: 22.

### **Summary:**

ORDINANCE approving and authorizing Loan Agreement between City of Houston and **EDUCATED BASED HOUSING, INC** to provide a loan of Hurricane Harvey Community Development Block Grant Disaster Recovery Funds for the City's Harvey Multifamily Program, to partially finance the new construction of Canal Lofts a 150-unit multifamily affordable rental housing community, located in the vicinity of 5601 Canal Street, Houston, Texas - **DISTRICT H - CISNEROS**

### **Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing \$12,000,000.00 of Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR17) funds, for a Contract between the City of Houston (City) and Education Based Housing, Inc., (Borrower) a nonprofit partner of Blazer, a Houston-based, long-term owner of many affordable apartment communities. The loan will be used towards the land acquisition and new development of Canal Lofts, to be located at 5601 Canal St. Houston, TX 77011, in the Second Ward Complete Community.

Canal Lofts will be a 150-unit podium style affordable rental development serving working families. The property will provide a mix of one-, two-, and three-bedroom units serving low- to moderate-income households at 30%, 50%, and 60% of the Area Median Income. There are no existing Low Income Housing Tax Credit -financed communities within the census tract.

The property is transit-oriented with a METRO high-frequency bus stop on its front corner, and less than a 5-minute walk to a METRORail stop and the Harrisburg Hike & Bike Trail. The community will offer children's after-school activities, mentoring opportunities, adult-education classes, career training/placement partnership, health & wellness seminars, and onsite activities/social events.

This project is funded by CDBG-DR17 program funds awarded by the United States Department of Housing and Urban Development, through the Texas General Land Office to provide affordable rental units for low- to moderate- income households, in accordance with the City's Harvey Multifamily Program Guidelines, implemented by HCDD.

The loan and affordability period will be 40 years and will commence when the construction period is completed. The loan will be non-amortizing throughout both the construction and affordability period.

Following project completion, the outstanding principal balance of the note shall accrue at 1% interest. Borrower will pay an annual installment of interest from available cash flow.

<b>Sources &amp; Uses</b>			
City of Houston Request (CDBG DR-17)	\$12,000,000.00	Hard Cost	\$18,751,448.00
Permanent Lender	\$7,730,000.00	Soft Cost	\$6,796,428.00
9% Housing Tax Credit Proceeds	\$14,248,575.00	Acquisition Cost	\$4,500,000.00
Other	\$ -	Developer Fee	\$3,625,000.00
In-Kind Equity/ Deferred Developer Fee	\$446,425.00	Reserves	\$752,124.00
<b>Total Source of Funds:</b>	<b>\$34,425,000.00</b>	<b>Total Project Cost:</b>	<b>\$34,425,000.00</b>

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on September 15, 2020.

---

Tom McCasland, Director

**Amount of Funding:**

\$12,000,000.00 Federal State Local - Pass Through (5030)

**Contact Information:**

Roxanne Lawson  
(832) 394-6307

**ATTACHMENTS:**

**Description**

Coversheet

**Type**

Signed Cover sheet



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 12/8/2020

District H

Item Creation Date: 10/14/2020

HCD20-127 Canal Lofts

Agenda Item#: 3.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing \$12,000,000.00 of Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR17) funds, for a Contract between the City of Houston (City) and Education Based Housing, Inc., (Borrower) a nonprofit partner of Blazer, a Houston-based, long-term owner of many affordable apartment communities. The loan will be used towards the land acquisition and new development of Canal Lofts, to be located at 5601 Canal St. Houston, TX 77011, in the Second Ward Complete Community.

Canal Lofts will be a 150-unit podium style affordable rental development serving working families. The property will provide a mix of one-, two-, and three-bedroom units serving low- to moderate-income households at 30%, 50%, and 60% of the Area Median Income. There are no existing Low Income Housing Tax Credit -financed communities within the census tract.

The property is transit-oriented with a METRO high-frequency bus stop on its front corner, and less than a 5-minute walk to a METRORail stop and the Harrisburg Hike & Bike Trail. The community will offer children's after-school activities, mentoring opportunities, adult-education classes, career training/placement partnership, health & wellness seminars, and onsite activities/social events.

This project is funded by CDBG-DR17 program funds awarded by the United States Department of Housing and Urban Development, through the Texas General Land Office to provide affordable rental units for low- to moderate- income households, in accordance with the City's Harvey Multifamily Program Guidelines, implemented by HCDD.

The loan and affordability period will be 40 years and will commence when the construction period is completed. The loan will be non-amortizing throughout both the construction and affordability period. Following project completion, the outstanding principal balance of the note shall accrue at 1% interest. Borrower will pay an annual installment of interest from available cash flow.

Sources & Uses			
City of Houston Request (CDBG DR-17)	\$12,000,000.00	Hard Cost	\$18,751,448.00
Permanent Lender	\$7,730,000.00	Soft Cost	\$6,796,428.00
9% Housing Tax Credit Proceeds	\$14,248,575.00	Acquisition Cost	\$4,500,000.00
Other	\$ -	Developer Fee	\$3,625,000.00
In-Kind Equity/ Deferred Developer Fee	\$446,425.00	Reserves	\$752,124.00
<b>Total Source of Funds:</b>	<b>\$34,425,000.00</b>	<b>Total Project Cost:</b>	<b>\$34,425,000.00</b>

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on September 15, 2020.

DocuSigned by:

*Tom McCasland*

Tom McCasland, Director

**Amount of Funding:**

\$12,000,000.00 Federal State Local - Pass Through (5030)

**Contact Information:**

Roxanne Lawson  
(832) 394-6307



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date: 10/7/2020

HCD20-137 Houston Housing Authority Amendment

Agenda Item#: 23.

### **Summary:**

ORDINANCE approving and authorizing first amendment to Subrecipient Agreement between City of Houston and **HOUSTON HOUSING AUTHORITY**, extending the term of the contract and providing Community Development Block Grant Coronavirus Response Funds and Emergency Solutions Grant Coronavirus Funds for the continued administration of Emergency and Short Term Financial Assistance, including Tenant Based Rental Assistance and Housing Services, needed to serve individuals and/or families in sustaining housing and provide temporary Stabilizing Services to individuals and/or families experiencing potential homelessness during the COVID-19 Pandemic

### **Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a First Amendment to a Subrecipient Agreement between the City of Houston (City) and the Houston Housing Authority, providing an additional nine (9) month extension and up to \$191,502.00 in Community Development Block Grant - Coronavirus (CDBG-CV) funds and \$1,915,016.00 in Emergency Solutions Grant - Coronavirus (ESG-CV) funds, for the administration and operation of the COVID-19 financial assistance program provided by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act).

Through this amendment the Houston Housing Authority will administer program services, including direct rental and utility assistance, to an additional 100 low- to moderate- income households finding themselves homeless and impacted by COVID-19. The ESG-CV funds will provide direct rental and utility assistance for a period up to 12 months, depending on specific household needs. Entry into this program will be through The Way Home Houston's Coordinated Access system. The initial contract period is from July 15, 2020 – December 31, 2021. This first contract Amendment will provide funding through September 20, 2022.

Category	Total Contract Amount	Percent
Administrative	\$0.00	0%
CDBG-CV	\$191,502.00	9.09%
ESG-CV	\$1,915,016.00	90.91%
Total	\$2,106,518.00	100.00%

On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, authorized a special allocation of funds from the U.S. Department of Housing and

Urban Development to states and local jurisdictions to prevent, prepare for and respond to the coronavirus pandemic (COVID-19).

No Fiscal Note is required on grant items.

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Tom McCasland, Director

**Prior Council Action:**

7/1/2020 (O) 2020-585

**Amount of Funding:**

\$2,106,518.00 Federal Government – Grant Fund (5000)

**Contact Information:**

Roxanne Lawson  
(832) 394-6307

**ATTACHMENTS:**

**Description**

Coversheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 11/17/2020

ALL

Item Creation Date: 10/7/2020

HCD20-137 Houston Housing Authority Amendment

Agenda Item#: 2.

### **Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a First Amendment to a Subrecipient Agreement between the City of Houston (City) and the Houston Housing Authority, providing an additional nine (9) month extension and up to \$191,502.00 in Community Development Block Grant - Coronavirus (CDBG-CV) funds and \$1,915,016.00 in Emergency Solutions Grant - Coronavirus (ESG-CV) funds, for the administration and operation of the COVID-19 financial assistance program provided by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act).

Through this amendment the Houston Housing Authority will administer program services, including direct rental and utility assistance, to an additional 100 low- to moderate- income households finding themselves homeless and impacted by COVID-19. The ESG-CV funds will provide direct rental and utility assistance for a period up to 12 months, depending on specific household needs. Entry into this program will be through The Way Home Houston's Coordinated Access system. The initial contract period is from July 15, 2020 – December 31, 2021. This first contract Amendment will provide funding through September 20, 2022.

Category	Total Contract Amount	Percent
Administrative	\$0.00	0%
CDBG-CV	\$191,502.00	9.09%
ESG-CV	\$1,915,016.00	90.91%
Total	\$2,106,518.00	100.00%

On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, authorized a special allocation of funds from the U.S. Department of Housing and Urban Development to states and local jurisdictions to prevent, prepare for and respond to the coronavirus pandemic (COVID-19).

No Fiscal Note is required on grant items.

DocuSigned by:

A handwritten signature in blue ink that reads "Tom McCasland".

Tom McCasland, Director

### **Prior Council Action:**

7/1/2020 (O) 2020-585

### **Amount of Funding:**

\$2,106,518.00 Federal Government – Grant Fund (5000)

### **Contact Information:**

Roxanne Lawson

(832) 394-6307



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date: 10/7/2020

HCD20-138 Houston Housing Authority HOME TBRA

Agenda Item#: 24.

### **Summary:**

ORDINANCE approving and authorizing third amendment to contract between City of Houston and **HOUSTON HOUSING AUTHORITY** to extend the term of the contract and provide Home Investment Partnerships Program Tenant Based Rental Assistance Funds and Community Development Block Grant Funds for the continuing administration and operation of the Rapid Rehousing Financial Assistance Intermediary Program

### **Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of a Third Amendment to the Subrecipient Agreement between the City of Houston (City) and the Houston Housing Authority, providing up to \$3,000,000.00 in HOME Investment Partnership Program (HOME) Tenant Based Rental Assistance (TBRA) funds, and \$300,000.00 in Community Development Block Grant (CDBG) funds to permanently house up to 200 homeless households as the Financial Assistance Intermediary (FAI) in The Way Home homeless system.

The FAI assists homeless households achieve immediate and long-term housing stability by providing short- to medium-term rental assistance, rental and utility deposits, and utility payments, as needed. This funding will assist up to 200 of the most vulnerable individuals and families, living on our streets and in shelters, move into permanent housing. The Houston Housing Authority will provide the following program services:

- (1) Management of the Houston/Harris County Continuum of Care Rapid Rehousing Collaborative financial assistance funds, and
- (2) Operation of direct rental and utility assistance to a minimum of 200 chronic or near chronic homeless clients.

The City is providing less than 59% of the budget for this program, and the remaining 41% is from other federal funding sources. It should be noted that support services, including case management, will be provided to those served by several nonprofits through The Way Home program.

Category	Total Additional Funding	Percent
Administrative	\$0.00	0%
CDBG	\$300,000.00	9.09%
HOME TBRA	\$3,000,000.00	90.91%

Total	\$3,300,000.00	100.00%
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The initial contract period was July 20, 2017 – June 30, 2018. To avoid a gap in services pending availability of State Homeless Housing and Services Program funds, HCDD administratively extended the contract through February 29, 2020. The second contract amendment provided funding through December 31, 2020. This third contract amendment provides funding through December 31, 2021.

No Fiscal Note is required on grant items.

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Tom McCasland, Director

**Prior Council Action:**

7/19/17 (O) 2017-0517

1/16/19 (O) 2019-29

2/19/20 (O) 2020-0135

**Amount of Funding:**

**\$3,300,000.00 Federal Government – Grant Fund (5000)**

**Contact Information:**

Roxanne Lawson

(832) 394-6307

**ATTACHMENTS:**

**Description**

Coversheet

**Type**

Signed Cover sheet



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 11/17/2020

ALL

Item Creation Date: 10/7/2020

HCD20-138 Houston Housing Authority HOME TBRA

Agenda Item#: 13.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of a Third Amendment to the Subrecipient Agreement between the City of Houston (City) and the Houston Housing Authority, providing up to \$3,000,000.00 in HOME Investment Partnership Program (HOME) Tenant Based Rental Assistance (TBRA) funds, and \$300,000.00 in Community Development Block Grant (CDBG) funds to permanently house up to 200 homeless households as the Financial Assistance Intermediary (FAI) in The Way Home homeless system.

The FAI assists homeless households achieve immediate and long-term housing stability by providing short- to medium-term rental assistance, rental and utility deposits, and utility payments, as needed. This funding will assist up to 200 of the most vulnerable individuals and families, living on our streets and in shelters, move into permanent housing. The Houston Housing Authority will provide the following program services:

- (1) Management of the Houston/Harris County Continuum of Care Rapid Rehousing Collaborative financial assistance funds, and
- (2) Operation of direct rental and utility assistance to a minimum of 200 chronic or near chronic homeless clients.

The City is providing less than 59% of the budget for this program, and the remaining 41% is from other federal funding sources. It should be noted that support services, including case management, will be provided to those served by several nonprofits through The Way Home program.

Category	Total Additional Funding	Percent
Administrative	\$0.00	0%
CDBG	\$300,000.00	9.09%
HOME TBRA	\$3,000,000.00	90.91%
Total	\$3,300,000.00	100.00%

The initial contract period was July 20, 2017 – June 30, 2018. To avoid a gap in services pending availability of State Homeless Housing and Services Program funds, HCDD administratively extended the contract through February 29, 2020. The second contract amendment provided funding through December 31, 2020. This third contract amendment provides funding through December 31, 2021.

No Fiscal Note is required on grant items.

DocuSigned by:

*Tom McCasland*

Tom McCasland, Director

**Prior Council Action:**

- 7/19/17 (O) 2017-0517
- 10/4/17 (O) 2017-759
- 1/16/19 (O) 2019-29
- 2/19/20 (O) 2020-0135

**Amount of Funding:**

**\$3,300,000.00 Federal Government – Grant Fund (5000)**

**Contact Information:**

Roxanne Lawson  
(832) 394-6307

**ATTACHMENTS:**

Description	Type
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HHA Signed Cover Sheet  
Public Notice  
HHA SAP 1  
HHA SAP 2  
HHA SAP 3  
Ordinance  
Amendment  
Coversheet (revised)

Signed Cover sheet  
Public Notice  
Financial Information  
Financial Information  
Financial Information  
Ordinance/Resolution/Motion  
Backup Material  
Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date: 11/17/2020

### HCD20-152 HRP Emergency Repair Assistance Funding Appropriation

Agenda Item#: 25.

#### **Summary:**

ORDINANCE de-appropriating \$1,220,270.27 in Tax Increment Reinvestment Zone (TIRZ) Affordable Housing Funds, which were part of a previous TIRZ appropriation authorized pursuant to Ordinance No. 2017-518 to provide funding for the Minor Critical Emergency Repair Program and related documents; appropriating \$1,220,270.27 in TIRZ Affordable Housing Funds to the Home Repair Program Master Contractor Agreement to provide Rapid Assistance for homeowners needing low cost repairs under the Home Repair Program

#### **Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance appropriating \$1,220,270.27 in TIRZ Affordable Housing funds to the Home Repair Program (HRP) Master Contractor Agreement to provide rapid assistance for homeowners needing small dollar repairs similar to the Blue Tarp program. The TIRZ Affordable Housing funds were previously budgeted pursuant to Ordinance No. 2017-518 for the Minor Critical Emergency Repair Program (MCEHRP) and related documents, for a Contract between the City of Houston (City) and Rebuilding Together Houston (RTH).

HCDD is requesting the de-appropriation of \$1,220,270.27 from the Minor Critical Emergency Repair Program (MCEHRP) and related documents for a total appropriation of TIRZ Affordable Housing funds in the amount of \$1,220,270.27.

The HRP's mission is to provide Emergency Repair Assistance that mitigates an imminent threat to the life, health, and safety hazard of qualified low-and moderate-income homeowners. The cost of repairs will not exceed \$20,000.00, unless the Director has authorized an eligible residence cost waiver.

HCDD is seeking to align funding sources to ensure that the Home Repair Master Contractor Agreement (HRP) has sufficient funding for HRP Emergency Repair Assistance.

#### **Fiscal Note:**

Funding for this item is include in the FY2021 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

The Housing and Committee Affairs Committee reviewed this item on November 17, 2020.

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Tom McCasland, Director

**Prior Council Action:**

04/13/2016 (O) 2016-298; 09/07/2016 (O) 2016-679  
01/04/2017 (O) 2017-11; 07/19/2017 (O) 2017-518

**Amount of Funding:**

\$1,220,270.27  
TIRZ Affordable Housing Fund  
Fund 2409

**Contact Information:**

Roxanne Lawson  
**Phone:** (832) 394-6307

**ATTACHMENTS:**

**Description**

Revised Cover sheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date: 11/17/2020

HCD20-152 HRP Emergency Repair Assistance Funding Appropriation

Agenda Item#: 20.

### **Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance appropriating \$1,220,270.27 in TIRZ Affordable Housing funds to the Home Repair Program (HRP) Master Contractor Agreement to provide rapid assistance for homeowners needing small dollar repairs similar to the Blue Tarp program. The TIRZ Affordable Housing funds were previously budgeted pursuant to Ordinance No. 2017-518 for the Minor Critical Emergency Repair Program (MCEHRP) and related documents, for a Contract between the City of Houston (City) and Rebuilding Together Houston (RTH).

HCDD is requesting the de-appropriation of \$1,220,270.27 from the Minor Critical Emergency Repair Program (MCEHRP) and related documents for a total appropriation of TIRZ Affordable Housing funds in the amount of \$1,220,270.27.

The HRP's mission is to provide Emergency Repair Assistance that mitigates an imminent threat to the life, health, and safety hazard of qualified low-and moderate-income homeowners. The cost of repairs will not exceed \$20,000.00, unless the Director has authorized an eligible residence cost waiver.

HCDD is seeking to align funding sources to ensure that the Home Repair Master Contractor Agreement (HRP) has sufficient funding for HRP Emergency Repair Assistance.

No Fiscal Note is required on grant items.

The Housing and Committee Affairs Committee reviewed this item on November 17, 2020.

DocuSigned by:

Tom McLasland, Director

### **Prior Council Action:**

04/13/2016 (O) 2016-298; 09/07/2016 (O) 2016-679

01/04/2017 (O) 2017-11; 07/19/2017 (O) 2017-518

### **Amount of Funding:**

\$1,220,270.27 TIRZ Affordable Housing Fund (2409)

### **Contact Information:**

Roxanne Lawson

(832) 394-6307

### **ATTACHMENTS:**

Description	Type
Coversheet	Signed Cover sheet
Ordinance 2016-298	Ordinance/Resolution/Motion
Ordinance 2016-679	Ordinance/Resolution/Motion
Ordinance 2017-11	Ordinance/Resolution/Motion
Ordinance 2017-518	Ordinance/Resolution/Motion



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date: 10/28/2020

### HCD20-153 Amended HRP Guidelines and Legal Documents

Agenda Item#: 26.

#### **Summary:**

ORDINANCE approving and authorizing amendments to the forms of the Master Contractor and Tri-Party Agreements for use in the City's Home Repair Program, authorized pursuant to Ordinance No. 2018-56, as amended; the City's Home Repair Program Guidelines, authorized pursuant to Ordinance No. 2018-22, as amended

#### **Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing the amendment of HCDD's Home Repair Program (HRP) Guidelines and program legal documents (including Master Contractor Agreement and Tri-Party Agreement) with respect to the HRP Tier I – Emergency Repair Assistance, and Maximum Project Cost Increase.

The objective of the HRP is to ease life, health, and safety hazards resulting from substandard conditions in homes owned and occupied by low- and moderate-income homeowners. To better facilitate this goal, this Amendment to the HRP Guidelines will seek to modify the HRP Guidelines, Tri-Party Agreement and other Legal documents as follows:

- a. The addition of Emergency Repair Assistance to the HRP Tier I Assistance section. Emergency Repairs are defined as addressing damage or deficiencies to the home that pose an imminent threat to the Homeowner's life, health, and safety or protect the property from further structural damage. The cost of repairs will not exceed twenty thousand dollars (\$20,000.00).
- b. The maximum HRP project cost cap will be increased from the current two hundred thousand dollars (\$200,000.00) to two-hundred-fifty thousand dollars (\$250,000.00). On January 24, 2018, by Ordinance No. 2018-056, City Council authorized and approved the Master Contractor Agreement (MCA) for the HRP, limiting project costs and grant amounts to \$200,000.00. The cost of base construction with rare exception has been kept below the \$200,000.00 cap. However, site-specific environmental hazards, ADA and HOA requirements and additional costs for elevation and ramps at times require funding above the set cap. The additional \$50,000.00 amount will only be used for the specified additional expenses beyond base amount, and the base reconstruction will still be capped at \$200,000.00.

Emergency Repair Assistance activities are funded through local TIRZ Affordable Housing funds, while other HRP activities are funded by federal Community Development Block Grant (CDBG) Entitlement grant funds.

The Housing and Community Affairs Committee reviewed this item on November 17, 2020.

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Tom McCasland, Director

**Prior Council Action:**

04/09/2012 (O) 2012-334

01/24/2018 (O) 2018-056

**Contact Information:**

Roxanne Lawson

(832) 394-6307

**ATTACHMENTS:**

**Description**

Coversheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date: 10/28/2020

HCD20-153 Amended HRP Guidelines and Legal Documents

Agenda Item#: 20.

### **Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing the amendment of HCDD's Home Repair Program (HRP) Guidelines and program legal documents (including Master Contractor Agreement and Tri-Party Agreement) with respect to the HRP Tier I – Emergency Repair Assistance, and Maximum Project Cost Increase.

The objective of the HRP is to ease life, health, and safety hazards resulting from substandard conditions in homes owned and occupied by low- and moderate-income homeowners. To better facilitate this goal, this Amendment to the HRP Guidelines will seek to modify the HRP Guidelines, Tri-Party Agreement and other Legal documents as follows:

- a. The addition of Emergency Repair Assistance to the HRP Tier I Assistance section. Emergency Repairs are defined as addressing damage or deficiencies to the home that pose an imminent threat to the Homeowner's life, health, and safety or protect the property from further structural damage. The cost of repairs will not exceed twenty thousand dollars (\$20,000.00).
- b. The maximum HRP project cost cap will be increased from the current two hundred thousand dollars (\$200,000.00) to two-hundred-fifty thousand dollars (\$250,000.00). On January 24, 2018, by Ordinance No. 2018-056, City Council authorized and approved the Master Contractor Agreement (MCA) for the HRP, limiting project costs and grant amounts to \$200,000.00. The cost of base construction with rare exception has been kept below the \$200,000.00 cap. However, site-specific environmental hazards, ADA and HOA requirements and additional costs for elevation and ramps at times require funding above the set cap. The additional \$50,000.00 amount will only be used for the specified additional expenses beyond base amount, and the base reconstruction will still be capped at \$200,000.00.

Emergency Repair Assistance activities are funded through local TIRZ Affordable Housing funds, while other HRP activities are funded by federal Community Development Block Grant (CDBG) Entitlement grant funds.

The Housing and Community Affairs Committee reviewed this item on November 17, 2020.

DocuSigned by:

Tom McLasland, Director

### **Prior Council Action:**

04/09/2012 (O) 2012-334

01/24/2018 (O) 2018-056

### **Contact Information:**

Roxanne Lawson

(832) 394-6307

### **ATTACHMENTS:**

#### **Description**

HRP Guidelines

PNFDF

Ordinance HCD 2012-334

Ordinance HCD 2018-056

#### **Type**

Backup Material

Backup Material

Ordinance/Resolution/Motion

Ordinance/Resolution/Motion



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date: 11/5/2020

HCD20-162 Harris County Community Services  
Department Youth Homeless Services Program

Agenda Item#: 27.

### **Summary:**

ORDINANCE approving and authorizing Subrecipient Agreement between City of Houston and **HARRIS COUNTY COMMUNITY SERVICES DEPARTMENT** to provide up to \$266,962.00 in Homeless Housing and Services Program Youth Set-Aside Funds for providing Case Management Services to youth-headed households

### **Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston and Harris County Community Services Department (HCCSD), providing up to \$266,962.00 in Homeless Housing and Services Program (HHSP) Youth set-aside funds to address youth (young adults age 18-24) homelessness in Houston. The HCCSD Youth Homeless Services Program serves young adults (clients), who have aged out of foster care, suffered loss and trauma, and are extremely vulnerable. These young adults benefit greatly from the structure, resources and support offered to them through case management services. The program not only significantly impacts the life of the client, but the lives of their young children, possibly helping to avoid perpetuating the cycle of abuse and neglect.

HCCSD will provide case management services to a minimum of 60 youth-headed households (young adults who are the head of their household). This program is currently being funded with FY2020 HHSP Youth-set-aside funds via a contract with Child Care Council of Greater Houston, Inc., and funding expires November 30, 2020. This Subrecipient Agreement funds the program through August 31, 2021 and will avoid a gap in services. In addition, this program leverages the Family Unification Program Housing Vouchers administered by the Houston Housing Authority.

Program objectives include:

1. Prevent homelessness by stabilizing clients through housing case management;
2. Provide effective case management with client participation, by self-directing clients toward solutions for creating a more stable housing outcome; and
3. Assist clients in connecting with outside resources, by providing linkages to community support agencies to help maintain financial independence.

FUNDING CATEGORY	AMOUNT	Percent
------------------	--------	---------

Administration	\$0.00	0%
Direct Services	\$266,962.00	100%
Total	\$266,962.00	100%

This agreement provides funding from December 15, 2020 – August 31, 2021.

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on November 17, 2020.

---

Tom McCasland, Director

**Amount of Funding:**

\$266,962.00

State – Grant Funded

Fund 5010

**Contact Information:**

Roxanne Lawson

**Phone:** 832-394-6307

**ATTACHMENTS:**

**Description**

Coversheet

**Type**

Signed Cover sheet



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 12/1/2020

ALL

Item Creation Date: 11/5/2020

HCD20-162 Harris County Community Services Department Youth Homeless Services Program

Agenda Item#: 28.

**Summary:**

**NOT A REAL CAPTION**

ORDINANCE authorizing a Subrecipient Agreement between the City of Houston and Harris County Community Services Department, providing up to \$266,962.00 in Homeless Housing and Services Program Youth set-aside funds to address youth homelessness in Houston

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston and Harris County Community Services Department (HCCSD), providing up to \$266,962.00 in Homeless Housing and Services Program (HHSP) Youth set-aside funds to address youth (young adults age 18-24) homelessness in Houston. The HCCSD Youth Homeless Services Program serves young adults (clients), who have aged out of foster care, suffered loss and trauma, and are extremely vulnerable. These young adults benefit greatly from the structure, resources and support offered to them through case management services. The program not only significantly impacts the life of the client, but the lives of their young children, possibly helping to avoid perpetuating the cycle of abuse and neglect.

HCCSD will provide case management services to a minimum of 60 youth-headed households (young adults who are the head of their household). This program is currently being funded with FY2020 HHSP Youth-set-aside funds via a contract with Child Care Council of Greater Houston, Inc., and funding expires November 30, 2020. This Subrecipient Agreement funds the program through August 31, 2021 and will avoid a gap in services. In addition, this program leverages the Family Unification Program Housing Vouchers administered by the Houston Housing Authority.

Program objectives include:

1. Prevent homelessness by stabilizing clients through housing case management;
2. Provide effective case management with client participation, by self-directing clients toward solutions for creating a more stable housing outcome; and
3. Assist clients in connecting with outside resources, by providing linkages to community support agencies to help maintain financial independence.

FUNDING CATEGORY	AMOUNT	Percent
Administration	\$0.00	0%
Direct Services	\$266,962.00	100%
Total	\$266,962.00	100%

This agreement provides funding from December 15, 2020 – August 31, 2021.

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on November 17, 2020.

Designated by:

*Keith W. Bynam*

69AB087638E6490

Tom McCasland, Director

**Amount of Funding:**

\$266,962.00

State – Grant Funded

Fund 5010

**Contact Information:**

Roxanne Lawson  
**Phone:** 832-394-6307



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District I

Item Creation Date: 11/18/2020

HAS - Additional Appropriation to the Construction Contract with The Gonzalez Group, LP for the Restrooms Renovation Project at HOU; Project No. 209

Agenda Item#: 28.

### **Summary:**

ORDINANCE appropriating \$750,000.00 out of Airports Renewal and Replacement Fund as an additional appropriation to Construction Contract between City of Houston and **GONZALEZ GROUP, LP** for Restrooms Renovation Project at William P. Hobby Airport/Houston; (Approved by Ordinance No. 2020-635) (Project 209) - **DISTRICT I - GALLEGOS**

### **Background:**

#### **RECOMMENDATION:**

Enact an ordinance appropriating \$750,000.00 to the Construction Contract with The Gonzalez Group, LP for the Restrooms Renovation Project at William P. Hobby Airport (HOU). (Project No. 209)

#### **SPECIFIC EXPLANATION:**

On July 22, 2020, City Council adopted Ordinance No. 2020-635, approving a Construction Contract with The Gonzalez Group, LP for the Restrooms Renovation Project at William P. Hobby Airport (HOU) in the amount of \$2,878,320.60.

City Council appropriated funds for this contract as follows:

\$2,573,021.00 Construction Services  
\$ 257,302.10 10% Contingency  
\$ 47,997.50 Engineering & Testing  
\$2,878,320.60 TOTAL

The Construction scope elements of this project include the sequential renovation of two sets of restrooms located near Gates 40-43 and 45-47, respectively, in the HOU Terminal Building. Construction commenced September 14, 2020 and is 29% complete.

After completion of demolition for the first set of restrooms, a number of unforeseen changes were needed, including the removal of existing structural steel hangars; replacement of corroded steel studs and floor track; exterior glass replacement and glazing; chilled water, heating system, and fire protection piping relocation; partial wall re-design; and vent line reroutes. Approximately

95% of the original appropriated project contingency has already been exhausted, with the second set of restrooms remaining to be done.

Pursuant to HOU's potential qualification for the coveted 5-Star Airport status and in the interest of expedited delivery so as not to impact the traveling public during the holiday travel season, it is now requested that City Council approve an additional appropriation in the sum of \$750,000.00 to the project contingency for the unforeseen scope elements described above.

**M/WBE Participation:**

The M/WBE goal for this project is 38% (22% MBE, 16% WBE). The Gonzalez Group, LP has committed to performing 46.6% participation and is currently achieving 24.67% toward the goal. The HAS Office of Business Opportunity will continue to monitor this agreement and is confident the goal will be met by the contractor.

**CIP Fiscal Note:**

No significant Fiscal Operating impact is anticipated as a result of this project.

**Director's Signature:**

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Mario C. Diaz  
Houston Airport System

**Prior Council Action:**

7/22/20 (O) 2020-635

**Amount of Funding:**

\$750,000.00  
Airports Renewal and Replacement Fund  
Fund 8010

**Contact Information:**

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

**ATTACHMENTS:**

**Description**

Signed Coversheet

**Type**

Signed Cover sheet



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date:

District I

Item Creation Date: 11/18/2020

HAS - Additional Appropriation to the Construction Contract with The Gonzalez Group, LP for the Restrooms Renovation Project at HOU; Project No. 209

Agenda Item#:

**Background:**

**RECOMMENDATION:**

Enact an ordinance appropriating \$750,000.00 to the Construction Contract with The Gonzalez Group, LP for the Restrooms Renovation Project at William P. Hobby Airport (HOU). (Project No. 209)

**SPECIFIC EXPLANATION:**

On July 22, 2020, City Council adopted Ordinance No. 2020-635, approving a Construction Contract with The Gonzalez Group, LP for the Restrooms Renovation Project at William P. Hobby Airport (HOU) in the amount of \$2,878,320.60.

City Council appropriated funds for this contract as follows:

\$2,573,021.00 Construction Services  
\$ 257,302.10 10% Contingency  
\$ 47,997.50 Engineering & Testing  
\$2,878,320.60 TOTAL

The Construction scope elements of this project include the sequential renovation of two sets of restrooms located near Gates 40-43 and 45-47, respectively, in the HOU Terminal Building. Construction commenced September 14, 2020 and is 29% complete.

After completion of demolition for the first set of restrooms, a number of unforeseen changes were needed, including the removal of existing structural steel hangars; replacement of corroded steel studs and floor track; exterior glass replacement and glazing; chilled water, heating system, and fire protection piping relocation; partial wall re-design; and vent line reroutes. Approximately 95% of the original appropriated project contingency has already been exhausted, with the second set of restrooms remaining to be done.

Pursuant to HOU's potential qualification for the coveted 5-Star Airport status and in the interest of expedited delivery so as not to impact the traveling public during the holiday travel season, it is now requested that City Council approve an additional appropriation in the sum of \$750,000.00 to the project contingency for the unforeseen scope elements described above.

**M/WBE Participation:**

The M/WBE goal for this project is 38% (22% MBE, 16% WBE). The Gonzalez Group, LP has committed to performing 46.6% participation and is currently achieving 24.67% toward the goal. The HAS Office of Business Opportunity will continue to monitor this agreement and is confident the goal will be met by the contractor.

**CIP Fiscal Note:**

No significant Fiscal Operating impact is anticipated as a result of this project.

**Director's Signature:**

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KaB  
DocuSigned by:  
  
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Mario C. Diaz  
Houston Airport System

**Prior Council Action:**

7/22/20 (O) 2020-635

**Amount of Funding:**

\$750,000.00  
Airports Renewal and Replacement Fund

Fund 8010

**Contact Information:**

Todd Curry 281/233-1896

Bob Barker 281/233-1953



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date:

HHD –J Huerta Construction LLC - Second Amendment

Agenda Item#: 29.

### **Summary:**

ORDINANCE approving and authorizing second amendment to Vendor Agreement between City and **J HUERTA CONSTRUCTION LLC** for Residential Repair and Restoration Services provided to older adults through Harris County Area Agency on Aging of the Houston Health Department

### **Background:**

The Houston Health Department (HHD) requests City Council approve and authorize a second amendment to an agreement between the City of Houston and J Huerta Construction LLC, respectively, for residential repair and restoration services. This amendment will extend the contract for one year, extending the terms from December 29, 2020 to December 29, 2021.

The amendments will enable J Huerta Construction LLC to continue to provide residential repair and restoration services to homes for individuals 60 years of age and older who reside within Harris County, TX. The type of repairs includes, but are not limited to, grab bars, ramps, and installing a walk-in shower. The repairs or modifications of the dwellings will help the homeowners preserve their home and allow them to remain in their home in a safe and healthy environment which will assist the eligible seniors with a better quality of life.

The program is grant funded by the Texas Health and Human Services Commission (HHSC).

Harris County Area Agency Aging (HCAAA) coordinates supportive services for older adults age 60 and above in Harris County through a direct or community-based service delivery system.

### **Fiscal Note:**

No fiscal note is required for grant items.

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

**Prior Council Action:**

08/11/16; 2016-655  
09/24/19; 2019-707

**Contact Information:**

Porfirio Villarreal  
Telephone: 832-393-5041; 713-826-5695

**ATTACHMENTS:**

**Description**

Coversheet (revised)

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date:

HHD –J Huerta Construction LLC - Second Amendment

Agenda Item#: 30.

### **Summary:**

ORDINANCE approving and authorizing a second amendment to the vendor agreement between the City and **J HUERTA CONSTRUCTION LLC** for residential repair and restoration services provided to older adults through Harris County Area Agency on Aging of the Houston Health Department

### **Background:**

The Houston Health Department (HHD) requests City Council approve and authorize a second amendment to an agreement between the City of Houston and J Huerta Construction LLC, respectively, for residential repair and restoration services. This amendment will extend the contract for one year, extending the terms from December 29, 2020 to December 29, 2021.

The amendments will enable J Huerta Construction LLC to continue to provide residential repair and restoration services to homes for individuals 60 years of age and older who reside within Harris County, TX. The type of repairs includes, but are not limited to, grab bars, ramps, and installing a walk-in shower. The repairs or modifications of the dwellings will help the homeowners preserve their home and allow them to remain in their home in a safe and healthy environment which will assist the eligible seniors with a better quality of life.

The program is grant funded by the Texas Health and Human Services Commission (HHSC).

Harris County Area Agency Aging (HCAAA) coordinates supportive services for older adults age 60 and above in Harris County through a direct or community-based service delivery system.

### **Fiscal Note:**

No fiscal note is required for grant items.

DocuSigned by:

*Stephen L. Williams*

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

### **Prior Council Action:**

08/11/16; 2016-655

09/24/19; 2019-707

### **Contact Information:**

Porfirio Villarreal

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

### **ATTACHMENTS:**

#### **Description**

Signed Cover Sheet

Prior Council Action OR 2019-0707

Prior Council Action OR 2016-655

#### **Type**

Signed Cover sheet

Backup Material

Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date:

HHD – Bruce Matson D.D.S. – Amendment #2

Agenda Item#: 30.

### **Summary:**

ORDINANCE approving and authorizing second amendment to Vendor Agreement between City and **BRUCE MATSON, D.D.S.**, for Professional Services provided to older adults through Harris County Area Agency on Aging of the Houston Health Department

### **Background:**

The Houston Health Department (HHD) requests City Council approval and authorization a second amendment to an agreement between the City of Houston and Bruce Matson D.D.S. for dental services for older adults. This amendment will extend the term of the agreement from December 29, 2020 to December 29, 2021.

The amendment will allow Bruce Matson D.D.S. to continue to provide dental and screening services and prescribe diagnostic, preventive, restorative, endodontics, prosthodontics and related services for people 60 years of age and older who reside within Harris County, TX. Dental services will be provided to eligible elderly individuals who need assistance in overcoming dental health issues contributing to a poor quality of life.

The program is grant funded by the Texas Health and Human Services Commission (HHSC).

Harris County Area Agency Aging (HCAAA) coordinates supportive services for older adults age 60 and older in Harris County through a direct or community-based service delivery system.

### **Fiscal Note:**

No fiscal note is required for grant items.

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

### **Prior Council Action:**

12/9/14; 2014-1153

09/17/19; 2019-708

**Amount of Funding:**

**Contact Information:**

Porfirio Villarreal

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

**ATTACHMENTS:**

**Description**

Coversheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date:

HHD – Bruce Matson D.D.S. – Amendment #2

Agenda Item#: 31.

### **Summary:**

ORDINANCE approving and authorizing a second amendment to the vendor agreement between the City and **BRUCE MATSON, D.D.S.**, for professional services provided to older adults through Harris County Area Agency on Aging of the Houston Health Department

### **Background:**

The Houston Health Department (HHD) requests City Council approval and authorization a second amendment to an agreement between the City of Houston and Bruce Matson D.D.S. for dental services for older adults. This amendment will extend the term of the agreement from December 29, 2020 to December 29, 2021.

The amendment will allow Bruce Matson D.D.S. to continue to provide dental and screening services and prescribe diagnostic, preventive, restorative, endodontics, prosthodontics and related services for people 60 years of age and older who reside within Harris County, TX. Dental services will be provided to eligible elderly individuals who need assistance in overcoming dental health issues contributing to a poor quality of life.

The program is grant funded by the Texas Health and Human Services Commission (HHSC).

Harris County Area Agency Aging (HCAAA) coordinates supportive services for older adults age 60 and older in Harris County through a direct or community-based service delivery system.

### **Fiscal Note:**

No fiscal note is required for grant items.

DocuSigned by:

*Stephen L. Williams*

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

### **Prior Council Action:**

12/9/14; 2014-1153

09/17/19; 2019-708

### **Amount of Funding:**

### **Contact Information:**

Porfirio Villarreal

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

### **ATTACHMENTS:**

#### **Description**

Coversheet

Prior Council Action 2014-1153

Prior Council Action 2019-708

#### **Type**

Signed Cover sheet

Backup Material

Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date:

HHD – 1) GPLUS DENTAL, P.L.L.C. DBA CONNECT DENTAL SPECIALISTS AND 2) LALJI DENTAL PC DBA ROYAL DENTAL– Amendment #1

Agenda Item#: 31.

### **Summary:**

ORDINANCE approving and authorizing first amendments to Vendor Agreements between City and 1) **GPLUS DENTAL, P.L.L.C. dba CONNECT DENTAL SPECIALISTS** and 2) **LALJI DENTAL PC dba ROYAL DENTAL**, respectively, for Dental Services provided to older adults through Harris County Area Agency on Aging of the Houston Health Department

### **Background:**

The Houston Health Department (HHD) requests City Council approval and authorization of a first amendment an agreement between the City of Houston and 1) GPLUS DENTAL, P.L.L.C. DBA CONNECT DENTAL SPECIALISTS AND 2) LALJI DENTAL PC DBA ROYAL DENTAL for dental services for older adults. These amendments will extend the term of the agreements from December 29, 2020 to December 29, 2021.

The amendments will allow 1) GPLUS DENTAL, P.L.L.C. DBA CONNECT DENTAL SPECIALISTS AND 2) LALJI DENTAL PC DBA ROYAL DENTAL to continue to provide dental and screening services and prescribe diagnostic, preventive, restorative, endodontics, prosthodontics and related services for people 60 years of age and older who reside within Harris County, TX. Dental services will be provided to eligible elderly individuals who need assistance in overcoming dental health issues contributing to a poor quality of life.

The programs are grant funded by the Texas Health and Human Services Commission (HHSC).

Harris County Area Agency Aging (HCAAA) coordinates supportive services for older adults age 60 and older in Harris County through a direct or community-based service delivery system.

### **Fiscal Note:**

No fiscal note is required for grant items.

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

**Prior Council Action:**

(O) 2016-217 - 03/23/16

**Contact Information:**

Porfirio Villarreal

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

**ATTACHMENTS:**

**Description**

Coversheet (revised)

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date:

HHD – 1) GPLUS DENTAL, P.L.L.C. DBA CONNECT DENTAL SPECIALISTS AND 2)  
LALJI DENTAL PC DBA ROYAL DENTAL– Amendment #1

Agenda Item#: 32.

### **Summary:**

ORDINANCE approving and authorizing first amendments to the vendor agreements between the City and 1) **GPLUS DENTAL, P.L.L.C. dba CONNECT DENTAL SPECIALISTS** and 2) **LALJI DENTAL PC dba ROYAL DENTAL**, respectively, for dental services provided to older adults through Harris County Area Agency on Aging of the Houston Health Department

### **Background:**

The Houston Health Department (HHD) requests City Council approval and authorization of a first amendment an agreement between the City of Houston and 1) GPLUS DENTAL, P.L.L.C. DBA CONNECT DENTAL SPECIALISTS AND 2) LALJI DENTAL PC DBA ROYAL DENTAL for dental services for older adults. These amendments will extend the term of the agreements from December 29, 2020 to December 29, 2021.

The amendments will allow 1) GPLUS DENTAL, P.L.L.C. DBA CONNECT DENTAL SPECIALISTS AND 2) LALJI DENTAL PC DBA ROYAL DENTAL to continue to provide dental and screening services and prescribe diagnostic, preventive, restorative, endodontics, prosthodontics and related services for people 60 years of age and older who reside within Harris County, TX. Dental services will be provided to eligible elderly individuals who need assistance in overcoming dental health issues contributing to a poor quality of life.

The programs are grant funded by the Texas Health and Human Services Commission (HHSC).

Harris County Area Agency Aging (HCAAA) coordinates supportive services for older adults age 60 and older in Harris County through a direct or community-based service delivery system.

### **Fiscal Note:**

No fiscal note is required for grant items.

DocuSigned by:

*Stephen L. Williams*

E05932C1B99C46C...

Stephen L. Williams, M.Ed., M.P.A.

Director - Houston Health Department

### **Prior Council Action:**

(O) 2016-217 - 03/23/16

### **Contact Information:**

Porfirio Villarreal

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

### **ATTACHMENTS:**

#### **Description**

Signed Coversheet

Prior Council Action 2016-217

#### **Type**

Signed Cover sheet

Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District I

Item Creation Date: 11/9/2020

25CF84 Lease for Houston Fire Department at 500  
Jefferson

Agenda Item#: 32.

### **Summary:**

ORDINANCE approving and authorizing Lease Agreement between **JEFFERSON SMITH, LLC**, Landlord, and the City of Houston, Texas, Tenant, for approximately 55,109 sq. ft. of office space located at 500 Jefferson, Houston, Texas 77002, for occupancy by the Houston Fire Department - \$16,331,139.53 - General Fund - **DISTRICT I - GALLEGOS**

### **Background:**

**RECOMMENDATION:** Approve and authorize a Lease Agreement between Jefferson Smith, LLC (Landlord) and City of Houston (Tenant) for office space and parking at 500 Jefferson Street for the Houston Fire Department (HFD).

**SPECIFIC EXPLANATION:** The General Services Department recommends approval of a Lease Agreement with Jefferson Smith, LLC (Landlord) for approximately 55,109 square feet of office space and 66 parking spaces at 500 Jefferson Street for HFD. The leased space is comprised of a portion of the basement, Suites 240 and 260 on the concourse level, the entirety of Floors 16 and 17, and a portion of the 19<sup>th</sup> floor. HFD will operate its headquarters from this location which includes its Office of Emergency Medical Services, Public Affairs and Community Outreach, Command Staff, and Administration. The office space will accommodate approximately 165 current employees, 28 rotating light duty employees, and 18 future positions.

Currently, HFD operates out of 63,850 square feet of leased office space and 166 parking spaces at 600 Jefferson. This lease expires February 28, 2021. HFD considered more than a dozen properties as relocation options for its headquarters. It was determined that 500 Jefferson best meets HFD's space and parking requirements and will result in approximately \$6 million in savings during the initial 10 year term over relocation or renewal of the current lease. Approval of the proposed Lease Agreement will benefit HFD by providing a layout that allows for more efficient use of space, including easy access to HFD Human Resources representatives on the concourse level; proximity to the Central Business District; parking provided in the 500 Jefferson Garage; and convenient access to the City's parking lot at 500 Brazos which HFD uses for visitors.

The proposed Lease Agreement provides for a ten-year initial term and an option to renew for two additional five-year terms at specified rent for the first five-year renewal term, and at the then prevailing market rental rate for the second five-year renewal term. The Landlord, at its sole cost and expense, will build-out the space to meet HFD's specifications and provide turn-key delivery to the City, including all furniture and workstations. The Lease provides for commencement on or before April 1, 2021, or the date after substantial completion of the tenant improvements.

The City shall pay base rent, its pro rata share of operating expenses (OE), and fees for 66 parking spaces. Council will be requested to approve a parking license for additional parking under a separate Council action.

The estimated rental costs are as follows:

Months	Total Annual Payments	Total Monthly Payments
4/1/2021-3/31/2022	\$1,143,575.00	\$95,297.92
4/1/2022-3/31/2023	\$1,233,947.30	\$102,828.94
4/1/2023-3/31/2024	\$1,327,075.05	\$110,589.59
4/1/2024-3/31/2025	\$1,422,958.25	\$118,579.85
4/1/2025-3/31/2026	\$1,522,147.99	\$126,845.67
4/1/2026-3/31/2027	\$1,632,564.27	\$136,047.02
4/1/2027-3/31/2028	\$1,686,571.09	\$140,547.59
4/1/2028-3/31/2029	\$1,796,231.54	\$149,685.96
4/1/2029-3/31/2030	\$1,857,953.62	\$154,829.47
4/1/2030-3/31/2031	\$1,924,084.42	\$160,340.37
<b>TOTAL</b>	<b>\$15,547,108.53</b>	

**FUNDING SUMMARY:**

\$ 285,893.76 (3 months FY21)

\$15,261,214.77 (Out-going years)

**\$15,547,108.53 Total Rent** (includes base rent, estimated OE and overtime HVAC and parking fees)

\$ 509,031.00 One-time (IT, security, physical move, salvage)

\$ 275,000.00 Contingency (OE variance over the initial ten-year term)

**\$16,331,139.53 TOTAL**

**Estimated Spending Authority:**

	FY2021	Out-Years	Total
<b>Rent:</b> base rent, OE, overtime HVAC, parking	\$285,893.76	\$15,261,214.77	\$15,547,108.53
<b>One-time:</b> IT, security, physical move, salvage	\$509,031.00		\$ 509,031.00
<b>Contingency:</b> OE variance over 10 years, other unforeseen		\$ 275,000.00	\$ 275,000.00
<b>TOTAL</b>	<b>\$794,924.76</b>	<b>\$15,536,214.77</b>	<b>\$16,331,139.53</b>

**OPERATING BUDGET FISCAL NOTE:** Funding for this item is included in the FY2021 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies

**DIRECTOR'S SIGNATURE/DATE:**

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C. J. Messiah, Jr.  
General Services Department

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Samuel Peña  
Fire Chief  
Houston Fire Department

**Amount of Funding:**

\$16,331,139.53  
General Fund  
Fund 1000

**Contact Information:**

Calvin Curtis  
**Phone:** 832.393.8024

**ATTACHMENTS:**

**Description**

Cover Sheet

**Type**

Signed Cover sheet



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 12/8/2020

District I

Item Creation Date: 11/9/2020

25CF84 Lease for Houston Fire Department at 500 Jefferson

Agenda Item#: 33.

DS  
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**Summary:**

ORDINANCE approving and authorizing a lease agreement between **JEFFERSON SMITH, LLC**, landlord, and the City of Houston, Texas, tenant, for approximately 55,109 sq. ft. of office space located at 500 Jefferson, Houston, Texas 77002, for occupancy by the Houston Fire Department - \$16,331,139.53 - General Fund - **DISTRICT I - GALLEGOS**

**Background:**

**RECOMMENDATION:** Approve and authorize a Lease Agreement between Jefferson Smith, LLC (Landlord) and City of Houston (Tenant) for office space and parking at 500 Jefferson Street for the Houston Fire Department (HFD).

**SPECIFIC EXPLANATION:** The General Services Department recommends approval of a Lease Agreement with Jefferson Smith, LLC (Landlord) for approximately 55,109 square feet of office space and 66 parking spaces at 500 Jefferson Street for HFD. The leased space is comprised of a portion of the basement, Suites 240 and 260 on the concourse level, the entirety of Floors 16 and 17, and a portion of the 19<sup>th</sup> floor. HFD will operate its headquarters from this location which includes its Office of Emergency Medical Services, Public Affairs and Community Outreach, Command Staff, and Administration. The office space will accommodate approximately 165 current employees, 28 rotating light duty employees, and 18 future positions.

Currently, HFD operates out of 63,850 square feet of leased office space and 166 parking spaces at 600 Jefferson. This lease expires February 28, 2021. HFD considered more than a dozen properties as relocation options for its headquarters. It was determined that 500 Jefferson best meets HFD's space and parking requirements and will result in approximately \$6 million in savings during the initial 10 year term over relocation or renewal of the current lease. Approval of the proposed Lease Agreement will benefit HFD by providing a layout that allows for more efficient use of space, including easy access to HFD Human Resources representatives on the concourse level; proximity to the Central Business District; parking provided in the 500 Jefferson Garage; and convenient access to the City's parking lot at 500 Brazos which HFD uses for visitors.

The proposed Lease Agreement provides for a ten-year initial term and an option to renew for two additional five-year terms at specified rent for the first five-year renewal term, and at the then prevailing market rental rate for the second five-year renewal term. The Landlord, at its sole cost and expense, will build-out the space to meet HFD's specifications and provide turn-key delivery to the City, including all furniture and workstations. The Lease provides for commencement on or before April 1, 2021, or the date after substantial completion of the tenant improvements.

The City shall pay base rent, its pro rata share of operating expenses (OE), and fees for 66 parking spaces. Council will be requested to approve a parking license for additional parking under a separate Council action.

The estimated rental costs are as follows:

Months	Total Annual Payments	Total Monthly Payments
4/1/2021-3/31/2022	\$1,143,575.00	\$95,297.92
4/1/2022-3/31/2023	\$1,233,947.30	\$102,828.94
4/1/2023-3/31/2024	\$1,327,075.05	\$110,589.59
4/1/2024-3/31/2025	\$1,422,958.25	\$118,579.85
4/1/2025-3/31/2026	\$1,522,147.99	\$126,845.67
4/1/2026-3/31/2027	\$1,632,564.27	\$136,047.02
4/1/2027-3/31/2028	\$1,686,571.09	\$140,547.59
4/1/2028-3/31/2029	\$1,796,231.54	\$149,685.96
4/1/2029-3/31/2030	\$1,857,953.62	\$154,829.47
4/1/2030-3/31/2031	\$1,924,084.42	\$160,340.37
<b>TOTAL</b>	<b>\$15,547,108.53</b>	

**FUNDING SUMMARY:**

\$ 285,893.76 (3 months FY21)  
 \$15,261,214.77 (Out-going years)  
**\$15,547,108.53 Total Rent** (includes base rent, estimated OE and overtime HVAC and parking fees)  
 \$ 509,031.00 One-time (IT, security, physical move, salvage)  
 \$ 275,000.00 Contingency (OE variance over the initial ten-year term)  
**\$16,331,139.53 TOTAL**

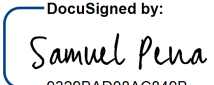
**Estimated Spending Authority:**

	<b>FY2021</b>	<b>Out-Years</b>	<b>Total</b>
<b>Rent:</b> base rent, OE, overtime HVAC, parking	\$285,893.76	\$15,261,214.77	\$15,547,108.53
<b>One-time:</b> IT, security, physical move, salvage	\$509,031.00		\$ 509,031.00
<b>Contingency:</b> OE variance over 10 years, other unforeseen		\$ 275,000.00	\$ 275,000.00
<b>TOTAL</b>	<b>\$794,924.76</b>	<b>\$15,536,214.77</b>	<b>\$16,331,139.53</b>

**OPERATING BUDGET FISCAL NOTE:** Funding for this item is included in the FY2021 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies

**DIRECTOR'S SIGNATURE/DATE:**

DocuSigned by:  
  
 1E174AD77D5841E...  
 C. J. Messiah, Jr.  
 General Services Department

DocuSigned by:  
  
 0329BAD08AC849B...  
 Samuel Peña  
 Fire Chief  
 Houston Fire Department

**Amount of Funding:**

\$16,331,139.53  
General Fund  
Fund 1000

**Contact Information:**

Calvin Curtis  
Phone: 832.393.8024

**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
SAP RX	Backup Material
Ordinance	Ordinance/Resolution/Motion

Funding Information

Financial Information



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

Item Creation Date:

E29034.A1 - Water Resources Consulting Services -  
ORDINANCE

Agenda Item#: 33.

### **Summary:**

ORDINANCE amending Ordinance No. 2019-0285 to increase the maximum contract amount; approving and authorizing first amendment to contract between City of Houston and **CLIFF JOHNSON AND CLAY POPE** (as Approved by Ordinance No. 2019-0285) - \$212,000.00 - Enterprise Fund

### **Background:**

**S63-E29034.A1 - Approve an ordinance authorizing a first amendment to Contract No. 4600015467 between the City of Houston and Cliff Johnson and Clay Pope (approved by Ordinance No. 2019-0285, passed on April 17, 2019) to increase the maximum contract amount from \$334,000.00 to \$546,000.00, and to extend the contract term from December 31, 2020 to December 31, 2021 for State and Federal representation related to water and wastewater issues for Houston Public Works and the Mayor's Office of Government Relations.**

### **Specific Explanation:**

The Director of Houston Public Works, the Mayor's Office of Government Relations and the Chief Procurement Officer recommend that City Council approve an ordinance authorizing a first amendment to contract between the City of Houston and **Cliff Johnson and Clay Pope** to increase the maximum contract amount from **\$334,000.00 to \$546,000.00** and to extend the contract term from **December 31, 2020 to December 31, 2021** for water resource consulting services.

This contract was awarded on April 17, 2019, by Ordinance No. 2019-0285 to commence on the effective date and remain in effect until December 31, 2019 with a one-year option to extend in the original amount of \$334,000.00. Expenditures as of December 1, 2020 totaled \$334,000.00. The increase in the maximum contract amount will fund the extension of the contract term, as HPW's original request only covered the initial term and one-year option.

Cliff Johnson and Clay Pope will advocate for the City before the State Legislature and several state and federal agencies with regards to water and wastewater related issues including but not limited to: The Texas Commission on Environmental Quality (TCEQ), the Texas Water Development Board (TWDB) and the Texas Parks and Wildlife Department (TPWD), along with the Environmental Protection Agency (EPA). Cliff Johnson and Clay Pope will propose new

regulations or revise existing regulations related to public water and wastewater utilities that can significantly affect the City's permitting and operational responsibilities.

**MWBE Participation:**

MWBE Zero-Percentage Goal document approved by the Office of Business Opportunity.

**Fiscal Note:**

Funding for this item is included in the FY2021 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

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**Jerry Adams, Chief Procurement Officer  
Director  
Finance/Strategic Procurement Division**

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

<b>Estimated Spending Authority</b>			
Department	FY2021	Out Years	Total
Houston Public Works	\$102,000.00	\$110,000.00	\$212,000.00

**Prior Council Action:**

Ordinance No. 2019-0285, passed April 17, 2019

**Amount of Funding:**

**\$212,000.00**

Water and Sewer System Operating Fund  
Fund 8300

**Contact Information:**

NAME:	DEPARTMENT/DIVISION	PHONE
Yesenia Chuca, Purchasing Manager	FIN/SPD	(832) 393-8727
Jedediah Greenfield, Assistant Director	HPW	(832) 395-3754
Yvonne Forrest, Deputy Director	HPW	(832) 395-2847

**ATTACHMENTS:**

**Description**

Cover Sheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

Item Creation Date:

E29034.A1 - Water Resources Consulting Services - ORDINANCE

Agenda Item#: 69.

### Summary:

#### **NOT A REAL CAPTION**

ORDINANCE approving a first amendment to Professional Services contract to **CLIFF JOHNSON AND CLAY POPE** for State and Federal Representation related to Water and Wastewater issues for Houston Public Works and the Mayor's Office of Government Relations

### Background:

**S63-E29034.A1 - Approve an ordinance authorizing a first amendment to Contract No. 4600015467 between the City of Houston and Cliff Johnson and Clay Pope (approved by Ordinance No. 2019-0285, passed on April 17, 2019) to increase the maximum contract amount from \$334,000.00 to \$546,000.00, and to extend the contract term from December 31, 2020 to December 31, 2021 for State and Federal representation related to water and wastewater issues for Houston Public Works and the Mayor's Office of Government Relations.**

### Specific Explanation:

The Director of Houston Public Works, the Mayor's Office of Government Relations and the Chief Procurement Officer recommend that City Council approve an ordinance authorizing a first amendment to contract between the City of Houston and **Cliff Johnson and Clay Pope** to increase the maximum contract amount from **\$334,000.00 to \$546,000.00** and to extend the contract term from **December 31, 2020 to December 31, 2021** for water resource consulting services.

This contract was awarded on April 17, 2019, by Ordinance No. 2019-0285 to commence on the effective date and remain in effect until December 31, 2019 with a one-year option to extend in the original amount of \$334,000.00. Expenditures as of December 1, 2020 totaled \$334,000.00. The increase in the maximum contract amount will fund the extension of the contract term, as HPW's original request only covered the initial term and one-year option.

Cliff Johnson and Clay Pope will advocate for the City before the State Legislature and several state and federal agencies with regards to water and wastewater related issues including but not limited to: The Texas Commission on Environmental Quality (TCEQ), the Texas Water Development Board (TWDB) and the Texas Parks and Wildlife Department (TPWD), along with the Environmental Protection Agency (EPA). Cliff Johnson and Clay Pope will propose new regulations or revise existing regulations related to public water and wastewater utilities that can significantly affect the City's permitting and operational responsibilities.

### MWBE Participation:

MWBE Zero-Percentage Goal document approved by the Office of Business Opportunity.

### Fiscal Note:

Funding for this item is included in the FY2021 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

12/2/2020

*Jerry Adams*

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**Jerry Adams, Chief Procurement Officer**  
Finance/Strategic Procurement Division

*Carol Haddock*

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

12/2/2020

DS  
*JG*

Estimated Spending Authority			
Department	FY2021	Out Years	Total
Houston Public Works	\$102,000.00	\$110,000.00	\$212,000.00

### Prior Council Action:

Ordinance No. 2019-0285, passed April 17, 2019

### Amount of Funding:

**\$212,000.00**

Water and Sewer System Operating Fund  
Fund 8300

**Contact Information:**

NAME:	DEPARTMENT/DIVISION	PHONE
Yesenia Chuca, Purchasing Manager	FIN/SPD	(832) 393-8727
Jedediah Greenfield, Assistant Director	HPW	(832) 395-3754
Yvonne Forrest, Deputy Director	HPW	(832) 395-2847

**ATTACHMENTS:**

**Description**

Contract  
Ordinance No. 2019-0285  
Funding Information  
OBO Approved Waiver  
Previous RCA

**Type**

Backup Material  
Ordinance/Resolution/Motion  
Financial Information  
Backup Material  
Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date: 9/25/2020

E29573 - Debt Management and Collection Services - ORDINANCE

Agenda Item#: 34.

### **Summary:**

ORDINANCE awarding sole source contract to **ONTARIO SYSTEMS, LLC (f/k/a COLUMBIA ULTIMATE, INC. d/b/a REVQ)** for Debt Management and Collection Services for the Municipal Courts Department; providing a maximum contract amount - 3 Years with two one-year options - \$209,940.00 - Municipal Court Technology Fund

### **Background:**

**Sole Source for S36-E29573 – Approve an ordinance awarding a sole source contract between the City of Houston and Ontario Systems, LLC (formerly known as Columbia Ultimate, Inc. d/b/a RevQ) in the maximum contract amount not to exceed \$209,940.00 for Debt Management and Collection Services for the Municipal Courts Department.**

### **Specific Explanation:**

The Director and Presiding Judge of the Municipal Courts Department and the Chief Procurement Officer recommend that City Council approve an ordinance awarding a **three year contract, with two one-year options to renew, between the City of Houston and Ontario Systems, LLC (formerly known as Columbia Ultimate, Inc. d/b/a RevQ)** in the maximum contract amount not to exceed **\$209,940.00** for debt management and collection services for the Municipal Courts Department.

The Contractor shall provide the services, deliverables, and all labor, materials, and transportation necessary to perform the services or provide the deliverables as specified in the contract, and supervision required to implement, support and maintain the revenue results software solution as developed and customized for the City of Houston Municipal Courts and the Courts System Management and Resource Technology (CSMART).

The Contractor shall continue to track, prioritize, distribute, score and or rank performance and evaluate delinquent debt collections of varying life-cycles for both in-house collection agents and outside vendor recovery effort in concert with the Courts System Management and Resource Technology ("CSMART"). In addition, the application is designed to equitably divide cases, utilizing the customized algorithm developed by Columbia Ultimate/RevQ, amongst the outside collection vendors participating in the champion-challenger environment for the Unpaid Account Collections Service contract.

This recommendation is made pursuant to section 252.022(a)(7)(A) of the Texas Local Government Code, which provides that "a procurement of items that are available from only one source, including items that are available from only one source because of patents, copyrights, secret processes, or natural monopolies" is exempt from the competitive requirements for purchases.

### **MWBE Participation:**

Zero-percentage Goal document approved by the Office of Business Opportunity.

### **Pay or Play:**

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.

**Hire Houston First:**

This procurement is exempt from the City’s ‘Hire Houston First (HHF)’ Ordinance that promotes economic opportunity for Houston businesses and supports job creation. Bids/proposals were not solicited because the department is utilizing a sole source contractor for this purchase.

**Fiscal Note:**

Funding for this item is included in the FY2021 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

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**Jerry Adams, Chief Procurement Officer**  
Finance/Strategic Procurement Division

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**Department Approval Authority**

**Estimated Spending Authority**

DEPARTMENT	FY2021	OUTYEARS	TOTAL
Municipal Courts	\$54,156.00	\$155,784.00	\$209,940.00

**Amount of Funding:**

**\$209,940.00**

Municipal Court Technology  
Fund No.: 2207

**Contact Information:**

NAME	DEPARTMENT/DIVISION	PHONE
Yesenia Chuca, Purchasing Manager	FIN/SPD	(832) 393-8727
Valerie Player-Kaufman, Senior Procurement Specialist	FIN/SPD	(832) 393-8749
Lilly Warren, Assistant Director	MCD	(713) 247-8749

**ATTACHMENTS:**

**Description**  
Cover Sheet

**Type**  
Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

ALL

Item Creation Date: 9/25/2020

E29573 - Debt Management and Collection Services - ORDINANCE

Agenda Item#:

Background:

Sole Source for S36-E29573 – Approve an ordinance awarding a sole source contract between the City of Houston and Ontario Systems, LLC (formerly known as Columbia Ultimate, Inc. d/b/a RevQ) in the maximum contract amount not to exceed \$209,940.00 for Debt Management and Collection Services for the Municipal Courts Department.

Specific Explanation:

The Director and Presiding Judge of the Municipal Courts Department and the Chief Procurement Officer recommend that City Council approve an ordinance awarding a three year contract, with two one-year options to renew, between the City of Houston and Ontario Systems, LLC (formerly known as Columbia Ultimate, Inc. d/b/a RevQ) in the maximum contract amount not to exceed \$209,940.00 for debt management and collection services for the Municipal Courts Department.

The Contractor shall provide the services, deliverables, and all labor, materials, and transportation necessary to perform the services or provide the deliverables as specified in the contract, and supervision required to implement, support and maintain the revenue results software solution as developed and customized for the City of Houston Municipal Courts and the Courts System Management and Resource Technology (CSMART).

The Contractor shall continue to track, prioritize, distribute, score and or rank performance and evaluate delinquent debt collections of varying life-cycles for both in-house collection agents and outside vendor recovery effort in concert with the Courts System Management and Resource Technology ("CSMART"). In addition, the application is designed to equitably divide cases, utilizing the customized algorithm developed by Columbia Ultimate/RevQ, amongst the outside collection vendors participating in the champion-challenger environment for the Unpaid Account Collections Service contract.

This recommendation is made pursuant to section 252.022(a)(7)(A) of the Texas Local Government Code, which provides that "a procurement of items that are available from only one source, including items that are available from only one source because of patents, copyrights, secret processes, or natural monopolies" is exempt from the competitive requirements for purchases.

MWBE Participation:

Zero-percentage Goal document approved by the Office of Business Opportunity.

Pay or Play:

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.

Hire Houston First:

This procurement is exempt from the City's 'Hire Houston First (HHF)' Ordinance that promotes economic opportunity for Houston businesses and supports job creation. Bids/proposals were not solicited because the department is utilizing a sole source contractor for this purchase.

Fiscal Note:

Funding for this item is included in the FY2021 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

DocuSigned by:

Jerry Adams

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11/30/2020

Jerry Adams, Chief Procurement Officer
Finance/Strategic Procurement Division

DocuSigned by:

Elaine Marshall

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11/30/2020

Department Approval Authority

Estimated Spending Authority

Table with 4 columns: DEPARTMENT, FY2021, OUTYEARS, TOTAL. Row 1: Municipal Courts, \$54,156.00, \$155,784.00, \$209,940.00



**Amount of Funding:**

**\$209,940.00**

Municipal Court Technology

Fund No.: 2207

**Contact Information:**

NAME	DEPARTMENT/DIVISION	PHONE
Yesenia Chuca, Purchasing Manager	FIN/SPD	(832) 393-8727
Valerie Player-Kaufman, Senior Procurement Specialist	FIN/SPD	(832) 393-8749
Lilly Warren, Assistant Director	MCD	(713) 247-8749

**ATTACHMENTS:**

**Description**

Form B

MWBE Goal Modification Request Form

Certification of Funds

Department Sole Source Justification

Sole Source Justification Approval

Vendor Sole Source Letter

**Type**

Backup Material

Backup Material

Financial Information

Backup Material

Backup Material

Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date: 9/17/2020

### Q29410 - Certificate of Deposit Account Registry Services (CDARS) Program Relationship Bank Services - ORDINANCE

Agenda Item#: 35.

#### **Summary:**

ORDINANCE approving and authorizing Revenue Contracts with **BANK OZK** and **SPIRIT OF TEXAS BANK** for Certificate of Deposit Account Registry (CDARS) Program Bank Services for the City of Houston Controller's Office

#### **Background:**

**Request for Qualification received on June 11, 2020 for S83-Q29410 - Approve an ordinance awarding revenue contracts to Bank OZK and Spirit of Texas Bank for Certificate of Deposit Account Registry Services (CDARS) Program Relationship Bank Services for the City of Houston's Controller's Office.**

#### **Specific Explanation**

The City Controller and the Chief Procurement Officer recommend that City Council approve an ordinance awarding revenue contracts which will remain in effect until the contract is terminated by either party with 30-day written notice to **Bank OZK** and **Spirit of Texas Bank** for Certificate of Deposit Account Registry Service (CDARS) Program Relationship Bank Services.

The contractor will be utilized for the placement of certificates of deposit (CDs). The City of Houston does not intend for any one deposit to exceed the FDIC insurance limit of \$250,000.00. The CDs will be placed utilizing the Certificate of Deposit Account Registry Service managed by the Promontory Interfinancial Network, LLC. Promontory's registry service is a network of banks that both offer and accept deposits.

The Request for Qualification (RFQ) was advertised in accordance with the requirements of the State of Texas bid laws. The solicitation document was posted on the Strategic Procurement Division's e-bidding website and, as a result, submissions were received from Bank OZK and Spirit of Texas Bank. The Evaluation Committee consisted of members from the Controller's Office and Legal Department.

The submissions were evaluated based on the following criteria:

1. Responsiveness of Submission
2. Technical Competence

It was determined both banking institutions were deemed to be the best qualified banks to perform the requirements as outlined in the RFQ.

**MWBE Subcontracting:**

MWBW Zero Percentage Goal document approved by the Office of Business Opportunity.

**Pay or Play Program:**

The proposed contract requires compliance with the City's Pay or Play ordinance regarding health benefits for employee City contractors. In this case, Bank OZK and Spirit of Texas Bank provide 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 ordinance which promotes economic opportunity for Houston businesses and supports job creation. In this case, Bank OZK and Spirit of Texas are not designated HHF companies; therefore the HHF preference was not applied to the award of the contract.

**Fiscal Note:**

There is no impact to the fiscal budget, therefore, no fiscal note is required.

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**Jerry Adams, Chief Procurement Officer  
Finance, Strategic Procurement Division**

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**Department Approval Authority**

**Amount of Funding:**

No Funding Required

**Contact Information:**

<b>NAME:</b>	<b>DEPT.</b>	<b>PHONE</b>
Yesenia Chuca, Purchasing Manager	FIN/SPD	(832) 393-8727
Vernon Lewis, Controller's Office	HPW	(832) 393-3518
Barbara Fisher, Sr. Procurement Specialist	FIN/SPD	(832) 393-8722

**ATTACHMENTS:**

**Description**

Coversheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

ALL

Item Creation Date: 9/17/2020

Q29410 - Certificate of Deposit Account Registry Services (CDARS) Program  
Relationship Bank Services - ORDINANCE

Agenda Item#:

### **Background:**

**Request for Qualification received on June 11, 2020 for S83-Q29410 - Approve an ordinance awarding revenue contracts to Bank OZK and Spirit of Texas Bank for Certificate of Deposit Account Registry Services (CDARS) Program Relationship Bank Services for the City of Houston's Controller's Office.**

### **Specific Explanation**

The Director of the Controller's Office and the Chief Procurement Officer recommends that City Council approve an ordinance awarding revenue contracts which will remain in effect until the contract is terminated by either party with 30-day written notice to **Bank OZK** and **Spirit of Texas Bank** for Certificate of Deposit Account Registry Service (CDARS) Program Relationship Bank Services.

The contractor will be utilized for the placement of certificates of deposit (CDs). The City of Houston does not intend for any one deposit to exceed the FDIC insurance limit of \$250,000.00. The CDs will be placed utilizing the Certificate of Deposit Account Registry Service managed by the Promontory Interfinancial Network, LLC. Promontory's registry service is a network of banks that both offer and accept deposits.

The Request for Qualification (RFQ) was advertised in accordance with the requirements of the State of Texas bid laws. The solicitation document was posted on the Strategic Procurement Division's e-bidding website and, as a result, submissions were received from Bank OZK and Spirit of Texas Bank. The Evaluation Committee consisted of members from the Controller's Office and Legal Department.

The submissions were evaluated based on the following criteria:

1. Responsiveness of Submission
2. Technical Competence

It was determined both banking institutions were deemed to be the best qualified banks to perform the requirements as outlined in the RFQ.

### **MWBE Subcontracting:**

MWBW Zero Percentage Goal document approved by the Office of Business Opportunity.

### **Pay or Play Program:**

The proposed contract requires compliance with the City's Pay or Play ordinance regarding health benefits for employee City contractors. In this case, Bank OZK and Spirit of Texas Bank provide 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 ordinance which promotes economic opportunity for Houston businesses and supports job creation. In this case, Bank OZK and Spirit of Texas are not designated HHF companies; therefore the HHF preference was not applied to the award of the contract.

### **Fiscal Note:**

Revenue for this item is included in the FY2021 adopted budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

DocuSigned by:  
*Jerry Adams*  
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**Jerry Adams, Chief Procurement Officer**  
Finance, Strategic Procurement Division

**Department Approval Authority**

10/13/2020

**Amount of Funding:**

No Funding Required – Revenue Contract

**Contact Information:**

<b>NAME:</b>	<b>DEPT.</b>	<b>PHONE</b>
Yesenia Chuca, Purchasing Manager	FIN/SPD	(832) 393-8727
Vernon Lewis, Controller's Office	HPW	(832) 393-3518
Barbara Fisher, Sr. Procurement Specialist	FIN/SPD	(832) 393-8722

**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
MWBE Waiver	Other
Form B	Other
Ownership Form - Bank OZK	Other
Ownership Form - Spirit of Texas Bank	Other
Play or Pay - Bank OZK	Other
POP - Spirit of Texas Bank	Other



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date: 12/2/2020

T29052.A1 - HIV Health Education and Risk Reduction  
Services - ORDINANCE

Agenda Item#: 36.

### **Summary:**

ORDINANCE approving and authorizing first amendment to contract between City of Houston and **BEE BUSY LEARNING ACADEMY, INC** for community-based HIV/STD Counseling, Testing, Referral and Linkage Services, and HIV Health Education and Risk Reduction Services

### **Background:**

**S85-T29052.A1 Approve an ordinance authorizing a first amendment to Contract No. 4600015908 between the City of Houston and Bee Busy Learning Academy, Inc. for 1) Community-Based HIV/STD Counseling, Testing, Referral and Linkage Services, and 2) HIV Health Education and Risk Reduction Services for the Houston Health Department.**

### **SPECIFIC EXPLANATION:**

The Director of the Houston Health Department and the Chief Procurement Officer recommend that City Council approve an ordinance authorizing a first amendment to the contract between the City of Houston and **Bee Busy Learning Academy, Inc.** (approved by Ordinance No. 2020-0165, passed on February 26, 2020) to include federal standards required in connection with the use of federal grant funds for the purchase of a vehicle by Contractor for 1) Community-Based HIV/STD Counseling, Testing, Referral and Linkage Services, and 2) HIV Health Education and Risk Reduction Services for the Houston Health Department.

This contract was awarded on February 26, 2020 by Ordinance No. 2020-0165 for a three-year term, with two one-year options in the original amount of \$1,425,577.00. The contract commenced on March 3, 2020 and to date, there is a remaining balance of \$1,020,577.00 in the contract. This amendment is requested to include federal standards required in connection with the use of federal grant funds for the purchase of a vehicle by Contractor. The purchase of a cargo van will allow the contractor to transport equipment and supplies to program health, testing and community events. Additionally, the vehicle will be used to transport blood and urine specimens and pick-up lab results from the laboratory.

The scope of work requires the contractor to provide, but not limited to, community-based testing, referral, linkage, routine screening, HIV health education and HIV prevention efforts in communities where HIV is most heavily concentrated to achieve the greatest impact in decreasing the risks of acquiring HIV, increase HIV testing, increase access to care and improve health outcomes for people living with HIV by linking them to continuous and coordinated quality care and

needed medical, prevention and social services, increase awareness and education about HIV and STDs and how to prevent transmission, expand targeted efforts to prevent infections using a combination of effective, evidence-based approaches, including delivery of integrated and coordinated biomedical behavioral, and structural HIV prevention interventions, and reduce HIV-related disparities and promote health equity in Houston/Harris County.

**M/WBE Participation**

Zero-Percentage Goal document approved by the Office of Business Opportunity.

**Fiscal Note:**

No Fiscal Note is required on grant items

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**Jerry Adams, Chief Procurement Officer  
Finance/Strategic Procurement Division**

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**Department Approval Authority**

**Prior Council Action:**

Ordinance No. 2020-0165, passed February 26, 2020

**Amount of Funding:**

No Funding Required

**Contact Information:**

NAME:	DEPARTMENT/DIVISION	PHONE
Yesenia Chuca, Purchasing Manager	FIN/SPD	(832) 393-8727
Alejandro Velasquez-Auza, Procurement Specialist	FIN/SPD	(832) 393-8701
Porfirio Villareal, Public Information Officer	HHD	(832) 393-5041

**ATTACHMENTS:**

**Description**

T29052.A1 - HIV Health Education and Risk  
Reduction Services

**Type**

Signed Cover sheet



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 12/15/2020

ALL

Item Creation Date: 12/2/2020

T29052.A1 - HIV Health Education and Risk Reduction Services - ORDINANCE

Agenda Item#: 40.

**Summary:**

**AN ORDINANCE APPROVING AND AUTHORIZING A FIRST AMENDMENT TO A CONTRACT BETWEEN THE CITY OF HOUSTON AND BEE BUSY LEARNING ACADEMY, INC. FOR COMMUNITY-BASED HIV/STD COUNSELING, TESTING, REFERRAL AND LINKAGE SERVICES, AND HIV HEALTH EDUCATION AND RISK REDUCTION SERVICES; CONTAINING PROVISIONS RELATING TO THE SUBJECT; AND DECLARING AN EMERGENCY.**

**Background:**

**S85-T29052.A1 Approve an ordinance authorizing a first amendment to Contract No. 4600015908 between the City of Houston and Bee Busy Learning Academy, Inc. for 1) Community-Based HIV/STD Counseling, Testing, Referral and Linkage Services, and 2) HIV Health Education and Risk Reduction Services for the Houston Health Department.**

**SPECIFIC EXPLANATION:**

The Director of the Houston Health Department and the Chief Procurement Officer recommend that City Council approve an ordinance authorizing a first amendment to the contract between the City of Houston and **Bee Busy Learning Academy, Inc.** (approved by Ordinance No. 2020-0165, passed on February 26, 2020) to include federal standards required in connection with the use of federal grant funds for the purchase of a vehicle by Contractor for 1) Community-Based HIV/STD Counseling, Testing, Referral and Linkage Services, and 2) HIV Health Education and Risk Reduction Services for the Houston Health Department.

This contract was awarded on February 26, 2020 by Ordinance No. 2020-0165 for a three-year term, with two one-year options in the original amount of \$1,425,577.00. The contract commenced on March 3, 2020 and to date, there is a remaining balance of \$1,020,577.00 in the contract. This amendment is requested to include federal standards required in connection with the use of federal grant funds for the purchase of a vehicle by Contractor. The purchase of a cargo van will allow the contractor to transport equipment and supplies to program health, testing and community events. Additionally, the vehicle will be used to transport blood and urine specimens and pick-up lab results from the laboratory.

The scope of work requires the contractor to provide, but not limited to, community-based testing, referral, linkage, routine screening, HIV health education and HIV prevention efforts in communities where HIV is most heavily concentrated to achieve the greatest impact in decreasing the risks of acquiring HIV, increase HIV testing, increase access to care and improve health outcomes for people living with HIV by linking them to continuous and coordinated quality care and needed medical, prevention and social services, increase awareness and education about HIV and STDs and how to prevent transmission, expand targeted efforts to prevent infections using a combination of effective, evidence-based approaches, including delivery of integrated and coordinated biomedical behavioral, and structural HIV prevention interventions, and reduce HIV-related disparities and promote health equity in Houston/Harris County.

**M/WBE Participation**

Zero-Percentage Goal document approved by the Office of Business Opportunity.

**Fiscal Note:**

No Fiscal Note is required on grant items

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*Jerry Adams*  
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DocuSigned by:  
*Stephen L. Williams*  
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12/2/2020

12/2/2020

**Jerry Adams, Chief Procurement Officer  
Finance/Strategic Procurement Division**

**Department Approval Authority**

**Prior Council Action:**

Ordinance No. 2020-0165, passed February 26, 2020

**Amount of Funding:**

No Funding Required

**Contact Information:**

**Contact Information:**

NAME:	DEPARTMENT/DIVISION	PHONE
Yesenia Chuca, Purchasing Manager	FIN/SPD	(832) 393-8727
Alejandro Velasquez-Auza, Procurement Specialist	FIN/SPD	(832) 393-8701
Porfirio Villareal, Public Information Officer	HHD	(832) 393-5041

**ATTACHMENTS:**

Description	Type
MWBE Waiver	Backup Material
2020 Original Agreement	Backup Material
1st Amendment to Contract 4600015908	Backup Material
Tax Report	Backup Material
Ownership Form	Backup Material
Prior RCA	Backup Material
Ordinance No. 2019-0165	Backup Material
Request to purchase cargo van with Federal Grants funds	Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

Item Creation Date:

ARA - BARC amend to RPM

Agenda Item#: 37.

### **Summary:**

ORDINANCE amending Ordinance No. 2020-0071 to increase the maximum contract amount for the contract between the City of Houston and **RESCUED PETS MOVEMENT INC** for Animal Transport Services for the City of Houston's Administration and Regulatory Affairs Department in connection with the City's provision additional Animal and Pet Care Services during and due to the COVID-19 Public Health

### **Background:**

The Director of the Administration & Regulatory Affairs Department and the Chief Procurement Officer recommend that City Council approve an ordinance to increase the maximum contract amount for the contract between the City of Houston and Rescued Pets Movement(RPM) for an additional \$131,475 (from \$3,960,000 to \$4,091,475) for the additional transport and care of animals during and due to the COVID-19 public health emergency.

Since 2013, BARC has contracted with RPM to transport over 47,993 animals from BARC to shelters and rescue organizations in Colorado and across the United States.

Beginning March 27, 2020, BARC had to alter shelter intake procedures to provide a safe and healthy environment for City of Houston employees, citizens, and the animals. During this time the shelter reduced to two employee shifts, suspended volunteer activities, and started managing animal intake by appointment to maintain shelter operations while social distancing.

To support these efforts, BARC requested RPM increase their transport efforts to further reduce shelter capacity constraints. From March 27, 2020 to December 1, 2020, RPM pulled an additional 1,253 animals for transport, an average of 157 more animals pulled per month than before the pandemic. RPM's efforts greatly helped BARC's ability to provide a safe environment for employees and the general public throughout the COVID-19 outbreak in the Houston area.

As the pandemic continues its resurgence in Houston and the economic impact of the disease continues to affect the ability of animal owners to care for their pets, more animals may become homeless. Thus, BARC will be working with RPM and other rescue groups throughout the month of December on a "Home for the Holidays" initiative to collect these animals from the streets and provide foster and transport services for up to 500 animals during the month of December 2020.

The requested increase in spending authority will provide for the 1,253 additional transports that have already occurred during the pandemic, as well as the planned transport and foster initiative for

the month of December.

**M/WBE Subcontracting:**

Zero-percent goal document approved by the Office of Business Opportunity.

**Disaster Note:**

**This item is related to the impact of COVID-19 and it is the City's intent to use other federal funding sources for eligible expenditures, namely the Coronavirus Relief Fund dollars.**

**Fiscal Note:**

No Fiscal Note is required on grant items.

\_\_\_\_\_  
Tina Paez, ARA Director

\_\_\_\_\_  
Jerry Adams, Chief Procurement Officer, Finance

**Prior Council Action:**

Ordinance 2020-071, January, 22, 2020

**Amount of Funding:**

\$131,475.00 - CARES Act 2020 Fund (5307)

**Contact Information:**

Lara Cottingham - 832.393.8503

**ATTACHMENTS:**

**Description**

Revised Cover sheet

**Type**

Signed Cover sheet



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 12/8/2020

Item Creation Date:

ARA - BARC amend to RPM

Agenda Item#: 37.

DS  
MC

**Summary:**

ORDINANCE amending Ordinance No. 2020-0071 to increase the maximum contract amount for the contract between the City of Houston and **RESCUED PETS MOVEMENT INC** for Animal Transport Services for the City of Houston's Administration and Regulatory Affairs Department in connection with the City's provision additional Animal and Pet Care Services during and due to the COVID-19 Public Health

**Background:**

The Director of the Administration & Regulatory Affairs Department and the Chief Procurement Officer recommend that City Council approve an ordinance to increase the maximum contract amount for the contract between the City of Houston and Rescued Pets Movement(RPM) for an additional \$131,475 (from \$3,960,000 to \$4,091,475) for the additional transport and care of animals during and due to the COVID-19 public health emergency.

Since 2013, BARC has contracted with RPM to transport over 47,993 animals from BARC to shelters and rescue organizations in Colorado and across the United States.

Beginning March 27, 2020, BARC had to alter shelter intake procedures to provide a safe and healthy environment for City of Houston employees, citizens, and the animals. During this time the shelter reduced to two employee shifts, suspended volunteer activities, and started managing animal intake by appointment to maintain shelter operations while social distancing.

To support these efforts, BARC requested RPM increase their transport efforts to further reduce shelter capacity constraints. From March 27, 2020 to December 1, 2020, RPM pulled an additional 1,253 animals for transport, an average of 157 more animals pulled per month than before the pandemic. RPM's efforts greatly helped BARC's ability to provide a safe environment for employees and the general public throughout the COVID-19 outbreak in the Houston area.

As the pandemic continues its resurgence in Houston and the economic impact of the disease continues to affect the ability of animal owners to care for their pets, more animals may become homeless. Thus, BARC will be working with RPM and other rescue groups throughout the month of December on a "Home for the Holidays" initiative to collect these animals from the streets and provide foster and transport services for up to 500 animals during the month of December 2020.

The requested increase in spending authority will provide for the 1,253 additional transports that have already occurred during the pandemic, as well as the planned transport and foster initiative for the month of December.

**M/WBE Subcontracting:**

Zero-percent goal document approved by the Office of Business Opportunity.

**Disaster Note:**

**This item is related to the impact of COVID-19 and it is the City's intent to use other federal funding sources for eligible expenditures, namely the Coronavirus Relief Fund dollars.**

**Fiscal Note:**

No Fiscal Note is required on grant items.

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*Tina Paez*  
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Tina Paez, ARA Director

DocuSigned by:  
*Jerry Adams*  
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Jerry Adams, Chief Procurement Officer, Finance

**Prior Council Action:**

Ordinance 2020-071, January, 22, 2020

**Amount of Funding:**

\$131,475.00 - CARES Act 2020 Fund (5307)

**Contact Information:**

Lara Cottingham - 832.393.8503

**ATTACHMENTS:**

**Description**

Previous Ordinance  
Ordinance 12.3.20  
Previous coversheet  
OBO Waiver  
Emergency Purchase Justification  
EPO Justification form

**Type**

Ordinance/Resolution/Motion  
Ordinance/Resolution/Motion  
Backup Material  
Backup Material  
Backup Material  
Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

Item Creation Date:

MYR - Council Meeting Rescheduling 2020 - Add New Year  
Holiday Week

Agenda Item#: 38.

### **Summary:**

ORDINANCE amending City of Houston Ordinance No. 2019-964 relating to the rescheduling or postponement of certain City Council Meetings to postpone the meeting scheduled for Tuesday, December 29, 2020, and Wednesday, December 30, 2020

### **Background:**

Per the Charter of the City of Houston, City Council meets weekly in two sessions, one on Tuesday afternoon and one on Wednesday morning, unless Council adopts specific exceptions to the schedule. On December 4, 2019, Council approved Ordinance 2019-964 establishing the Consolidated meetings and Break Weeks for 2020. On July 22, 2020, Council approved Ordinance 2020-646 establishing an additional Summer Work Week. Council is now asked to amend that ordinance to add a New Year Holiday Week (**shown below in bold**).

Unless otherwise noted, all meetings begin at 9:00 a.m.

### **Consolidated/Special Meetings:**

Wednesday January 22, 2020	Martin Luther King Jr. Holiday (Mon., Jan. 20)
Wednesday May 27, 2020	Memorial Day Holiday (Mon., May 25)
Wednesday September 9, 2020	Labor Day Holiday (Mon., Sept .7)
Wednesday November 4, 2020	Election Day (Tue., Nov. 3)
Tuesday November 10, 2020	Veteran's Day (Wed., Nov.11)

### **No Council Meetings (postponed to following week):**

Week of March 15-21, 2020    Spring Office Work Week  
Week of August 9-15, 2020    Summer Office Work Week  
Week of November 22-28, 2020    Thanksgiving Holiday Week  
(includes Thanksgiving holidays, Nov. 26 & 27)  
Week of December 20-26, 2020    Winter Holiday Week  
(includes Christmas holidays, Dec. 24 & 25)

**\*\*Week of December 27-January 2, 2021 \*\*Winter Holiday Week  
(includes New Year holiday, Jan 1, 2021)**

---

Marta Crinejo, Agenda Director

**Prior Council Action:**

Ordinance 2019-0964 - 12/4/19

**Contact Information:**

Marta Crinejo, Agenda Director

**Phone:** 832.393.1091

**ATTACHMENTS:**

**Description**

Revised Cover sheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

Item Creation Date:

MYR - Council Meeting Rescheduling 2020 - Add New Year Holiday Week

Agenda Item#: 39.

### **Summary:**

ORDINANCE amending City of Houston Ordinance No. 2019-964 relating to the rescheduling or postponement of certain City Council Meetings to postpone the meeting scheduled for Tuesday, December 29, 2020, and Wednesday, December 30, 2020

### **Background:**

Per the Charter of the City of Houston, City Council meets weekly in two sessions, one on Tuesday afternoon and one on Wednesday morning, unless Council adopts specific exceptions to the schedule. On December 4, 2019, Council approved Ordinance 2019-964 establishing the Consolidated meetings and Break Weeks for 2020. On July 22, 2020, Council approved Ordinance 2020-646 establishing an additional Summer Work Week. Council is now asked to amend that ordinance to add a New Year Holiday Week (**shown below in bold**).

Unless otherwise noted, all meetings begin at 9:00 a.m.

### **Consolidated/Special Meetings:**

Wednesday January 22, 2020	Martin Luther King Jr. Holiday (Mon., Jan. 20)
Wednesday May 27, 2020	Memorial Day Holiday (Mon., May 25)
Wednesday September 9, 2020	Labor Day Holiday (Mon., Sept. 7)
Wednesday November 4, 2020	Election Day (Tue., Nov. 3)
Tuesday November 10, 2020	Veteran's Day (Wed., Nov. 11)

### **No Council Meetings (postponed to following week):**

Week of March 15-21, 2020	Spring Office Work Week
Week of August 9-15, 2020	Summer Office Work Week
Week of November 22-28, 2020	Thanksgiving Holiday Week (includes Thanksgiving holidays, Nov. 26 & 27)
Week of December 20-26, 2020	Winter Holiday Week (includes Christmas holidays, Dec. 24 & 25)
<b>**Week of December 27-January 2, 2021</b>	<b>**Winter Holiday Week</b> <b>(includes New Year holiday, Jan 1, 2021)</b>

---

Marta Crinejo, Agenda Director

### **Prior Council Action:**

Ordinance 2019-0964 - 12/4/19

### **Contact Information:**

Marta Crinejo, Agenda Director

Phone: 832.393.1091

### **ATTACHMENTS:**

Description	Type
Prior Cover Sheet (July 2020 Add Summer Work Week)	Backup Material
PCA Ord 2019-0964	Backup Material
2020-646 Draft Ordinance	Backup Material
PCA Ord 2020-646 (July 2020 Add Summer Work Week)	Backup Material
Cover Sheet	Signed Cover sheet

Ordinance

Ordinance/Resolution/Motion



Marta Crinejo, Agenda Director

**Contact Information:**

Marta Crinejo, Agenda Director

**Phone:** 832.393.1091

**ATTACHMENTS:**

**Description**

Previous (2020) Signed Cover sheet

Revised Cover sheet

**Type**

Backup Material

Signed Cover sheet



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 12/3/2019

Item Creation Date:

MYR - Council Meeting Rescheduling 2020

Agenda Item#: 30.

**Summary:**

ORDINANCE relating to the rescheduling or postponement of certain City Council meetings

**Background:**

Per the Charter of the City of Houston, City Council meets weekly in two sessions, one on Tuesday afternoon and one on Wednesday morning, unless Council adopts specific exceptions to the schedule. Proposed exceptions include consolidated (one-day) meetings during weeks with City holidays or other special events, and four break weeks, during which Council will not meet. Unless otherwise noted, all meetings begin at 9:00 a.m.

**Consolidated/Special Meetings:**

Wednesday January 22, 2020	Martin Luther King Jr. Holiday (Mon., Jan. 20)
Wednesday May 27, 2020	Memorial Day Holiday (Mon., May 25)
Wednesday September 9, 2020	Labor Day Holiday (Mon., Sept .7)
Wednesday November 4, 2020	Election Day (Tue., Nov. 3)
Tuesday November 10, 2020	Veteran's Day (Wed., Nov.11)

**No Council Meetings (postponed to following week):**

Week of March 15-21, 2020	Spring Office Work Week
Week of November 22-28, 2020	Thanksgiving Holiday Week (includes Thanksgiving holidays, Nov. 26 & 27)
Week of December 20-26, 2020	Winter Holiday Week (includes Christmas holidays, Dec. 24 & 25)

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*Marta Crinejo*

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Marta Crinejo, Agenda Director

**Contact Information:**

Marta Crinejo, Agenda Director  
**Phone:** 832.393.1091

**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
Signed Coversheet	Signed Cover sheet
Ordinance	Ordinance/Resolution/Motion





## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District C, District H, District I

Item Creation Date: 11/23/2020

MYR - TIRZ 3 Boundary Reduction

Agenda Item#: 40.

### **Summary:**

ORDINANCE reducing the boundaries of **REINVESTMENT ZONE NUMBER THREE, CITY OF HOUSTON, TEXAS (MARKET SQUARE ZONE) - DISTRICTS C - KAMIN; H - CISNEROS and I - GALLEGOS**

### **Background:**

Reinvestment Zone Number Three, City of Houston, Texas (the "Zone") was created by Ordinance No. 1995-1323 on December 13, 1995. City Council created the Market Square Redevelopment Authority by Resolution No. 1999-0039 on June 30, 1999.

The City approved enlarging the boundaries of the Zone by Ordinance No. 1998-1204 on December 16, 1999, Ordinance No. 2005-1049 on September 14, 2005, Ordinance No. 2007-1422 on December 4, 2007, Ordinance No. 2011-988 on November 16, 2011 and Ordinance No. 2019-983 on December 4, 2019.

On November 10, 2020, the Board of Directors of the Zone approved a proposed Seventh Amendment to Project Plan and Reinvestment Zone Financing Plan (the "Amended Plan") and transmitted it for City Council consideration and approval. The Amended Plan provides for the removal of approximately 14 acres of land out of the Zone boundaries.

Accordingly, the Administration recommends that City Council approve reducing the boundaries of the Zone.

*All tri-party agreements, creation documents, project plans and reinvestment zone financing plans can be found on the following website: [https://www.houstontx.gov/ecodev/tirz\\_info.html](https://www.houstontx.gov/ecodev/tirz_info.html)*

---

**Andrew F. Icken, Chief Development Officer**

### **Prior Council Action:**

Ord. No. 1995-1323, 12/13/95; Res. No. 1999-0039, 06/30/99; Ord. No. 1998-1204, 12/16/98; Ord. No. 1999-0828, 8/11/99, Ord. No. 2005-1049, 09/14/05; Ord. No. 2007-1422, 12/12/07; Ord. No. 2011-0988, 11/16/2011; Ord 2019-983, 12/4/19

### **Contact Information:**

---

Gwendolyn F. Tillotson  
**Phone:** (832) 393 - 0937

**ATTACHMENTS:**

**Description**

Coversheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020  
District C, District H, District I  
Item Creation Date: 11/23/2020

MYR - TIRZ 3 Boundary Reduction

Agenda Item#: 38.

### **Background:**

Reinvestment Zone Number Three, City of Houston, Texas (the "Zone") was created by Ordinance No. 1995-1323 on December 13, 1995. City Council created the Market Square Redevelopment Authority by Resolution No. 1999-0039 on June 30, 1999.

The City approved enlarging the boundaries of the Zone by Ordinance No. 1998-1204 on December 16, 1999, Ordinance No. 2005-1049 on September 14, 2005, Ordinance No. 2007-1422 on December 4, 2007, Ordinance No. 2011-988 on November 16, 2011 and Ordinance No. 2019-983 on December 4, 2019. On November 10, 2020, the Board of Directors of the Zone approved a proposed Seventh Amendment to Project Plan and Reinvestment Zone Financing Plan (the "Amended Plan") and transmitted it for City Council consideration and approval. The Amended Plan provides for the removal of approximately 14 acres of land out of the Zone boundaries.

Accordingly, the Administration recommends that City Council approve reducing the boundaries of the Zone.

*All tri-party agreements, creation documents, project plans and reinvestment zone financing plans can be found on the following website:  
[https://www.houstontx.gov/ecodev/tirz\\_info.html](https://www.houstontx.gov/ecodev/tirz_info.html)*

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F405371A27C1498  
**Andrew F. Icken, Chief Development Officer**

### **Prior Council Action:**

Ord. No.1995-1323, 12/13/95; Res. No. 1999-0039, 06/30/99; Ord. No. 1998-1204, 12/16/98; Ord. No. 1999-0828, 8/11/99, Ord. No. 2005-1049, 09/14/05; Ord. No. 2007-1422, 12/12/07; Ord. No. 2011-0988, 11/16/2011; Ord 2019-983, 12/4/19

### **Contact Information:**

DocuSigned by:

Gwendolyn F. Tillotson  
**Phone: (832) 393 - 0937**

### **ATTACHMENTS:**

#### **Description**

Property Description  
PCA - 2019-983

#### **Type**

Backup Material  
Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District C, District H, District I

Item Creation Date: 11/23/2020

MYR - TIRZ 3 Project Plan Amendment

Agenda Item#: 41.

### **Summary:**

ORDINANCE approving seventh amended Project Plan and Reinvestment Zone Financing Plan for **REINVESTMENT ZONE NUMBER THREE, CITY OF HOUSTON, TEXAS (MARKET SQUARE ZONE)**; authorizing the City Secretary to distribute such plan - **DISTRICTS C - KAMIN; H - CISNEROS and I - GALLEGOS**

**This item should only be considered after passage of Item 40 above**

### **Background:**

#### **SPECIFIC EXPLANATION:**

Reinvestment Zone Number Three, City of Houston, Texas (the "Zone") was created by Ordinance No. 1995-1323 on December 13, 1995. City Council approved a Project Plan and Reinvestment Zone Financing Plan (the "Plan") for the Zone by Ordinance No. 1996-0911, on September 11, 1996, and created the Market Square Redevelopment Authority by Resolution No. 1999-0039 on June 30, 1999, to implement the Plan.

The City approved the First Amendment to the Plan by Ordinance No. 1998-1205 on December 16, 1998; the Second Amendment to the Plan by Ordinance No. 1999-0828 on August 11, 1999; the Third Amendment to the Plan by Ordinance No. 2005-1050 on September 14, 2005, the Fourth Amendment to the Plan by Ordinance No. 2007-1423 on December 12, 2007, the Fifth Amendment to the Plan by Ordinance No. 2011-989 on November 16, 2011, and the Sixth Amendment to the Plan by Ordinance No. 2019-984 on December 4, 2019.

On November 10, 2020, the Board of Directors of the Zone approved a proposed Seventh Amendment to the Project Plan and Reinvestment Zone Financing Plan (the "Amended Plan") and transmitted it for City Council consideration and approval. The Amended Plan provides for a de-annexation of Sam Houston Park from Reinvestment Zone Three to be annexed into Reinvestment Zone Fourteen in a subsequent request to be approved by City Council.

Pursuant to Chapter 311 of the Texas Tax Code Sections 311.003, 311.007 and 311.011, a public hearing was held on December 2, 2020. Accordingly, the Administration recommends that City Council approve the Seventh Amendment to the Project Plan for the Zone.

*All tri-party agreements, creation documents, project plans and reinvestment zone financing plans can be found on the following website: [https://www.houstontx.gov/ecodev/tirz\\_info.html](https://www.houstontx.gov/ecodev/tirz_info.html)*

---

**Andrew F. Icken, Chief Development Officer**

**Prior Council Action:**

Ord. No.1995-1323, 12/13/95; Ord. No. 1996-0911, 09/11/96; Res. No. 1999-0039, 06/30/99; Ord. No. 1998-1204, 12/16/98; Ord. No. 1998-1205, 12/16/98; Ord. No. 2005-1049, 09/14/05; Ord. No. 2005-1050, 09/14/05; Ord. No. 2007-1422, 12/12/07; Ord. No. 2007-1423, 12/12/2007; Ord. No. 2011-0988, 11/16/2011; Ord. No. 2011-0989. 11/16/2011; Ord 2019-983, 12/4/20; Ord No. 2019-984, 12/4/20

**Amount of Funding:**

No Funding Required

**Contact Information:**

---

Gwendolyn F. Tillotson  
**Phone:** (832) 393 - 0937

**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
Coversheet	Signed Cover sheet
Project Plan and Reinvestment Zone Financing Plan	Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020  
District C, District H, District I  
Item Creation Date: 11/23/2020

### MYR - TIRZ 3 Project Plan Amendment

Agenda Item#: 39.

#### **Background:**

##### **SPECIFIC EXPLANATION:**

Reinvestment Zone Number Three, City of Houston, Texas (the "Zone") was created by Ordinance No. 1995-1323 on December 13, 1995. City Council approved a Project Plan and Reinvestment Zone Financing Plan (the "Plan") for the Zone by Ordinance No. 1996-0911, on September 11, 1996, and created the Market Square Redevelopment Authority by Resolution No. 1999-0039 on June 30, 1999, to implement the Plan.

The City approved the First Amendment to the Plan by Ordinance No. 1998-1205 on December 16, 1998; the Second Amendment to the Plan by Ordinance No. 1999-0828 on August 11, 1999; the Third Amendment to the Plan by Ordinance No. 2005-1050 on September 14, 2005, the Fourth Amendment to the Plan by Ordinance No. 2007-1423 on December 12, 2007, the Fifth Amendment to the Plan by Ordinance No. 2011-989 on November 16, 2011, and the Sixth Amendment to the Plan by Ordinance No. 2019-984 on December 4, 2019.

On November 10, 2020, the Board of Directors of the Zone approved a proposed Seventh Amendment to the Project Plan and Reinvestment Zone Financing Plan (the "Amended Plan") and transmitted it for City Council consideration and approval. The Amended Plan provides for a de-annexation of Sam Houston Park from Reinvestment Zone Three to be annexed into Reinvestment Zone Fourteen in a subsequent request to be approved by City Council.

Pursuant to Chapter 311 of the Texas Tax Code Sections 311.003, 311.007 and 311.011, a public hearing was held on December 2, 2020. Accordingly, the Administration recommends that City Council approve the Seventh Amendment to the Project Plan for the Zone.

*All tri-party agreements, creation documents, project plans and reinvestment zone financing plans can be found on the following website:  
[https://www.houstontx.gov/ecodev/tirz\\_info.html](https://www.houstontx.gov/ecodev/tirz_info.html)*

DocuSigned by:

A handwritten signature in blue ink, appearing to read "A. Icken".

Andrew F. Icken, Chief Development Officer

#### **Prior Council Action:**

Ord. No.1995-1323, 12/13/95; Ord. No. 1996-0911, 09/11/96; Res. No. 1999-0039, 06/30/99; Ord. No. 1998-1204, 12/16/98; Ord. No. 1998-1205, 12/16/98; Ord. No. 2005-1049, 09/14/05; Ord. No. 2005-1050, 09/14/05; Ord. No. 2007-1422, 12/12/07; Ord. No. 2007-1423, 12/12/2007; Ord. No. 2011-0988, 11/16/2011; Ord. No. 2011-0989, 11/16/2011; Ord 2019-983, 12/4/20; Ord No. 2019-984, 12/4/20

#### **Amount of Funding:**

No Funding Required

#### **Contact Information:**

DocuSigned by:

A handwritten signature in blue ink, appearing to read "Gwendolyn E. Tillotson".

Gwendolyn E. Tillotson

Phone: (832) 393 - 0937

**REINVESTMENT ZONE NUMBER THREE  
CITY OF HOUSTON, TEXAS**

**MAIN STREET/MARKET SQUARE ZONE**

Seventh Amended  
Project Plan and Reinvestment Zone Financing Plan

November 2, 2020

REINVESTMENT ZONE NUMBER THREE  
CITY OF HOUSTON, TEXAS

MAIN STREET/MARKET SQUARE ZONE

Part H – Seventh Amended Project Plan and Reinvestment Zone Financing Plan

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## REINVESTMENT ZONE NUMBER THREE, CITY OF HOUSTON, TEXAS

### **Seventh Amended Project Plan and Reinvestment Zone Financing Plan**

#### **Introduction:**

Reinvestment Zone Number Three, City of Houston, Texas, also known as the Main Street/Market Square Tax Increment Reinvestment Zone (“T.I.R.Z. #3,” or “Zone”) was created by Houston City Council (“City”) on December 13, 1995, by Ordinance No. 95-1323, pursuant to Chapter 311 of the Texas Tax Code, in an area comprising nine blocks around Market Square Park in Downtown Houston (“Downtown”). The primary goals of the Zone were, and are, to alleviate blight, deteriorated street and site conditions, and obsolete transit services and facilities, and encourage the sound growth of the residential, retail, and commercial sectors in Downtown through the design and construction of improved streetscape enhancements, pedestrian amenities, public utility system upgrades, parkland improvements, and historic preservation.

#### **Section One:**

##### The Part A Plan:

The City adopted the Part A Project Plan and Reinvestment Zone Financing Plan on September 11, 1996, by Ordinance No. 96-911 (“Part A Plan”). The Part A Plan called for the construction of 905 new residential units, retail, commercial and office development totaling approximately 188,000 square feet, and included provisions for public parking. Project costs enunciated in the Part A Plan included streetscape enhancements, improvements to Buffalo Bayou, financial assistance for the Rice Hotel, acquisition and rehabilitation of historic structures, and affordable housing.

##### The Part B Plan:

On November 11, 1998, the Board of Directors of the Zone recommended that the City expand the original Zone boundaries by adding approximately 65 blocks located primarily along Main Street. The annexation of additional territory into the Zone was approved by the City on December 16, 1998, by Ordinance No. 1998-1204 and adoption of the First Amendment to the Project Plan and Reinvestment Zone Financing Plan (“Part B Plan”) was approved by the City by Ordinance No. 1998-1205, pursuant to Chapter 431 of the Transportation Code & Chapter 394 of the Local Government Code. Subsequently, on June 30, 1999, by Resolution No. 1999-0039, the City approved the creation of the Main Street/Market Square Redevelopment Authority, now d/b/a Downtown Redevelopment Authority (“Authority”). The Authority was established to assist the City and the Zone Board of Directors in implementing the Part A and Part B plans. The Part B plan restated the goals and objectives included in the Part A Plan and added several new project costs, including streetscape enhancement, transit street improvements, parking facilities to support retail development, theater district improvements, cultural and public facility improvements, and educational facilities.

The second amendment to the Zone's Project Plan was approved by City Council on August 11, 1999, by Ordinance No. 1999-828. The second amended plan restated and further defined the fundamental goals and objectives identified in the Part A and Part B Plans. The primary intent of the second amended plan was to incorporate changes to Houston Independent School District's ("HISD") participation in the Zone following an amendment to the Interlocal Participation Agreement among HISD, the City, and the Zone, approved by the City on August 18, 1999, pursuant to Ordinance No. 1999-914. The changes included an increase in project costs for educational facilities and historic preservation. New project costs included in the second amended plan included provisions for, public parking facilities, and transit-related infrastructure improvements. No changes occurred to the boundaries of the Zone as part of the second amended plan.

#### The Part C Plan:

The third amendment to the Zone's Project Plan, the Part C Plan, was approved by City Council on September 14, 2005, by Ordinance No. 2005-1050, and the City approved the enlargement of the Zone by Ordinance No. 2005-1049. The Part C Plan restated and further defined the fundamental goals and objectives identified in the Part A and Part B Plans. In addition, the Part C Plan provided for enlargement of the Zone's boundaries by the addition of two city blocks to facilitate and support the development of the Houston Pavilions project ("Pavilions"). The Pavilions is a mixed-use retail and office complex developed to stimulate major investment in the southeastern portion of Downtown. New project costs included in the Part C Plan provided for residential site development, parks and plazas, retail development, institutional facility improvements, property acquisition, and land assembly.

#### The Part D Plan:

The fourth amendment to the Zone's Project Plan, the Part D Plan, was approved by City Council on December 12, 2007, by Ordinance No. 2007-1423, and the City Council approved the enlargement of the Zone by Ordinance No. 2007-1422. The Part D Plan enlarged the Zone by the addition of city blocks encompassing City Hall, the Julia Ideson Building, the Central Library, City Hall Annex, Sam Houston Park, and the adjacent Buffalo Bayou parklands. This enlargement of the Zone supported the Julia Ideson Building expansion and other, future institutional facilities.

#### The Part E Plan

The Part E Plan is referenced in the Fifth Amendment to the Reinvestment Zone Project Plan and Reinvestment Zone Financing Plan; however, in order to align references to the various plan parts, Part E is now incorporated into Part F. Any reference to Part E in Ordinance No. 2011-989, is now incorporated into Part F herein.

#### The Part F Plan

The fifth amendment to the Zone's Project Plan, the Part F Plan, was approved by City Council on November 16, 2011, by Ordinance No. 2011-989, and the City Council approved the enlargement of the Zone by Ordinance No. 2011-988. The Part F plan provided for an economic development program, authorized by Chapter 380 of the Texas Local Government Code, to fund maintenance and operations for Buffalo Bayou Park ("Project"). The Project included improvements to Buffalo

Bayou Park, a 158 acre linear City park extending west of Downtown from the Sabine Street Bridge to the Shepherd Drive Bridge. Improvements included natural landscaping, site work, water features, trails, footpaths, and pedestrian lighting. Other enhancements included special lighting, pavilions, gardens, entry portals, art, special destinations, and limited concessions.

#### The Part G Plan:

The sixth amendment to the Zone's Project Plan, the Part G Plan, was approved by City Council on December 10, 2019, by Ordinance No. 2019-984, and the City Council approved the enlargement of the Zone by Ordinance No. 2019-983. The Part G Plan provides for the enhancement of and improvements to the approximately 395 acres of land added to the Zone's boundaries contemporaneously with the sixth amendment, and includes the areas covered by the Part A, Part B, Part C, Part D, Part E, and Part F Plans. Public improvements in the Part G Plan are in relationship to the goals, objectives, and project costs included in the original and amended Plans. Project costs are primarily intended for projects within the boundaries of the Zone; however, pursuant to Chapter 311 of the Texas Tax Code, as amended, if the Zone finds that there is a benefit to the Zone in implementing projects in areas outside the boundaries of the Zone, the Zone may expend project costs on those projects.

Pursuant to Texas Tax Code Section 311.010(e), the Zone amended the Project Plan to annex five distinct mappings contiguous with the Zone: (1) the underdeveloped, but burgeoning warehouse district on the north side of downtown, encompassing segments of Interstate 45 to Crockett, and Interstate 10 as the northern boundary terminating at Providence Street to the north with a contained, bounded annexation of the area marked by Interstate 69 from Providence Street and terminating at Pierce Street; (2a) an area of the Skyline District in the southwest quadrant of Downtown sweeping between Pierce and Bell westward to Andrews Street; (2b) an area of the Allen's Landing district in the west southwest quadrant of downtown bordered by Allen Parkway on the north, Bagby, Clay and Shaw Streets on the east, Andrews Street on the south, and Interstate 45 on the west; (3) an infill area bounded by Memorial and Houston Streets, and the Union Pacific Rail line, that will expand the Zone boundary west to encompass City municipal and administrative services buildings; and, (4) a five block "keyhole" addition at the heart of the Zone, bounded by Prairie, Milam, Rusk, Main, Texas and Travis (Blocks 58, 67, 68, 81, 82) composed of commercial structures. For maps of the area described above, please see the **Sixth Amended Project Plan and Reinvestment Zone Financing Plan, November 19, 2019.**

The addition on the northern side of Downtown (Area 1), referred to by its residents as the warehouse district, is an area that has seen only nascent economic development. In the blocks within the Zone that are south of the warehouse district, specifically the historic district, redevelopment has taken place as a result of the intervention of the Zone. The warehouse district is poised for similar redevelopment based on the historic nature of the area, its proximity to Downtown, the anticipated refashioning of the area as a result of the proposed North Houston Highway Improvement Project (NHHIP), and the interest of property owners. The Zone, in reference to and in collaboration with the Houston Downtown Management District (HDMD), will sponsor or provide capital improvement projects, economic development programs that promote business and eliminate blight and programs to encourage resilient community growth, historic preservation, housing, and restoration.

Contiguous with the addition of the warehouse district is the annexation of the area marked by the Interstate 10 freeway bordering the warehouse district to the north and the area marked by the Interstate 69 freeway bordering the eastern edge of downtown running from Providence to Pierce streets between Zones 15 and 24. Annexation of this freeway adjacent area, along with annexation of the southwest quadrant of downtown marked by the Interstate 45 freeway (Areas 2a & 2b) permits the Zone to actively engage in the capital improvement projects and civic opportunities proposed and considered as integral to a robust community view of Segment 3 of the NHHIP, the proposed highway redevelopment plan encircling Downtown that holds enormous promise of improved economic development and public connectivity, enhancing Downtown appeal, community engagement, and neighborhood sustainability. From the anticipated 35 civic opportunity projects poised to accompany the NHHIP will emerge a Green Loop that will envelop the downtown core and abutting neighborhoods. *See* Exhibit 4. Capable of lacing together the City's core communities, these civic opportunities range from a series of multiple garden bridges to an elevated linear park along Pierce Street, from an extended EaDo cap park spanning vibrant areas of Downtown and the developing East End, to signature plaza's joining neighborhoods previously severed from Downtown, from the development of neighborhood parks, trails, gateways and waterfront projects to attract and invigorate public engagement, to water management and detention proposals aimed at reinforcing the City's weather resilience and safeguarding residential neighborhoods.

The expansion of the blocks west of Travis and south of Bell (Areas 2a & 2b), variously referred to as the Skyline District and Allen's Landing, support ongoing redevelopment of Downtown's Main Street core including residential, lodging, and retail, through infrastructure upgrades, economic development grants and enhancement of parks, public spaces, and parking. Importantly, the addition of these two particular segments into the Zone enables the facilitation of capital improvement projects abutting the redeveloped Interstate 45 corridor that will emerge from the proposed NHHIP, including a proposed Freedmen's Town cap park and Fourth Ward Greenway, along with the proposed Pierce Skypark West Gateway. These projects offer to enhance public connectivity by invigorating the interface between the southwest City core and the densified Midtown and Fourth Ward neighborhoods.

The annexation of the area north of Memorial and bounded by Houston Street and the Union Pacific Rail line (Area 3), is comprised mainly of City-owned surface parking lots, municipal courts and police facilities. The expansion into this area supports, and integrates the development proposed in the Western Downtown Facilities Complex. Buildings in this area, such as the Houston Police Department's Central Patrol and the City's Municipal Courts Building are only in partial use and, along with street conditions and utility infrastructure, require reevaluation in light of the City's resiliency initiatives and the implementation of the proposed NHHIP. Expansion into this area permits the Zone to work comprehensively to support the vision of Downtown civic facilities designed for the effective governance and administration of the City and enhanced public access. The addition of the five city-blocks between Main and Milam north of Rusk (Area 4), the keyhole addition at the physical center of the proposed annexation, enables the Zone to further promote business development, augment pedestrian engagement, and extend pedestrian-friendly safety and transportation programs from the Main/Travis corridor that have renovated and redefined public involvement with Downtown.

Optimizing opportunities in these five areas of annexation closely tracks the findings and goals enunciated in Plan Downtown to invigorate connectivity between Downtown and abutting neighborhoods, and to support and enhance Downtown’s businesses, residential attraction, and walkability.

## **Section Two**

### The Part H Plan:

The Zone and the City now propose the seventh amendment to the Zone’s Project Plan and Reinvestment Zone Financing Plan, the Part H Plan. The Part H Plan provides for the de-annexation, as indicated in Map 1, of the area known as Sam Houston Park to enable the annexation of that same public property into neighboring TIRZ #14. The proposed de-annexation will permit TIRZ #14 to celebrate and promote an historical continuity between Houston’s historic Fourth Ward, the Antioch Baptist Church & Park, and the story of Houston’s early growth, development and diversity represented in Sam Houston Park and its historic holdings. This de-annexation is the only change proposed by the Part H Plan and will not alter the project costs, goals or Financial Plan enunciated in the Part G Plan authorized by City Council on December 10, 2019 in Ordinance 2019-984.

Project costs are consistent with the Project costs from the Part A, Part, B, Part C, Part D, Part E, Part F, and Part G plans. The Zone incorporates all Goals from the original Project Plan and subsequent amendments into the Seventh Amended Project Plan.

### **Proposed Goals for the Improvements in the Zone**

The Part H Plan de-annexation of Sam Houston Park does not affect the proposed and restated goals of the Part G Plan passed by City Council on December 10, 2019, which relate to the original public improvement goals and are as follows:

#### **Goal 1: Strengthen the Edges of Downtown to Capture Civic and Commercial Capacity in Concert with the Implementation of the NHHIP.**

The North Houston Highway Improvement Project (NHHIP) will transform Downtown, its boundaries, and the manner in which Downtown interacts and connects with neighboring communities, as the Project entails entirely rebuilding, or decommissioning portions the three highways encircling the Downtown area. During this decade-long reconstruction, the NHHIP presents approximately 35 civic opportunities for public, private and non-profit development prompted by the availability of new public land as part of the highway relocation. The existing and proposed de-annexed area comprising the Zone boundaries trace these development opportunities as they augment Downtown’s accessibility with anticipated multi-use recreational and civic assembly destinations, new connectivity demands, enhancement of existing facilities, and emerging resiliency projects. The total economic benefit of engaging in these civic opportunities is estimated at between 5.6 and 9 billion dollars, reflecting increased visitor, worker,

and resident spending, and enhanced real estate development values. Along the eastern edge of Downtown, the proposed EaDo cap park, a public assemblage area bridging the newly widened freeway between Lamar and Commerce, draws together the George R. Brown Convention Center, stadiums, parks and plazas poised above the highway, connecting Downtown to the emerging and vibrant east-side community, while invigorating the Downtown convention and sports districts. The outsized impact of a fully programmed EaDo cap is estimated to infuse 1.3 billion dollars into the Houston economy through consumer spending and development values. The second high-impact civic opportunity presented by the NHHIP involves the conversion of the decommissioned Pierce Elevated into a signature linear park and carries an estimated economic impact of 600 Million dollars. *Id.* These NHHIP opportunities are replicated on a more moderate scale along the northern and western boundaries of the TIRZ, permitting coordination of multi-modal connectivity demands paralleling the newly conceived Interstate 10 corridor north of the warehouse district as well as the streamlined Interstate 45 link skirting the western edge of the Zone. Civic opportunities encompassed along the northern boundary of the Zone include planning for an enlarged UH-Downtown campus, coordinating the impact of the North Canal construction, realigning, extending, and preserving essential surface streets and infrastructure, and pursuing alternative housing opportunities in the historic Warehouse district. Encompassing the Skyline District to the west of Travis permits the Zone to realize infill opportunities, activate street frontage within the office corridors and strengthen Downtown’s commercial core through increased residential, civic and retail development. Managing the development of these civic needs and opportunities will serve to fully optimize the promise of the NHHIP to maximize the public benefit for the City. See Exhibits 3 & 4, Part G Plan, Sixth Amended Project Plan and Reinvestment Zone Financing Plan, November 19, 2019.

**Goal 2: Create a Green Loop encircling Downtown to capture the opportunities incumbent in the NHHIP by coordinating the development of open green space, legacy, cap, and linear parks, garden bridges, gateways, public squares, and other appropriate recreational facilities to enhance connectivity and develop resiliency to flood events.**

The envisioned Green Loop is a 5-mile transportation and recreation circuit skirting Downtown and the Zone. The Green Loop emerges from the highway redevelopment project as a means for ensuring the continued vitality of Downtown and enhancing the resiliency of abutting neighborhoods. Annexing the areas into the Zone permits suitable stewardship to engage with the development of this exceptional opportunity for the growth of the City as a world-class destination and enlivened community for its residents. Connecting adjacent neighborhoods to Downtown through public infrastructure, garden bridges, regional trail systems, adequate shade, comfort and like enhancements to bayous, bridges, parks, gateways, squares, and other public open green spaces will support and enhance the viability of residential, commercial, and retail districts Downtown. Further opportunity exists to develop civic spaces – libraries, schools and community centers – that front the Green Loop in support of the Downtown core and serve to build on Downtown’s emerging neighborhood clusters, thus attracting new residents and enlarging options for families, students, and prospective homeowners. The treatment of bayou ecology as a water management project, envisioned in the Green Loop, presents the further opportunity to ensure development is resilient to flood events and supportive of the region’s unique ecosystem. *See* Exhibits 3, 4 & 5, Part G Plan, Sixth Amended Project Plan and Reinvestment Zone Financing Plan, November 19, 2019.

**Goal 3: Rehabilitation and development of Cultural, Public and Institutional Facilities, Historic Preservation, and Residential Housing.**

The unique character of the Warehouse District, together with the opportunities presented by the NHHIP realignment, permits the utilization of public land vacated by the NHHIP to support both Downtown's population growth goals and workforce housing prospects at new development sites as well as maintain and highlight the areas historic character. The Zone's efforts in the Skyline District, in concert with the Green Loop enhancements permits an enriched connection between Downtown's office and retail core to housing and entertainment options in Midtown and the Fourth Ward. The de-annexation of Sam Houston Park from the Zone, and the simultaneous annexation of the Park by TIRZ #14, as proposed by the Part H Plan serves to enhance the opportunity for a connective promenade along Andrews Street and the preservation of the Park's historic holdings. In addition, the Zone's focus on the Houston Police Department's Reisner Complex and the Municipal Courts Building to the west of the de-annexed Park property, provides an opportunity to develop a strategic location for high-profile civic uses, governmental offices, and new housing leveraged with private, public, and non-profit developers. Here, the goal centers on upgrading and expanding the existing City facilities in western Downtown to consolidate or relocate certain facilities to alternative sites, repurpose existing facilities, determine the priorities for highest and best land uses, and envision new means of urban connectivity within the area to permit City government to operate more efficiently for employees and citizenry alike.

**Goal 4: The creation of pedestrian-friendly, safe environments within the boundaries of the Zone through the reconstruction of streets and sidewalks with ample lighting and streetscape amenities.**

Streetscape enhancements create a walkable environment that assists in attracting investment in retail, residential, and commercial developments, provides community gathering places, and encourages pedestrian transit in the public realm. Enhanced streetscape components will include sidewalks, lighting, signage, street trees, landscaping, street furnishing, smart wayfinding, and other pedestrian amenities. The reconstruction of key streets and sidewalks, infill development, and protected bike lanes will enhance the level of service in the area. The construction of sidewalk systems, including ADA-compliant ramps and other treatments, will improve pedestrian safety, enrich the visual environment, and provide connectivity both within Downtown and between adjacent districts. All improvements will be coordinated with the street reconstruction programs of the City, Harris County, METRO, TxDOT, and other public entities. Attention will be placed on the leveraging of Zone monies through the funding of elements not addressed by the capital improvement projects of sister agencies, permitting the potential to amplify those efforts. Focus will be given to repairing and replacing old and dysfunctional infrastructure and creating walkable and inviting streets and sidewalks for residents, businesses and visitors.

**Goal 5: The reinforcement of Houston's Innovation Economy along the Main Street corridor and throughout Downtown.**

The retention and expansion of innovative business developments along the Main Street corridor enhances the continued successful redevelopment of the Downtown. Strengthening connections between existing businesses in Downtown and the start-up community by leveraging existing work-spaces for shared innovation ecosystems comprising a hub for technology accelerators and

incubators ensures a pivotal density of research and business partnerships to prosper within Downtown. Offering the catalytic mix of Downtown office space for start-ups and small businesses will attract and sustain innovators and their funders within Downtown and throughout Houston. By facilitating and incentivizing collaboration among Downtown’s office core, area universities, industrial and warehouse facilities, and the use of shared office spaces the Zone will establish and grow Downtown’s innovation District to become the center of gravity for technology and entrepreneurship in the region. *See Exhibits 3 & 5, Part G Plan, Sixth Amended Project Plan and Reinvestment Zone Financing Plan, November 19, 2019.*

### **Goal 6: Economic Development Program.**

In cases where capital improvements to public infrastructure alone are insufficient or inadequate to stimulate private investment and economic development, the Zone may collaborate in funding an economic development program to incentivize private enterprise in the Zone and serve as a catalyst for other business developments (“Program”). The Program would support appropriate operation and maintenance of public infrastructure and facilities, including parks and recreational facilities, to develop and diversify the economy of the Zone, favorably impacting area unemployment and underemployment in the Zone, and develop or expand transportation, business, and commercial activity in the Zone. Other examples of how the Program would be used include funding for business development and retention, business loss mitigation in cases where large public construction projects disrupt access to and operation of businesses, economic development grants to catalyze investments, and matching grants to provide leverage for other economic development funds such as state enterprise projects, state economic development bank funds, and new market tax credit allocations. The Program as outlined in this Plan constitutes an economic development program of the Zone. The Zone may, further, collaborate in facilitating robust connections between private investment in Qualified Opportunity Funds and development efforts seeking funding in those areas of the Zone designated as Opportunity Zones as a result of the 2017 Tax Cuts and Jobs Act.

### **Other Project Plan Provisions**

#### **A. Project Plan**

Existing Uses of Land (Texas Tax Code §311.011 (b)(1)): Map 2 attached hereto depicts the existing land and proposed uses in the Original, Annexed, and de-annexed Areas of the Zone. Map 1 attached hereto highlights the proposed de-annexation of Sam Houston Park from the Zone. The existing and proposed land uses include multi-family residential, commercial, office, public and institutional, transportation and utility, park and open spaces, and undeveloped land uses. The Part H Plan de-annexation removes Sam Houston Park from the Zone, a parcel of no taxable value. All other land uses remain as depicted by the prior plans and in the Part G Plan, Sixth Amended Project Plan and Reinvestment Zone Financing Plan, November 19, 2019.

Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances (Texas Tax Code §311.011(b)(2)): There are no proposed changes to any City ordinance, master plan, or building code in the Part H Plan de-annexation of Sam Houston Park.

Estimated Non-Project Costs (Texas Tax Code §311.011 (b)(3)): There are no estimated non-project costs to the Part H Plan de-annexation.

Method of Relocating Persons to be Displaced, if any, as a Result of Implementing the Plan (Texas Tax Code §311.011 (b)(4)): It is not anticipated that any residents will be displaced by the Part H plan de-annexation.

## **B. Reinvestment Zone Financing Plan**

Estimated Project Costs (Texas Tax Code §311.011(c)(1)): There are no estimated project costs to the Part H Plan de-annexation of Sam Houston Park.

Proposed Kind, Number, and Location of all Proposed Public Works or Public Improvements to be Financed in the Zone (Texas Tax Code §311.011(c)(2)): These details are described throughout the Part G Plan, Sixth Amended Project Plan and Reinvestment Zone Financing Plan, November 19, 2019. The Part H Plan de-annexation does not anticipate the application of section 311.011(c)(2).

Economic Feasibility Study and Finding of Feasibility (Texas Tax Code §311.011(c)(3)): The Part H Plan does not alter prior authorized plans in the Zone and does not affect the Part G Plan economic feasibility studies that demonstrate the economic potential of the Zone including the HR&A study entitled, *Civic Opportunities Related to the North Houston Highway Improvement Project: Economic Impacts and Community Benefits* (December 2017) See Exhibit 3, Sixth Amended Project Plan and Reinvestment Zone Financing Plan, November 19, 2019. The incremental revenue estimates are the same under the Part H Plan as under the Part G Plan, as the de-annexed property contains no taxable value; as such, the incremental revenue estimates remain sufficient to cover the costs of the redevelopment and infrastructure improvements in the Zone as proposed in the Part G Plan. The Part G Plan estimated total project costs of \$816,617,353. The Zone and the City find and determine that the Part A Plan, Part B Plan, Part C Plan, Part D Plan, Part E Plan, Part F, Part G Plan, and Part H Plan are economically feasible.

Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code §311.011 (c)(4), §311.011 (c)(5)): Issuance of notes and bonds by the Zone will occur as tax increment revenues allow. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the attached revenue and project schedules, as well as actual market conditions for the issue and sale of such notes and bonds.

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code §311.011(c)(6)): The Part H Plan de-annexation of Sam Houston Park does not alter prior authorized plans in the Zone and does not affect the Part G Plan methods and sources studies that demonstrate the economic potential of the Zone. Methods and sources of financing include the issuance of notes and bonds, as well as collaboration with developers and other entities for grant funding and partnerships. TY 1996 was the base year for the Zone and TY 2043 is the termination date. As outlined in Exhibit 2 at least \$872,083,156 million of increment is estimated to be generated by the Zone for use in funding project costs. This figure is calculated using an estimated collection rate of 98% and a City contribution of \$0.56792/\$100 of assessed valuation in the Original, 1999, 2007, and 2011

Annexed Areas. The City is also contributing \$0.23100/\$100 of assessed valuation in the 2005 Annexed Area. An HISD contribution of \$1.1367/\$100 of assessed valuation in the Original and 1998 Annexed Areas is also included in the increment calculation along with 51% of a Harris County contribution of \$0.407130/\$100 of assessed valuation in the 2005 Annexed Area and 51% of a Harris County Flood Control Contribution of \$.02792/\$100 of assessed valuation in the 2005 Annexed Area.

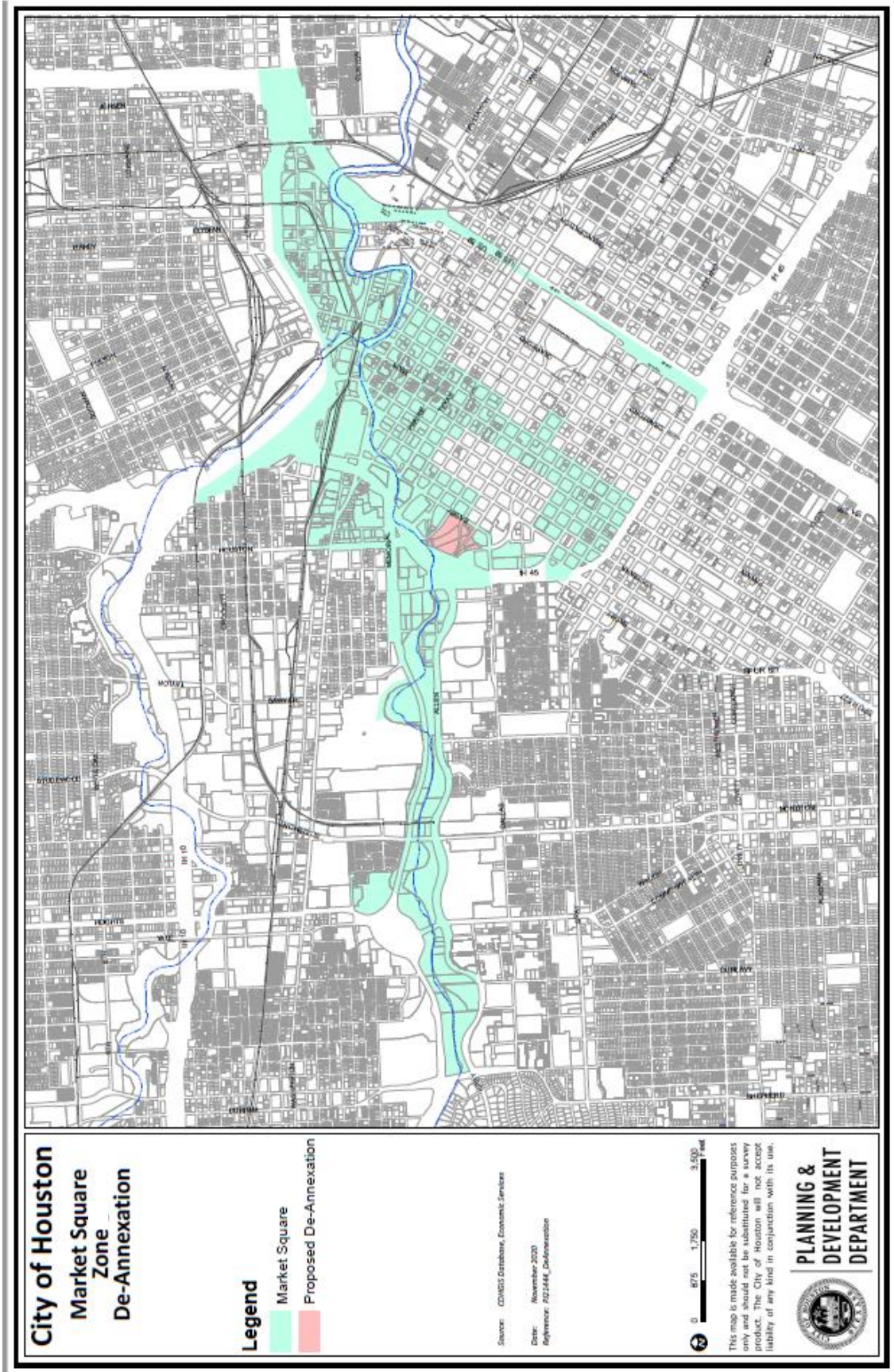
Current Total Appraised Value of Taxable Real Property (Texas Tax Code §311.011 (c)(7)): The current projected appraised value of taxable real property in the Zone, as of November 1, 2019, was \$4,875,755,569 and that appraised value is not diminished by the proposed Part H Plan de-annexation.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code §311.011(c)(8)): The estimated captured appraised value for the remaining duration of the Zone is set forth in Exhibit 2 and is not altered by the proposed Part H Plan de-annexation.

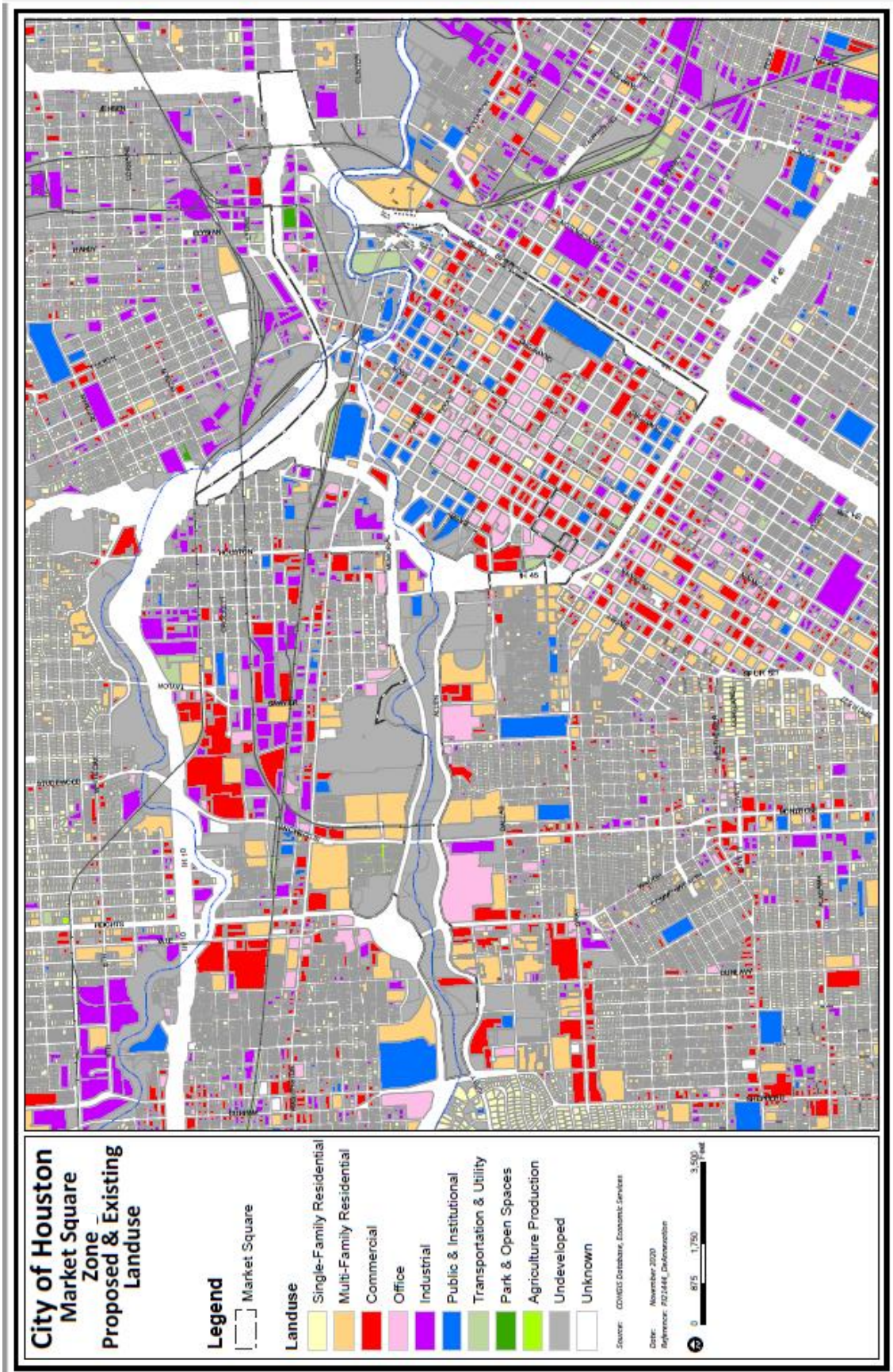
Zone Duration (Texas Tax Code §3 11.011 (c)(9)): When the Zone was initially created by City Council on September 11, 1996, its duration was established at 30 years. On November 16, 2011, City Council granted the Zone's request to extend the duration of the Zone to December 31, 1943.

## MAPS AND EXHIBITS

Map 1 – Proposed De-Annexation



Map 2 – Proposed and Existing Land Uses



## Exhibit 1 – Project Costs Schedule

Project Cost Amendments: The following table includes the approved project costs for the Part A, Part B, Part C and Part D Plans and the changes made to those budgets through this Part G Amendment:									
	1996 Plan	1998 Plan	1999 Plan	2005 Plan	2007 Plan	2011 Plan	2019 Plan	Costs Through 6/30/2019	Remaining Costs
	Estimated Costs	Estimated Costs	Estimated Costs	Estimated Costs	Estimated Costs	Estimated Costs	Estimated Costs		Costs
<b>Infrastructure Improvements:</b>									
Roadways and Street Improvements	2,000,000	11,675,000	11,675,000	9,600,000	9,600,000	23,164,730	47,500,000	36,814,288	\$ 10,685,712
Transit Improvements	-	16,000,000	22,750,000	15,500,000	15,500,000	17,669,720	43,334,450	27,712,337	\$ 15,622,113
<b>Total Infrastructure Improvements</b>	<b>2,000,000</b>	<b>27,675,000</b>	<b>34,425,000</b>	<b>25,100,000</b>	<b>25,100,000</b>	<b>40,834,450</b>	<b>90,834,450</b>	<b>64,526,625</b>	<b>\$ 26,307,825</b>
<b>Total Other Project Costs</b>									
Real Property Improvements	23,750,000	23,750,000	23,750,000	23,750,000	47,750,000	47,500,000	57,520,266	22,045,701	\$ 35,474,565
Parking Facilities	-	15,000,000	15,000,000	3,100,000	3,100,000	10,156,417	10,156,417	-	\$ 10,156,417
Historic Preservation Improvements	1,500,000	9,000,000	16,500,000	13,500,000	18,500,000	26,351,008	26,351,008	15,522,789	10,828,219
Parks and Recreational Facilities Improvements	4,000,000	10,000,000	10,000,000	10,000,000	26,300,000	32,044,167	273,044,167	5,749,158	\$ 267,295,009
Theater District Improvements	-	11,500,000	11,500,000	11,500,000	11,500,000	11,504,779	11,504,799	5,310,151	6,194,648
Cultural and Public Facilities Improvements	-	-	-	-	-	10,000,000	10,000,000	1,503,555	8,496,445
Property Acquisition/Land Assemblage	-	-	-	-	-	10,000,000	-	-	-
Economic Development Programs	-	-	-	14,300,000	14,300,000	166,800,000	166,800,000	30,633,492	136,166,508
Institutional Facilities	-	-	-	-	19,500,000	22,000,000	22,000,000	10,678,800	11,321,200
Affordable Housing Improvements	-	-	-	2,375,000	15,000,000	20,266	-	-	-
Financing Costs	2,000,000	-	-	21,650,000	10,650,000	21,650,000	48,930,000	21,571,169	27,358,831
Zone Administration	750,000	1,891,000	1,891,000	1,891,000	6,750,000	6,994,426	16,994,426	6,068,901	10,865,525
Educational Facilities Project Costs	-	32,182,656	82,541,820	82,541,820	82,541,820	82,541,820	82,541,820	43,909,837	38,631,983
<b>Project Plan Total</b>	<b>34,000,000</b>	<b>130,998,656</b>	<b>195,607,820</b>	<b>209,707,820</b>	<b>280,991,820</b>	<b>488,337,333</b>	<b>816,617,353</b>	<b>227,520,178</b>	<b>589,097,175</b>

Note: There is no Part E Plan approved by City Council. The 2011 Project Plan refers to an E Plan; however, none exists.

Appendix – Exhibit 1A  
Detailed Overview of Plan Amendments

**Part A Plan**

**Estimated Project Costs \$34,000,000**

**Adopted by City Council by Ordinance 1996-0911 on 9/11/96**

Streetscape Enhancements \$2,000,000  
Deleted in Part B

Public streetscape enhancements to serve a residential population and concerns for enhanced security, including but not limited to lighting, walks, landscaping and related street furniture. Improvements in addition to and integrated with street reconstruction by METRO. *Status: Deleted and replaced by Second Amended Plan (Part B) dated August 9, 1999.*

Buffalo Bayou Riverwalk \$4,000,000

Market research identified waterfront amenities and recreational greenbelts as key amenities for potential residents. A riverwalk along the south bank of Buffalo Bayou takes advantage of existing structures lining the stream and connects Sesquicentennial Park and Allen's Landing. Improvements included walkways and access point landscaping. *Status: No change in scope; carry forward into revised plan.*

Preparation of Residential Development Sites \$5,000,000

Plan provided utilities, public parking and eligible developer reimbursements associated with residential/mixed use development and redevelopment supporting new construction consisting of 640 dwelling units on sites currently occupied by surface parking lots. Approximately 2,000 structured parking spaces are anticipated to serve the residents and public visitors. Many of these spaces integrated into residential development projects. *Status: No change in scope; carry forward into revised plan.*

Rice Hotel Financial Assistance \$18,750,000

The Zone provided assistance in the conversion of the preexisting Rice Hotel building into a mixed-use development providing 345 residential units, ground-level retail space and parking facilities. *Status: No change in scope; carry forward into revised plan.*

Acquisition/Rehabilitation of Historic Structures \$1,500,000

Preservation and restoration of smaller historic structures through acquisition/ resale and/or rehabilitation of roofs, other structural elements, and facades. Projects allow for retail and other services for area residents. *Status: No change in scope; carry forward into revised plan.*

**Part B Plan**

**Estimated Project Costs \$130,998,656**

**Adopted by City Council by Ordinance 1998-1205 on 12/16/98**

**Estimated Project Costs \$195,607,820**

**Adopted by City Council by Ordinance 1999-0828 on 8/11/99**

City adopted a restated Part C Plan to 1) incorporate changes in HISD participation and 2) restate and redefine goals and objectives of Part A and Part B plan.

Streetscape Enhancements \$11,675,000  
Reduced to \$7,100,000 in Part C

Initially, streetscape enhancements and sidewalk vault improvements for streets not included in METRO Transit Streets or Cotswold projects. After adoption of Part C, includes roadway improvements such as storm sewer inlets and leads, curbs/gutters and pavement resurfacing. *Status: No change in scope; carry forward into revised plan.*

Transit Streets \$16,000,000  
Reduced to \$10,000,000 in Part C  
Main Street improvements in conjunction with METRO's new rail installation. *Status: No carry forward.*

Public Parking Facilities \$15,000,000  
Deleted in Part C  
TIRZ funding to supplement garage development to promote retail and residential development in Market Square and Main Street areas. *Status: Deleted and replaced by The 2005 Plan. No carry forward.*

Transit Center and Super-Stop \$6,775,000  
Reduced to \$2,500,000 in Part C  
Provide 1) local match financing to secure METRO's federal grant for cost of Transit Center and 2) co-funding of development of Superstop. *Status: Scope changed (delete Transit Center component); \$2.2M expended against reduced cost. carry forward into revised plan.*

Acquisition/Rehabilitation of Historic Structures \$15,000,000  
Reduced to \$12,000,000 in Part C  
Funding to acquire, lease, and/or sell properties or participate with property owners to promote development of underutilized historic buildings for residential and/or commercial uses, enhancing existing pedestrian/retail environment. *Status: No change in current scope; Carry forward into revised plan.*

Education Facilities \$82,541,820  
Educational facilities improvements as provided in Chapter 311 of the Texas Tax Code for projects located inside or outside the Zone. These facilities will be provided in accordance with Interlocal Agreement with HISD. *Status: No change in current scope; Carry forward into revised plan.*

Buffalo Bayou Improvements \$6,000,000  
Reduced to \$2,300,000 in Part D  
Scope as initially conceived provided continuation of Part A Riverwalk improvements. Scope reduced in The 2007 Plan. *Status: No change in current scope; Carry forward into revised plan.*

Theater District Improvements \$11,500,000  
With others, provide funding for improvements to Theater District streets, sidewalks, public spaces and/or cultural/public buildings. *Status: No change in current scope. Carry forward into revised plan.*

### **Part C Plan**

**Estimated Project Costs \$209,707,820**

**Adopted by City Council by Ordinance 2005-1050 on 9/14/05**

Economic Development Grant \$8,800,000

Zone enlarged to facilitate development of mixed use retail, residential and office complex. The Zone provided funding support to *Houston Pavilion* project in an effort to stimulate major investment within the CBD. *Status: No change in scope, carry forward into revised plan.*

Retail Parking Facilities \$5,500,000

The Zone provided funding support for the *Houston Pavilion's* project parking facilities. The project included upgrades to the existing garage to meet retail standards for safety and welfare of the general

public and included air right access, safety lighting, interior way finding, landscaping and ingress/egress modifications. *Status: No change in scope; carry forward into revised plan.*

Public Parking Facilities \$3,100,000

Parking facilities originally identified in Part B to serve the retail core. Part C provided funding for a second parking facility in another area of the Zone. *Status: No change in scope; carry forward into revised plan. Status.*

Transit Streets and Facilities \$5,500,000

Continued public investment in transit improvements that serve the Zone, which could include roadway infrastructure, utilities, site preparation, and related right-of-way acquisition associated with transit improvements. *Status: No change in scope; carry forward into revised plan.*

Affordable Housing \$2,375,000  
Increased to \$15,000,000 in Part D

Increasingly, affordable housing for the downtown workforce has emerged as an important public policy issue. Zone funding can promote private, public, and non-profit developers to integrate affordable housing into their residential development within the downtown area. *Status: No change in scope; carry forward into revised plan.*

#### **Part D Plan**

**Estimated Project Costs \$285,991,820**

**Adopted by City Council by Ordinance 2007-1423 on 12/12/07**

Residential Site Development \$5,000,000

Additional \$5M project funding for residential site development into areas annexed beyond original area, providing utilities and developer reimbursements for residential development. *Status: No change in scope; carry forward into revised plan.*

Parks, Plazas and Streetscapes \$20,000,000

Development or redevelopment of parks and plazas within an expanded Zone to include, but not limited to, public streetscape improvements, street furniture, and landscaping along the public right-of-way. *Status: No change in scope; carry forward into revised plan.*

Retail/Residential Development \$14,000,000

Promote development of street-level retail and residential development within the Central Business District. *Status: No change in scope; carry forward into revised plan.*

Institutional Facilities \$19,500,000

Completed project: expansion and restoration of the Julia Ideson Building of the Central Library. Other public institution projects are to be considered. *Status: No change in scope; carry forward into revised plan.*

Property Acquisitions/Land Assemblage \$10,000,000

To promote further redevelopment within the Zone. *Status: No change in scope; carry forward into revised plan.*

Acquisition/Rehabilitation of Historic Structures \$5,000,000

To promote further redevelopment within the Zone. *Status: No change in scope; carry forward into revised plan.*

**Part F Plan**

**Estimated Project Costs \$488,337,353**

**Adopted by City Council by Ordinance 2011-989 on November 16, 2011**

Roadways & Street Improvements \$22,500,000

To develop and or sponsor projects that improves mobility throughout the downtown area. Identified projects may include but are not limited to lighting, milling, paving, overlaying, curb, gutter and utilities. *Status: No change in current scope; Carry forward into revised plan.*

Infrastructure Mobility & Transit Improvements \$18,334,450

Continued public investment in transit improvements that serve the Zone, which could include roadway infrastructure, utilities, site preparation, lighting, landscaping, furniture, signage, related right-of-way acquisition associated with transit improvements, and other public amenities. *Status: No change in current scope; Carry forward into revised plan.*

Residential & Retail Development \$57,520,266

Funding assistance on residential/mixed use projects that will revitalize the retail market and promote development/redevelopment of street-level retail within the Central Business District. Zone funding can encourage private, public, and non-profit developers to integrate “Workforce Housing” into their residential development within the downtown area. *Status: No change in current scope; Carry forward into revised plan.*

Parking Facilities Development \$10,156,417

Identified projects will assist in providing additional parking to serve patrons, workers, visitors and residents of the Central Business District and spur retail and residential development. *Status: No change in current scope; Carry forward into revised plan.*

Historic Preservation \$26,351,008

To preserve the historic significance of Downtown Houston; the Zone has created a Historic Preservation Program to grant funds to developers to restore the facades of historically significant buildings, placement of historical markers, fixtures, lighting and art. *Status: No change in current scope; Carry forward into revised plan.*

Parks, Plaza & Recreational Facilities \$32,044,167

Zone funding will encourage the development or redevelopment of parks, green space and plazas within the Zone to create a pedestrian friendly oasis and an amenity to the surrounding businesses/retail/residential communities. These projects will promote other area improvements and economic growth. *Status: No change in current scope; Carry forward into revised plan.*

Theater District Improvements \$11,504,779

To develop and or sponsor public improvement projects that will include but are not limited to lighting, installation of sidewalks, public spaces, signage, street furniture, signage and the installation of

landscaping or other public amenities. **Status: No change in current scope; Carry forward into revised plan.**

Cultural & Public Facilities Improvements \$10,000,000

To develop and or sponsor projects that improves the quality of life for residents, workers and visitors of the CBD. **Status: No change in current scope; Carry forward into revised plan.**

Economic Development Programs \$166,800,000

Pursuant to the authority granted by Section 311.010(h), Texas Tax Code. The Zone has established an Economic Development Program to promote, develop and diversify the economy of the Zone, eliminate unemployment and underemployment in the Zone, and develop or expand transportation, business and commercial activity within the Zone. **Status: No change in current scope; Carry forward into revised plan.**

Institutional Facilities Improvements/Development \$22,000,000

The Authority will partner with private philanthropic fundraising efforts to improve institutional facilities of the participating taxing authorities of the Zone. **Status: No change in current scope; Carry forward into revised plan.**

Educational Facilities \$82,541,820

Educational facilities improvements as provided in Chapter 311 of the Texas Tax Code for Projects Located inside or outside the Zone. These facilities will be provided in accordance with the Interlocal Agreement with HISD. **Status: No change in current scope; Carry forward into revised plan.**

**Part G Plan**  
**Estimated Project Costs \$816,617,353**

Roadways & Streets \$47,500,000

To develop and or sponsor projects that improve mobility throughout the Zone. Identified projects may include but are not limited to bridges and surface street connections required as a result of NHHIP development, lighting, milling, paving, overlaying, curb, gutter, and utilities work. **Increased from Plan F.**

Infrastructure, Mobility, Transit Improvement \$43,334,450

Continued investment in public transit improvements that serve the expanded Zone, which could include improvements associated with NHHIP development, roadway infrastructure, utilities, site preparation, lighting, landscaping, furniture, signage, related right-of-way acquisition associated with transit improvements and associated public amenities. **Increased from Plan F.**

Real Property Improvements \$57,520,266

To develop and or sponsor projects to enhance and revitalize the expanded Zone, to promote ground-floor retail, fund and encourage public and non-profit developers to integrate workforce housing into residential developments within the Zone.

Parking Facilities \$10,156,417

Identified projects will assist in providing additional parking to serve patrons, workers, visitors and residents of the expanded Zone to stimulate retail and residential development providing ease of access to City's amenities. **Carried forward from Plan F.**

Historic Preservation Improvements \$10,156,417

Funding to participate with property owners to promote development of underutilized historic buildings for residential and/or commercial uses, enhancing existing pedestrian and retail environment.

Parks & Recreational Facilities Improvements \$273,044,167

Funding to capture the civic opportunities resulting from the NHHIP, attentive to enhancing the connections between the Zone and adjacent communities and concentrated on amenities at the edges of Downtown. Identified projects may include, but are not limited to, an EaDo cap public assemblage joining Downtown to the East End, a signature linear park situated on the Pierce Elevated decommissioned as a result of the NHHIP, plazas, parks, and gateways joining Downtown and an enhanced Buffalo Bayou to the Second, Third, Fourth and Fifth Wards.

Theater District Improvements \$11,504,799

To develop and or sponsor public improvement projects that will include but are not limited to lighting, installation of sidewalks, public spaces, signage, street furniture, and the installation of landscaping or other public amenities. **Carried forward from Plan F.**

Cultural & Public Facility Improvements \$10,000,000

To develop and or sponsor projects that improve the quality of life for residents, workers, and visitors of the expanded Downtown Zone. **Carried forward from Plan F.**

Economic Development Programs \$166,800,000

Pursuant to the authority granted by Section 311.010(h), Texas Tax Code, the Zone has established an Economic Development Program to promote, develop and diversify the economy of the Zone, eliminate unemployment and underemployment in the Zone, and develop or expand transportation, business and commercial activity within the expanded Zone. **Carried forward from Plan F.**

Institutional Facilities \$22,000,000

The Authority will partner with private philanthropic fundraising efforts to capture opportunities to develop and or improve institutional facilities of the participating taxing authorities of the Zone. Identified projects may include but are not limited to facilities housing and supporting the administrative arms of City governance and situated on the western edge of the Zone. **Carried forward from Plan E.**

Educational Facilities \$82,541,820

Educational facilities improvements as provided in Chapter 311 of the Texas Tax Code for projects inside or outside the Zone. These facilities will be provided in accordance with Interlocal Agreement with HISD. **Carried forward from Plan B.**

Financing Costs

\$48,930,000

Estimating Financing Costs for parts A, B, C, D, E, F and G as described in Exhibit 1

Zone Administration

\$16,934,426

Estimated Administration Costs for parts A, B, C, D, E, F and G as described in Exhibit 1

**Part H Plan**

**Estimated Project Costs: Unchanged from Part G Plan**

The de-annexation of Sam Houston Park is not estimated to affect the project costs of the Zone's projects.

Exhibit 2 – Estimated Net Revenue Schedule of All Participating Jurisdictions

Tax Year (1)	Increment Revenue					Transfers/Administrative Fees					Net Revenue (Total Increment Revenue less Total Transfers)
	City	Houston ISD (2)	Harris County (3)	Total Increment Revenue	City Admin (5%)	Houston ISD Educational Facilities	HISD Admin	Harris County Admin (5%)	Total Admin/Transfers		
2019	\$ 17,603,324	\$ 4,989,287	\$ 375,563	\$ 22,968,173	\$ 880,166	\$ 1,612,386	\$ 25,000	\$ 18,778	\$ 2,536,330	\$ 20,431,843	
2020	\$ 18,676,856	\$ 4,989,287	\$ 392,316	\$ 24,058,459	\$ 933,843	\$ 1,612,386	\$ 25,000	\$ 19,616	\$ 2,590,845	\$ 21,467,614	
2021	\$ 19,793,328	\$ 4,989,287	\$ 409,740	\$ 25,192,355	\$ 989,666	\$ 1,612,386	\$ 25,000	\$ 20,487	\$ 2,647,539	\$ 22,544,816	
2022	\$ 20,954,460	\$ 4,989,287	\$ 427,861	\$ 26,371,608	\$ 1,047,723	\$ 1,612,386	\$ 25,000	\$ 21,393	\$ 2,706,502	\$ 23,665,106	
2023	\$ 22,162,037	\$ 4,989,287	\$ 446,707	\$ 27,598,031	\$ 1,108,102	\$ 1,612,386	\$ 25,000	\$ 22,335	\$ 2,767,823	\$ 24,830,207	
2024	\$ 23,417,917	\$ 4,989,287	\$ 436,398	\$ 28,843,601	\$ 1,170,896	\$ 1,612,386	\$ 25,000	\$ 21,820	\$ 2,830,102	\$ 26,013,500	
2025	\$ 24,724,032	\$ 4,989,287	\$ 436,398	\$ 30,149,717	\$ 1,236,202	\$ 1,612,386	\$ 25,000	\$ 21,820	\$ 2,895,407	\$ 27,254,309	
2026	\$ 26,082,392	\$ 4,989,287	-	\$ 31,071,678	\$ 1,304,120	\$ 1,612,386	\$ 25,000	-	\$ 2,941,506	\$ 28,130,173	
2027	\$ 27,495,086	-	-	\$ 27,495,086	\$ 1,374,754	-	-	-	\$ 1,374,754	\$ 26,120,331	
2028	\$ 28,964,288	-	-	\$ 28,964,288	\$ 1,448,214	-	-	-	\$ 1,448,214	\$ 27,516,073	
2029	\$ 30,492,258	-	-	\$ 30,492,258	\$ 1,524,613	-	-	-	\$ 1,524,613	\$ 28,967,645	
2030	\$ 32,081,346	-	-	\$ 32,081,346	\$ 1,604,067	-	-	-	\$ 1,604,067	\$ 30,477,279	
2031	\$ 33,733,999	-	-	\$ 33,733,999	\$ 1,686,700	-	-	-	\$ 1,686,700	\$ 32,047,299	
2032	\$ 35,452,757	-	-	\$ 35,452,757	\$ 1,772,638	-	-	-	\$ 1,772,638	\$ 33,680,119	
2033	\$ 37,240,266	-	-	\$ 37,240,266	\$ 1,862,013	-	-	-	\$ 1,862,013	\$ 35,378,253	
2034	\$ 39,099,275	-	-	\$ 39,099,275	\$ 1,954,964	-	-	-	\$ 1,954,964	\$ 37,144,311	
2035	\$ 41,032,645	-	-	\$ 41,032,645	\$ 2,051,632	-	-	-	\$ 2,051,632	\$ 38,981,012	
2036	\$ 43,043,349	-	-	\$ 43,043,349	\$ 2,152,167	-	-	-	\$ 2,152,167	\$ 40,891,181	
2037	\$ 45,134,481	-	-	\$ 45,134,481	\$ 2,256,724	-	-	-	\$ 2,256,724	\$ 42,877,757	
2038	\$ 47,309,259	-	-	\$ 47,309,259	\$ 2,365,463	-	-	-	\$ 2,365,463	\$ 44,943,796	
2039	\$ 49,571,028	-	-	\$ 49,571,028	\$ 2,478,551	-	-	-	\$ 2,478,551	\$ 47,092,477	
2040	\$ 51,923,268	-	-	\$ 51,923,268	\$ 2,596,163	-	-	-	\$ 2,596,163	\$ 49,327,104	
2041	\$ 54,369,597	-	-	\$ 54,369,597	\$ 2,718,480	-	-	-	\$ 2,718,480	\$ 51,651,117	
2042	\$ 56,913,779	-	-	\$ 56,913,779	\$ 2,845,689	-	-	-	\$ 2,845,689	\$ 54,068,090	
2043	\$ 59,569,729	-	-	\$ 59,569,729	\$ 2,977,986	-	-	-	\$ 2,977,986	\$ 56,581,742	
	\$ 886,830,754	\$ 39,914,293	\$ 2,924,984	\$ 929,670,031	\$ 44,341,538	\$ 12,899,088	\$ 200,000	\$ 146,249	\$ 57,586,875	\$ 872,083,156	

**Notes:**

- (1) Redevelopment Authority is scheduled to terminate in Tax Year 2048
- (2) Houston ISD participation terminates at the end of Tax Year 2023
- (3) Harris County participation ends December 31, 2025 or when total tax increments contributed by Harris County and Harris County Flood Control total \$8,500,000.
- (4) Houston Independent School District participation ends with tax year 2026.
- (5) Collection rate of 98% is assumed; Growth of 4% is assumed.

## Exhibit 2A – City of Houston – Original Area

Tax Year	Base Value Original Area	Taxable Value Original Area	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	City Admin (5%)	Net Revenue (Less Transfers)
2019	22,231,380	\$ 415,260,387	\$ 393,029,007	98.00%	0.56792	\$ 2,187,449	\$ 109,372	\$ 2,078,076
2020	22,231,380	\$ 431,870,802	\$ 409,639,422	98.00%	0.56792	\$ 2,279,896	\$ 113,995	\$ 2,165,901
2021	22,231,380	\$ 449,145,635	\$ 426,914,255	98.00%	0.56792	\$ 2,376,041	\$ 118,802	\$ 2,257,239
2022	22,231,380	\$ 467,111,460	\$ 444,880,080	98.00%	0.56792	\$ 2,476,032	\$ 123,802	\$ 2,352,230
2023	22,231,380	\$ 485,795,918	\$ 463,564,538	98.00%	0.56792	\$ 2,580,022	\$ 129,001	\$ 2,451,021
2024	22,231,380	\$ 505,227,755	\$ 482,996,375	98.00%	0.56792	\$ 2,688,172	\$ 134,409	\$ 2,553,764
2025	22,231,380	\$ 525,436,865	\$ 503,205,485	98.00%	0.56792	\$ 2,800,649	\$ 140,032	\$ 2,660,616
2026	22,231,380	\$ 546,454,340	\$ 524,222,960	98.00%	0.56792	\$ 2,917,624	\$ 145,881	\$ 2,771,743
2027	22,231,380	\$ 568,312,514	\$ 546,081,134	98.00%	0.56792	\$ 3,039,278	\$ 151,964	\$ 2,887,314
2028	22,231,380	\$ 591,045,014	\$ 568,813,634	98.00%	0.56792	\$ 3,165,798	\$ 158,290	\$ 3,007,508
2029	22,231,380	\$ 614,686,815	\$ 592,455,435	98.00%	0.56792	\$ 3,297,379	\$ 164,869	\$ 3,132,510
2030	22,231,380	\$ 639,274,287	\$ 617,042,907	98.00%	0.56792	\$ 3,434,224	\$ 171,711	\$ 3,262,513
2031	22,231,380	\$ 664,845,259	\$ 642,613,879	98.00%	0.56792	\$ 3,576,542	\$ 178,827	\$ 3,397,715
2032	22,231,380	\$ 691,439,069	\$ 669,207,689	98.00%	0.56792	\$ 3,724,553	\$ 186,228	\$ 3,538,325
2033	22,231,380	\$ 719,096,632	\$ 696,865,252	98.00%	0.56792	\$ 3,878,484	\$ 193,924	\$ 3,684,560
2034	22,231,380	\$ 747,860,497	\$ 725,629,117	98.00%	0.56792	\$ 4,038,573	\$ 201,929	\$ 3,836,644
2035	22,231,380	\$ 777,774,917	\$ 755,543,537	98.00%	0.56792	\$ 4,205,065	\$ 210,253	\$ 3,994,812
2036	22,231,380	\$ 808,885,914	\$ 786,654,534	98.00%	0.56792	\$ 4,378,217	\$ 218,911	\$ 4,159,306
2037	22,231,380	\$ 841,241,350	\$ 819,009,970	98.00%	0.56792	\$ 4,558,295	\$ 227,915	\$ 4,330,380
2038	22,231,380	\$ 874,891,004	\$ 852,659,624	98.00%	0.56792	\$ 4,745,576	\$ 237,279	\$ 4,508,297
2039	22,231,380	\$ 909,886,644	\$ 887,655,264	98.00%	0.56792	\$ 4,940,348	\$ 247,017	\$ 4,693,331
2040	22,231,380	\$ 946,282,110	\$ 924,050,730	98.00%	0.56792	\$ 5,142,912	\$ 257,146	\$ 4,885,766
2041	22,231,380	\$ 984,133,395	\$ 961,902,015	98.00%	0.56792	\$ 5,353,577	\$ 267,679	\$ 5,085,898
2042	22,231,380	\$ 1,023,498,730	\$ 1,001,267,350	98.00%	0.56792	\$ 5,572,670	\$ 278,633	\$ 5,294,036
2043	22,231,380	\$ 1,064,438,680	\$ 1,042,207,300	98.00%	0.56792	\$ 5,800,526	\$ 290,026	\$ 5,510,499
						\$ 93,157,901	\$ 4,657,895	\$ 88,500,006
Notes:								
(1) Redevelopment Authority is scheduled to terminate in Tax Year 2043								
(2) Tax Year 2019 Certified and Uncertified Property Values based on Harris County Appraisal District Report.								
(3) Assumed annual growth rate of 4%								
(4) Collection rate estimated at 98%								

## Exhibit 2B – City of Houston 1999 Annexation Area

Tax Year	Base Value 1999 Annexation	Taxable Value Original Area	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	City Admin (5%)	Net Revenue (Less Transfers)
2019	186,145,320	\$ 2,851,651,796	\$ 2,665,506,476	98.00%	0.56792	\$ 14,835,185	\$ 741,759	\$ 14,093,426
2020	186,145,320	\$ 2,965,717,868	\$ 2,779,572,548	98.00%	0.56792	\$ 15,470,033	\$ 773,502	\$ 14,696,532
2021	186,145,320	\$ 3,084,346,583	\$ 2,898,201,263	98.00%	0.56792	\$ 16,130,275	\$ 806,514	\$ 15,323,762
2022	186,145,320	\$ 3,207,720,446	\$ 3,021,575,126	98.00%	0.56792	\$ 16,816,927	\$ 840,846	\$ 15,976,081
2023	186,145,320	\$ 3,336,029,264	\$ 3,149,883,944	98.00%	0.56792	\$ 17,531,044	\$ 876,552	\$ 16,654,492
2024	186,145,320	\$ 3,469,470,434	\$ 3,283,325,114	98.00%	0.56792	\$ 18,273,727	\$ 913,686	\$ 17,360,040
2025	186,145,320	\$ 3,608,249,252	\$ 3,422,103,932	98.00%	0.56792	\$ 19,046,116	\$ 952,306	\$ 18,093,811
2026	186,145,320	\$ 3,752,579,222	\$ 3,566,433,902	98.00%	0.56792	\$ 19,849,402	\$ 992,470	\$ 18,856,932
2027	186,145,320	\$ 3,902,682,391	\$ 3,716,537,071	98.00%	0.56792	\$ 20,684,818	\$ 1,034,241	\$ 19,650,577
2028	186,145,320	\$ 4,058,789,686	\$ 3,872,644,366	98.00%	0.56792	\$ 21,553,651	\$ 1,077,683	\$ 20,475,969
2029	186,145,320	\$ 4,221,141,274	\$ 4,034,995,954	98.00%	0.56792	\$ 22,457,238	\$ 1,122,862	\$ 21,334,376
2030	186,145,320	\$ 4,389,986,925	\$ 4,203,841,605	98.00%	0.56792	\$ 23,396,968	\$ 1,169,848	\$ 22,227,120
2031	186,145,320	\$ 4,565,586,402	\$ 4,379,441,082	98.00%	0.56792	\$ 24,374,287	\$ 1,218,714	\$ 23,155,573
2032	186,145,320	\$ 4,748,209,858	\$ 4,562,064,538	98.00%	0.56792	\$ 25,390,699	\$ 1,269,535	\$ 24,121,164
2033	186,145,320	\$ 4,938,138,252	\$ 4,751,992,932	98.00%	0.56792	\$ 26,447,768	\$ 1,322,388	\$ 25,125,379
2034	186,145,320	\$ 5,135,663,782	\$ 4,949,518,462	98.00%	0.56792	\$ 27,547,119	\$ 1,377,356	\$ 26,169,763
2035	186,145,320	\$ 5,341,090,333	\$ 5,154,945,013	98.00%	0.56792	\$ 28,690,444	\$ 1,434,522	\$ 27,255,922
2036	186,145,320	\$ 5,554,733,947	\$ 5,368,588,627	98.00%	0.56792	\$ 29,879,503	\$ 1,493,975	\$ 28,385,528
2037	186,145,320	\$ 5,776,923,304	\$ 5,590,777,984	98.00%	0.56792	\$ 31,116,123	\$ 1,555,806	\$ 29,560,317
2038	186,145,320	\$ 6,008,000,237	\$ 5,821,854,917	98.00%	0.56792	\$ 32,402,209	\$ 1,620,110	\$ 30,782,098
2039	186,145,320	\$ 6,248,320,246	\$ 6,062,174,926	98.00%	0.56792	\$ 33,739,738	\$ 1,686,987	\$ 32,052,751
2040	186,145,320	\$ 6,498,253,056	\$ 6,312,107,736	98.00%	0.56792	\$ 35,130,768	\$ 1,756,538	\$ 33,374,229
2041	186,145,320	\$ 6,758,183,178	\$ 6,572,037,858	98.00%	0.56792	\$ 36,577,439	\$ 1,828,872	\$ 34,748,567
2042	186,145,320	\$ 7,028,510,505	\$ 6,842,365,185	98.00%	0.56792	\$ 38,081,977	\$ 1,904,099	\$ 36,177,878
2043	186,145,320	\$ 7,309,650,926	\$ 7,123,505,606	98.00%	0.56792	\$ 39,646,697	\$ 1,982,335	\$ 37,664,362
						\$ 635,070,158	\$ 31,753,508	\$ 603,316,650
Notes:								
(1) Redevelopment Authority is scheduled to terminate in Tax Year 2043								
(2) Tax Year 2019 Certified and Uncertified Property Values based on Harris County Appraisal District Report.								
(3) Assumed annual growth rate of 4%								
(4) Collection rate estimated at 98%								

## Exhibit 2C – City of Houston 2005 Annexed Area

Tax Year	Base Value 2005 Annexation	Taxable Value Annexation	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	City Admin (5%)	Net Revenue (Less Transfers)
2019	7,570,600	\$ 90,343,294	\$ 82,772,694	98.00%	0.23100	\$ 187,381	\$ 9,369	\$ 178,012
2020	7,570,600	\$ 93,957,026	\$ 86,386,426	98.00%	0.23100	\$ 195,562	\$ 9,778	\$ 185,784
2021	7,570,600	\$ 97,715,307	\$ 90,144,707	98.00%	0.23100	\$ 204,070	\$ 10,203	\$ 193,866
2022	7,570,600	\$ 101,623,919	\$ 94,053,319	98.00%	0.23100	\$ 212,918	\$ 10,646	\$ 202,272
2023	7,570,600	\$ 105,688,876	\$ 98,118,276	98.00%	0.23100	\$ 222,120	\$ 11,106	\$ 211,014
2024	7,570,600	\$ 109,916,431	\$ 102,345,831	98.00%	0.23100	\$ 231,690	\$ 11,585	\$ 220,106
2025	7,570,600	\$ 114,313,088	\$ 106,742,488	98.00%	0.23100	\$ 241,644	\$ 12,082	\$ 229,561
2026	7,570,600	\$ 118,885,612	\$ 111,315,012	98.00%	0.23100	\$ 251,995	\$ 12,600	\$ 239,395
2027	7,570,600	\$ 123,641,036	\$ 116,070,436	98.00%	0.23100	\$ 262,760	\$ 13,138	\$ 249,622
2028	7,570,600	\$ 128,586,678	\$ 121,016,078	98.00%	0.23100	\$ 273,956	\$ 13,698	\$ 260,258
2029	7,570,600	\$ 133,730,145	\$ 126,159,545	98.00%	0.23100	\$ 285,600	\$ 14,280	\$ 271,320
2030	7,570,600	\$ 139,079,350	\$ 131,508,750	98.00%	0.23100	\$ 297,710	\$ 14,885	\$ 282,824
2031	7,570,600	\$ 144,642,524	\$ 137,071,924	98.00%	0.23100	\$ 310,303	\$ 15,515	\$ 294,788
2032	7,570,600	\$ 150,428,225	\$ 142,857,625	98.00%	0.23100	\$ 323,401	\$ 16,170	\$ 307,231
2033	7,570,600	\$ 156,445,354	\$ 148,874,754	98.00%	0.23100	\$ 337,023	\$ 16,851	\$ 320,172
2034	7,570,600	\$ 162,703,169	\$ 155,132,569	98.00%	0.23100	\$ 351,189	\$ 17,559	\$ 333,630
2035	7,570,600	\$ 169,211,295	\$ 161,640,695	98.00%	0.23100	\$ 365,922	\$ 18,296	\$ 347,626
2036	7,570,600	\$ 175,979,747	\$ 168,409,147	98.00%	0.23100	\$ 381,245	\$ 19,062	\$ 362,182
2037	7,570,600	\$ 183,018,937	\$ 175,448,337	98.00%	0.23100	\$ 397,180	\$ 19,859	\$ 377,321
2038	7,570,600	\$ 190,339,695	\$ 182,769,095	98.00%	0.23100	\$ 413,753	\$ 20,688	\$ 393,065
2039	7,570,600	\$ 197,953,282	\$ 190,382,682	98.00%	0.23100	\$ 430,988	\$ 21,549	\$ 409,439
2040	7,570,600	\$ 205,871,414	\$ 198,300,814	98.00%	0.23100	\$ 448,913	\$ 22,446	\$ 426,468
2041	7,570,600	\$ 214,106,270	\$ 206,535,670	98.00%	0.23100	\$ 467,555	\$ 23,378	\$ 444,178
2042	7,570,600	\$ 222,670,521	\$ 215,099,921	98.00%	0.23100	\$ 486,943	\$ 24,347	\$ 462,596
2043	7,570,600	\$ 231,577,342	\$ 224,006,742	98.00%	0.23100	\$ 507,106	\$ 25,355	\$ 481,751
						\$ 8,088,928	\$ 404,446	\$ 7,684,481

Notes:

- (1) Redevelopment Authority is scheduled to terminate in Tax Year 2048
- (2) Tax Year 2019 Certified and Uncertified Property Values based on Harris County Appraisal District Report.
- (3) Assumed annual growth rate of 4%
- (4) Collection rate estimated at 98%

**Exhibit 2D – City of Houston 2007 Annexed Area**

Tax Year	Base Value 2007 Annexation	Taxable Value Annexation	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	City Admin (5%)	Net Revenue (Less Transfers)
2019	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2020	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2021	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2022	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2023	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2024	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2025	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2026	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2027	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2028	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2035	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2036	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2037	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2038	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2039	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2040	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2041	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2042	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2043	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -

Notes:

- (1) Redevelopment Authority is scheduled to terminate in Tax Year 2048
- (2) Tax Year 2009 Annexation - no taxable value.
- (3) Tax Year 2019 Certified Property Values based on Harris County Appraisal District Report.
- (4) Assumed annual growth rate of 4%
- (5) Collection rate estimated at 98%

## Exhibit 2F – City of Houston 2011 Annexed Area

Tax Year	Base Value 2011 Annexation	Taxable Value Annexation	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	City Admin (5%)	Net Revenue (Less Transfers)
2019	27,178,349	\$ 97,846,039	\$ 70,667,690	98.00%	0.56792	\$ 393,309	\$ 19,665	\$ 373,644
2020	27,178,349	\$ 101,759,881	\$ 74,581,532	98.00%	0.56792	\$ 415,092	\$ 20,755	\$ 394,338
2021	27,178,349	\$ 105,830,276	\$ 78,651,927	98.00%	0.56792	\$ 437,746	\$ 21,887	\$ 415,859
2022	27,178,349	\$ 110,063,487	\$ 82,885,138	98.00%	0.56792	\$ 461,307	\$ 23,065	\$ 438,242
2023	27,178,349	\$ 114,466,026	\$ 87,287,677	98.00%	0.56792	\$ 485,810	\$ 24,290	\$ 461,519
2024	27,178,349	\$ 119,044,667	\$ 91,866,318	98.00%	0.56792	\$ 511,293	\$ 25,565	\$ 485,728
2025	27,178,349	\$ 123,806,454	\$ 96,628,105	98.00%	0.56792	\$ 537,795	\$ 26,890	\$ 510,905
2026	27,178,349	\$ 128,758,712	\$ 101,580,363	98.00%	0.56792	\$ 565,357	\$ 28,268	\$ 537,089
2027	27,178,349	\$ 133,909,061	\$ 106,730,712	98.00%	0.56792	\$ 594,022	\$ 29,701	\$ 564,321
2028	27,178,349	\$ 139,265,423	\$ 112,087,074	98.00%	0.56792	\$ 623,834	\$ 31,192	\$ 592,642
2029	27,178,349	\$ 144,836,040	\$ 117,657,691	98.00%	0.56792	\$ 654,838	\$ 32,742	\$ 622,096
2030	27,178,349	\$ 150,629,482	\$ 123,451,133	98.00%	0.56792	\$ 687,082	\$ 34,354	\$ 652,728
2031	27,178,349	\$ 156,654,661	\$ 129,476,312	98.00%	0.56792	\$ 720,615	\$ 36,031	\$ 684,585
2032	27,178,349	\$ 162,920,847	\$ 135,742,498	98.00%	0.56792	\$ 755,491	\$ 37,775	\$ 717,716
2033	27,178,349	\$ 169,437,681	\$ 142,259,332	98.00%	0.56792	\$ 791,761	\$ 39,588	\$ 752,173
2034	27,178,349	\$ 176,215,188	\$ 149,036,839	98.00%	0.56792	\$ 829,482	\$ 41,474	\$ 788,008
2035	27,178,349	\$ 183,263,796	\$ 156,085,447	98.00%	0.56792	\$ 868,712	\$ 43,436	\$ 825,276
2036	27,178,349	\$ 190,594,348	\$ 163,415,999	98.00%	0.56792	\$ 909,511	\$ 45,476	\$ 864,035
2037	27,178,349	\$ 198,218,122	\$ 171,039,773	98.00%	0.56792	\$ 951,942	\$ 47,597	\$ 904,345
2038	27,178,349	\$ 206,146,847	\$ 178,968,498	98.00%	0.56792	\$ 996,070	\$ 49,803	\$ 946,266
2039	27,178,349	\$ 214,392,721	\$ 187,214,372	98.00%	0.56792	\$ 1,041,963	\$ 52,098	\$ 989,865
2040	27,178,349	\$ 222,968,429	\$ 195,790,080	98.00%	0.56792	\$ 1,089,692	\$ 54,485	\$ 1,035,208
2041	27,178,349	\$ 231,887,167	\$ 204,708,818	98.00%	0.56792	\$ 1,139,331	\$ 56,967	\$ 1,082,364
2042	27,178,349	\$ 241,162,653	\$ 213,984,304	98.00%	0.56792	\$ 1,190,954	\$ 59,548	\$ 1,131,407
2043	27,178,349	\$ 250,809,159	\$ 223,630,810	98.00%	0.56792	\$ 1,244,643	\$ 62,232	\$ 1,182,411
						\$ 18,897,651	\$ 944,883	\$ 17,952,768

Notes:

- (1) Redevelopment Authority is scheduled to terminate in Tax Year 2043
- (2) Tax Year 2019 Certified and Uncertified Property Values based on Harris County Appraisal District Report.
- (3) Assumed annual growth rate of 4%
- (4) Collection rate estimated at 98%

## Exhibit 2G – City of Houston 2019 Proposed Area

Tax Year	Base Value 2019 Annexation	Taxable Value Annexation	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	City Admin (5%)	Net Revenue (Less Transfers)
2019	1,420,654,053	\$ 1,420,654,053	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2020	1,420,654,053	\$ 1,477,480,215	\$ 56,826,162	98.00%	0.56792	\$ 316,273	\$ 15,814	\$ 300,459
2021	1,420,654,053	\$ 1,536,579,424	\$ 115,925,371	98.00%	0.56792	\$ 645,196	\$ 32,260	\$ 612,936
2022	1,420,654,053	\$ 1,598,042,601	\$ 177,388,548	98.00%	0.56792	\$ 987,277	\$ 49,364	\$ 937,913
2023	1,420,654,053	\$ 1,661,964,305	\$ 241,310,252	98.00%	0.56792	\$ 1,343,040	\$ 67,152	\$ 1,275,888
2024	1,420,654,053	\$ 1,728,442,877	\$ 307,788,824	98.00%	0.56792	\$ 1,713,034	\$ 85,652	\$ 1,627,383
2025	1,420,654,053	\$ 1,797,580,592	\$ 376,926,539	98.00%	0.56792	\$ 2,097,828	\$ 104,891	\$ 1,992,937
2026	1,420,654,053	\$ 1,869,483,816	\$ 448,829,763	98.00%	0.56792	\$ 2,498,014	\$ 124,901	\$ 2,373,113
2027	1,420,654,053	\$ 1,944,263,168	\$ 523,609,115	98.00%	0.56792	\$ 2,914,207	\$ 145,710	\$ 2,768,497
2028	1,420,654,053	\$ 2,022,033,695	\$ 601,379,642	98.00%	0.56792	\$ 3,347,048	\$ 167,352	\$ 3,179,696
2029	1,420,654,053	\$ 2,102,915,043	\$ 682,260,990	98.00%	0.56792	\$ 3,797,203	\$ 189,860	\$ 3,607,343
2030	1,420,654,053	\$ 2,187,031,645	\$ 766,377,592	98.00%	0.56792	\$ 4,265,363	\$ 213,268	\$ 4,052,095
2031	1,420,654,053	\$ 2,274,512,910	\$ 853,858,857	98.00%	0.56792	\$ 4,752,251	\$ 237,613	\$ 4,514,638
2032	1,420,654,053	\$ 2,365,493,427	\$ 944,839,374	98.00%	0.56792	\$ 5,258,613	\$ 262,931	\$ 4,995,682
2033	1,420,654,053	\$ 2,460,113,164	\$ 1,039,459,111	98.00%	0.56792	\$ 5,785,230	\$ 289,262	\$ 5,495,969
2034	1,420,654,053	\$ 2,558,517,690	\$ 1,137,863,637	98.00%	0.56792	\$ 6,332,912	\$ 316,646	\$ 6,016,266
2035	1,420,654,053	\$ 2,660,858,398	\$ 1,240,204,345	98.00%	0.56792	\$ 6,902,501	\$ 345,125	\$ 6,557,376
2036	1,420,654,053	\$ 2,767,292,734	\$ 1,346,638,681	98.00%	0.56792	\$ 7,494,874	\$ 374,744	\$ 7,120,130
2037	1,420,654,053	\$ 2,877,984,443	\$ 1,457,330,390	98.00%	0.56792	\$ 8,110,941	\$ 405,547	\$ 7,705,394
2038	1,420,654,053	\$ 2,993,103,821	\$ 1,572,449,768	98.00%	0.56792	\$ 8,751,652	\$ 437,583	\$ 8,314,069
2039	1,420,654,053	\$ 3,112,827,974	\$ 1,692,173,921	98.00%	0.56792	\$ 9,417,990	\$ 470,900	\$ 8,947,091
2040	1,420,654,053	\$ 3,237,341,093	\$ 1,816,687,040	98.00%	0.56792	\$ 10,110,982	\$ 505,549	\$ 9,605,433
2041	1,420,654,053	\$ 3,366,834,736	\$ 1,946,180,683	98.00%	0.56792	\$ 10,831,694	\$ 541,585	\$ 10,290,110
2042	1,420,654,053	\$ 3,501,508,126	\$ 2,080,854,073	98.00%	0.56792	\$ 11,581,235	\$ 579,062	\$ 11,002,173
2043	1,420,654,053	\$ 3,641,568,451	\$ 2,220,914,398	98.00%	0.56792	\$ 12,360,757	\$ 618,038	\$ 11,742,719
						\$ 131,616,116	\$ 6,580,806	\$ 125,035,310

Notes:

- (1) Redevelopment Authority is scheduled to terminate in Tax Year 2043
- (2) Tax Year 2019 Certified and Uncertified Property Values based on Harris County Appraisal District Report.
- (3) Assumed annual growth rate of 4%
- (4) Collection rate estimated at 98%

## Exhibit 2H – Houston ISD Original Area

Tax Year	Base Value	Taxable Value	Lesser of:		Collection Rate	Tax Rate	Increment Revenue	Educational Facilities	Admin Fee	Net Revenue (Less Transfers)
			Captured Appraised Value	Project Plan Appraised Value						
2019	22,851,140	\$ 417,095,985	\$ 394,244,845	\$ 71,810,000	98.00%	1.1367	\$ 799,939	258,516	12,500	528,923
2020	22,851,140	\$ 433,779,824	\$ 410,928,684	\$ 71,810,000	98.00%	1.1367	\$ 799,939	258,516	12,500	528,923
2021	22,851,140	\$ 451,131,017	\$ 428,279,877	\$ 71,810,000	98.00%	1.1367	\$ 799,939	258,516	12,500	528,923
2022	22,851,140	\$ 469,176,258	\$ 446,325,118	\$ 71,810,000	98.00%	1.1367	\$ 799,939	258,516	12,500	528,923
2023	22,851,140	\$ 487,943,308	\$ 465,092,168	\$ 71,810,000	98.00%	1.1367	\$ 799,939	258,516	12,500	528,923
2024	22,851,140	\$ 507,461,041	\$ 484,609,901	\$ 71,810,000	98.00%	1.1367	\$ 799,939	258,516	12,500	528,923
2025	22,851,140	\$ 527,759,482	\$ 504,908,342	\$ 71,810,000	98.00%	1.1367	\$ 799,939	258,516	12,500	528,923
2026	22,851,140	\$ 548,869,862	\$ 526,018,722	\$ 71,810,000	98.00%	1.1367	\$ 799,939	258,516	12,500	528,923
							\$ 6,399,512	1,292,580	100,000	2,644,615

Notes:

- (1) Houston Independent School District participation in the Reinvestment Zone ends with the collection of the Tax Year 2026 payment
- (2) Base Year is Tax Year 1996 for the Annexed Area
- (3) Tax Year 2019 Certified and Uncertified Property Values based on Harris County Appraisal District Report.
- (4) Collection rate is estimated at 98%
- (5) Assumed annual growth of 4%
- (6) Houston Independent School District participation ends with Tax Year 2026.

## Exhibit 2H – Houston ISD Annexed Area

Tax Year	Base Value Annexed Area	Taxable Value	Lesser of:		Collection Rate	Tax Rate	Increment Revenue	Educational Facilities	Admin Fee	Net Revenue (Less Transfers)
			Captured Appraised Value	Project Plan Appraised Value						
2019	186,182,350	2,740,944,584	\$ 2,554,762,234	\$ 376,075,000	98.00%	1.1367	\$ 4,189,348	\$ 1,353,870	12,500	\$ 2,822,978
2020	186,182,350	\$ 2,850,582,367	\$ 2,664,400,017	\$ 376,075,000	98.00%	1.1367	\$ 4,189,348	\$ 1,353,870	12,500	\$ 2,822,978
2021	186,182,350	\$ 2,964,605,662	\$ 2,778,423,312	\$ 376,075,000	98.00%	1.1367	\$ 4,189,348	\$ 1,353,870	12,500	\$ 2,822,978
2022	186,182,350	\$ 3,083,189,889	\$ 2,897,007,539	\$ 376,075,000	98.00%	1.1367	\$ 4,189,348	\$ 1,353,870	12,500	\$ 2,822,978
2023	186,182,350	\$ 3,206,517,484	\$ 3,020,335,134	\$ 376,075,000	98.00%	1.1367	\$ 4,189,348	\$ 1,353,870	12,500	\$ 2,822,978
2024	186,182,350	\$ 3,334,778,183	\$ 3,148,595,833	\$ 376,075,000	98.00%	1.1367	\$ 4,189,348	\$ 1,353,870	12,500	\$ 2,822,978
2025	186,182,350	\$ 3,468,169,311	\$ 3,281,986,961	\$ 376,075,000	98.00%	1.1367	\$ 4,189,348	\$ 1,353,870	12,500	\$ 2,822,978
2026	186,182,350	\$ 3,606,896,083	\$ 3,420,713,733	\$ 376,075,000	98.00%	1.1367	\$ 4,189,348	\$ 1,353,870	12,500	\$ 2,822,978
							<b>\$ 33,514,781</b>	<b>\$ 10,830,960</b>	<b>\$100,000</b>	<b>\$22,583,821</b>

Notes:

- (1) Houston Independent School District participation in the Reinvestment Zone ends with the collection of the Tax Year 2026 payment
- (2) Base Year is Tax Year 1999 for the Annexed Area
- (3) Tax Year 2019 Certified and Uncertified Property Values based on Harris County Appraisal District Report.
- (4) Collection rate is estimated at 98%
- (5) Assumed annual growth of 4%
- (6) Houston Independent School District participation ends with Tax Year 2026.

**Exhibit 2I – Harris County, Harris County Flood Control Annexed Area**

Tax Year	Base Value	Projected Value	Captured Appraised Value	Collection Rate	Harris County Tax Rate	Harris County Flood Control Tax Rate	Increment Revenue	Admin (5%)	Net Revenue (Less Transfers)
2019	\$ 19,906,400	\$ 192,628,097	\$ 172,721,697	98.00%	0.40713	0.02792	\$ 375,563	\$ 18,778	\$ 356,784
2020	\$ 19,906,400	\$ 200,333,221	\$ 180,426,821	98.00%	0.40713	0.02792	\$ 392,316	\$ 19,616	\$ 372,701
2021	\$ 19,906,400	\$ 208,346,550	\$ 188,440,150	98.00%	0.40713	0.02792	\$ 409,740	\$ 20,487	\$ 389,253
2022	\$ 19,906,400	\$ 216,680,412	\$ 196,774,012	98.00%	0.40713	0.02792	\$ 427,861	\$ 21,393	\$ 406,468
2023	\$ 19,906,400	\$ 225,347,628	\$ 205,441,228	98.00%	0.40713	0.02792	\$ 446,707	\$ 22,335	\$ 424,372
2024	\$ 19,906,400	\$ 234,361,533	\$ 200,700,000	98.00%	0.40713	0.02792	\$ 436,398	\$ 21,820	\$ 414,578
2025	\$ 19,906,400	\$ 243,735,995	\$ 200,700,000	98.00%	0.40713	0.02792	\$ 436,398	\$ 21,820	\$ 414,578
							\$ 2,924,984	\$ 146,249	\$ 2,778,735
Notes:									
(1) Redevelopment Authority is scheduled to terminate in Tax Year 2043									
(2) Base Year: Tax Year 2005									
(3) Tax Year 2019 Preliminary Certified and Uncertified Property Values based on Harris County Appraisal District Report.									
(4) Assumed annual growth rate of 4%									
(5) Collection rate estimated at 98%									
(6) Harris County participation ends December 31, 2025 or when total tax increments contributed by Harris County and Harris County Flood Control total \$8,500,000.									



## **CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 12/8/2020

District D, District I

Item Creation Date: 11/23/2020

MYR - TIRZ 8 Gulfgate Boundary Enlargement

Agenda Item#: 42.

### **Summary:**

ORDINANCE enlarging the boundaries of **REINVESTMENT ZONE NUMBER EIGHT, CITY OF HOUSTON, TEXAS (GULFGATE ZONE) - DISTRICTS D - EVANS-SHABAZZ and I - GALLEGOS**

### **Background:**

#### **SPECIFIC EXPLANATION:**

Reinvestment Zone Number Eight, City of Houston, Texas ("Zone") was created by City Council ("City") by Ordinance No 1997-1524 on December 10, 1997, initially encompassing approximately 67 acres.

Subsequently, City Council approved a Project Plan and Reinvestment Zone Financing Plan ("Plan") for the Zone by Ordinance No. 1997-1572 on December 17, 1997, and created the Gulfgate Redevelopment Authority by Resolution No. 1997-0066 on December 10, 1997 to implement the Plan.

The City approved the First Amendment to the Plan by Ordinance No. 1997-0707 on July 7, 1999; the Second Amendment to the Plan by Ordinance No. 1999-0824 on August 11, 1999; the Third Amendment to the Plan by Ordinance No. 2014-1193 on December 17, 2014; and the Fourth Amendment to the Plan by Ordinance No. 2018-1024 on December 19, 2018. The City approved enlarging the boundaries of the Zone by Ordinance No. 1999-0706 on July 7, 1999 (adding 185 acres), Ordinance No. 2014-1192 on December 17, 2014 (adding 7,769 acres), and Ordinance No. 2018-1023 on December 19, 2018 (adding 13.55 acres).

The proposed annexation will add approximately 200 acres of land into the Zone boundaries, including Sims Bayou Park, Robert C. Stuart Park, Reveille Park, and Blackhawk Park; vacant land suitable for potential workforce/affordable housing; Mosley Road, from Airport Blvd. to Scranton St.; Telephone Road, from Dixie Dr. to Oak Vista Street; Almeda Genoa Rd., from Ballantine St. to Blackhawk Boulevard; and Blackhawk Boulevard, from Almeda Genoa Rd. to north of Fuqua. A Fifth Amendment to the Plan, to be considered by City Council contemporaneously with this proposed annexation, includes provisions for public improvements for the enlarged area.

Accordingly, the Administration recommends that City Council approve enlarging the boundaries of the Zone.

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**Andrew F. Icken, Chief Development Officer**

**Prior Council Action:**

Ord. 1997-1524, 12/10/97; Res. 1997-0066, 12/10/97; Ord. 1997-1572, 12/17/97; Ord. 1999-0706, 7/7/99; Ord. 1999-0707, 7/7/99; Ord. 1999-0824, 8/11/99; Ord. 2014-1192, 12/17/14; Ord. 2014-1193, 12/17/14; Ord. 2018-1023, 12/19/18; Ord. 2018-1024, 12/19/18

**Contact Information:**

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Gwendolyn F. Tillotson

**Phone:** (832) 393 - 0937

**ATTACHMENTS:**

**Description**

Coversheet  
Property Description

**Type**

Signed Cover sheet  
Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District D, District I

Item Creation Date: 11/23/2020

MYR - TIRZ 8 Gulfgate Boundary Enlargement

Agenda Item#: 56.

### **Background:**

#### **SPECIFIC EXPLANATION:**

Reinvestment Zone Number Eight, City of Houston, Texas ("Zone") was created by City Council ("City") by Ordinance No 1997-1524 on December 10, 1997, initially encompassing approximately 67 acres. Subsequently, City Council approved a Project Plan and Reinvestment Zone Financing Plan ("Plan") for the Zone by Ordinance No. 1997-1572 on December 17, 1997, and created the Gulfgate Redevelopment Authority by Resolution No. 1997-0066 on December 10, 1997 to implement the Plan.

The City approved the First Amendment to the Plan by Ordinance No. 1997-0707 on July 7, 1999; the Second Amendment to the Plan by Ordinance No. 1999-0824 on August 11, 1999; the Third Amendment to the Plan by Ordinance No. 2014-1193 on December 17, 2014; and the Fourth Amendment to the Plan by Ordinance No. 2018-1024 on December 19, 2018. The City approved enlarging the boundaries of the Zone by Ordinance No. 1999-0706 on July 7, 1999 (adding 185 acres), Ordinance No. 2014-1192 on December 17, 2014 (adding 7,769 acres), and Ordinance No. 2018-1023 on December 19, 2018 (adding 13.55 acres).

The proposed annexation will add approximately 200 acres of land into the Zone boundaries, including Sims Bayou Park, Robert C. Stuart Park, Reveille Park, and Blackhawk Park; vacant land suitable for potential workforce/affordable housing; Mosley Road, from Airport Blvd. to Scranton St.; Telephone Road, from Dixie Dr. to Oak Vista Street; Almeda Genoa Rd., from Ballantine St. to Blackhawk Boulevard; and Blackhawk Boulevard, from Almeda Genoa Rd. to north of Fuqua. A Fifth Amendment to the Plan, to be considered by City Council contemporaneously with this proposed annexation, includes provisions for public improvements for the enlarged area.

Accordingly, the Administration recommends that City Council approve enlarging the boundaries of the Zone.

DocuSigned by:

Andrew Falcken, Chief Development Officer

### **Prior Council Action:**

Ord. 1997-1524, 12/10/97; Res. 1997-0066, 12/10/97; Ord. 1997-1572, 12/17/97; Ord. 1999-0706, 7/7/99; Ord. 1999-0707, 7/7/99; Ord. 1999-0824, 8/11/99; Ord. 2014-1192, 12/17/14; Ord. 2014-1193, 12/17/14; Ord. 2018-1023, 12/19/18; Ord. 2018-1024, 12/19/18

### **Contact Information:**

DocuSigned by:

Gwendolyn F. Tillotson

Phone: (832) 393 - 0937

**JURISDICTIONAL BOUNDARY DESCRIPTION OF AREAS TO BE ANNEXED TO  
TAX INCREMENT REINVESTMENT ZONE NUMBER EIGHT (GULFGATE)  
CITY OF HOUSTON**

**Tract 1 of 7** Reveille Park (7700 Oak Vista Street) is +/- 15 acre tract of land situated in J. R. Harris Abstract 27, City of Houston, Harris County, Texas and being more particularly described as follows: **BEGINNING** at south right-of-way of Oak Vista St and east right-of-way Poplar St, same being northwest corner of 13.11 acre tract (TR 38C ABST 27 J R HARRIS);

Then generally east along north boundary of said TR 38C to northeast corner of said tract;

Then south along east boundary of said TR 38C to southeast corner of said tract, same being City of Houston TIRZ 8 Gulfgate Annex;

Then generally southwest and west along south boundary of TR 38C, same being boundary line of City of Houston TIRZ 8 Gulfgate Annex to southwest corner of said TR 38C, and east boundary of LT 9 BLK 21 SANTA ROSA SEC 4;

Then south along east boundary of said LT 9 to southeast corner of said lot;

Then generally west along south boundary of said LT 9, and LT 8 & TR 7B BLK 21 SANTA ROSA SEC 4 to southwest corner of said lot;

Then generally north along west boundary of said LT 8 & TR 7B to northwest corner of said lot, same being south right-of-way of Vista Verde St;

Then generally east along north boundary of said LT 8 & TR 7B, and LT 9, to interior corner of TR 38C ABST 27 J R HARRIS;

Then north along west boundary of TR 38C to northwest corner of said TR 38C, and beginning point of +/- **15 acre tract 1 of 7.**

**Tract 2 of 7** Sims Bayou Park (9500 Martin Luther King Blvd) is +/- 10.4 acre tract of land situated in A. Holland Abstract 347, City of Houston, Harris County, Texas and being more particularly described as follows: **BEGINNING** at west right-of-way of Martin Luther King Blvd and northeast corner of 21.944 acre tract (TRS 2F 2G ABST 347 A G HOLLAND);

Then generally south approx. 374 feet along east boundary of said TRS 2F 2G, same being boundary line of City of Houston TIRZ 8 Gulfgate Annex;

Then generally west across said TRS 2F 2G to west boundary of said tract;

Then generally west and north along west boundary of said TRS 2F 2G to northwest corner of said tract, same being south boundary of CRESTMONT SEC 2 BLK 5;

Then generally east along north boundary of said TRS 2F 2G to northeast corner of said tract, same being west right-of-way of Martin Luther King Blvd, and beginning point of +/- **10.4 acre tract 2 of 7.**

**Tract 3 of 7** Stuart (Robert C.) Park (7250 Bellfort St) is +/- 27.17 acre tract of land situated in H. B. Prentiss Abstract 56, City of Houston, Harris County, Texas and being more particularly described

as follows: **BEGINNING** at south right-of-way of Bellfort St and east right-of-way Hemingway Dr, same being west corner of 27.14 acre TR 12C ABST 56 H B PRENTISS.;

Then generally east by north along south right-of-way of Bellfort St, same being boundary of City of Houston TIRZ 8 Gulfgate Annex, and north boundary of TR 12C ABST 56 H B PRENTISS;

Then south along east boundary to said TR 12C to east corner of said tract;

Then southwest and south along east boundary to said TR 12C to south corner of said tract, same being east right-of-way of Hemingway Dr;

Then northwest along west boundary of said TR 12C to west corner of said tract, same being east right-of-way of Hemingway Dr, to south right-of-way of Bellfort St., same being boundary of TIRZ 8 Gulfgate Annex, and beginning point of +/- **27.17 acre tract 3 of 7**.

**Tract 4 of 7 is +/- 3.76 acre** tract of land situated in B. T. Masterson Abstract 1093, G. W. Sherrick Abstract 1112, City of Houston, Harris County, Texas and being more particularly described as follows: **BEGINNING** at boundary line of TIRZ 8 Gulfgate Annex at boundary line of 0.2076 acre tract (TR 163 SOUTH HOUSTON GARDENS SEC 6) at the intersection of east right-of-way line of Mosley Road with south right-of-way of Airport Blvd;

Then generally south along boundary line of said 0.2076 acre tract, same being east right-of-way of Mosley Road to south right-of-way of Scranton St;

Then west along south right-of-way of Scranton St to a point south of west right-of-way line of Mosley Rd;

Then generally north across right-of-way of Scranton St and along west right-of-way line of Mosley Road to south right-of-way of Airport Blvd and boundary line of TIRZ 8 Gulfgate Annex, same being boundary line of 2.594 acre tract (TRS 123 & 123C SOUTH HOUSTON GARDENS SEC 6);

Then east along south right-of-way of Airport Blvd, same being boundary line of TIRZ 8 Gulfgate Annex to east right-of-way of Mosley Road and beginning point of +/- **3.76 acre tract 4 of 7**.

**Tract 5 of 7 is +/- 21.16 acre** tract of land situated in the T. Tobin Abstract 774, City of Houston, Harris County, Texas and being more particularly described as follows: **BEGINNING** at intersection of west right-of-way of Martin Luther King Blvd and south right-of-way of Park Village Dr., same being boundary line of TIRZ 8 Gulfgate Annex;

Then south along west right-of-way of Martin Luther King Blvd to southeast corner of 4.0 acre tract (TR 15N-1 ABST 774 T TOBIN);

Then west along south boundary of said 4.0 acre tract, and 17.1553 acre tract (TR 15N ABST 774 T TOBIN) to southeast corner of acre tract (TR 5C ABST 774 T TOBIN);

Then north along east boundary of said TR 5C to northeast corner of said tract, same being south boundary of said TR 15N;

Then west along north boundary of said TR 5C and south boundary of said TR 15N to southwest corner of said TR 15N, same being east right-of-way of Sandrock Dr;

Then north along east right-of-way of Sandrock Dr to south right-of-way of Park Village Dr;

Then generally east along south right-of-way of Park Village Dr to west right-of-way Martin Luther King Blvd, same being TIRZ 8 Gulfgate Annex, and beginning point of +/- **21.16 acre tract 5 of 7**.

**Tract 6 of 7** is a +/- 119.1 acre tract of land in the City of Houston, Harris County, Texas and being more particularly described as follows: **BEGINNING** at intersection of north right-of-way of Almeda Genoa Rd and east right-of-way of Ballantine St, same being boundary line of City of Houston TIRZ 8 Gulfgate Annex;

Then generally east along north right-of-way of Almeda Genoa Road to east right-of-way of Clearwood St;

Then generally south along east right-of-way of Clearwood St, and Blackhawk Blvd to northwest corner of TR 26 ABST 1564 R BOATRRIGHT;

Then east along north boundary of said TR 26 to northeast corner of said tract;

Then south along east boundary of said TR 26 to southeast corner of said tract, and north boundary of TR 2D-2 ABST 1382 HT&BRR CO SEC 2;

Then east along north boundary of said TR 2D-2 to northeast corner of said tract;

Then generally south along east boundary of said TR 2D-2 to southeast corner of said tract, same being north right-of-way of Fuqua St;

Then west along south boundary of said TR 2D-2 to southeast corner of TR 2D ABST 1382 HT&BRR CO SEC 2;

Then north along east boundary of said TR 2D to northeast corner of said tract;

Then west along north boundary of said TR 2D to northwest corner of said tract;

Then south along west boundary of said TR 2D, and RES A BLK 1 BLACKHAWK 24 SEVEN to southwest corner of said RES A BLK 1, same being north right-of-way of Fuqua St;

Then west along north right-of-way of Fuqua St to west right-of-way of Blackhawk Blvd;

Then generally north along west right-of-way of Blackhawk Blvd to southeast corner of TR 26A ABST 1564 R BOATRRIGHT;

Then west along south boundary of said TR 26A to southwest corner of said tract;

Then north along west boundary of said TR 26A to northwest corner of said tract;

Then east along north boundary of said TR 26A to northeast corner of said tract, same being west right-of-way of Blackhawk Blvd;

Then generally north along west right-of-way of Blackhawk Blvd to south right-of-way of Almeda Genoa Rd;

Then west along south right-of-way of Almeda Genoa Rd to east right-of-way of Ballantine St, same being boundary line of City of Houston TIRZ 8 Gulfgate Annex;

Then north along east right-of-way of Ballantine St, same being boundary line of City of Houston TIRZ 8 Gulfgate Annex to north right-of-way of Almeda Genoa Road beginning point +/- **119.1 acres tract 6 of 7.**

**Tract 7 of 7** is a +/- 2.75 acre tract of land situated in the H.B. Prentiss Abstract 56, City of Houston, Harris County, Texas and being more particularly described as follows: **BEGINNING** at south right-of-way of Dixie Dr and east right-of-way of Telephone Rd, same being boundary line of City of Houston TIRZ 8 Gulfgate Annex;

Then southeast by south along east right-of-way of Telephone Rd to boundary line of City of Houston TIRZ 8 Gulfgate Annex 2;

Then west along boundary line of City of Houston TIRZ 8 Gulfgate Annex 2, across Telephone Road to west right-of-way of Telephone Rd;

Then northwest by north along west right-of-way of Telephone Rd to south right-of-way of Dixie Drive and boundary line of City of Houston TIRZ 8 Gulfgate Annex;

Then east along south right-of-way of Dixie Dr and boundary line of City of Houston TIRZ 8 Gulfgate Annex to beginning point of +/- **2.75 acre tract 7 of 7.**



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District D, District I

Item Creation Date: 11/23/2020

MYR - TIRZ 8 Gulfgate Project Plan Amendment

Agenda Item#: 43.

### **Summary:**

ORDINANCE approving fifth amended Project Plan and Reinvestment Zone Financing Plan for **REINVESTMENT ZONE NUMBER EIGHT, CITY OF HOUSTON, TEXAS (GULFGATE ZONE)**; authorizing the City Secretary to distribute such plan - **DISTRICTS D - EVANS-SHABAZZ and I - GALLEGOS**

**This item should only be considered after passage of Item 42 above**

### **Background:**

#### **SPECIFIC EXPLANATION:**

Reinvestment Zone Number Eight, City of Houston, Texas ("Zone") was created by City Council ("City") by Ordinance No 1997-1524 on December 10, 1997, initially encompassing approximately 67 acres.

Subsequently, City Council approved a Project Plan and Reinvestment Zone Financing Plan ("Plan") for the Zone by Ordinance No. 1997-1572 on December 17, 1997, and created the Gulfgate Redevelopment Authority by Resolution No. 1997-0066 on December 10, 1997 to implement the Plan.

The City approved the First Amendment to the Plan by Ordinance No. 1997-0707 on July 7, 1999; the Second Amendment to the Plan by Ordinance No. 1999-0824 on August 11, 1999; the Third Amendment to the Plan by Ordinance No. 2014-1193 on December 17, 2014; and the Fourth Amendment to the Plan by Ordinance No. 2018-1024 on December 19, 2018. The City approved enlarging the boundaries of the Zone by Ordinance No. 1999-0706 on July 7, 1999 (adding 185 acres), Ordinance No. 2014-1192 on December 17, 2014 (adding 7,769 acres), and Ordinance No. 2018-1023 on December 19, 2018 (adding 13.55 acres).

On November 18, 2020, the Board of Directors of the Zone approved a proposed Fifth Amendment to Project Plan and Reinvestment Zone Financing Plan (the "Amended Plan") and transmitted it for City Council consideration and approval. The Amended Plan provides for an expanded boundary that will add approximately 200 acres to the Zone's current footprint. The proposed expanded boundary will include Sims Bayou Park, Robert C. Stuart Park, Reveille Park, and Blackhawk Park; vacant land suitable for potential workforce/affordable housing; Mosley Road, from Airport Blvd. to Scranton St.; Telephone Road, from Dixie Dr. to Oak Vista Street; Almeda Genoa Rd., from Ballantine St. to Blackhawk Boulevard; and Blackhawk Boulevard, from Almeda Genoa Rd. to north of Fuqua.

Pursuant to Chapter 311 of the Texas Tax Code, a public hearing was held on December 2, 2020.

Accordingly, the Administration recommends that City Council approve the Fifth Amendment to the Project

Plan for the Zone.

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**Andrew F. Icken, Chief Development Officer**

**Prior Council Action:**

Ord. 1997-1524, 12/10/97; Res. 1997-0066, 12/10/97; Ord. 1997-1572, 12/17/97; Ord. 1999-0706, 7/7/99; Ord. 1999-0707, 7/7/99; Ord. 1999-0824, 8/11/99; Ord. 2014-1192, 12/17/14; Ord. 2014-1193, 12/17/14; Ord. 2018-1023, 12/19/18; Ord. 2018-1024, 12/19/18

**Contact Information:**

Gwendolyn F. Tillotson

**Phone:** (832) 393 - 0981

**ATTACHMENTS:**

**Description**

**Type**

Coversheet

Signed Cover sheet

Project Plan and Reinvestment Zone Financing Plan

Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District D, District I

Item Creation Date: 11/23/2020

MYR - TIRZ 8 Gulfgate Project Plan Amendment

Agenda Item#: 57.

### **Background:**

#### **SPECIFIC EXPLANATION:**

Reinvestment Zone Number Eight, City of Houston, Texas ("Zone") was created by City Council ("City") by Ordinance No 1997-1524 on December 10, 1997, initially encompassing approximately 67 acres. Subsequently, City Council approved a Project Plan and Reinvestment Zone Financing Plan ("Plan") for the Zone by Ordinance No. 1997-1572 on December 17, 1997, and created the Gulfgate Redevelopment Authority by Resolution No. 1997-0066 on December 10, 1997 to implement the Plan.

The City approved the First Amendment to the Plan by Ordinance No. 1997-0707 on July 7, 1999; the Second Amendment to the Plan by Ordinance No. 1999-0824 on August 11, 1999; the Third Amendment to the Plan by Ordinance No. 2014-1193 on December 17, 2014; and the Fourth Amendment to the Plan by Ordinance No. 2018-1024 on December 19, 2018. The City approved enlarging the boundaries of the Zone by Ordinance No. 1999-0706 on July 7, 1999 (adding 185 acres), Ordinance No. 2014-1192 on December 17, 2014 (adding 7,769 acres), and Ordinance No. 2018-1023 on December 19, 2018 (adding 13.55 acres).

On November 18, 2020, the Board of Directors of the Zone approved a proposed Fifth Amendment to Project Plan and Reinvestment Zone Financing Plan (the "Amended Plan") and transmitted it for City Council consideration and approval. The Amended Plan provides for an expanded boundary that will add approximately 200 acres to the Zone's current footprint. The proposed expanded boundary will include Sims Bayou Park, Robert C. Stuart Park, Reveille Park, and Blackhawk Park; vacant land suitable for potential workforce/affordable housing; Mosley Road, from Airport Blvd. to Scranton St.; Telephone Road, from Dixie Dr. to Oak Vista Street; Almeda Genoa Rd., from Ballantine St. to Blackhawk Boulevard; and Blackhawk Boulevard, from Almeda Genoa Rd. to north of Fuqua.

Pursuant to Chapter 311 of the Texas Tax Code, a public hearing was held on December 2, 2020. Accordingly, the Administration recommends that City Council approve the Fifth Amendment to the Project Plan for the Zone.

DocuSigned by:

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Andrew F. Icken, Chief Development Officer

### **Prior Council Action:**

Ord. 1997-1524, 12/10/97; Res. 1997-0066, 12/10/97; Ord. 1997-1572, 12/17/97; Ord. 1999-0706, 7/7/99; Ord. 1999-0707, 7/7/99; Ord. 1999-0824, 8/11/99; Ord. 2014-1192, 12/17/14; Ord. 2014-1193, 12/17/14; Ord. 2018-1023, 12/19/18; Ord. 2018-1024, 12/19/18

### **Contact Information:**

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**REINVESTMENT ZONE NUMBER EIGHT  
CITY OF HOUSTON, TEXAS**

**GULFGATE ZONE**

**FIFTH AMENDED  
PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN**

November 2020

REINVESTMENT ZONE NUMBER EIGHT, CITY OF HOUSTON, TEXAS

Part E – Fifth Amended Project Plan and Reinvestment Zone Financing Plan

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Map 1 – Proposed 2020 Annexation

Map 2 – Existing and Proposed Land Uses

Exhibit 1 – Project Costs

Exhibit 2 – Transfer Schedule, All Entities

Exhibit 3a – City Of Houston, Values and Revenues – Original Zone

Exhibit 3b – City of Houston, Values and Revenues – 1999 Annex

Exhibit 3c – City of Houston, Values and Revenues – 2014 Annex

Exhibit 3d – City of Houston, Values and Revenues – 2018 Annex

Exhibit 3e – City of Houston, Values and Revenues – 2020 Annex

Exhibit 4a – HISD, Values and Revenues - Original Zone

Exhibit 4b – HISD, Values and Revenues - 1999 Annex

**REINVESTMENT ZONE NUMBER EIGHT, CITY OF HOUSTON, TEXAS**  
**Fifth Amended Project Plan and Reinvestment Zone Financing Plan**

**Introduction**

Reinvestment Zone Number Eight, City of Houston, Texas, (the “Gulfgate Zone” or “Zone”) was created by the City Council of the City of Houston, Texas (“City”) by Ordinance No. 1997-1524, passed and adopted on December 10, 1997, which originally consisted of approximately 67 acres of land, including the Gulfgate Mall site. The primary goals are to provide a source of funding through tax increments generated by redevelopment to better eliminate the blight and substandard conditions existing in the Zone, provide a way to remediate unsafe and unsanitary conditions in the Zone, and encourage the sound growth of the residential, retail, and commercial sectors in the Zone through the purchase, demolition and reconstruction of property, as well as design and construction of improved mobility systems, streetscape enhancements, pedestrian amenities, public utility system upgrades, adequate public facilities, and parkland and public space improvements.

**Section One**

The Part A Plan, Part B Plan, Part C Plan and Part D Plan

On December 17, 1997, the City approved Gulfgate Zone’s Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 1997-1572 (the “Part A Plan”). On July 7, 1999, the City approved the annexation of approximately 185 additional acres into the Gulfgate Zone by Ordinance No. 1999-0706, and approved a First Amendment to the Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 1999-0707, which was further amended by a Second Amendment to the Project Plan and Reinvestment Zone Financing Plan on August 11, 1999 by Ordinance No. 1999-0824 (The First and Second Amendments, collectively, the “Part B Plan”). The Part A Plan and the Part B Plan collectively consisted of a comprehensive plan for redevelopment in the Zone with project costs consisting of purchase, demolition and reconstruction of property, as well as relocation and reconstruction of infrastructure, mobility improvements, and streetscape enhancements. On December 17, 2014, the City approved the annexation of approximately 7,769 additional acres into the Gulfgate Zone by Ordinance No. 2014-1192, and approved Gulfgate Zone’s Third Amendment to the Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 2014-1193 (the “Part C Plan”). The Part C Plan added project costs for the enlarged area and focused on opportunities to bring new life to areas such as the Bellfort Avenue Corridor, Telephone Road Corridor, Dixie Drive Corridor, Long Road Corridor, Mykawa Road Area, and the Broadway Street Corridor. On December 19, 2018, the City approved the annexation of approximately 13.55 additional acres into the Gulfgate Zone by Ordinance No. 2018-1023, and approved Gulfgate Zone’s Fourth Amended Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 2018-1024 (the “Part D Plan”). The Part D Plan provided for the annexation of a senior affordable housing development located at 6000 Telephone Road; right-of-way along Telephone Road, from 6000 Telephone Road to the

intersection of Reveille Street and Telephone Road; and right-of-way along Park Place, from Hartford Street to Galveston Road (Hwy 3).

## **Section Two**

### The Part E Plan

The Zone and the City now propose the Fifth Amendment to the Project Plan and Reinvestment Zone Financing Plan (the “Part E Plan”). The purpose of this amendment is to provide for the annexation of approximately 199.32 acres of land into the Zone (the “2020 Annexed Area”), and add project costs for the enlarged area, including Sims Bayou Park, Robert C. Stuart Park, Reveille Park, and Blackhawk Park; vacant land suitable for potential workforce/affordable housing; Mosley Road, from Airport Blvd. to Scranton Street; Telephone Road, from Dixie Drive to Oak Vista Street; Almeda Genoa Road, from Ballantine Street to Blackhawk Boulevard; and Blackhawk Boulevard, from Almeda Genoa Road. to Fuqua. Map 1 depicts the proposed areas to be annexed. The Part E Plan consists of (i) a summary of the redevelopment efforts of the Zone, (ii) a restatement of the Zone’s redevelopment goals, and (iii) the Zone’s project cost categories and allocations.

#### **A. Summary of Redevelopment Efforts**

Significant redevelopment and reinvestment have occurred in the Gulfgate Zone since inception of the Zone. Improvements to Gulfgate Mall and adjacent properties have served as a catalyst for private reinvestment in surrounding areas, most notably in neighborhoods and commercial areas north of the Zone.

The initial wave of development transformed neighborhoods north of Gulfgate Mall, with specific emphasis in the East End, but reinvestment south of the Mall has remained limited. Substantial public and nonprofit investment focused around William P. Hobby Airport offered a unique and timely opportunity to enlarge the Zone boundaries in 2014 and to couple the Zone’s resources with those of other partners such as the City of Houston, Scenic Houston and the Hobby Area Management District to enhance revitalization efforts and spur private activity. Projects include improvements to the airport, reconstruction and enhancement of corridors such as Broadway Street, and visual enhancements and streetscape improvements along Broadway Street and Airport Boulevard.

Over the past several years, Zone projects have focused on parks, recreation and trail improvements as well as infrastructure needs in each of the corridor areas. The Zone has completed projects in support of the Houston Parks Board’s initiatives along Sims Bayou, including improvements to the intersection of MLK and Airport Blvd. and lighting improvements at underpasses for I-45, Broadway Street, Bellfort, Telephone Road, and Mykawa Road. Park Place Boulevard, which serves as the main thoroughfare and entrance into the Houston Botanical Gardens, is currently under construction and will include new lighting and expanded sidewalks. In addition to major capital improvements, the Zone has

completed a series of short-term multi-modal projects, including sidewalks, panel replacements and ramps, that have had an immediate impact on the area.

## **B. Redevelopment Plan Concepts and Goals**

The redevelopment concepts and goals of the Part E Plan restate and amend the concepts and goals identified in the Part D Plan. To the extent prior statements of redevelopment plan concepts and goals conflict with the concepts and goals articulated in the Part E Plan outlined below, the Part E Plan controls.

### **Goal 1: Improve and enhance major and/or strategic corridors and opportunities for connectivity throughout the Zone.**

When the boundaries of the Zone were enlarged in 2014, increased emphasis was placed on continuing to improve the network of roadways, sidewalks, trails, and transit sites for purposes of reconditioning or reconstructing deteriorating infrastructure, improving mobility, increasing multimodal connectivity, and improving the appearance of the corridor network. Initial efforts included partial funding for expansion of streetscape and pedestrian enhancements along Broadway Street in coordination with roadway reconstruction efforts by the City of Houston. Funds from Scenic Houston and the Hobby Area Management District were leveraged for additional private and public funds. The proposed enlarged Zone will further support public infrastructure improvements necessary to spur and/or complement future economic development, as well as support development of affordable/workforce housing within the Zone.

Streetscape enhancements may further be expanded to include support and expansion of enhancement efforts by the Houston Airport System along Airport Boulevard. Roadway reconstruction and streetscape improvements could likewise extend along Bellfort Avenue through the commercial areas that extend to Telephone Road.

Other major investment areas include:

- **Bellfort Avenue Corridor.** Improvements to include roadway reconstruction along the length of the roadway from Telephone Road to Martin Luther King, including advocacy for a “complete streets” approach to the extent practical, appropriate to the character of the corridor and as financing becomes available. The possibility of pedestrian and bikeway enhancements will allow the corridor to be multifunctional to the extent practical. Visual enhancements are envisioned along the corridor that will tie into improvements along Broadway Street and positively impact adjacent commercial areas and neighborhoods.
- **Telephone Road Corridor.** Improvements proposed include roadway reconstruction that follow the “complete streets” philosophy, including the possibility of pedestrian enhancements and other multifunctional improvements to the extent practical and as financing becomes available. Visual enhancements

are critical to the Telephone Road Corridor as a major north-south route to local commercial areas and neighborhoods, but also for travelers to and from Hobby Airport.

- Dixie Drive Corridor. Improvements focus upon roadway reconstruction appropriate to each phase of the roadway extending from Mykawa Road to Reveille Street, including application of “complete streets” concepts, as well as visual enhancements as is practical and as financing becomes available.
- Long Road Corridor. Improvements focus upon roadway reconstruction, including possible accommodation of extended rail service in the event that the corridor is a candidate for rail transit service. Like preceding roadway corridors, improvements within the Long Road Corridor extending from Interstate 610 to Reveille Street are proposed to follow the “complete streets” format to the extent practical and as financing becomes available.
- Mykawa Road Area. Improvements within the Mykawa Road area are intended to spur neighborhood reinvestment and preservation, while also creating economic opportunity and encouraging creation of affordable housing. Improvements include infrastructure and roadway improvements in the areas surrounding Mykawa Road to offset development costs. Improvements in vacant or underperforming areas offer the opportunity for new development while similar improvements in existing commercial areas and neighborhoods promote reinvestment and long-term sustainability.
- Enhancement of the area-wide system of bike pathways that are either planned or currently in place, such as the signed shared lanes along Belfort Avenue and the trail network under development along Sims Bayou.
- System-wide visual enhancements that improve safety, wayfinding and the overall experience of traveling throughout the Zone, including use of visual enhancement to unify the area under a common theme. Examples of such improvements are similar to elements proposed along Broadway Street, including landscaping, signage, monumentation, lighting, street furniture, street and sidewalk treatments, intersection improvements, and bridge enhancements, among other improvements.
- Area-wide strategic acquisition and clearance of property for purposes of targeted blight removal in order to promote public safety, preservation and enhancement of existing commercial areas, neighborhood reinvestment and preservation, and overall improvement of economic opportunity.

**Goal 2: Enhance public infrastructure, facilities and services throughout the Zone.**

Similar to treatment of corridors, the Zone would focus on enhancements to public infrastructure and facilities within the Zone to provide adequate capacity, enhance provision of critical public services and support development of affordable/workforce housing in the Zone.

**Goal 3: Develop and enhance open green space, parks, plazas, and other similar improvements within the Zone.**

The Zone will place an effort on development of green space and green connection opportunities, redevelopment of existing spaces for the creation of cohesive and vibrant communities within the Zone, as well as attracting economic investment from outside of the Zone. There is an established need for public open spaces consisting of parks, plazas, public squares, natural areas, recreational amenities, cultural amenities, and landscaping in public right-of-way as a means to carry out the vision for creating a series of communities with open spaces, connectivity and mixed uses along strategic corridors. Parks and plazas help foster social interactions that define the public realm and urban culture. Incorporation of Glenbrook Golf Course and the surrounding green space provides an opportunity for participation in improvements at this location, as well as along Sims Bayou. Improvements along the esplanades of Broadway Street and Airport Boulevard will serve as a model for additional improvements along other major corridors throughout the Zone.

**Goal 4: Facilitate development and redevelopment of vacant, underdeveloped and underperforming areas of the Zone through targeted real estate acquisition, strategic demolition and land improvements.**

Improvements to Gulfgate Mall, Hobby Airport, Broadway Street and Airport Boulevard substantially improve the marketability of property within the Zone and implementation of goals to enhance infrastructure, connectivity, mobility, visual quality and adequate services will further positively influence the development position of area sites. The Zone has the opportunity to even further improve the economic position of the area through targeted blight removal to eliminate impediments that make property difficult to develop. This includes acquisition of property, demolition of structures, remediation to remove site impediments, and potential construction of parking or stormwater management facilities to spur appropriate development activity, promote private investment and improve economic opportunities for residents, visitors and businesses.

The Zone will support the removal of blighted or underperforming structures, as well as targeted acquisitions of additional property to induce complimentary projects, increase local economic opportunity, and improve safety and services for area residents and business owners.

The Zone will expedite capital improvement projects by managing the projects and using tax increment to finance them. The Zone will further add value to strategic improvements by using tax increment to leverage additional improvements above those contemplated by typical and traditional improvements as a means of increasing value and functionality, enhancing reinvestment potential, and also serving as a model for best practices to surrounding property owners. The Zone will continue to enhance public infrastructure in order to keep pace with expanding demands and to spur reinvestment in currently developed locations, as well as new development on vacant properties.

### C. Authorized Projects and Project Costs

The amended and restated project costs are detailed in Table 1, below. Additionally, attached as **Exhibit 1** is a schedule of the Zone’s project costs, details of adjustments in the project costs from the Part A Plan to the Part E Plan and amounts remaining under each project costs category as of June 30, 2020. The dollar amounts for each category are approximate and may be amended from time to time by the Board of Directors of the Zone with approval of the City Council.

**Table 1  
Project Costs**

	Part A Plan	Part B Plan		Part C Plan	Part D Plan	Part E Plan	Total Project Costs
	Original Zone Project Costs	1st Amendment Project Costs	2nd Amendment Project Costs	3rd Amendment Project Costs	4th Amendment Project Costs	5th Amendment Project Costs	
<b>Original Zone Project Costs</b>							
Property Acquisition	\$5,250,000				\$0		\$5,250,000
Related Costs and Creation Fees	\$1,250,000				\$0		\$1,250,000
Financing Costs	\$8,251,920				\$0		\$8,251,920
HISD Schools and Educational Facilities			\$12,043,725		\$0		\$12,043,725
<b>1<sup>st</sup>/2<sup>nd</sup> Amendment/Annexation Projects</b>							
Box Culvert Removal		\$2,116,150			\$0		\$2,116,150
Contingency & Engineering		\$560,780			\$0		\$560,780
Right Turn Lane Additions		\$100,000			\$0		\$100,000
Traffic Signalization		\$500,000			\$0		\$500,000
Contingency & Engineering		\$159,000			\$0		\$159,000
Refurbished Crosswalk		\$100,000			\$0		\$100,000
Landscaping & Irrigation		\$127,870			\$0		\$127,870
Contingency & Engineering		\$33,886			\$0		\$33,886
TIRZ Annexation: Professional/Legal Fees		\$210,000			\$0		\$210,000
Related Costs & Interest Carry		\$680,000			\$0		\$680,000
							\$0
HISD Annexation School & Education Facilities			\$3,823,497		\$0		\$3,823,497
<b>3rd/4th/5th Amendment Projects</b>							
<b>Areawide Projects</b>							
Parks, Trails, Public Spaces				\$4,000,000	\$0	\$7,000,000	\$11,000,000
Public Infrastructure/Facilities				\$5,000,000	\$0	\$3,000,000	\$8,000,000
Targeted Blight Removal Costs				\$5,000,000	\$0		\$5,000,000
<b>Corridor and Area Projects</b>							
Long Road Corridor				\$15,530,000	\$0	\$3,000,000	\$18,530,000
Dixie Road Corridor				\$10,950,000	\$0	\$5,000,000	\$15,950,000
Bellfort Avenue Corridor				\$14,250,000	\$0	\$25,000,000	\$39,250,000
Telephone Road Corridor				\$11,300,000	\$0	\$15,000,000	\$26,300,000
Broadway Street Corridor				\$2,300,000	\$0	\$5,000,000	\$7,300,000
Mykawa Area				\$16,000,000	\$0	\$10,000,000	\$26,000,000
<b>Total Project Costs</b>	<b>\$14,751,920</b>	<b>\$4,587,686</b>	<b>\$15,867,222</b>	<b>\$84,330,000</b>	<b>\$0</b>	<b>\$73,000,000</b>	<b>\$192,536,828</b>

#### **D. Project Plan**

Existing and Proposed Uses of Land (Texas Tax Code § 311.011(b)(1)): Map 2, attached hereto, depicts the existing and proposed land uses of real property in the Zone. Existing and proposed land uses include similar, but enhanced, multi-family and single family residential, commercial retail, office, hotel and travel-related activity, heavy commercial and industrial, public and institutional, transportation, park and open spaces with increasingly diminished undeveloped land over time.

Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances (Texas Tax Code § 311.011(b)(2)): All construction will be performed in conformance with the City's existing rules and regulations. There are no proposed changes to any City ordinance, master plan, or building code.

Estimated Non-Project Costs (Texas Tax Code § 311.011(b)(3)): The project costs referenced in Table 1 reflect project costs to be incurred by the Zone only. The costs that would otherwise be project costs but are funded by other parties, such as the Texas Department of Transportation or private sources, are non-project costs. Funding identified in Table 1 will be leveraged with other sources to secure non-project funding when appropriate and available.

Method of Relocating Persons to be Displaced, if any, as a Result of Implementing the Plan (Texas Tax Code § 311.011(b)(4)): It is not anticipated that any residents will be displaced or relocated as a result of implementing the Project Plan and Reinvestment Zone Financing Plan for the Zone (the Parts A, B, C, D and Part E Plans are collectively referred to herein as the "Plan").

#### **E. Reinvestment Zone Financing Plan**

Estimated Project Costs (Texas Tax Code § 311.011(c)(1)): Table 1 details the proposed public improvements to be funded utilizing resources from the Gulfgate Zone. The dollar amounts are approximate and may be amended from time to time by the Board of Directors of the Zone with approval of the City Council. The financing costs are a function of project financing needs and will vary with market conditions from the estimates shown on Table 1. The Part E Plan adds \$73 million in project costs.

Proposed Kind, Number, and Location of all Proposed Public Works or Public Improvements to be Financed in the Zone (Texas Tax Code § 311.011(c)(2)): These details are described throughout the Plan and are identified in Table 1.

Economic Feasibility (Texas Tax Code § 311.011(c)(3)): An economic feasibility study was completed for the Gulfgate area in 1997 by CDS Market Research. The study documents the economic potential in the Zone. **Exhibit 2** constitutes updated incremental revenue estimates for the Plan. The incremental revenue estimates are projected to be sufficient to cover the costs of the proposed redevelopment and infrastructure improvements in

the Zone. Implementation and timing of improvements will be based on actual revenues received by the Zone. The Plan estimates total project costs of \$192.5 million, of which \$33.4 million has been expended during the life of the Zone, leaving a total of \$159.1 million in remaining project costs. The Board of Directors of the Zone finds and determines that the Plan is economically feasible.

Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code § 311.011(c)(4), § 311.011(c)(5)): Issuance of notes and bonds by the Zone will occur as tax increment revenues allow. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the attached revenue and project schedules, as well as actual market conditions for the issue and sale of such notes and bonds.

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code § 311.011(c)(6)): Methods and sources of financing include the issuance of notes and bonds, as well as agreements with developers and other entities for grant funding and partnerships.

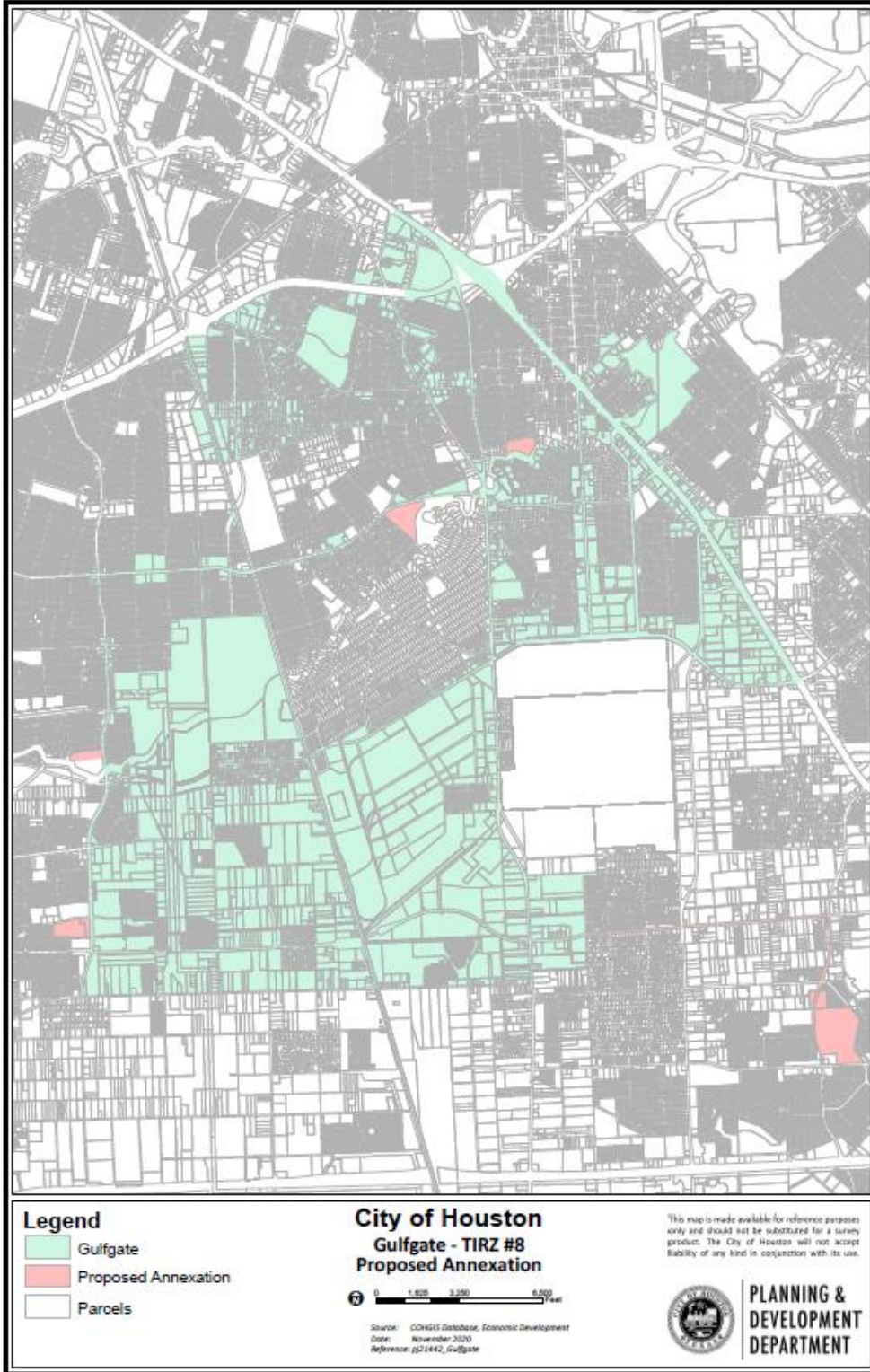
Tax increment associated with the Part E Plan will consist of contributions from the City of Houston. Tax year 1997 is the base year for the Gulfgate Zone and tax year 2044 is the scheduled final year for participation by the City. This figure is calculated using an estimated collection rate of 98% and a City contribution of \$0.561840/\$100 of assessed valuation. Houston Independent School District (“HISD”) participates in the original zone and 1999 annexed areas only, and tax year 2027 is the scheduled final year for participation by HISD (see **Exhibits 4A and 4B**).

Current Total Appraised Value of Taxable Real Property (Texas Tax Code § 311.011(c)(7)): As of November 2020], the current appraised value of taxable real property in the Zone is \$1,825,213,175. The current appraised value of the 2020 Annexed Area is \$1,520,526.

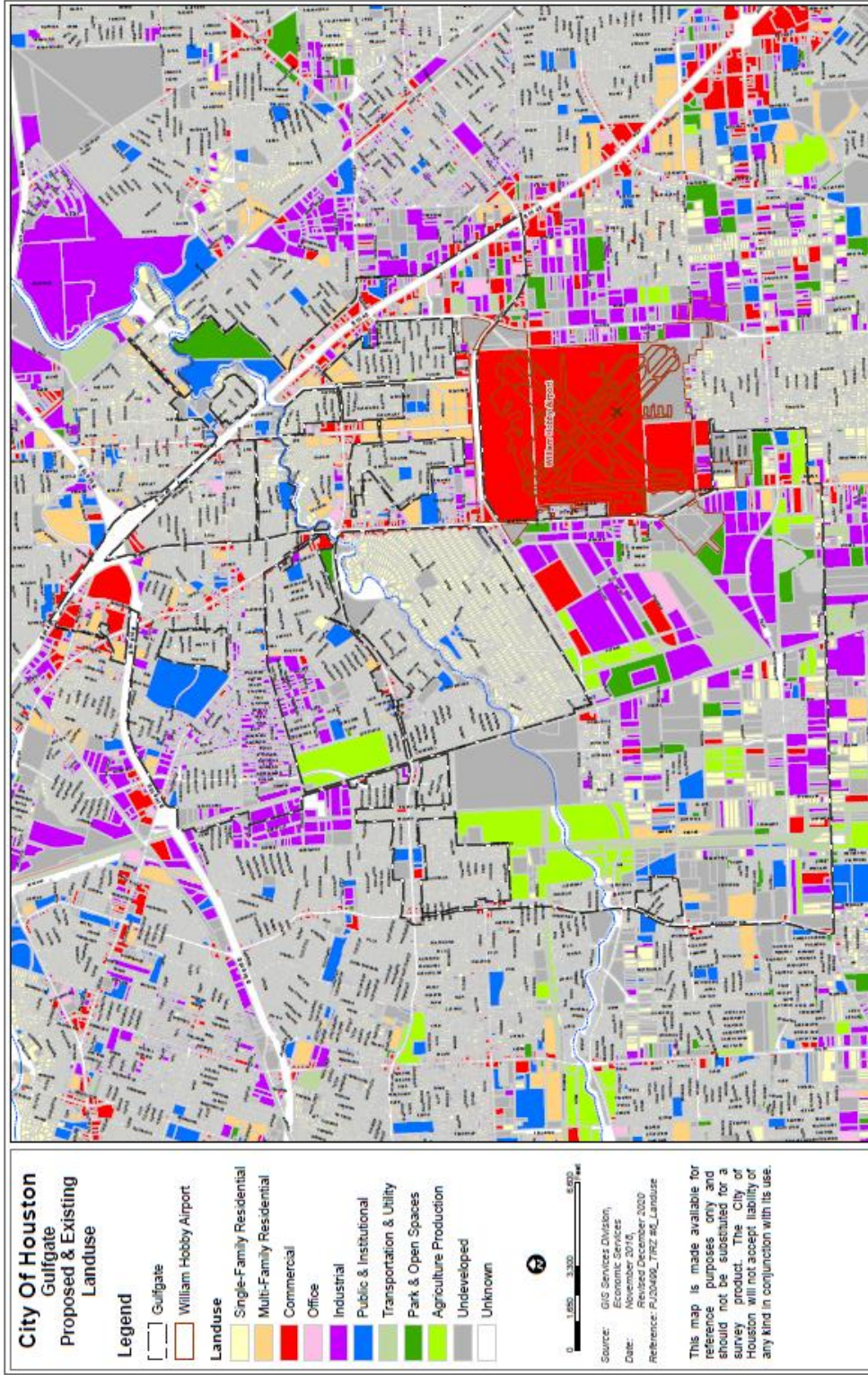
Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code § 311.011(c)(8)): The estimated captured appraised value for the remaining duration of the Zone is contained in **Exhibits 2 - 4**.

Zone Duration (Texas Tax Code § 311.011(c)(9)): The Zone will terminate on December 31, 2044.

**Map 1  
Proposed 2020 Annexation**



Map 2  
Existing and Proposed Land Uses



**Exhibit 1  
Project Costs**

	Part A Plan	Part B Plan		Part C Plan	Part D Plan	Part E Plan	Total Project Costs	Costs to Date	Remaining Costs
	Original Zone Project Costs	1st Amendment Project Costs	2nd Amendment Project Costs	3rd Amendment Project Costs	4th Amendment Project Costs	5th Amendment Project Costs			
<b>Original Zone Project Costs</b>									
Property Acquisition	\$5,250,000				\$0		\$5,250,000	\$5,391,214	-\$141,214
Related Costs and Creation Fees	\$1,250,000				\$0		\$1,250,000	\$1,810,978	-\$560,978
Financing Costs	\$8,251,920				\$0		\$8,251,920	\$6,661,820	\$1,590,100
HISD Schools and Educational Facilities			\$12,043,725		\$0		\$12,043,725	\$7,646,362	\$4,397,363
<b>1<sup>st</sup>/2<sup>nd</sup> Amendment/Annexation Projects</b>									\$0
Box Culvert Removal		\$2,116,150			\$0		\$2,116,150		\$2,116,150
Contingency & Engineering		\$560,780			\$0		\$560,780	\$31,145	\$529,635
Right Turn Lane Additions		\$100,000			\$0		\$100,000		\$100,000
Traffic Signalization		\$500,000			\$0		\$500,000	\$69,699	\$430,301
Contingency & Engineering		\$159,000			\$0		\$159,000		\$159,000
Refurbished Crosswalk		\$100,000			\$0		\$100,000	\$885,756	-\$785,756
Landscaping & Irrigation		\$127,870			\$0		\$127,870	\$86,028	\$41,842
Contingency & Engineering		\$33,886			\$0		\$33,886		\$33,886
TIRZ Annexation: Professional/Legal Fees		\$210,000			\$0		\$210,000	\$403,792	-\$193,792
Related Costs & Interest Carry		\$680,000			\$0		\$680,000	\$745,965	-\$65,965
							\$0		
HISD Annexation School & Education Facilities			\$3,823,497		\$0		\$3,823,497		\$3,823,497
<b>3rd/4th/5th Amendment Projects</b>									
<b>Areawide Projects</b>									
Parks, Trails, Public Spaces				\$4,000,000	\$0	\$7,000,000	\$11,000,000	\$127,667	\$10,872,333
Public Infrastructure/Facilities				\$5,000,000	\$0	\$3,000,000	\$8,000,000		\$8,000,000
Targeted Blight Removal Costs				\$5,000,000	\$0		\$5,000,000	\$7,531	\$4,992,469
<b>Corridor and Area Projects</b>									
Long Road Corridor				\$15,530,000	\$0	\$3,000,000	\$18,530,000	\$64,536	\$18,465,464
Dixie Road Corridor				\$10,950,000	\$0	\$5,000,000	\$15,950,000	\$444,099	\$15,505,901
Bellfort Avenue Corridor				\$14,250,000	\$0	\$25,000,000	\$39,250,000	\$2,072,266	\$37,177,734
Telephone Road Corridor				\$11,300,000	\$0	\$15,000,000	\$26,300,000	\$411,065	\$25,888,935
Broadway Street Corridor				\$2,300,000	\$0	\$5,000,000	\$7,300,000	\$4,531,115	\$2,768,885
Mykawa Area				\$16,000,000	\$0	\$10,000,000	\$26,000,000	\$2,041,171	\$23,958,829
<b>Total Project Costs</b>	<b>\$14,751,920</b>	<b>\$4,587,686</b>	<b>\$15,867,222</b>	<b>\$84,330,000</b>	<b>\$0</b>	<b>\$73,000,000</b>	<b>\$192,536,828</b>	<b>\$33,432,209</b>	<b>\$159,104,619</b>

**Exhibit 2**  
**Transfer Schedule, All Entities**

Incremental Revenues					Total Transfers				Zone Revenues Available for Zone Projects	Cumulative Zone Revenues Available for Projects
Tax Year	Coll. Year	City	Houston ISD	Total Revenues	Admin Fee 5%	Municipal Services Fee	Educational Facilities	ISD Admin Fee		
2020	2021	\$4,062,222	\$1,083,687	\$5,145,909	\$203,111	\$507,330	\$425,458	\$25,000	\$3,985,010	\$3,985,010
2021	2022	\$4,263,383	\$1,098,250	\$5,361,633	\$213,169	\$507,330	\$431,821	\$25,000	\$4,184,313	\$8,169,323
2022	2023	\$4,468,568	\$1,113,104	\$5,581,672	\$223,428	\$507,330	\$438,312	\$25,000	\$4,387,601	\$12,556,924
2023	2024	\$4,677,856	\$1,128,255	\$5,806,111	\$233,893	\$507,330	\$444,933	\$25,000	\$4,594,955	\$17,151,879
2024	2025	\$4,891,329	\$1,143,709	\$6,035,039	\$244,566	\$507,330	\$451,686	\$25,000	\$4,806,456	\$21,958,336
2025	2026	\$5,109,073	\$1,159,473	\$6,268,545	\$255,454	\$507,330	\$458,574	\$25,000	\$5,022,188	\$26,980,523
2026	2027	\$5,331,171	\$1,175,551	\$6,506,722	\$266,559	\$507,330	\$465,599	\$25,000	\$5,242,234	\$32,222,757
2027	2028	\$5,557,711	\$1,191,951	\$6,749,662	\$277,886	\$507,330	\$472,766	\$25,000	\$5,466,680	\$37,689,437
2028	2029	\$5,788,782		\$5,788,782	\$289,439	\$507,330			\$4,992,012	\$42,681,450
2029	2030	\$6,024,474		\$6,024,474	\$301,224	\$507,330			\$5,215,920	\$47,897,370
2030	2031	\$6,264,880		\$6,264,880	\$313,244	\$507,330			\$5,444,306	\$53,341,676
2031	2032	\$6,510,094		\$6,510,094	\$325,505	\$507,330			\$5,677,259	\$59,018,935
2032	2033	\$6,760,213		\$6,760,213	\$338,011	\$507,330			\$5,914,872	\$64,933,807
2033	2034	\$7,015,334		\$7,015,334	\$350,767	\$507,330			\$6,157,237	\$71,091,044
2034	2035	\$7,275,557		\$7,275,557	\$363,778	\$507,330			\$6,404,449	\$77,495,493
2035	2036	\$7,540,985		\$7,540,985	\$377,049	\$507,330			\$6,656,605	\$84,152,099
2036	2037	\$7,811,721		\$7,811,721	\$390,586	\$507,330			\$6,913,805	\$91,065,904
2037	2038	\$8,087,872		\$8,087,872	\$404,394	\$507,330			\$7,176,148	\$98,242,052
2038	2039	\$8,369,546		\$8,369,546	\$418,477	\$507,330			\$7,443,739	\$105,685,791
2039	2040	\$8,656,854		\$8,656,854	\$432,843	\$507,330			\$7,716,681	\$113,402,472
2040	2041	\$8,949,907		\$8,949,907	\$447,495	\$507,330			\$7,995,082	\$121,397,554
2041	2042	\$9,248,822		\$9,248,822	\$462,441	\$507,330			\$8,279,051	\$129,676,605
2042	2043	\$9,553,715		\$9,553,715	\$477,686	\$507,330			\$8,568,700	\$138,245,304
2043	2044	\$9,864,706		\$9,864,706	\$493,235	\$507,330			\$8,864,141	\$147,109,445
2044	2045	\$10,181,917		\$10,181,917	\$509,096	\$507,330			\$9,165,491	\$156,274,936
		<b>\$172,266,689</b>	<b>\$9,093,981</b>	<b>\$181,360,670</b>	<b>\$8,613,335</b>	<b>\$12,683,250</b>	<b>\$3,589,149</b>	<b>\$200,000</b>	<b>\$156,274,936</b>	

**Exhibit 3a**  
**City of Houston, Values and Revenues – Original Zone**

Tax Roll Jan 1	Base Year 1997	Total Taxable Value	Captured Appraised Value	Tax Year	Coll. Year	City of Houston Tax Rate	City Zone Collection	Cumulative Zone Revenue
2020	\$9,728,120	\$65,364,588	\$55,636,468	2020	2021	\$ 0.561840	\$306,336	\$306,336
2021	\$9,728,120	\$66,671,880	\$56,943,760	2021	2022	\$ 0.561840	\$313,534	\$619,870
2022	\$9,728,120	\$68,005,317	\$58,277,197	2022	2023	\$ 0.561840	\$320,876	\$940,746
2023	\$9,728,120	\$69,365,424	\$59,637,304	2023	2024	\$ 0.561840	\$328,365	\$1,269,111
2024	\$9,728,120	\$70,752,732	\$61,024,612	2024	2025	\$ 0.561840	\$336,003	\$1,605,115
2025	\$9,728,120	\$72,167,787	\$62,439,667	2025	2026	\$ 0.561840	\$343,795	\$1,948,910
2026	\$9,728,120	\$73,611,143	\$63,883,023	2026	2027	\$ 0.561840	\$351,742	\$2,300,652
2027	\$9,728,120	\$75,083,365	\$65,355,245	2027	2028	\$ 0.561840	\$359,848	\$2,660,500
2028	\$9,728,120	\$76,585,033	\$66,856,913	2028	2029	\$ 0.561840	\$368,116	\$3,028,616
2029	\$9,728,120	\$78,116,733	\$68,388,613	2029	2030	\$ 0.561840	\$376,550	\$3,405,166
2030	\$9,728,120	\$79,679,068	\$69,950,948	2030	2031	\$ 0.561840	\$385,152	\$3,790,318
2031	\$9,728,120	\$81,272,649	\$71,544,529	2031	2032	\$ 0.561840	\$393,926	\$4,184,244
2032	\$9,728,120	\$82,898,102	\$73,169,982	2032	2033	\$ 0.561840	\$402,876	\$4,587,121
2033	\$9,728,120	\$84,556,064	\$74,827,944	2033	2034	\$ 0.561840	\$412,005	\$4,999,126
2034	\$9,728,120	\$86,247,186	\$76,519,066	2034	2035	\$ 0.561840	\$421,316	\$5,420,442
2035	\$9,728,120	\$87,972,129	\$78,244,009	2035	2036	\$ 0.561840	\$430,814	\$5,851,256
2036	\$9,728,120	\$89,731,572	\$80,003,452	2036	2037	\$ 0.561840	\$440,502	\$6,291,758
2037	\$9,728,120	\$91,526,203	\$81,798,083	2037	2038	\$ 0.561840	\$450,383	\$6,742,141
2038	\$9,728,120	\$93,356,728	\$83,628,608	2038	2039	\$ 0.561840	\$460,462	\$7,202,602
2039	\$9,728,120	\$95,223,862	\$85,495,742	2039	2040	\$ 0.561840	\$470,742	\$7,673,345
2040	\$9,728,120	\$97,128,339	\$87,400,219	2040	2041	\$ 0.561840	\$481,228	\$8,154,573
2041	\$9,728,120	\$99,070,906	\$89,342,786	2041	2042	\$ 0.561840	\$491,924	\$8,646,497
2042	\$9,728,120	\$101,052,324	\$91,324,204	2042	2043	\$ 0.561840	\$502,834	\$9,149,331
2043	\$9,728,120	\$103,073,371	\$93,345,251	2043	2044	\$ 0.561840	\$513,962	\$9,663,293
2044	\$9,728,120	\$105,134,838	\$95,406,718	2044	2045	\$ 0.561840	\$525,312	\$10,188,606
							<b>\$10,188,606</b>	

Notes & Assumptions:

Assumes 2% annual growth rate

Assumes 98% collection rate

**Exhibit 3b**  
**City of Houston, Values and Revenues – 1999 Annex**

Tax Roll Jan 1	Base Year 1999	Total Taxable Value	Captured Appraised Value	Tax Year	Coll. Year	City of Houston Tax Rate	City Zone Collection	Cumulative Zone Revenue
2020	\$15,399,720	\$77,111,002	\$61,711,282	2020	2021	\$ 0.561840	\$339,784	\$339,784
2021	\$15,399,720	\$78,653,222	\$63,253,502	2021	2022	\$ 0.561840	\$348,276	\$688,060
2022	\$15,399,720	\$80,226,286	\$64,826,566	2022	2023	\$ 0.561840	\$356,937	\$1,044,997
2023	\$15,399,720	\$81,830,812	\$66,431,092	2023	2024	\$ 0.561840	\$365,772	\$1,410,769
2024	\$15,399,720	\$83,467,428	\$68,067,708	2024	2025	\$ 0.561840	\$374,783	\$1,785,552
2025	\$15,399,720	\$85,136,777	\$69,737,057	2025	2026	\$ 0.561840	\$383,974	\$2,169,526
2026	\$15,399,720	\$86,839,513	\$71,439,793	2026	2027	\$ 0.561840	\$393,350	\$2,562,876
2027	\$15,399,720	\$88,576,303	\$73,176,583	2027	2028	\$ 0.561840	\$402,913	\$2,965,789
2028	\$15,399,720	\$90,347,829	\$74,948,109	2028	2029	\$ 0.561840	\$412,667	\$3,378,455
2029	\$15,399,720	\$92,154,785	\$76,755,065	2029	2030	\$ 0.561840	\$422,616	\$3,801,071
2030	\$15,399,720	\$93,997,881	\$78,598,161	2030	2031	\$ 0.561840	\$432,764	\$4,233,835
2031	\$15,399,720	\$95,877,839	\$80,478,119	2031	2032	\$ 0.561840	\$443,115	\$4,676,950
2032	\$15,399,720	\$97,795,396	\$82,395,676	2032	2033	\$ 0.561840	\$453,673	\$5,130,624
2033	\$15,399,720	\$99,751,303	\$84,351,583	2033	2034	\$ 0.561840	\$464,443	\$5,595,066
2034	\$15,399,720	\$101,746,330	\$86,346,610	2034	2035	\$ 0.561840	\$475,427	\$6,070,493
2035	\$15,399,720	\$103,781,256	\$88,381,536	2035	2036	\$ 0.561840	\$486,632	\$6,557,125
2036	\$15,399,720	\$105,856,881	\$90,457,161	2036	2037	\$ 0.561840	\$498,060	\$7,055,185
2037	\$15,399,720	\$107,974,019	\$92,574,299	2037	2038	\$ 0.561840	\$509,717	\$7,564,902
2038	\$15,399,720	\$110,133,499	\$94,733,779	2038	2039	\$ 0.561840	\$521,607	\$8,086,509
2039	\$15,399,720	\$112,336,169	\$96,936,449	2039	2040	\$ 0.561840	\$533,735	\$8,620,244
2040	\$15,399,720	\$114,582,893	\$99,183,173	2040	2041	\$ 0.561840	\$546,106	\$9,166,350
2041	\$15,399,720	\$116,874,550	\$101,474,830	2041	2042	\$ 0.561840	\$558,724	\$9,725,074
2042	\$15,399,720	\$119,212,041	\$103,812,321	2042	2043	\$ 0.561840	\$571,594	\$10,296,668
2043	\$15,399,720	\$121,596,282	\$106,196,562	2043	2044	\$ 0.561840	\$584,722	\$10,881,389
2044	\$15,399,720	\$124,028,208	\$108,628,488	2044	2045	\$ 0.561840	\$598,112	\$11,479,501

**\$11,479,501**

Notes & Assumptions

Assumes 2% annual growth rate

Assumes 98% collection rate

**Exhibit 3c  
City of Houston, Values and Revenues – 2014 Annex**

Tax Roll Jan 1	Base Year 2014	Total Taxable Value	Captured Appraised Value	Tax Year	Coll. Year	City of Houston Tax Rate	City Zone Collection	Cumulative Zone Revenue
2020	\$1,062,308,630	\$1,682,737,585	\$620,428,955	2020	2021	\$ 0.561840	\$3,416,102	\$3,416,102
2021	\$1,062,308,630	\$1,716,392,337	\$654,083,707	2021	2022	\$ 0.561840	\$3,601,406	\$7,017,507
2022	\$1,062,308,630	\$1,750,720,183	\$688,411,553	2022	2023	\$ 0.561840	\$3,790,416	\$10,807,924
2023	\$1,062,308,630	\$1,785,734,587	\$723,425,957	2023	2024	\$ 0.561840	\$3,983,206	\$14,791,130
2024	\$1,062,308,630	\$1,821,449,279	\$759,140,649	2024	2025	\$ 0.561840	\$4,179,853	\$18,970,983
2025	\$1,062,308,630	\$1,857,878,264	\$795,569,634	2025	2026	\$ 0.561840	\$4,380,432	\$23,351,415
2026	\$1,062,308,630	\$1,895,035,830	\$832,727,200	2026	2027	\$ 0.561840	\$4,585,023	\$27,936,437
2027	\$1,062,308,630	\$1,932,936,546	\$870,627,916	2027	2028	\$ 0.561840	\$4,793,705	\$32,730,142
2028	\$1,062,308,630	\$1,971,595,277	\$909,286,647	2028	2029	\$ 0.561840	\$5,006,561	\$37,736,704
2029	\$1,062,308,630	\$2,011,027,183	\$948,718,553	2029	2030	\$ 0.561840	\$5,223,675	\$42,960,378
2030	\$1,062,308,630	\$2,051,247,726	\$988,939,096	2030	2031	\$ 0.561840	\$5,445,130	\$48,405,509
2031	\$1,062,308,630	\$2,092,272,681	\$1,029,964,051	2031	2032	\$ 0.561840	\$5,671,015	\$54,076,524
2032	\$1,062,308,630	\$2,134,118,135	\$1,071,809,505	2032	2033	\$ 0.561840	\$5,901,417	\$59,977,941
2033	\$1,062,308,630	\$2,176,800,497	\$1,114,491,867	2033	2034	\$ 0.561840	\$6,136,428	\$66,114,369
2034	\$1,062,308,630	\$2,220,336,507	\$1,158,027,877	2034	2035	\$ 0.561840	\$6,376,139	\$72,490,508
2035	\$1,062,308,630	\$2,264,743,237	\$1,202,434,607	2035	2036	\$ 0.561840	\$6,620,643	\$79,111,151
2036	\$1,062,308,630	\$2,310,038,102	\$1,247,729,472	2036	2037	\$ 0.561840	\$6,870,038	\$85,981,189
2037	\$1,062,308,630	\$2,356,238,864	\$1,293,930,234	2037	2038	\$ 0.561840	\$7,124,421	\$93,105,611
2038	\$1,062,308,630	\$2,403,363,641	\$1,341,055,011	2038	2039	\$ 0.561840	\$7,383,892	\$100,489,503
2039	\$1,062,308,630	\$2,451,430,914	\$1,389,122,284	2039	2040	\$ 0.561840	\$7,648,552	\$108,138,054
2040	\$1,062,308,630	\$2,500,459,533	\$1,438,150,903	2040	2041	\$ 0.561840	\$7,918,505	\$116,056,559
2041	\$1,062,308,630	\$2,550,468,723	\$1,488,160,093	2041	2042	\$ 0.561840	\$8,193,857	\$124,250,416
2042	\$1,062,308,630	\$2,601,478,098	\$1,539,169,468	2042	2043	\$ 0.561840	\$8,474,716	\$132,725,133
2043	\$1,062,308,630	\$2,653,507,660	\$1,591,199,030	2043	2044	\$ 0.561840	\$8,761,193	\$141,486,325
2044	\$1,062,308,630	\$2,706,577,813	\$1,644,269,183	2044	2045	\$ 0.561840	\$9,053,399	\$150,539,724
						<b>\$150,539,724</b>		

Notes & Assumptions  
Assumes 2% annual growth rate  
Assumes 98% collection rate

**Exhibit 3d**  
**City of Houston, Values and Revenues – 2018 Annex**

Tax Roll Jan 1	Base Year 2018	Total Taxable Value	Captured Appraised Value	Tax Year	Coll. Year	City of Houston Tax Rate	City Zone Collection	Cumulative Zone Revenue
2020	\$ -	\$ -	\$ -	2020	2021	\$ 0.561840	\$ -	\$ -
2021	\$ -	\$ -	\$ -	2021	2022	\$ 0.561840	\$ -	\$ -
2022	\$ -	\$ -	\$ -	2022	2023	\$ 0.561840	\$ -	\$ -
2023	\$ -	\$ -	\$ -	2023	2024	\$ 0.561840	\$ -	\$ -
2024	\$ -	\$ -	\$ -	2024	2025	\$ 0.561840	\$ -	\$ -
2025	\$ -	\$ -	\$ -	2025	2026	\$ 0.561840	\$ -	\$ -
2026	\$ -	\$ -	\$ -	2026	2027	\$ 0.561840	\$ -	\$ -
2027	\$ -	\$ -	\$ -	2027	2028	\$ 0.561840	\$ -	\$ -
2028	\$ -	\$ -	\$ -	2028	2029	\$ 0.561840	\$ -	\$ -
2029	\$ -	\$ -	\$ -	2029	2030	\$ 0.561840	\$ -	\$ -
2030	\$ -	\$ -	\$ -	2030	2031	\$ 0.561840	\$ -	\$ -
2031	\$ -	\$ -	\$ -	2031	2032	\$ 0.561840	\$ -	\$ -
2032	\$ -	\$ -	\$ -	2032	2033	\$ 0.561840	\$ -	\$ -
2033	\$ -	\$ -	\$ -	2033	2034	\$ 0.561840	\$ -	\$ -
2034	\$ -	\$ -	\$ -	2034	2035	\$ 0.561840	\$ -	\$ -
2035	\$ -	\$ -	\$ -	2035	2036	\$ 0.561840	\$ -	\$ -
2036	\$ -	\$ -	\$ -	2036	2037	\$ 0.561840	\$ -	\$ -
2037	\$ -	\$ -	\$ -	2037	2038	\$ 0.561840	\$ -	\$ -
2038	\$ -	\$ -	\$ -	2038	2039	\$ 0.561840	\$ -	\$ -
2039	\$ -	\$ -	\$ -	2039	2040	\$ 0.561840	\$ -	\$ -
2040	\$ -	\$ -	\$ -	2040	2041	\$ 0.561840	\$ -	\$ -
2041	\$ -	\$ -	\$ -	2041	2042	\$ 0.561840	\$ -	\$ -
2042	\$ -	\$ -	\$ -	2042	2043	\$ 0.561840	\$ -	\$ -
2043	\$ -	\$ -	\$ -	2043	2044	\$ 0.561840	\$ -	\$ -
2044	\$ -	\$ -	\$ -	2044	2045	\$ 0.561840	\$ -	\$ -
							\$ -	

Notes & Assumptions  
Assumes 2% annual growth rate  
Assumes 98% collection rate

**Exhibit 3e**  
**City of Houston, Values and Revenues – 2020 Annex**

Tax Roll Jan 1	Base Year 2020	Total Taxable Value	Captured Appraised Value	Tax Year	Coll. Year	City of Houston Tax Rate	City Zone Collection	Cumulative Zone Revenue
2020	\$1,520,526	\$1,520,526	\$0	2020	2021	\$ 0.561840	\$0	\$0
2021	\$1,520,526	\$1,550,937	\$30,411	2021	2022	\$ 0.561840	\$167	\$167
2022	\$1,520,526	\$1,581,955	\$61,429	2022	2023	\$ 0.561840	\$338	\$506
2023	\$1,520,526	\$1,613,594	\$93,068	2023	2024	\$ 0.561840	\$512	\$1,018
2024	\$1,520,526	\$1,645,866	\$125,340	2024	2025	\$ 0.561840	\$690	\$1,708
2025	\$1,520,526	\$1,678,784	\$158,258	2025	2026	\$ 0.561840	\$871	\$2,580
2026	\$1,520,526	\$1,712,359	\$191,833	2026	2027	\$ 0.561840	\$1,056	\$3,636
2027	\$1,520,526	\$1,746,606	\$226,080	2027	2028	\$ 0.561840	\$1,245	\$4,881
2028	\$1,520,526	\$1,781,539	\$261,013	2028	2029	\$ 0.561840	\$1,437	\$6,318
2029	\$1,520,526	\$1,817,169	\$296,643	2029	2030	\$ 0.561840	\$1,633	\$7,951
2030	\$1,520,526	\$1,853,513	\$332,987	2030	2031	\$ 0.561840	\$1,833	\$9,785
2031	\$1,520,526	\$1,890,583	\$370,057	2031	2032	\$ 0.561840	\$2,038	\$11,822
2032	\$1,520,526	\$1,928,395	\$407,869	2032	2033	\$ 0.561840	\$2,246	\$14,068
2033	\$1,520,526	\$1,966,963	\$446,437	2033	2034	\$ 0.561840	\$2,458	\$16,526
2034	\$1,520,526	\$2,006,302	\$485,776	2034	2035	\$ 0.561840	\$2,675	\$19,201
2035	\$1,520,526	\$2,046,428	\$525,902	2035	2036	\$ 0.561840	\$2,896	\$22,096
2036	\$1,520,526	\$2,087,356	\$566,830	2036	2037	\$ 0.561840	\$3,121	\$25,217
2037	\$1,520,526	\$2,129,103	\$608,577	2037	2038	\$ 0.561840	\$3,351	\$28,568
2038	\$1,520,526	\$2,171,686	\$651,160	2038	2039	\$ 0.561840	\$3,585	\$32,153
2039	\$1,520,526	\$2,215,119	\$694,593	2039	2040	\$ 0.561840	\$3,824	\$35,978
2040	\$1,520,526	\$2,259,422	\$738,896	2040	2041	\$ 0.561840	\$4,068	\$40,046
2041	\$1,520,526	\$2,304,610	\$784,084	2041	2042	\$ 0.561840	\$4,317	\$44,363
2042	\$1,520,526	\$2,350,702	\$830,176	2042	2043	\$ 0.561840	\$4,571	\$48,934
2043	\$1,520,526	\$2,397,716	\$877,190	2043	2044	\$ 0.561840	\$4,830	\$53,764
2044	\$1,520,526	\$2,445,671	\$925,145	2044	2045	\$ 0.561840	\$5,094	\$58,858

**\$58,858**

Notes & Assumptions

Assumes 2% annual growth rate

Assumes 98% collection rate

**Exhibit 4a**  
**HISD, Values and Revenues - Original Zone**

Tax Year	Base Value (1997)	Lesser of:			Collection Rate	Tax Rate	Increment Revenue	Educational Facilities	Admin Fee	Net Revenue
		Captured Appraised Value		Project Plan Appraised Value						
		Projected Value	Captured Appraised Value							
2020	\$9,728,120	\$65,364,588	\$55,636,468	\$62,448,007	98.00%	1.1367	\$619,771	\$270,819	\$25,000	\$323,952
2021	\$9,728,120	\$66,671,880	\$56,943,760	\$63,294,139	98.00%	1.1367	\$634,334	\$277,183	\$25,000	\$332,151
2022	\$9,728,120	\$68,005,317	\$58,277,197	\$64,150,425	98.00%	1.1367	\$649,188	\$283,674	\$25,000	\$340,515
2023	\$9,728,120	\$69,365,424	\$59,637,304	\$65,016,986	98.00%	1.1367	\$664,339	\$290,294	\$25,000	\$349,045
2024	\$9,728,120	\$70,752,732	\$61,024,612	\$65,893,946	98.00%	1.1367	\$679,793	\$297,047	\$25,000	\$357,746
2025	\$9,728,120	\$72,167,787	\$62,439,667	\$66,781,429	98.00%	1.1367	\$695,557	\$303,935	\$25,000	\$366,622
2026	\$9,728,120	\$73,611,143	\$63,883,023	\$67,679,562	98.00%	1.1367	\$711,635	\$310,961	\$25,000	\$375,674
2027	\$9,728,120	\$75,083,365	\$65,355,245	\$68,588,473	98.00%	1.1367	\$728,035	\$318,127	\$25,000	\$384,908
							<b>\$5,382,653</b>	<b>\$2,352,040</b>	<b>\$200,000</b>	<b>\$2,830,613</b>

Notes:

Houston ISD ends participation in Tax Year 2027

Assumes 2% growth rate in taxable value

Assumes 98% Collection Rate

**Exhibit 4b**  
**HISD, Values and Revenues - 1999 Annex**

Tax Year (1)	Base Value (2)	Lesser of:			Collection Rate (4)	Tax Rate	Increment Revenue	Educational Facilities	Admin Fee	Net Revenue
		Captured Appraised Value		Project Plan Appraised Value						
		Projected Value	Captured Appraised Value							
2020	\$15,399,720	\$77,230,011	\$61,830,291	\$49,310,790	98.00%	0.9600	\$463,916	\$154,639	\$25,000	\$284,277
2021	\$15,399,720	\$78,774,611	\$63,374,891	\$49,310,790	98.00%	0.9600	\$463,916	\$154,639	\$25,000	\$284,277
2022	\$15,399,720	\$80,350,103	\$64,950,383	\$49,310,790	98.00%	0.9600	\$463,916	\$154,639	\$25,000	\$284,277
2023	\$15,399,720	\$81,957,106	\$66,557,386	\$49,310,790	98.00%	0.9600	\$463,916	\$154,639	\$25,000	\$284,277
2024	\$15,399,720	\$83,596,248	\$68,196,528	\$49,310,790	98.00%	0.9600	\$463,916	\$154,639	\$25,000	\$284,277
2025	\$15,399,720	\$85,268,173	\$69,868,453	\$49,310,790	98.00%	0.9600	\$463,916	\$154,639	\$25,000	\$284,277
2026	\$15,399,720	\$86,973,536	\$71,573,816	\$49,310,790	98.00%	0.9600	\$463,916	\$154,639	\$25,000	\$284,277
2027	\$15,399,720	\$88,713,007	\$73,313,287	\$49,310,790	98.00%	0.9600	\$463,916	\$154,639	\$25,000	\$284,277
							<b>\$3,711,327</b>	<b>\$1,237,109</b>	<b>\$200,000</b>	<b>\$2,274,218</b>

Notes:

Houston ISD ends participation in Tax Year 2027

Assumes 2% growth rate in taxable value

Assumes 98% Collection Rate



## **CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 12/8/2020

District C

Item Creation Date: 11/23/2020

MYR - TIRZ 12 City Park Boundary Enlargement

Agenda Item#: 44.

### **Summary:**

ORDINANCE enlarging the boundaries of **REINVESTMENT ZONE NUMBER TWELVE, CITY OF HOUSTON, TEXAS (CITY PARK ZONE) - DISTRICT C - KAMIN**

### **Background:**

#### **SPECIFIC EXPLANATION:**

Reinvestment Zone Number Twelve, City of Houston, Texas (the "Zone"), was created by Ordinance No. 1998-1112, passed and adopted by City Council on December 2, 1998.

On July 28, 2019, the Board of Directors of the Zone approved a proposed First Amendment to Project Plan and Reinvestment Zone Financing Plan (the "Amended Plan") which includes the annexation of approximately 593 acres into the Zone and transmitted it for City Council consideration and approval. The reason for the annexation is the design and construction of storm water infrastructure improvements needed to address recent development trends in the Zone, consisting of high-density residential developments constructed on elevated building pads, replacing aged light manufacturing and warehouse distribution uses, and contributing to the mitigation of excessive flooding of adjacent and pre-existing established residential neighborhoods. The property description and notice of the public hearing were published on November 18, 2020.

This annexation of additional property into the Zone will provide the tools needed to alleviate unsafe streets, deteriorated site conditions, and obsolete public facilities, and will encourage the sound growth of residential, retail, and commercial development in the greater Timbergrove area.

Pursuant to the Texas Tax Code Sections 311.003, 311.007 and 311.011, a public hearing was held on the Amended Plan on December 2, 2020.

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**Andrew F. Icken, Chief Development Officer**

### **Prior Council Action:**

Ord. No. 1998-1112, 12/2/98

### **Contact Information:**

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Gwendolyn F. Tillotson  
**Phone:** (832) 393 - 0981

**ATTACHMENTS:**

**Description**

Property Description  
Coversheet (revised)

**Type**

Backup Material  
Signed Cover sheet

1 FISCAL YEAR 2020 ANNEXATION FOR TAX INCRMENT REINVESTMENT ZONE NUMBER TWELVE,  
2 (CITY PARK ZONE), CITY OF HOUSTON, HARRIS COUNTY, TEXAS:

3  
4 This description is comprised of the following tract of land (Tract 1) that are included and the  
5 additional 5 tracts (Tracts 2 thru 6) that are excluded, and being situated in Harris County, Texas  
6 and being more particularly described as follows:

7  
8 **TRACT ONE**

9  
10 BEGINNING, at the southeast corner of a Lot described as Tract 118C & 119B, Eureka Acres, same  
11 being the intersection of the western right-of-way line of Mangum Road and the northern right-  
12 of-way line of West18<sup>th</sup> Street, and proceeding in a westerly direction to the southwest corner of  
13 a Lot described as Reserve A, Block 1, HISD Delmar Stadium Complex;

14  
15 THENCE, proceeding in an easterly direction along the southern boundary of said Reserve A, Block  
16 1, HISD Delmar Stadium Complex, to the southeast corner of said Reserve A, Block 1, HISD Delmar  
17 Stadium Complex, same being the intersection of the northern right-of-way line of West 18<sup>th</sup>  
18 Street, and the western right-of-way line of U.S. Route 290;

19  
20 THENCE, proceeding in an easterly direction to the southerly-most southwest corner of a Lot  
21 described as Reserve A1, Broadstone at West 18<sup>th</sup> Street, same being the intersection of the  
22 norther right-of-way line of West 18<sup>th</sup> Street and the eastern right-of-way of Texas Interstate 610;

23  
24 THENCE, proceeding in an easterly direction along the southern boundary of said Reserve A1,  
25 Broadstone at West 18<sup>th</sup> Street, to the southeast corner of said Reserve A1, Broadstone at West  
26 18<sup>th</sup> Street;

27  
28 THENCE, proceeding in a southwesterly direction to the northeast corner of a Lot described as  
29 Tract 6A, ABST 644 H Reinerman;

30  
31 THENCE, proceeding in a southerly direction along the eastern boundary of said Tract 6A, ABST  
32 644 H Reinerman, to the southeast corner of said Tract 6A, ABST 644 H Reinerman, same being  
33 the northeast corner of a Lot described as Tracts 6 & 6A-1, ABST 644 H Reinerman;

34  
35 THENCE, proceeding in a southerly direction along the eastern boundary of said Tracts 6 & 6A-  
36 1, ABST 644 H Reinerman, to the southeast corner of said Tracts 6 & 6A-1, ABST 644 H  
37 Reinerman, same being the northeast corner of a Lot described as Tracts 6B & 6C, ABST 644 H  
38 Reinerman;

39  
40 THENCE, proceeding in a southerly direction along the eastern boundary of said Tracts 6B & 6C,  
41 ABST 644 H Reinerman, to the southeast corner of said Tracts 6B & 6C, ABST 644 H Reinerman,  
42 same being the northern right-of-way line of Minimax Drive;

43

44 THENCE, proceeding in an easterly direction along the northern right-of-way line of Minimax  
45 Drive to the intersection of the northern right-of-way line of Minimax Drive and the eastern  
46 right-of-way line of Greengrass Drive, same being the northwest corner of a Lot described as  
47 Lot 1, Block 1, Highland Industrial Park North;  
48  
49 THENCE, proceeding in an easterly direction to the northeast corner of said Lot 1, Block 1,  
50 Highland Industrial Park North, same being the western right-of-way line of Seamist Drive;  
51  
52 THENCE, proceeding in an easterly direction to the northwest corner of a Lot described as Lot  
53 18, Block 54, Timbergrove Manor Section 10, same being the eastern right-of-way line of  
54 Seamist Drive;  
55  
56 THENCE, proceeding in a southerly direction along the eastern right-of-way line of Seamist  
57 Drive to the southwest corner of a Lot described as Lot 1, Block 1, Timbergrove Court, same  
58 being the intersection of the eastern right-of-way line of Seamist Drive and the northern right-  
59 of-way line of 12<sup>th</sup> Street;  
60  
61 THENCE, proceeding in an easterly direction along the northern right-of-way line of 12<sup>th</sup> Street  
62 to the southwest corner of a Lot described as Tract 39F, ABST 642 J Reinerman;  
63  
64 THENCE, proceeding in a northerly direction along the western boundary of said Tract 39F,  
65 ABST 642 J Reinerman, to the westerly-most northwest corner of said Tract 39F, ABST 642 J  
66 Reinerman;  
67  
68 THENCE, proceeding in an easterly direction along the northern boundary of said Tract 39F,  
69 ABST 642 J Reinerman, a distance of approximately 135 feet, to easterly-most northwest corner  
70 of said Tract 39F, ABST 642 J Reinerman;  
71  
72 THENCE, proceeding in a northerly direction along the western boundary of said Tract 39F,  
73 ABST 642 J Reinerman, a distance of approximately 8.5 feet, to the northern boundary of said  
74 Tract 39F, ABST 642 J Reinerman;  
75  
76 THENCE, proceeding in an easterly direction along the northern boundary of said Tract 39F,  
77 ABST 642 J Reinerman, a distance of approximately 24 feet;  
78  
79 THENCE, proceeding in a northerly direction by projecting a line a distance of approximately 17  
80 feet to the southwest corner of a Lot described as Tract 61B, ABST 642 J Reinerman;  
81  
82 THENCE, proceeding in a northerly direction along the western boundary of said Tract 61B, ABST  
83 642 J Reinerman, to the northwest corner of said Tract 61B, ABST 642 J Reinerman, same being  
84 the southern right-of-way line of Grovewood Lane;  
85  
86 THENCE, proceeding in an easterly direction along the southern right-of-way line of Grovewood  
87 Lane to the northeast corner of a Lot described as Tract 61A, ABST 642 J Reinerman, same being

88 the intersection of the southern right-of-way line of Grovewood and the western right-of-way  
89 line of Ella Boulevard;

90  
91 THENCE, proceeding in an easterly direction to the northwest corner of a Lot described as Lot 1,  
92 Block 40, Timbergrove Manor Section 6, same being the intersection of the southern right-of-  
93 way line of Grovewood and the eastern right-of-way line of Ella Boulevard;

94  
95 THENCE, proceeding in a southerly direction along the eastern right-of-way line of Ella Boulevard,  
96 to the southwest corner of a Lot described as Lot 5, Block 39, Timbergrove Manor, Section 6,  
97 same being the intersection of the eastern right-of-way line of Elle Boulevard and the northern  
98 right-of-way line of West 11<sup>th</sup> Street;

99  
100 THENCE, proceeding in an easterly direction along the northern right-of-way line of West 11<sup>th</sup>  
101 Street to the southeast corner of a Lot described as Lot 13, Block 28, Timbergrove Manor Section  
102 6, same being the intersection of the northern right-of-way line of West 11<sup>th</sup> Street and the  
103 western right-of-way line of Bryce Street, same being the boundary of TIRZ 5 Annex 1;

104  
105 THENCE, proceeding in a southerly direction along the boundary of TIRZ 5 Annex 1, to the  
106 southern right-of-way line of West 11<sup>th</sup> Street, same being the northern boundary of a Lot  
107 described as Tract 21D, ABST 642 J Reinerman;

108  
109 THENCE, proceeding in a westerly direction along the northern boundary of said Tract 21D, ABST  
110 642 J Reinerman, same being the southern right-of-way line of West 11<sup>th</sup> Street, to the northeast  
111 corner of a Lot described as Tract 57A, ABST 642 J Reinerman;

112  
113 THENCE, proceeding in a southerly direction along the western boundary of said Tract 57A, ABST  
114 642 J Reinerman, to the southeast corner of said Tract 57A, ABST 642 J Reinerman, same being  
115 the northern boundary of a Lot described as Tracts 63 100B & 100C, ABST 642 J Reinerman;

116  
117 THENCE, proceeding in an easterly direction along the northern boundary of said Tracts 63 100B  
118 & 100C, ABST 642 J Reinerman, to the easterly-most northwest corner of a Lot described as Tract  
119 R100A-2, ABST 642 J Reinerman;

120  
121 THENCE, proceeding in an easterly direction along the northern boundary of said Tract R100A-2,  
122 ABST 642 J Reinerman, to the northeast corner of said Tract R100A-2, ABST 642 J Reinerman;

123  
124 THENCE, proceeding in a southerly direction along the eastern boundary of said Tract R100A-2,  
125 ABST 642 J Reinerman, to the southeast corner of said Tract R100A-2, ABST 642 J Reinerman,  
126 same being the northeast corner of a Lot described as Tracts 63, 100B & 100C, ABST 642 J  
127 Reinerman;

128  
129 THENCE, proceeding in a southerly direction along the eastern boundary of said Tracts 63, 100B  
130 & 100C, ABST 642 J Reinerman, to the southeast corner of said Tracts 63, 100B & 100C, ABST 642  
131 J Reinerman;

132  
133 THENCE, proceeding in a southerly direction to the northeast corner of a Lot described as Reserve  
134 A, Block 1, Grace Bible Church Amend;  
135  
136 THENCE, proceeding in a southerly direction along the eastern boundary of said Reserve A, Block  
137 1, Grace Bible Church Amend, to the southeast corner of said Reserve A, Block 1, Grace Bible  
138 Church Amend, same being the northeast corner of a Lot described as Tract 31B, 31E, 32 & 33,  
139 ABST 642 J Reinerman;  
140  
141 THENCE, proceeding in a southerly direction along the eastern boundary of said Tract 31B, 31E,  
142 32 & 33, ABST 642 J Reinerman, to the southwest corner of a Lot described as Lot 11, Block 22,  
143 Timbergrove Manor Section 5 Amend;  
144  
145 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 11, Block  
146 22, Timbergrove Manor Section 5 Amend, to the southeast corner of said Lot 11, Block 22,  
147 Timbergrove Manor Section 5 Amend;  
148  
149 THENCE, proceeding in an easterly direction to the southwest corner of a Lot described as Lot 1,  
150 Block 21, Timbergrove Manor, Section 5 Amend;  
151  
152 THENCE, proceeding in an easterly direction to the southwest corner of a Lot described as Lot 3,  
153 Block 21, Timbergrove Manor, Section 5 Amend;  
154  
155 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 3, Block 21  
156 Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 3, Block 21,  
157 Timbergrove Manor, Section 5 Amend, same being the southwest corner of a Lot described as  
158 Lot 4, Block 21, Timbergrove Manor, Section 5 Amend;  
159  
160 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 4, Block 21,  
161 Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 4, Block 21,  
162 Timbergrove Manor, Section 5 Amend, same being the southwest corner of a Lot described as  
163 Lot 5, Block 21, Timbergrove Manor, Section 5 Amend;  
164  
165 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 5, Block 21,  
166 Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 5, Block 21,  
167 Timbergrove Manor, Section 5 Amend, same being the southwest corner of a Lot described as  
168 Lot 6 & Tract 7A, Block 21, Timbergrove Manor, Section 5 Amend;  
169  
170 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 6 & Tract  
171 7A, Block 21, Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 6 & Tract  
172 7A, Block 21, Timbergrove Manor, Section 5 Amend, same being the southwest corner of a Lot  
173 described as Lot 8 & Tract 7B, Block 21, Timbergrove Manor, Section 5 Amend;  
174

175 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 8 & Tract  
176 7B, Block 21, Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 8 & Tract  
177 7B, Block 21, Timbergrove Manor, Section 5 Amend, same being the southwest corner of a Lot  
178 described as Lot 9, Block 21, Timbergrove Manor, Section 5 Amend;

179  
180 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 9, Block 21,  
181 Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 9, Block 21,  
182 Timbergrove Manor, Section 5 Amend, same being the southwest corner of a Lot described as  
183 Lot 10, Block 21, Timbergrove Manor, Section 5 Amend;

184  
185 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 10, Block  
186 21, Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 10, Block 21,  
187 Timbergrove Manor, Section 5 Amend, same being the southwest corner of a Lot described as  
188 Lot 11, Block 21, Timbergrove Manor, Section 5 Amend;

189  
190 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 11, Block  
191 21, Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 11, Block 21,  
192 Timbergrove Manor, Section 5 Amend, same being the southwest corner of a Lot described as  
193 Lot 12, Timbergrove Manor, Section 5 Amend;

194  
195 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 12, Block  
196 21, Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 12, Block 21,  
197 Timbergrove Manor, Section 5 Amend, same being the southwest corner of a Lot described as  
198 Lot 13, Block 21, Timbergrove Manor, Section 5 Amend;

199  
200 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 13, Block  
201 21, Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 13, Block 21,  
202 Timbergrove Manor, Section 5 Amend, same being the southwest corner of a Lot described as  
203 Lot 14, Block 21, Timbergrove Manor, Section 5 Amend;

204  
205 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 14, Block  
206 21, Timbergrove Manor, Section 5 Amend, to the southwest corner of a Lot described as Lot 16,  
207 Block 21, Timbergrove Manor, Section 5 Amend;

208  
209 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 16, Block  
210 21, Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 16, Block 21,  
211 Timbergrove Manor, Section 5 Amend, same being the southwest corner of a Lot described as  
212 Lot 17, Block 21, Timbergrove Manor, Section 5 Amend;

213  
214 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 17, Block  
215 21, Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 17, Block 21,  
216 Timbergrove Manor, Section 5 Amend, same being the southwest corner of a Lot described as  
217 Lot 18, Block 21, Timbergrove Manor, Section 5 Amend;

218

219 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 18, Block  
220 21, Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 18, Block 21,  
221 Timbergrove Manor, Section 5 Amend, same being the southwest corner of a Lot described as  
222 Lot 19, Block 21, Timbergrove Manor, Section 5 Amend;

223

224 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 19, Block  
225 21, Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 19, Block 21,  
226 Timbergrove Manor, Section 5 Amend, same being the southwest corner of a Lot described as  
227 Lot 20, Block 21, Timbergrove Manor, Section 5 Amend;

228

229 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 20, Block  
230 21, Timbergrove Manor, Section 5 Amend to the southeast corner of said Lot 20, Block 21,  
231 Timbergrove Manor, Section 5 Amend;

232

233 THENCE, proceeding in an easterly direction to the southwest corner of a Lot described as Lot 20,  
234 Block 20, Timbergrove Manor, Section 5 Amend;

235

236 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 20, Block  
237 20, Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 20, Block 20,  
238 Timbergrove Manor, Section 5 Amend, same being the western boundary of a Lot described as  
239 Reserve A, Block 1, Stonewood Apartments R/P;

240

241 THENCE, proceeding in a southerly direction along the western boundary of said Reserve A, Block  
242 1, Stonewood Apartments R/P, to the southwest corner of said Reserve A, Block 1, Stonewood  
243 Apartments R/P, same being the northern boundary of a Lot described as Tracts 33, 34A, 35, 46  
244 & 47 (IMPS\*0440820000725 & 0745) ABST 642 J Reinerman;

245

246 THENCE, proceeding in a westerly direction along the northern boundary of said Tracts 33, 34A,  
247 35, 46 & 47 (IMPS\*0440820000725 & 0745) ABST 642 J Reinerman, to the northwest corner of  
248 said Tracts 33, 34A, 35, 46 & 47 (IMPS\*0440820000725 & 0745) ABST 642 J Reinerman, same  
249 being the northeast corner of a Lot described as Tracts 34C, ABST 642 J Reinerman;

250

251 THENCE, proceeding in a westerly direction to the southeast corner of a Lot described as Tract  
252 R10, ABST 642 J Reinerman, same being the intersection of the northern right-of-way line of Old  
253 Katy Road and the western right-of-way line of Hempstead Road;

254

255 THENCE, proceeding in a northwesterly direction along the southern right-of-way line of  
256 Hempstead Road, to the intersection of the southern right-of-way line of Hempstead Road and  
257 the southern right-of-way line of West 12<sup>th</sup> Street, same being the northwest corner of said Lot  
258 Tract R10, ABST 642 J Reinerman;

259

260 THENCE, proceeding in a southwesterly direction along the southern right-of-way line of West  
261 12<sup>th</sup> Street to the northeast corner of a Lot described as Tract 4, ABST 642 J Reinerman;

262

263 THENCE, proceeding in a northerly direction to the southeast corner of a Lot described as Tract  
264 10K, ABST 642 J Reinerman;

265  
266 THENCE, proceeding in a northeasterly direction along the northern right-of-way line of West 12<sup>th</sup>  
267 Street to the intersection of the northern right-of-way line of West 12<sup>th</sup> Street and the southern  
268 right-of-way line of Hempstead Road;

269  
270 THENCE, proceeding in a northwesterly direction along the western right-of-way line of  
271 Hempstead Road to the northeast corner of a said Tract R10, ABST 642 J Reinerman, same being  
272 the intersection of the southern right-of-way line of Hempstead Road and the eastern right-of-  
273 way line of Interstate Loop 610;

274  
275 THENCE, proceeding in a northwesterly direction to the southerly-most northeast corner of a Lot  
276 described as Tract 10C-3, ABST 642 J Reinerman, same being the western right-of-way line of  
277 Interstate Loop 610;

278  
279 THENCE, proceeding in a northeasterly direction along the western right-of-way line of Interstate  
280 Loop 610 to the intersection of the western right-of-way line of Interstate Loop 610 and the  
281 southern right-of-way line of Hempstead Road;

282  
283 THENCE, proceeding in a northwesterly direction along the southern right-of-way line of  
284 Hempstead Road to the intersection of the southern right-of-way line of Hempstead Road and  
285 the eastern right-of-way line of North Post Oak Road;

286  
287 THENCE, proceeding in a northwesterly direction to the intersection of the southern right-of-way  
288 line of Hempstead Road and the western right-of-way line of North Post Oak Road;

289  
290 THENCE, proceeding in a northwesterly direction a distance of approximately 1,170 feet;

291  
292 THENCE, proceeding in a northerly direction by projecting a line to the southeast corner of a Lot  
293 described as Tract 20 (PC IMPS\*06418700003000) Eureka Acres, same being the intersection of  
294 the northern right-of-way line of Hempstead Road and the western right-of-way line of Mangum  
295 Road;

296  
297 THENCE, proceeding in a northerly direction along the eastern boundary of said Tract 20 (PC  
298 IMPS\*06418700003000) Eureka Acres, to the northeast corner of said Tract 20 (PC  
299 IMPS\*06418700003000) Eureka Acres, same being the intersection of the western right-of-way  
300 line of Mangum Road and the southern right-of-way line of West 18<sup>th</sup> Street;

301  
302 THENCE, proceeding in a northerly direction to the southeast corner of a Lot described as Tracts  
303 118C & 119B, Eureka Heights, same being the intersection of the western right-of-way line of  
304 Mangum Road and the and the northern right-of-way line of West 18<sup>th</sup> Street, THE POINT OF  
305 BEGINNING.

306

307 **TRACT 2**

308

309 BEGINNING, at the northwest corner of a Lot described as Lot 61, Block 1, Maxroy Mews, same  
310 being the southern right-of-way of Hurst Street and proceeding in an easterly direction to the  
311 northeast corner of a Lot described as Lot 56, Block 1, Maxroy Mews;

312

313 THENCE, proceeding in a southerly direction along the eastern boundary of said Lot 56, Block 1,  
314 Maxroy Mews, to the easterly-most northwest corner of a Lot described as Lot 51, Block 1;

315

316 THENCE, proceeding in an easterly direction along the northern boundary of said Lot 51, Block 1,  
317 to the northeast corner of said Lot 51, Block 1, same being the northwest corner of a Lot  
318 described as Lot 52, Block 1, Maxroy Mews, and proceeding in an easterly direction to the  
319 northeast corner of a Lot described as Lot 55, Block 1, Maxroy Mews, same being the western  
320 right-of-way of Maxroy Street;

321

322 THENCE, proceeding in a southerly direction along the eastern boundary of said Lot 55, Block 1,  
323 Maxroy Mews, same being the western right-of-way of Maxroy Street, to the southeast corner  
324 of a Lot described as Lot 9, Block 1, Maxroy Mews, same being the intersection of the western  
325 right-of-way of Maxroy Street and the northern right-of-way line of Toledo Street;

326

327 THENCE, proceeding in a westerly direction along the southern boundary of said Lot 9, Block 1,  
328 Maxroy Mews, same being the northern right-of-way line of Toledo Street to the southwest  
329 corner of a Lot described as Lot 1, Block 1, Maxroy Street;

330

331 THENCE, proceeding in a northerly direction along the western boundary of said Lot 1, Block 1,  
332 Maxroy Street to the northwest corner of a Lot described as Lot 61, Block 1, Maxroy Mews, THE  
333 POINT OF BEGINNING.

334

335 **TRACT 3**

336

337 BEGINNING, at the northeast corner of a Lot described as Lot 5, Block 1, Maxroy Street Gardens,  
338 same being the western boundary of a Lot described as Tracts 31A,31A-1,31C, 31D,31F & Tracts  
339 A (PVT ST) & Tracts 19A & 44, Warnecke, ABST 624 J Reinerman, and proceeding in a southerly  
340 direction along the western boundary of said Tracts 31A,31A-1,31C, 31D,31F & Tracts A (PVT ST)  
341 & Tracts 19A & 44, Warnecke, ABST 624 J Reinerman, to the southeast corner of a Lot described  
342 as Lot 19, Block 1, Maxroy Street Gardens;

343

344 THENCE, proceeding in a westerly direction along the southern boundary of said Lot 19, Block 1,  
345 Maxroy Street Gardens to the southwest corner of said Lot 19, Block 1, Maxroy Street Gardens;  
346

347 THENCE, proceeding in a northerly direction along the western boundary of said Lot 19, Block 1,  
348 Maxroy Street Gardens, same being the eastern right-of-way line of Maxroy Street to the  
349 northwest corner of a Lot described as Lot 1, Block 1, Maxroy Street Gardens, same being the  
350 intersection of the southern right-of-way line of Toledo Street and the eastern right-of-way line  
351 of Maxroy Street;

352  
353 THENCE, proceeding in an easterly direction along the northern boundary of said Lot 1, Block 1,  
354 Maxroy Street Gardens, same being the southern right-of-way line of Toledo Street, to the  
355 northeast corner of a Lot described as Lot 5, Block 1, Maxroy Street Gardens, THE POINT OF  
356 BEGINNING.

357  
358 **TRACT 4**

359  
360 BEGINNING, at the northeast corner of a Lot described as Lot 1, Block 1, Maxroy Street Terrace  
361 Amend, same being the intersection of the southern right-of-way line of Letein Street and the  
362 western right-of-way line of Maxroy Street, and proceeding in a southerly direction to the  
363 southeast corner of a Lot described as Lot 1, Block 1, Eureka Vista Amend, same being the  
364 intersection of the western right-of-way line of Maxroy Street and the northern right-of-way line  
365 of Eureka Street.

366  
367 THENCE, proceeding in a westerly direction along the southern boundary of said Lot 1, Block 1,  
368 Eureka Vista Amend, same being the northern right-of-way line of Eureka Street, to the  
369 southwest corner of a Lot described as Lot 3, Block 1, Riverway on Eureka, same being the  
370 intersection of the northern right-of-way line of Eureka Street and the eastern right-of-way line  
371 of Rawls Street;

372  
373 THENCE, proceeding in a northerly direction along the western boundary of said Lot 3, Block 1,  
374 Riverway on Eureka, same being the eastern right-of-way line of Rawls Street, to the northwest  
375 corner of a Lot described as Lot 1, Block 1, Riverway on Eureka, same being the southern  
376 boundary of a Lot described as Tracts 1A & 2B, Block 2, Letien;

377  
378 THENCE, proceeding in a westerly direction along the southern boundary of said Tracts 1A & 2B,  
379 Block 2, Letien, to the southwest corner of said Tracts 1A & 2B, Block 2, Letien;

380

381 THENCE, proceeding in a northerly direction along the western boundary of said Tracts 1A & 2B,  
382 Block 2, Letien, same being the eastern right-of-way line of Rawls Street to the northwest corner  
383 of said Tracts 1A & 2B, Block 2, Letien;

384  
385 THENCE, proceeding in an easterly direction along the northern boundary of said Tracts 1A & 2B,  
386 Block 2, Letien, same being the southern right-of-way line of Letein Street, to the northeast  
387 corner of a Lot described as Lot 1, Block 1, Maxroy Street Terrace Amend, THE POINT OF  
388 BEGINNING.

389  
390 **TRACT 5**

391  
392 BEGINNING, at the northwest corner of a Lot described as Tracts 40P & 40S, ABST 642 J  
393 Reinerman, same being the southern right-of-way line of West 11<sup>th</sup> Street, and proceeding in a  
394 southerly by southeasterly direction along the western boundary of said Tracts 40P & 40S, ABST  
395 642 J Reinerman, to the westerly-most northeast corner of a Lot described as Lot 1, Block 2,  
396 Kensington Green;

397  
398 THENCE, proceeding in a southeasterly direction along the northern boundary of said Lot 1, Block  
399 2, Kensington Green, to the easterly-most northeast corner of said Lot 1, Block 2, Kensington  
400 Green, same being the northern right-of-way line of Hurst Street;

401  
402 THENCE, proceeding in a westerly direction along the northern right-of-way line of Hurst Street  
403 to the northeast corner of a Lot described as Lot 6, Block 1, Reserve at Washington Section 2;

404  
405 THENCE, proceeding in a southerly direction along the eastern boundary of said Lot 6, Block 1,  
406 Reserve at Washington Section 2, same being the western boundary of a Lot described as Lots 23  
407 thru 34 & Tracts 35, 36B & 36D & 41 & Tract 28A, ABST 642 J Reinerman, to the northerly-most  
408 northwest corner of a Lot described as Tract 61, ABST 642 J Reinerman, same being the southerly-  
409 most southeast corner of a Lot described as Lot 17, Block 1, Reserve at Washington Section 2;

410  
411 THENCE, proceeding in a southwesterly direction along the eastern boundary of said Lot 17, Block  
412 1, Reserve at Washington Section 2, to the southeast corner of said Lot 17, Block 1, Reserve at  
413 Washington Section 2;

414  
415 THENCE, proceeding in a northwesterly direction along the southern boundary of said Lot 17,  
416 Block 1, Reserve at Washington Section 2, same being the northern right-of-way line of  
417 Hempstead Road;

418

419 THENCE, proceeding in a northwesterly direction along the southern boundary of said Lot 17,  
420 Block 1, Reserve at Washington Section 2, same being the northern right-of-way line of  
421 Hempstead Road to the southwest corner of a Lot described as Lot 14, Block 1, Reserve at  
422 Washington Section 1;

423  
424 THENCE, proceeding in a northeasterly direction along the western boundary of said Lot 14, Block  
425 1, Reserve at Washington Section 1, to the northwest corner of said Lot 14, Block 1, Reserve at  
426 Washington Section 1;

427  
428 THENCE, proceeding in a northward direction by projecting a line to the southerly-most  
429 southwest corner of a Lot described as Lot 18, Block 1, Timbergrove Point;

430  
431 THENCE, proceeding in a northwesterly direction to the northerly-most northwest corner of said  
432 Lot 18, Block 1, Timbergrove Point, same being the northerly boundary of a Lot described as  
433 Reserve A, Block 1, Somerset Lofts;

434  
435 THENCE, proceeding in a northwesterly direction along the northern boundary of said Reserve A,  
436 Block 1, Somerset Lofts, to the southwest corner of a Lot described as Lot 30, Block 1,  
437 Timbergrove Point;

438  
439 THENCE, proceeding in a northwesterly direction along the western boundary of said Lot 30,  
440 Block 1, Timbergrove Point, to the northwest corner of said Lot 30, Block 1, Timbergrove Point,  
441 same being the southerly-most northwest corner of a Lot described as Lot 31, Block 1,  
442 Timbergrove Point;

443  
444 THENCE, proceeding in a northwesterly direction, a distance of approximately 15.14 feet to the  
445 northerly-most northwest corner of said Lot 31, Block 1, Timbergrove Point, same being the  
446 southern right-of-way line of West 11<sup>th</sup> Street;

447  
448 THENCE, proceeding in an easterly direction along the southern right-of-way line of West 11<sup>th</sup>  
449 Street to the northwest corner of a Lot described as Tracts 40P and 40S, ABST 642 J Reinerman,  
450 THE POINT OF BEGINNING.

451  
452 **TRACT 6**

453  
454 BEGINNING, at the northwest corner of a Lot described as Reserve A, Block 1 (Landscape/Open  
455 Space), Villas on Hempstead Amend, same being the southern boundary of a Lot described as  
456 Tract R55, ABST 642 J Reinerman, and proceeding in an easterly direction along the southern

457 boundary of said Tract R55, ABST 642 J Reinerman, to the northeast corner of a Lot described as  
458 Lot 15, Block 1, Villas on Hempstead Amend, same being the western boundary of a Lot described  
459 as Tract 6Q, Spur from 11<sup>th</sup> Street to T & N O Spur, ABST 642 J Reinerman;

460  
461 THENCE, proceeding in a southeasterly direction along the western boundary of said Tract 6Q,  
462 Spur from 11<sup>th</sup> Street to T & N O Spur, ABST 642 J Reinerman, to the southeast corner of a Lot  
463 described as Lot 27, Block 1, Villas on Hempstead Amend, same being the northeast corner of a  
464 Lot described as Tracts 40D & 40D-1, ABST 642 J Reinerman;

465  
466 THENCE, proceeding in a westerly direction along the northern boundary of said Tracts 40D &  
467 40D-1, ABST 642 J Reinerman, to the southwest corner of a Lot described as Reserve B, Block 1  
468 (Landscape/Open Space) Villas on Hempstead Amend, same being the eastern right-of-way line  
469 of Hempstead Road;

470  
471 THENCE, proceeding in a northwesterly direction along the eastern right-of-way line of  
472 Hempstead Road to the northwest corner of a Lot described as Reserve A, Block 1,  
473 (Landscape/Open Space) Villas on Hempstead Amend, THE POINT OF BEGINNING.

474



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District C

Item Creation Date: 11/23/2020

MYR - TIRZ 12 City Park Boundary Enlargement

Agenda Item#: 60.

### **Background:**

#### **SPECIFIC EXPLANATION:**

Reinvestment Zone Number Twelve, City of Houston, Texas (the "Zone"), was created by Ordinance No. 1998-1112, passed and adopted by City Council on December 2, 1998.

On September 11, 2019, the Board of Directors of the Zone approved a proposed First Amendment to Project Plan and Reinvestment Zone Financing Plan (the "Amended Plan") which includes the annexation of approximately 593 acres into the Zone and transmitted it for City Council consideration and approval. The reason for the annexation is the design and construction of storm water infrastructure improvements needed to address recent development trends in the Zone, consisting of high-density residential developments constructed on elevated building pads, replacing aged light manufacturing and warehouse distribution uses, and contributing to the mitigation of excessive flooding of adjacent and pre-existing established residential neighborhoods. The property description and notice of the public hearing were published on November 18, 2020.

This annexation of additional property into the Zone will provide the tools needed to alleviate unsafe streets, deteriorated site conditions, and obsolete public facilities, and will encourage the sound growth of residential, retail, and commercial development in the greater Timbergrove area.

Pursuant to the Texas Tax Code Sections 311.003, 311.007 and 311.011, a public hearing was held on the Amended Plan on December 2, 2020.

DocuSigned by:

Andrew F. Iken, Chief Development Officer

### **Prior Council Action:**

Ord. No. 1998-1112, 12/2/98

### **Contact Information:**

DocuSigned by:

545B522557744D...

Gwendolyn F. Tillotson

Phone: (832) 393 - 0981



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District C

Item Creation Date: 11/23/2020

MYR - TIRZ 12 City Park Project Plan Amendment

Agenda Item#: 45.

### **Summary:**

ORDINANCE approving first amendment to Project Plan and Reinvestment Zone Financing Plan for **REINVESTMENT ZONE NUMBER TWELVE, CITY OF HOUSTON, TEXAS (CITY PARK ZONE)**; authorizing the City Secretary to distribute such plans; extending the duration of the Zone to December 31, 2050 - **DISTRICT C - KAMIN**

**This item should only be considered after passage of Item 44 above**

### **Background:**

#### **SPECIFIC EXPLANATION:**

Reinvestment Zone Number Twelve, City of Houston, Texas (the "Zone"), was created by Ordinance No. 1998-1112, passed and adopted by City Council on December 2, 1998. By Ordinance No. 1999-910, passed and adopted by City Council on August 18, 1999, the City approved the Project Plan and Reinvestment Zone Financing Plan for the Zone (the "Plan"). By Resolution No. 2000-10, passed and adopted on March 22, 2000, City Council authorized the creation of the City Park Redevelopment Authority to administer the Zone and implement the Plan.

On July 28, 2019, the Board of Directors of the Zone approved a proposed First Amendment to the Plan (the "Amended Plan") and transmitted it for City Council consideration and approval. The Amended Plan, which will be coordinated with a proposed change to the boundaries of the Zone, will provide the tools needed to alleviate unsafe streets, deteriorated site conditions, and obsolete public facilities, and will encourage the sound growth of residential, retail, and commercial development in the greater Timbergrove area. When the Zone was created, the term of the Zone was established at thirty years, to expire on December 31, 2028. The Amended Plan will extend the duration of the Zone for an additional twenty-two years, through December 31, 2050.

Pursuant to Texas Tax Code Sections 311.003, 311.007 and 311.011, a public hearing was held on the Amended Plan on December 2, 2020. Accordingly, the Administration recommends that City Council approve the Amended Plan for the Zone.

---

**Andrew F. Icken, Chief Development Officer**

### **Prior Council Action:**

Ord. No. 1998-1112, 12/2/98

Ord. No. 1999-910, 08/18/99;

Res. No. 2000-10, 3/22/00

**Amount of Funding:**

**Contact Information:**

---

Gwendolyn F. Tillotson  
Phone: (832) 393 - 0937

**ATTACHMENTS:**

**Description**

Coversheet (revised)  
Project Plan and Financing Plan

**Type**

Signed Cover sheet  
Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District C

Item Creation Date: 11/23/2020

MYR - TIRZ 12 City Park Project Plan Amendment

Agenda Item#: 61.

### **Background:**

#### **SPECIFIC EXPLANATION:**

Reinvestment Zone Number Twelve, City of Houston, Texas (the "Zone"), was created by Ordinance No. 1998-1112, passed and adopted by City Council on December 2, 1998. By Ordinance No. 1999-910, passed and adopted by City Council on August 18, 1999, the City approved the Project Plan and Reinvestment Zone Financing Plan for the Zone (the "Plan"). By Resolution on No. 2000-10, passed and adopted on March 22, 2000, City Council authorized the creation on of the City Park Redevelopment Authority to administer the Zone and implement the Plan.

On September 11, 2019, the Board of Directors of the Zone approved a proposed First Amendment to the Plan (the "Amended Plan") and transmitted it for City Council consideration and approval. The Amended Plan, which will be coordinated with a proposed change to the boundaries of the Zone, will provide the tools needed to alleviate unsafe streets, deteriorated site conditions, and obsolete public facilities, and will encourage the sound growth of residential, retail, and commercial development in the greater Timbergrove area. When the Zone was created, the term of the Zone was established at thirty years, to expire on December 31, 2028. The Amended Plan will extend the duration of the Zone for an additional twenty-two years, through December 31, 2050.

Pursuant to Texas Tax Code Sections 311.003, 311.007 and 311.011, a public hearing was held on the Amended Plan on December 2, 2020. Accordingly, the Administration on recommends that City Council approve the Amended Plan for the Zone.

DocuSigned by:

Andrew F. Ticken, Chief Development Officer

### **Prior Council Action:**

Ord. No. 1998-1112, 12/2/98; Ord. No. 1999-910, 08/18/99; Res. No. 2000-10, 3/22/00

### **Amount of Funding:**

### **Contact Information:**

DocuSigned by:

Gwendolyn F. Tillotson

Phone: (832) 393 - 0937

**REINVESTMENT ZONE NUMBER TWELVE, CITY OF HOUSTON, TEXAS**

**CITY PARK ZONE**

First Amended  
Project Plan and Reinvestment Zone Financing Plan

December 2, 2020

REINVESTMENT ZONE NUMBER TWELVE, CITY OF HOUSTON, TEXAS  
 CITY PARK ZONE  
 Part B – First Amended Project Plan and Reinvestment Zone Financing

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## **Introduction**

The purpose of the Project Plan and Reinvestment Zone Financing Plan (together with all amendments thereto, the “Plan”) for Reinvestment Zone Number Twelve, City of Houston, Texas (herein referred to as the “TIRZ”), is to set forth goals, expectations, redevelopment plans and infrastructure programs needed to facilitate planned residential and commercial developments in an area of the City in the western sector of the Greater Houston Heights and generally known as Timbergrove. The intent of the Plan is to ensure that the improvements will result in the long-term stability and viability of the TIRZ area.

The City created the TIRZ pursuant to Ordinance No. 1998-1112, passed and adopted by City Council on December 2, 1998, within an area covering approximately 91.7 acres. By Ordinance No. 1999-0910, passed and adopted by City Council on August 18, 1999, the City approved a project plan and reinvestment zone financing plan for the TIRZ (the “Part A Plan”).

By Resolution No. 2000-10, passed and adopted by City Council on March 22, 2000, the City approved the creation of the City Park Redevelopment Authority (the “Authority”), delegating to the Authority the responsibility of implementation of the Part A Plan, and assigning to the Authority the tax increment revenues for such purpose pursuant to an agreement by and among the City, the TIRZ and the Authority, approved and authorized by Ordinance No. 2000-0358, passed and adopted by City Council May 10, 2000, as amended pursuant to Ordinance No. 2002-496, passed and adopted by City Council on June 12, 2002 (the “Tri-Party Agreement”).

### **Section One:**

The Part A Plan: The Part A Plan covered a total of approximately 91.7 acres. The primary focus of the Part A Plan was to facilitate the design and construction of East T.C. Jester Boulevard, the reconstruction of the 18<sup>th</sup> and 20<sup>th</sup> Street intersection, the reconstruction of Bevis Street, park facilities and hike and bike trails on the White Oak Bayou. The area included within the boundaries of the TIRZ included open land where such infrastructure was absent and where residential and commercial development would not occur but for the creation of the TIRZ.

The TIRZ and the City now desire to further amend the Plan as further described herein (the “Part B Plan”).

### **Section Two:**

#### The Part B Plan:

The Part B Plan includes provisions for the annexation of approximately 593 acres of territory, predominately located in an area located north of the Union Pacific Railroad Eureka Track northward to West 11<sup>th</sup> Street between Shirkmere Road on the east and Hempstead Highway on the west, an area located north of West 11<sup>th</sup> Street between Ella Boulevard on the east and Mangum Road on the west, and an area located south of West 18<sup>th</sup> Street between Seamist Drive on the east and Hempstead Highway on the west.

The fundamental goal of the Part B Plan is the design and construction of storm water infrastructure improvements needed to address recent trends in the area consisting of high-density residential developments constructed on elevated building pads, replacing aged light manufacturing and warehouse distribution uses and contributing to the excessive flooding of adjacent and pre-existing established residential neighborhoods. Together the Part A Plan and the Part B Plan will provide the tools needed to alleviate unsafe streets, deteriorated site conditions, obsolete public facilities, and will encourage the sound growth of residential, retail, and commercial development in the greater Timbergrove area.

**Proposed Goals for Improvements:**

Public improvements proposed in the Part B Plan are consistent with the goals outlined in Part A as well as other City-created reinvestment zones of similar size and function, and are as follows:

**Goal 1: *Storm Water Drainage, Detention and Flood Mitigation Facilities.***

Storm water management will be achieved through the repair and replacement of drainage systems and the design and construction of new storm water utility systems, detention basins and other improvements proven to reduce volumes of runoff from drainage areas. Emphasis will be given to the National Oceanic and Atmospheric (“NOAA”) Atlas 14 revised 24-hour rainfall total recommendations for the City and used for the design and planning of storm water infrastructure. The Part B Plan anticipates the adoption of NOAA Atlas 14 recommendations by the City, Harris County and the Harris County Flood Control District.

**Goal 2: *Roadway, Streets, Mobility and Infrastructure Improvements.***

The reconstruction of key streets and major thoroughfares will enhance mobility in the area. The construction of sidewalk systems, including ADA-complaint ramps, will improve pedestrian safety, enhance the visual environment and provide connectivity both within the TIRZ and to adjacent areas. All improvements will be integrated with the street reconstruction programs of the City, the Texas Department of Transportation, Harris County, and other public entities. Attention will be placed on the leveraging of TIRZ monies through the funding of elements not addressed by the CIP programs of sister agencies.

**Goal 3: *Redevelopment and upgrades to the public green space, pocket parks, and other appropriate recreational facilities including pedestrian bridges and hike and bike trails.***

Recreational infrastructure, pedestrian bridges, regional trail systems, and other enhancements to area parks and other public open green space, including sidewalks, lighting, street trees, landscaping, wayfinding signage, benches, street furniture, public art and other pedestrian amenities, will attract and support redevelopment, improve the quality of life in area neighborhoods, and attract visitors by increasing the attractiveness of the community.

**Project Plan and Reinvestment Zone Financing Plan**

**A. Project Plan**

Existing and Proposed Uses of Land (Texas Tax Code §311.011(b)(1)): Map 2 attached hereto depicts the existing and proposed land uses in the Original and Annexed Areas of the TIRZ. The existing and proposed land uses include single-family residential, multi-family residential, commercial, office, industrial, public and institutional, transportation and utility, park and open spaces, and undeveloped land uses.

Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and other Municipal Ordinances (Texas Tax Code §311.011(b)(2)): All construction will be performed in conformance with the City’s existing rules and regulations. There are no proposed changes to any City ordinances, master plan, or building code.

Estimated Non-Project Costs (Texas Tax Code §311.011(b)(3)): The non-project costs reflect in part costs that the City, Harris County Flood Control District, and the Texas Department of Transportation will fund towards infrastructure improvements within the greater Timbergrove area as part of their respective CIP programs.

Method of Relocating Persons to be Displaced, if any, as a Result of Implementing the Plan (Texas Tax Code §311.011(b)(4)): It is not anticipated that any residents will be displaced by any of the projects to be undertaken in the TIRZ.

## **B. Reinvestment Zone Financing Plan**

Estimated Project Costs (Texas Tax Code § 311.011(c)(1)): Exhibit 1 (attached) details the proposed public improvement and administrative project costs which may be incurred to finance eligible public improvements, projects, and programs for the benefit of the TIRZ. The dollar amounts are approximate and may be amended from time to time by City Council. The financing costs are a function of project financing needs and will vary with market conditions from the estimates shown on Exhibit 1.

Proposed Kind, Number, and Location of all Proposed Public Works or Public Improvements to be Financed in the Zone (Texas Tax Code § 311.011(c)(2)): These details are described throughout the Plan.

Economic Feasibility (Texas Tax Code § 311.011(c)(3)): An economic feasibility study was completed for the City Park apartment development project and the Albertson's grocery store project in 1999. The study documents the economic potential in the TIRZ. Exhibits 2 through 4 constitute incremental revenue estimates for the TIRZ. The incremental revenue estimates are projected to be sufficient to cover the costs of the proposed infrastructure improvements in the TIRZ. The Part B Plan estimates total project costs of \$178,000,000. The TIRZ and the City find and determine that the Plan is economically feasible.

Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code § 311.011(c)(4), § 311.011(c)(5)): Issuance of notes and bonds by or on behalf of the TIRZ will occur as tax increment revenues allow. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the attached revenue and project schedules, as well as actual market conditions for the issue and sale of such notes and bonds.

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code § 311.011(c)(6)): Methods and sources of financing include the issuance of notes and bonds, as well as collaboration with developers and other entities for grant funding and partnerships. Tax Year 1999 was the base year for the TIRZ, and Tax Year 2050 is the scheduled termination date for participation by the City. Tax Year 2028 is the scheduled termination date for participation by Houston Independent School District. As outlined in Exhibits 2 through 4, an estimated \$57,741,122 of increment is estimated to be generated by the TIRZ for use in funding project costs. This figure is calculated using an estimated collection rate of 98% and a City contribution of \$0.561840/\$100 of assessed valuation, and a Houston Independent School District contribution of \$1.1331/\$100 of assessed valuation.

Current Total Appraised Value of Taxable Real Property (Texas Tax Code §311.011(c)(7)): The current projected appraised value of taxable real property in the TIRZ, as of June 25, 2020, is \$84,769,055. Base year values were computed with regard to the original TIRZ, in accordance with Texas Tax Code §311.012.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code § 311.011(c)(8)): The estimated captured appraised value for the remaining duration of the TIRZ is set forth in Exhibit 2.

Zone Duration (Texas Tax Code § 311.011(c)(9)): When initially created by City Council on December 2, 1998, the term of the TIRZ was established at thirty years, to expire on December 31, 2028. Due to the magnitude of development within and adjacent to the TIRZ, an increased demand continues to be placed on the already-distressed infrastructure. The proposed improvements included in the Part A Plan and the Part B Plan, as well as those additional improvements needed to adequately address future infrastructure needs and related quality of life issues resulting from current and projected densities, are included in the Plan. This Plan extends the duration of the TIRZ for an additional twenty-two years, through December 31, 2050.

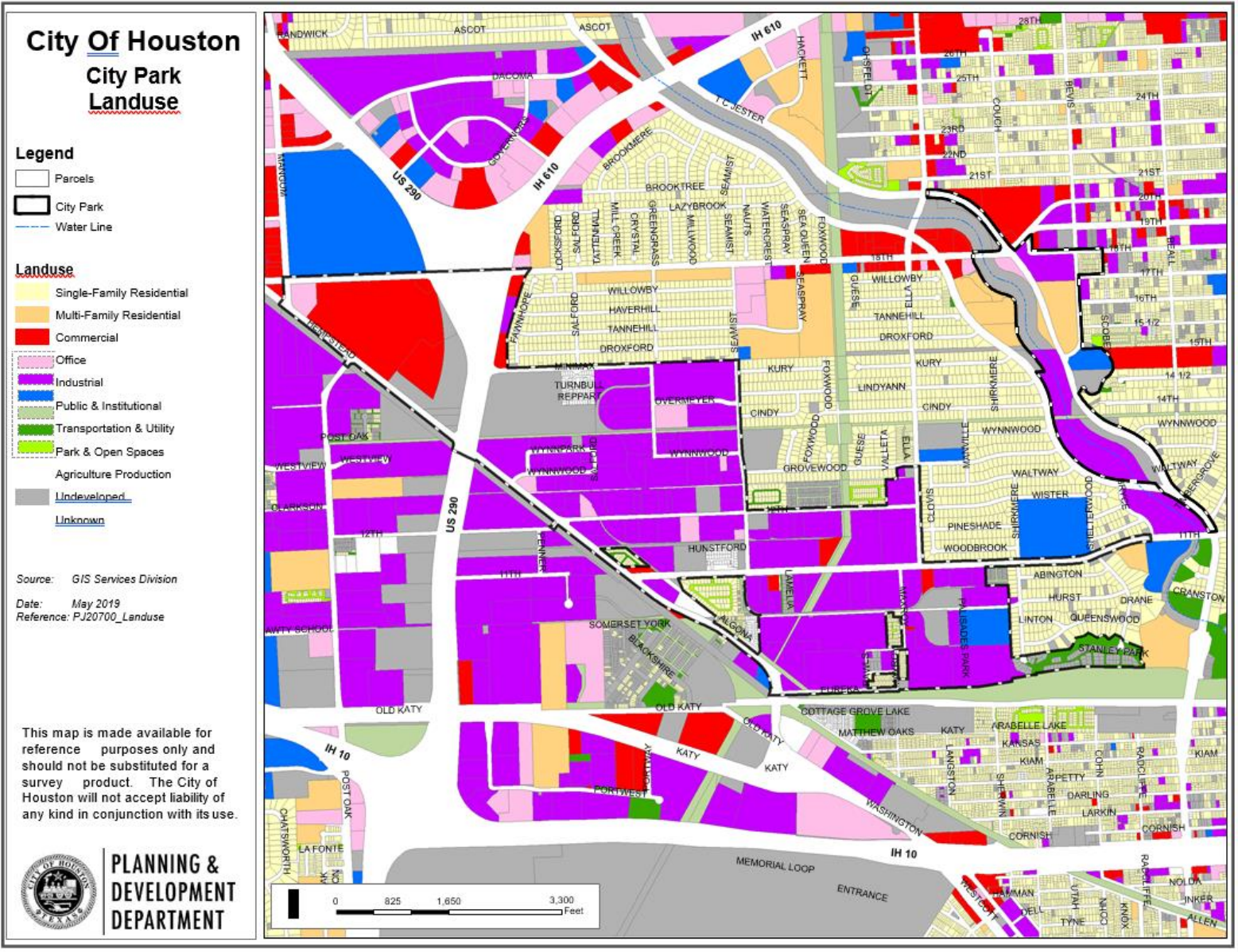
## MAPS AND EXHIBITS

**Exhibit 1 – Project Costs Schedule**

<b>Project Cost Amendments:</b> The following table includes the approved project costs for the Part A and Part B Plans.					
	<b>Part A</b>	<b>Part B</b>	<b>Total</b>	<b>Costs Through</b>	<b>Remaining</b>
	<b>Estimated Costs</b>	<b>Estimated Costs</b>	<b>Estimated</b>	<b>6/30/2020</b>	<b>Costs</b>
	<b>(1999)</b>	<b>(2020)</b>	<b>Plan Costs</b>		
<b>Infrastructure Improvements:</b>					
Public Utilities	-	75,000,000	75,000,000	-	\$ 75,000,000
Roadway and Sidewalk Improvement	3,685,000	75,000,000	78,685,000	5,163,277	\$ 73,521,723
Parks and Recreational Facilities	1,610,000	25,000,000	26,610,000	1,236,986	\$ 25,373,014
Environmental Clean-Up	75,000	-	75,000	305,737	\$ (230,737)
Financing Costs	2,937,350	-	2,937,350	1,445,581	\$ 1,491,769
TIRZ Creation, Administration and Management	420,000	-	420,000	-	\$ 420,000
TIRZ Administration and Management	-	3,000,000	3,000,000	1,664,362	\$ 1,335,638
Design and Construction of Educational Facilities	7,996,366	-	7,996,366	3,901,365	\$ 4,095,001
<b>Project Plan Total</b>	<b>16,723,716</b>	<b>178,000,000</b>	<b>194,723,716</b>	<b>13,717,308</b>	<b>181,006,408</b>



Map 2 – Existing and Proposed Land Uses



**Exhibit 2 – Net  
Revenue and Transfer  
Schedule**

Tax Year (1)	Increment Revenue				Transfers/Administrative Fees			Net Revenue (Total Increment Revenue less Total Transfers)
	City	Houston ISD (2)	Total Increment Revenue	City Admin (5%)	Houston ISD Educational Facilities	HISD Admin	Total Admin/Transfers	
2020	\$ 453,469	\$ 391,596	\$ 845,065	\$ 22,673	\$ 126,954	\$ 25,000	\$ 174,627	\$ 670,437
2021	\$ 510,174	\$ 391,596	\$ 901,770	\$ 25,509	\$ 126,954	\$ 25,000	\$ 177,463	\$ 724,308
2022	\$ 569,148	\$ 391,596	\$ 960,744	\$ 28,457	\$ 126,954	\$ 25,000	\$ 180,411	\$ 780,332
2023	\$ 630,481	\$ 391,596	\$ 1,022,076	\$ 31,524	\$ 126,954	\$ 25,000	\$ 183,478	\$ 838,598
2024	\$ 694,266	\$ 391,596	\$ 1,085,862	\$ 34,713	\$ 126,954	\$ 25,000	\$ 186,667	\$ 899,195
2025	\$ 760,604	\$ 391,596	\$ 1,152,199	\$ 38,030	\$ 126,954	\$ 25,000	\$ 189,984	\$ 962,215
2026	\$ 829,594	\$ 391,596	\$ 1,221,190	\$ 41,480	\$ 126,954	\$ 25,000	\$ 193,434	\$ 1,027,757
2027	\$ 901,345	\$ 391,596	\$ 1,292,941	\$ 45,067	\$ 126,954	\$ 25,000	\$ 197,021	\$ 1,095,919
2028	\$ 975,965	\$ 391,596	\$ 1,367,561	\$ 48,798	\$ 126,954	\$ 25,000	\$ 200,752	\$ 1,166,809
2029	\$ 1,053,570	\$ -	\$ 1,053,570	\$ 52,679	\$ -	\$ -	\$ 52,679	\$ 1,000,892
2030	\$ 1,134,280	\$ -	\$ 1,134,280	\$ 56,714	\$ -	\$ -	\$ 56,714	\$ 1,077,566
2031	\$ 1,218,218	\$ -	\$ 1,218,218	\$ 60,911	\$ -	\$ -	\$ 60,911	\$ 1,157,307
2032	\$ 1,305,513	\$ -	\$ 1,305,513	\$ 65,276	\$ -	\$ -	\$ 65,276	\$ 1,240,237
2033	\$ 1,396,300	\$ -	\$ 1,396,300	\$ 69,815	\$ -	\$ -	\$ 69,815	\$ 1,326,485
2034	\$ 1,490,719	\$ -	\$ 1,490,719	\$ 74,536	\$ -	\$ -	\$ 74,536	\$ 1,416,183
2035	\$ 1,588,914	\$ -	\$ 1,588,914	\$ 79,446	\$ -	\$ -	\$ 79,446	\$ 1,509,468
2036	\$ 1,691,037	\$ -	\$ 1,691,037	\$ 84,552	\$ -	\$ -	\$ 84,552	\$ 1,606,485
2037	\$ 1,797,245	\$ -	\$ 1,797,245	\$ 89,862	\$ -	\$ -	\$ 89,862	\$ 1,707,383
2038	\$ 1,907,702	\$ -	\$ 1,907,702	\$ 95,385	\$ -	\$ -	\$ 95,385	\$ 1,812,317
2039	\$ 2,022,576	\$ -	\$ 2,022,576	\$ 101,129	\$ -	\$ -	\$ 101,129	\$ 1,921,448
2040	\$ 2,142,046	\$ -	\$ 2,142,046	\$ 107,102	\$ -	\$ -	\$ 107,102	\$ 2,034,944
2041	\$ 2,266,294	\$ -	\$ 2,266,294	\$ 113,315	\$ -	\$ -	\$ 113,315	\$ 2,152,980
2042	\$ 2,395,513	\$ -	\$ 2,395,513	\$ 119,776	\$ -	\$ -	\$ 119,776	\$ 2,275,737
2043	\$ 2,529,900	\$ -	\$ 2,529,900	\$ 126,495	\$ -	\$ -	\$ 126,495	\$ 2,403,405
2044	\$ 2,669,663	\$ -	\$ 2,669,663	\$ 133,483	\$ -	\$ -	\$ 133,483	\$ 2,536,179
2045	\$ 2,815,016	\$ -	\$ 2,815,016	\$ 140,751	\$ -	\$ -	\$ 140,751	\$ 2,674,265
2046	\$ 2,966,183	\$ -	\$ 2,966,183	\$ 148,309	\$ -	\$ -	\$ 148,309	\$ 2,817,874
2047	\$ 3,123,397	\$ -	\$ 3,123,397	\$ 156,170	\$ -	\$ -	\$ 156,170	\$ 2,967,227
2048	\$ 3,286,899	\$ -	\$ 3,286,899	\$ 164,345	\$ -	\$ -	\$ 164,345	\$ 3,122,554
2049	\$ 3,456,942	\$ -	\$ 3,456,942	\$ 172,847	\$ -	\$ -	\$ 172,847	\$ 3,284,095
2050	\$ 3,633,786	\$ -	\$ 3,633,786	\$ 181,689	\$ -	\$ -	\$ 181,689	\$ 3,452,097
	\$54,216,760	\$ 3,524,362	\$ 57,741,122	\$ 2,710,838	\$ 1,142,585	\$ 225,000	\$ 4,078,423	\$ 53,662,698

**Notes:**

- (1) The Zone is scheduled to terminate in Tax Year 2050
- (2) Houston Independent School District participation ends with tax year 2028.
- (3) Collection rate of 98% is assumed; Growth of 4% is assumed.

**Exhibit 3A – Revenue Schedule: Original Area**

Tax Year	Base Value Original Area	Taxable Value Original Area	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	City Admin (5%)	Net Revenue (Less Transfers)
2020	2,410,450	\$ 84,769,055	\$ 82,358,605	98.00%	0.56184	\$ 453,469	\$ 22,673	\$ 430,796
2021	2,410,450	\$ 88,159,817	\$ 85,749,367	98.00%	0.56184	\$ 472,139	\$ 23,607	\$ 448,532
2022	2,410,450	\$ 91,686,210	\$ 89,275,760	98.00%	0.56184	\$ 491,555	\$ 24,578	\$ 466,977
2023	2,410,450	\$ 95,353,658	\$ 92,943,208	98.00%	0.56184	\$ 511,748	\$ 25,587	\$ 486,161
2024	2,410,450	\$ 99,167,805	\$ 96,757,355	98.00%	0.56184	\$ 532,749	\$ 26,637	\$ 506,112
2025	2,410,450	\$ 103,134,517	\$ 100,724,067	98.00%	0.56184	\$ 554,590	\$ 27,729	\$ 526,860
2026	2,410,450	\$ 107,259,897	\$ 104,849,447	98.00%	0.56184	\$ 577,304	\$ 28,865	\$ 548,439
2027	2,410,450	\$ 111,550,293	\$ 109,139,843	98.00%	0.56184	\$ 600,927	\$ 30,046	\$ 570,881
2028	2,410,450	\$ 116,012,305	\$ 113,601,855	98.00%	0.56184	\$ 625,495	\$ 31,275	\$ 594,221
2029	2,410,450	\$ 120,652,797	\$ 118,242,347	98.00%	0.56184	\$ 651,046	\$ 32,552	\$ 618,494
2030	2,410,450	\$ 125,478,909	\$ 123,068,459	98.00%	0.56184	\$ 677,619	\$ 33,881	\$ 643,738
2031	2,410,450	\$ 130,498,066	\$ 128,087,616	98.00%	0.56184	\$ 705,255	\$ 35,263	\$ 669,992
2032	2,410,450	\$ 135,717,988	\$ 133,307,538	98.00%	0.56184	\$ 733,996	\$ 36,700	\$ 697,296
2033	2,410,450	\$ 141,146,708	\$ 138,736,258	98.00%	0.56184	\$ 763,886	\$ 38,194	\$ 725,692
2034	2,410,450	\$ 146,792,576	\$ 144,382,126	98.00%	0.56184	\$ 794,973	\$ 39,749	\$ 755,224
2035	2,410,450	\$ 152,664,279	\$ 150,253,829	98.00%	0.56184	\$ 827,302	\$ 41,365	\$ 785,937
2036	2,410,450	\$ 158,770,850	\$ 156,360,400	98.00%	0.56184	\$ 860,925	\$ 43,046	\$ 817,879
2037	2,410,450	\$ 165,121,684	\$ 162,711,234	98.00%	0.56184	\$ 895,893	\$ 44,795	\$ 851,099
2038	2,410,450	\$ 171,726,552	\$ 169,316,102	98.00%	0.56184	\$ 932,260	\$ 46,613	\$ 885,647
2039	2,410,450	\$ 178,595,614	\$ 176,185,164	98.00%	0.56184	\$ 970,081	\$ 48,504	\$ 921,577
2040	2,410,450	\$ 185,739,438	\$ 183,328,988	98.00%	0.56184	\$ 1,009,415	\$ 50,471	\$ 958,945
2041	2,410,450	\$ 193,169,016	\$ 190,758,566	98.00%	0.56184	\$ 1,050,323	\$ 52,516	\$ 997,807
2042	2,410,450	\$ 200,895,776	\$ 198,485,326	98.00%	0.56184	\$ 1,092,867	\$ 54,643	\$ 1,038,223
2043	2,410,450	\$ 208,931,607	\$ 206,521,157	98.00%	0.56184	\$ 1,137,112	\$ 56,856	\$ 1,080,256
2044	2,410,450	\$ 217,288,872	\$ 214,878,422	98.00%	0.56184	\$ 1,183,127	\$ 59,156	\$ 1,123,971
2045	2,410,450	\$ 225,980,427	\$ 223,569,977	98.00%	0.56184	\$ 1,230,983	\$ 61,549	\$ 1,169,434
2046	2,410,450	\$ 235,019,644	\$ 232,609,194	98.00%	0.56184	\$ 1,280,754	\$ 64,038	\$ 1,216,716
2047	2,410,450	\$ 244,420,429	\$ 242,009,979	98.00%	0.56184	\$ 1,332,515	\$ 66,626	\$ 1,265,889
2048	2,410,450	\$ 254,197,247	\$ 251,786,797	98.00%	0.56184	\$ 1,386,346	\$ 69,317	\$ 1,317,029
2049	2,410,450	\$ 264,365,136	\$ 261,954,686	98.00%	0.56184	\$ 1,442,331	\$ 72,117	\$ 1,370,214
2050	2,410,450	\$ 274,939,742	\$ 272,529,292	98.00%	0.56184	\$ 1,500,555	\$ 75,028	\$ 1,425,527
						\$ 27,279,542	\$ 1,363,977	\$ 25,915,565

Notes:

- (1) Reinvestment Zone is scheduled to terminate in Tax Year 2050
- (2) Tax Year 2020 Certified and Uncertified Property Values based on Harris County Appraisal District Report.
- (3) Assumed annual growth rate of 4%
- (4) Collection rate estimated at 98%

**Exhibit 3B – Revenue Schedule: Annexed Area**

Tax Year	Base Value 2020 Annexation	Taxable Value Annexation	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	City Admin (5%)	Net Revenue (Less Transfers)
2020	172,700,249	\$ 172,700,249	\$ -	98.00%	0.56184	\$ -	\$ -	\$ -
2021	172,700,249	\$ 179,608,259	\$ 6,908,010	98.00%	0.56184	\$ 38,036	\$ 1,902	\$ 36,134
2022	172,700,249	\$ 186,792,589	\$ 14,092,340	98.00%	0.56184	\$ 77,593	\$ 3,880	\$ 73,713
2023	172,700,249	\$ 194,264,293	\$ 21,564,044	98.00%	0.56184	\$ 118,732	\$ 5,937	\$ 112,796
2024	172,700,249	\$ 202,034,865	\$ 29,334,616	98.00%	0.56184	\$ 161,517	\$ 8,076	\$ 153,441
2025	172,700,249	\$ 210,116,259	\$ 37,416,010	98.00%	0.56184	\$ 206,014	\$ 10,301	\$ 195,713
2026	172,700,249	\$ 218,520,910	\$ 45,820,661	98.00%	0.56184	\$ 252,290	\$ 12,615	\$ 239,676
2027	172,700,249	\$ 227,261,746	\$ 54,561,497	98.00%	0.56184	\$ 300,417	\$ 15,021	\$ 285,396
2028	172,700,249	\$ 236,352,216	\$ 63,651,967	98.00%	0.56184	\$ 350,470	\$ 17,523	\$ 332,946
2029	172,700,249	\$ 245,806,304	\$ 73,106,055	98.00%	0.56184	\$ 402,524	\$ 20,126	\$ 382,398
2030	172,700,249	\$ 255,638,557	\$ 82,938,308	98.00%	0.56184	\$ 456,661	\$ 22,833	\$ 433,828
2031	172,700,249	\$ 265,864,099	\$ 93,163,850	98.00%	0.56184	\$ 512,963	\$ 25,648	\$ 487,315
2032	172,700,249	\$ 276,498,663	\$ 103,798,414	98.00%	0.56184	\$ 571,517	\$ 28,576	\$ 542,942
2033	172,700,249	\$ 287,558,609	\$ 114,858,360	98.00%	0.56184	\$ 632,414	\$ 31,621	\$ 600,793
2034	172,700,249	\$ 299,060,954	\$ 126,360,705	98.00%	0.56184	\$ 695,746	\$ 34,787	\$ 660,959
2035	172,700,249	\$ 311,023,392	\$ 138,323,143	98.00%	0.56184	\$ 761,612	\$ 38,081	\$ 723,531
2036	172,700,249	\$ 323,464,328	\$ 150,764,079	98.00%	0.56184	\$ 830,112	\$ 41,506	\$ 788,606
2037	172,700,249	\$ 336,402,901	\$ 163,702,652	98.00%	0.56184	\$ 901,352	\$ 45,068	\$ 856,284
2038	172,700,249	\$ 349,859,017	\$ 177,158,768	98.00%	0.56184	\$ 975,442	\$ 48,772	\$ 926,670
2039	172,700,249	\$ 363,853,377	\$ 191,153,128	98.00%	0.56184	\$ 1,052,495	\$ 52,625	\$ 999,870
2040	172,700,249	\$ 378,407,512	\$ 205,707,263	98.00%	0.56184	\$ 1,132,631	\$ 56,632	\$ 1,075,999
2041	172,700,249	\$ 393,543,813	\$ 220,843,564	98.00%	0.56184	\$ 1,215,972	\$ 60,799	\$ 1,155,173
2042	172,700,249	\$ 409,285,565	\$ 236,585,316	98.00%	0.56184	\$ 1,302,646	\$ 65,132	\$ 1,237,514
2043	172,700,249	\$ 425,656,988	\$ 252,956,739	98.00%	0.56184	\$ 1,392,788	\$ 69,639	\$ 1,323,149
2044	172,700,249	\$ 442,683,268	\$ 269,983,019	98.00%	0.56184	\$ 1,486,535	\$ 74,327	\$ 1,412,208
2045	172,700,249	\$ 460,390,598	\$ 287,690,349	98.00%	0.56184	\$ 1,584,032	\$ 79,202	\$ 1,504,831
2046	172,700,249	\$ 478,806,222	\$ 306,105,973	98.00%	0.56184	\$ 1,685,429	\$ 84,271	\$ 1,601,158
2047	172,700,249	\$ 497,958,471	\$ 325,258,222	98.00%	0.56184	\$ 1,790,882	\$ 89,544	\$ 1,701,338
2048	172,700,249	\$ 517,876,810	\$ 345,176,561	98.00%	0.56184	\$ 1,900,553	\$ 95,028	\$ 1,805,526
2049	172,700,249	\$ 538,591,882	\$ 365,891,633	98.00%	0.56184	\$ 2,014,611	\$ 100,731	\$ 1,913,880
2050	172,700,249	\$ 560,135,558	\$ 387,435,309	98.00%	0.56184	\$ 2,133,231	\$ 106,662	\$ 2,026,570
						\$ 26,937,218	\$ 1,346,861	\$ 25,590,358
Notes:								
(1) Reinvestment Zone is scheduled to terminate in Tax Year 2050								
(2) Tax Year 2020 Certified and Uncertified Property Values based on Harris County Appraisal District Report.								
(3) Assumed annual growth rate of 4%								
(4) Collection rate estimated at 98%								

### Exhibit 4 – Revenue Schedule: Houston Independent School District

Tax Year	Base Value	Taxable Value	Lesser of:		Collection Rate	Tax Rate	Increment Revenue	Educational Facilities	Admin Fee	Net Revenue (Less Transfers)
			Captured Appraised Value	Project Plan Appraised Value						
2020	2,410,450	\$ 83,994,804	\$ 81,584,354	\$ 35,264,980	98.00%	1.1331	\$ 391,596	126,954	12,500	252,142
2021	2,410,450	\$ 87,354,596	\$ 84,944,146	\$ 35,264,980	98.00%	1.1331	\$ 391,596	126,954	12,500	252,142
2022	2,410,450	\$ 90,848,780	\$ 88,438,330	\$ 35,264,980	98.00%	1.1331	\$ 391,596	126,954	12,500	252,142
2023	2,410,450	\$ 94,482,731	\$ 92,072,281	\$ 35,264,980	98.00%	1.1331	\$ 391,596	126,954	12,500	252,142
2024	2,410,450	\$ 98,262,040	\$ 95,851,590	\$ 35,264,980	98.00%	1.1331	\$ 391,596	126,954	12,500	252,142
2025	2,410,450	\$ 102,192,522	\$ 99,782,072	\$ 35,264,980	98.00%	1.1331	\$ 391,596	126,954	12,500	252,142
2026	2,410,450	\$ 106,280,223	\$ 103,869,773	\$ 35,264,980	98.00%	1.1331	\$ 391,596	126,954	12,500	252,142
2027	2,410,450	\$ 110,531,432	\$ 108,120,982	\$ 35,264,980	98.00%	1.1331	\$ 391,596	126,954	12,500	252,142
2028	2,410,450	\$ 114,952,689	\$ 112,542,239	\$ 35,264,980	98.00%	1.1331	\$ 391,596	126,954	12,500	252,142
							\$ 3,524,362	1,142,585	112,500	2,269,276
Notes:										
(1) Houston Independent School District participation in the Reinvestment Zone ends with the collection of the Tax Year 2028 payment										
(2) Base Year is Tax Year 1998 for the Original Area										
(3) Tax Year 2020 Certified and Uncertified Property Values based on Harris County Appraisal District Report.										
(4) Collection rate is estimated at 98%										
(5) Assumed annual growth of 4%										



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District C

Item Creation Date: 11/23/2020

MYR - TIRZ 14 Fourth Ward Boundary Enlargement

Agenda Item#: 46.

### **Summary:**

ORDINANCE enlarging the boundaries of **REINVESTMENT ZONE NUMBER FOURTEEN, CITY OF HOUSTON, TEXAS (FOURTH WARD ZONE) - DISTRICT C - KAMIN**

### **Background:**

#### **SPECIFIC EXPLANATION:**

City of Houston Tax Increment Reinvestment Zone Number Fourteen (the "Zone") was created by Ordinance No. 1999-0565 on June 9, 1999. On December 12, 2007, City Council approved an Annexation Plan by Ordinances No. 2007-1439. City Council approved an annexation by Ordinance No. 2013-0979 on November 6, 2013. City Council approved an annexation by Ordinance No. 2019-989 on December 10, 2019.

On November 24, 2020, the Board of Directors of the Zone approved a proposed Fourth Amendment to Project Plan and Reinvestment Zone Financing Plan (the "Amended Plan") which reflected the annexation of certain land and transmitted it for City Council consideration and approval. The annexation of approximately 91 acres generally includes Sam Houston Park and adjacent commercial properties.

The annexation of the area into the Zone would allow Reinvestment Zone Number Fourteen (Fourth Ward) to support the historic preservation and maintenance of structures in the Park .

Pursuant to Chapter 311 of the Texas Tax Code Sections 311.003, 311.007 and 311.011, a public hearing was held on December 2, 2020.

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**Andrew F. Icken, Chief Development Officer**

### **Prior Council Action:**

Ord. No.1999-0565, 06/09/99; Ord. No. 2007-1439, 12/12/07; Ord. No. 2013-0979, 11/06/13; Ord No. 2019-989, 12/10/19

### **Contact Information:**

---

Gwendolyn F. Tillotson

**Phone:** (832) 393 -0937

**ATTACHMENTS:**

**Description**

Coversheet  
Property Description

**Type**

Signed Cover sheet  
Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District C

Item Creation Date: 11/23/2020

MYR - TIRZ 14 Fourth Ward Boundary Enlargement

Agenda Item#: 62.

### **Background:**

#### **SPECIFIC EXPLANATION:**

City of Houston Tax Increment Reinvestment Zone Number Fourteen (the "Zone") was created by Ordinance No. 1999-0565 on June 9, 1999. On December 12, 2007, City Council approved an Annexation Plan by Ordinances No. 2007-1439. City Council approved an annexation by Ordinance No. 2013-0979 on November 6, 2013. City Council approved an annexation by Ordinance No. 2019-989 on December 10, 2019.

On November 24, 2020, the Board of Directors of the Zone approved a proposed Fourth Amendment to Project Plan and Reinvestment Zone Financing Plan (the "Amended Plan") which reflected the annexation of certain land and transmitted it for City Council consideration and approval. The annexation of approximately 91 acres generally includes Sam Houston Park and adjacent commercial properties.

The annexation of the area into the Zone would allow Reinvestment Zone Number Fourteen (Fourth Ward) to support the historic preservation and maintenance of structures in the Park .

Pursuant to Chapter 311 of the Texas Tax Code Sections 311.003, 311.007 and 311.011, a public hearing was held on December 2, 2020.

DocuSigned by:

Andrew E. Iken, Chief Development Officer

### **Prior Council Action:**

Ord. No. 1999-0565, 06/09/99; Ord. No. 2007-1439, 12/12/07; Ord. No. 2013-0979, 11/06/13; Ord No. 2019-989, 12/10/19

### **Contact Information:**

DocuSigned by:

Geraldine P. Tillotson

Phone: (832) 393-0937

**JURISDICTIONAL BOUNDARY DESCRIPTION OF AREA TO BE ANNEXED TO TAX INCREMENT  
REINVESTMENT ZONE NUMBER FOURTEEN (FOURTH WARD) CITY OF HOUSTON**

**Tract 1 of 1 is +/- 13.99 acre** of land situated in the J. Austin Abstract 1, O. Smith Abstract 696, City of Houston, Harris County and being more particularly described as follows: **BEGINNING** at intersection of south right-of-way of McKinney St and west right-of-way of Bagby St;

Then southwest by south along west right-of-way of Bagby St to south right-of-way of Allen Pkwy, same being east corner of 1.8439 acre LTS 1 THRU 8 & 11 & TRS 9A 10A 12 12A 17 17A & 18 BLK 265 & TRS 13 & 14 BLK 302 SSBB;

Then northwest by north along boundary line of said 1.8439 acre tract, same being south right-of-way of Allen Pkwy, to north corner of said 1.8439 acre tract, same being boundary line of 6.2 acre TRS 17 17A & 17B ABST 1 J AUSTIN;

Then west southwest and southwest by south along boundary line of said 6.2 acre to southwest corner of said tract;

Then generally north along west boundary line of said 6.2 acre tract, same being east right-of-way of Clay St, to west corner of said 6.2 acre tract;

Then north northeast along boundary line of said 6.2 acre tract TRS 17 17A & 17B, and TR 16 ABST 1 J AUSTIN to corner of TR 16 ABST 1 J AUSTIN, same being southwest corner 2.472 ACS OF TR 21 INC BUFFALO DR ADJ BLK 263 (NM) SSBB;

Then east northeast along north boundary of said TR 16, and PT TR 14 LT 5 PT OF 4 11 & 53982' OF JNO AUSTIN ADJ BLK 263 (NM) SSBB to northeast corner of said PT TR 14, same being west right-of-way of McKinney St Ramp;

Then south southeast and southeast by east along west right-of-way of McKinney St Ramp and McKinney St to west right-of-way of Bagby St, and beginning of **+/- 13.99 acre tract 1 of 1**.

**JURISDICTIONAL BOUNDARY DESCRIPTION OF AREA TO BE ANNEXED TO  
TAX INCREMENT REINVESTMENT ZONE NUMBER FOURTEEN (FOURTH WARD)  
CITY OF HOUSTON**

**Tract 1 of 1 is +/- 76.5** acre of land situated in the J. Austin Abstract 1, J. Holman Abstract 323, O. Smith Abstract 696, City of Houston, Harris County and being more particularly described as follows: **BEGINNING** at intersection of west right-of-way of Smith St and south right-of-way of Capitol St, same being boundary line of City of Houston TIRZ 3 Market Sq. Additn;

Then southeast along south right-of-way of Capitol St to east right-of-way of Milam St, same being boundary line of City of Houston TIRZ 3 Main St Mkt Sq Anx 3;

Then generally southwest along east right-of-way of Milam St to north right-of-way of Rusk St;

Then generally southeast along north right-of-way of Rusk St to east right-of-way of Travis St, same being boundary line of City of Houston TIRZ 3 Market Sq. Additn;

Then southwest along east right-of-way of Travis St to centerline right-of-way of Bell St, same being City of Houston TIRZ 3 Main St Mkt Sq Anx 3;

Then northwest along centerline right-of-way of Bell St to west right-of-way of Smith St, same being east boundary of TR A & ALL BLKS 6 & 7 ALLEN CENTER U/R;

Then generally northeast along west right-of-way of Smith St to south right-of-way of Andrews St, same being boundary line of City of Houston TIRZ 14 Fourth Ward;

Then generally north by east across right-of-way of Andrews St to southeast corner of ALL BLK 5 ALLEN CENTER U/R;

Then north along east boundary of said ALL BLK 5 ALLEN CENTER U/R to south right-of-way of Clay St, same being boundary line of City of Houston TIRZ 14 Fourth Ward;

Then west northwest along south right-of-way of Clay St, same being boundary line of City of Houston TIRZ 14 Fourth Ward to corner of TR 3C BLK 3 ALLEN CENTER U/R and boundary line of City of Houston TIRZ 3 Main St Mkt Sq Anx 3;

Then north along boundary of said TR 3C to corner of said TR 3C and south right-of-way of Clay St;

Then northwest and north along south right-of-way of Clay St to south right-of-way of W Dallas St;

Then east and northeast along south right-of-way of W Dallas St/Bagby St to south right-of-way of Lamar St, same being City of Houston TIRZ 3 Main/Mkt Sq Anx 1;

Then southeast along south right-of-way of Lamar St to west right-of-way of Smith St;

Then northeast along west right-of-way of Smith St, same being boundary line of City of Houston TIRZ 3 Market Sq Additn to south right-of-way of Capitol St, same being beginning of +/- **76.5 acre tract 1 of 1.**



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District C, District I

Item Creation Date: 11/23/2020

MYR - TIRZ 14 Fourth Ward Project Plan Amendment

Agenda Item#: 47.

### **Summary:**

ORDINANCE approving fourth amended Project Plan and Reinvestment Zone Financing Plan for **REINVESTMENT ZONE NUMBER FOURTEEN, CITY OF HOUSTON, TEXAS (FOURTH WARD ZONE)**; authorizing the City Secretary to distribute such plan - **DISTRICTS C - KAMIN and I - GALLEGOS**

**This item should only be considered after passage of Item 46 above**

### **Background:**

#### **SPECIFIC EXPLANATION:**

City of Houston Tax Increment Reinvestment Zone Number Fourteen (the "Zone") was created by Ordinance No.1999-0565 on June 9, 1999. City Council approved a Project Plan and Reinvestment Zone Financing Plan (the "Plan") for the Zone by Ordinance No.1999-0818, on July 28, 1999, and created the Fourth Ward Redevelopment Authority to implement the Plan via Resolution No. 1999-0069 on December 15, 1999. On December 12, 2007, City Council approved an Annexation Plan and the First Amendment to the Project Plan & Reinvestment Zone Financing Plan by Ordinances No. 2007-1439 and 2007-1440, respectively. City Council approved an annexation and the Second Amendment to the Project Plan & Financing Plan (Ordinance No. 2013-0979 and Ordinance No. 2013-0980 respectively) on November 6, 2013. An annexation and Third Amendment to the Project Plan and Financing Plan (Ordinance 2019-989 and Ordinance No. 2019-990) was approved by Council on December 4, 2019.

On November 24, 2020, the Board of Directors of the Zone approved a proposed Fourth Amendment to Project Plan and Reinvestment Zone Financing Plan (the "Amended Plan") and transmitted it for City Council consideration and approval. The Amended Plan, which will be coordinated with a proposed change to the boundaries of the Fourth Ward Zone to include Sam Houston Park and adjacent commercial properties to support historic preservation and maintenance of structures in the Park. The Plan will also include a life extension of 20 years for the Zone to December 31, 2049 to support public infrastructure including roadways, water, sewer and drainage; cultural facilities improvements, historic preservation; affordable housing initiatives; and parks, trails and pedestrian connections and improvements.

Pursuant to Chapter 311 of the Texas Tax Code Sections 311.003, 311.007 and 311.010, a public hearing was held on December 2, 2020. Accordingly, the Administration recommends that City Council approve the Fourth Amendment to the Project Plan for the Zone.

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**Andrew F. Icken, Chief Development Officer**

**Prior Council Action:**

Ord. No.1999-0565, 06/09/99; Ord. No. 1999-0818, 07/28/99; Res. No. 1999-0069, 12/15/99; Ord. No. 2007-1439, 12/12/07; Ord. No. 2007-1440, 12/12/07; Ord. No. 2013-0979, 11/06/13; Ord. No. 2013-0980, 11/06/13; Ord 2019-989, 12/4/19; Ord 2019-990, 12/4/19

**Contact Information:**

---

Gwendolyn F. Tillotson

**Phone:** (832) 393 - 0987

**ATTACHMENTS:**

**Description**

**Type**

Coversheet

Signed Cover sheet

Project Plan and Reinvestment Zone Financing Plan

Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District C, District I

Item Creation Date: 11/23/2020

MYR - TIRZ 14 Fourth Ward Project Plan Amendment

Agenda Item#: 63.

### **Background:**

#### **SPECIFIC EXPLANATION:**

City of Houston Tax Increment Reinvestment Zone Number Fourteen (the "Zone") was created by Ordinance No.1999-0565 on June 9, 1999. City Council approved a Project Plan and Reinvestment Zone Financing Plan (the "Plan") for the Zone by Ordinance No.1999-0818, on July 28, 1999, and created the Fourth Ward Redevelopment Authority to implement the Plan via Resolution No. 1999-0069 on December 15, 1999. On December 12, 2007, City Council approved an Annexation Plan and the First Amendment to the Project Plan & Reinvestment Zone Financing Plan by Ordinances No. 2007-1439 and 2007-1440, respectively. City Council approved an annexation and the Second Amendment to the Project Plan & Financing Plan (Ordinance No. 2013-0979 and Ordinance No. 2013-0980 respectively) on November 6, 2013. An annexation and Third Amendment to the Project Plan and Financing Plan (Ordinance 2019-989 and Ordinance No. 2019-990) was approved by Council on December 4, 2019.

On November 24, 2020, the Board of Directors of the Zone approved a proposed Fourth Amendment to Project Plan and Reinvestment Zone Financing Plan (the "Amended Plan") and transmitted it for City Council consideration and approval. The Amended Plan, which will be coordinated with a proposed change to the boundaries of the Fourth Ward Zone to include Sam Houston Park and adjacent commercial properties to support historic preservation and maintenance of structures in the Park. The Plan will also include a life extension of 20 years for the Zone to December 31, 2049 to support public infrastructure including roadways, water, sewer and drainage; cultural facilities improvements, historic preservation; affordable housing initiatives; and parks, trails and pedestrian connections and improvements.

Pursuant to Chapter 311 of the Texas Tax Code Sections 311.003, 311.007 and 311.010, a public hearing was held on December 2, 2020. Accordingly, the Administration recommends that City Council approve the Fourth Amendment to the Project Plan for the Zone.

DocuSigned by:

Andrew F. Iken, Chief Development Officer

### **Prior Council Action:**

Ord. No.1999-0565, 06/09/99; Ord. No. 1999-0818, 07/28/99; Res. No. 1999-0069, 12/15/99; Ord. No. 2007-1439, 12/12/07; Ord. No. 2007-1440, 12/12/07; Ord. No. 2013-0979, 11/06/13; Ord. No. 2013-0980, 11/06/13; Ord 2019-989, 12/4/19; Ord 2019-990, 12/4/19

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REINVESTMENT ZONE NUMBER FOURTEEN  
CITY OF HOUSTON, TEXAS

## FOURTH WARD ZONE

Fourth Amended  
Project Plan and Reinvestment Zone Financing Plan

November 2020

REINVESTMENT ZONE NUMBER FOURTEEN, CITY OF HOUSTON, TEXAS  
FOURTH WARD ZONE

Part E – Third Amended Project Plan and Reinvestment Zone Financing Plan

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**Maps**

Map 1 – Current and Proposed Annexation Map

Map 2 – Current and Proposed Annexation Map, Existing and Proposed Land Uses

**Exhibits**

Exhibit 1: Project Costs of Part A, Part B, Part C, Part D and Part E Plans

Exhibit 2: Transfer Schedule – All Jurisdictions

Exhibit 3A: Revenue Schedule – Original Area City of Houston

Exhibit 3B: Revenue Schedule – 2007 Annexation City of Houston

Exhibit 3C: Revenue Schedule – 2019 Annexation City of Houston

Exhibit 3D: Revenue Schedule – 2020 Annexation City of Houston

Exhibit 4: Revenue Schedule – Houston Independent School District

REINVESTMENT ZONE NUMBER FOURTEEN, CITY OF HOUSTON, TEXAS

FOURTH WARD ZONE

FOURTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN

**Introduction:**

Reinvestment Zone Number Fourteen, City of Houston, Texas, also known as the Fourth Ward Zone (Zone or TIRZ), was created by Ordinance 1999-0565, adopted on June 9, 1999, for the purposes of development and redevelopment in an area of the City of Houston (City) generally known as the Fourth Ward. By Ordinance 1999-0818, adopted on July 28, 1999, the City approved a Project Plan and Reinvestment Zone Financing Plan (Plan) for the Zone. The intent of the Plan was to establish programs needed to reposition the Historic Fourth Ward from a blighted and deteriorated neighborhood into a viable residential community with supporting commercial development. Provisions included in the Plan provided for the design and construction of public roadways and utility systems, parks, affordable housing, cultural and educational facilities.

**Section One:**

**The Part A Plan**

The Part A Plan approved by City Ordinance 1999-818 adopted by City Council July 28, 1999, covered an estimated 144 acres and established goals, expectations, and redevelopment plans needed to address blighted conditions associated with failing infrastructure, lack of utility capacity, street network deficiencies, pedestrian environment deficiencies and declining property values and unsafe and unsanitary conditions. The Part A Plan sought to reverse the significant social and economic stresses affecting the stability and long-term economic viability of the area through the financing of mobility enhancements, public infrastructure and historic preservation.

**The Part B Plan:**

The Part B Plan, approved by City Ordinances 2007-1439 and 2007-1440, adopted by City Council December 12, 2007, sought to further define the goals stated in the Part A Plan, including a continued focus on roadway and street reconstruction, public utility system improvements, the design and construction of enhanced pedestrian environments, parks and historic preservation. Also included in the Part B Plan were provisions for cultural and public facility improvements and the annexation of approximately 13.8 acres into the Zone.

**The Part C Plan:**

The Part C Plan, approved by City Ordinances 2013-979 and 2013-980, adopted by City Council November 6, 2013, provided for the enhancement of and improvements to approximately 8.56 acres of land added to the boundaries with the second amendment, and included the areas covered by the Part A and Part B Plans.

**The Part D Plan:**

The Part D Plan, approved by City Ordinance 2019-990, adopted by City Council December 4, 2019, provided for the enhancement of and improvements to approximately 20.1 acres of land added to the boundaries, and included the areas covered by the Part A, Part B and Part C Plans. The Part D Plan also increased project costs by \$261.3 million to provide for improvements related to public infrastructure, including roadways, water, sewer and drainage; cultural facilities improvements, historic preservation; affordable housing initiatives; and parks, trails and pedestrian connections and improvements.

**Section Two:**

**The Part E Plan:**

The Zone and the City now propose a fourth amendment to the Zone's Plan, the Part E Plan. The Part E Plan provides for the enhancement of and improvements to approximately 90.5 acres of land added to the boundaries with this fourth amendment, and includes the areas covered by the Part A, Part B, Part C and Part D Plans. Areas proposed to be annexed as part of this Plan Amendment include Sam Houston Park and adjacent commercial properties. Potential improvements include historic preservation and maintenance of structures in the Park. In addition to adding land to the boundaries, the Part E Plan extends the life of the Zone an additional 20 years to allow adequate time to realize increment sufficient to support the improvements and projects identified in the Plan. Public improvements proposed as part of this plan include but are not limited to public infrastructure, including roadways, water, sewer and drainage; cultural facilities improvements, historic preservation; affordable housing initiatives; and parks, trails and pedestrian connections and improvements. Public improvements proposed

in the Part E Plan are consistent with the goals, objectives, and project costs included in the Part A, Part B, Part C and Part D Plans.

The total plan project costs listed in Exhibit 1 consist of the combined project costs of the Part A, Part B, Part C, Part D and Part E Plans, and may be utilized for project costs identified in the Part A, Part B, Part C, Part D and Part E Plans.

**Proposed Goals for Improvements in the Zone:**

The proposed goals for improvements in the Zone are outlined as follows:

**Goal 1: Cultural and Public Facilities, Historic Preservation, and Residential Development.**

Increasing public and cultural facilities in the Fourth Ward, historic preservation programs, and residential development have emerged as important public policy goals since the creation of the TIRZ. TIRZ funds will be leveraged with private, public, and non-profit developers to encourage the development of housing initiatives with focus on the historic core of the community. The acquisition and rehabilitation of historic structures and landmarks for the purposes of preservation and restoration is anticipated. These projects, along with infrastructure improvements and enhancements to public facilities, libraries, and cultural facilities, will result in improved security and quality of life for existing and new residents and businesses.

**Goal 2: Redevelopment and upgrades to open green space, pocket parks, plazas, public squares, and other appropriate recreational facilities throughout the Fourth Ward.**

Public infrastructure needed to support park development, adequate shade, comfort and other enhancements to parks, plazas, squares, and other public open green spaces will attract, support, and enhance the viability of residential, commercial, and retail districts. Providing connections and recreational opportunities through trails and walkways will enhance connectivity and viability of the area.

**Goal 3: The creation of pedestrian-friendly, safe environments through the reconstruction of streets and sidewalks with ample lighting and streetscape amenities.**

Streetscape enhancements create an environment that will help stimulate investment in retail, residential, and commercial developments. Enhanced streetscapes components will include: sidewalks, lighting, signage, street trees, landscaping, benches and other pedestrian amenities. The construction of sidewalk systems, including ADA-compliant ramps and other treatments, will improve pedestrian safety, enhance the visual environment, and provide connectivity both within the Fourth Ward and to adjacent districts. All improvements will be coordinated with the capital improvement programs of the City, Harris County, METRO, TxDOT, and other public

entities, focusing on the leveraging of TIRZ monies through the funding of elements not addressed by the CIP programs of sister agencies.

**Goal 4: The reinforcement of pedestrian-attractive retail developments along Dallas Street, West Gray Street, Gillette Street and Taft Street.**

The retention and expansion of retail and commercial developments along key roadways is of key importance to the successful redevelopment of the Fourth Ward. Providing base level retail functionality is essential to the continued expansion of residential projects in the area. Development of complementary focal points supporting the community will result in key activity centers with an enhanced pedestrian environment and an emphasis on parking, lighting, street trees, landscaping, wide sidewalks, public art and adequate pedestrian amenities.

**Goal 5: Streets and Mobility.**

Public streets and public utility systems create an environment that will stimulate private investments in retail, commercial and mixed-use developments. The reconstruction of key streets, including drainage, water, and sewer improvements, will enhance the level of service in the area. As with sidewalk improvements, street projects and utility system improvements will be coordinated with the capital improvement projects of the City, Harris County, METRO, TxDOT and other public entities, focusing on leveraging Zone monies through the funding of elements not addressed by the CIP programs of sister agencies.

**Goal 6: Economic Development.**

In order to stimulate and accelerate redevelopment within the TIRZ, the TIRZ desires to establish an economic development program that would directly incentivize private enterprise that affect the TIRZ and serve as a catalyst for other business developments. Examples of how the program would be used include funding for business development and retention, business loss mitigation, economic development grants to catalyze investments, such as agreements under Chapter 380 of the Texas Local Government Code, and matching grants to provide leverage for other economic development funds, such as state enterprise projects, state economic development funds and new market tax credit allocations. In cases such as those described in this section, an appropriate economic development program would be proposed by the City and/or the TIRZ and approved by both the TIRZ and City Council. Payments made pursuant to this program shall be pursuant to economic development agreements entered into on behalf of the Zone and are

considered Project Costs. No grant or loan shall be authorized by the Zone without prior consent of the City.

### **Project Plan and Reinvestment Zone Financing Plan:**

#### **A. Project Plan**

Existing and Proposed Uses of Land (Texas Tax Code §311.011(b)(1)): Map 2 attached hereto depicts the existing land and proposed uses in the Zone, as well as the 2020 proposed annexation area, which primarily consist of commercial, public and cultural uses. The existing and proposed land uses within the entire Zone include multi-family residential, commercial, office, public and institutional, transportation and utility, park and open spaces, cultural facilities and undeveloped land uses.

Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances (Texas Tax Code §311.011(b)(2)): All construction will be performed in conformance with the City's existing rules and regulations. There are no proposed changes to any City ordinance, master plan, or building code.

Estimated Non-Project Costs (Texas Tax Code §311.011(b)(3)): The non-project costs reflect, in part, costs of the City and its annual Capital Improvement Program, which includes provisions for public safety facilities, public libraries, parks, roadways and public utility improvements.

Method of Relocating Persons to be Displaced, if any, as a Result of Implementing the Plan (Texas Tax Code §311.011(b)(4)): It is not anticipated that any residents will be displaced by any of the projects to be undertaken in the Zone.

#### **B. Reinvestment Zone Financing Plan**

Estimated Project Costs (Texas Tax Code §311.011(c)(1)): Exhibit 1 (attached) details the proposed public improvement and administrative project costs. The dollar amounts are approximate and may be amended from time to time by City Council. The financing costs are a function of project financing needs and will vary with market conditions from the estimates shown on Exhibit 1.

Kind, Number, and Location of all Public Works or Public Improvements to be Financed in the TIRZ (Texas Tax Code §311.011(c)(2)): These details are described throughout the Plan and include but are not limited to roadway and infrastructure improvements, pedestrian and streetscape enhancements, historic preservation, affordable housing, cultural facilities and improvements to parks and trails.

Economic Feasibility Study and Finding of Feasibility (Texas Tax Code §311.011(c)(3)): Economic feasibility studies have been completed that demonstrate the economic potential of the Zone including the CDS Market Research Study titled Fourth Ward Redevelopment Concepts,

completed in September 1997, the Fourth Ward Revitalization Plan completed in May 2001, and the Implementation Action Steps Freedman's Town/Fourth Ward TIRZ Plan completed in February 2004, both prepared by Stull and Lee, Inc. Architects and Planners, the Historic Resource Survey, Priority List and City of Houston Historic District Nomination of the Historic Resources of Freedman's Town, by SWCA Environmental Consultants completed in June 2010, and the Fourth Ward Livable Centers Study, completed by the Houston Galveston Area Council in conjunction with Design Workshop, the Bryant Design Group, Morris Architects, MWA Architects, RCLCO, and Walter P. Moore, completed in October 2010. Exhibits 2 through 4 constitute incremental revenue estimates for the Zone. The Part E Plan estimates total project costs of \$15 million. Total project costs are estimated at \$414 million, with \$59 million expended to date and \$355 million remaining. Projects will be implemented based on actual available funding. The Zone and the City find and determine that the Part A, Part B, Part C, Part D and Part E Plans are economically feasible.

Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code §311.011(c)(4), §311.011(c)(5)): Issuance of notes and bonds by the Zone will occur as tax increment revenues allow. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the attached revenue and project schedules, as well as market conditions for the issue and sale of such notes and bonds. The Zone will explore other financing methods as well, including developer agreement financing and collaboration with other entities for grant funding and partnerships.

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code §311.011(c)(6)): Methods and sources of financing include the issuance of notes and bonds, as well as collaboration with developers and other entities for grant funding and partnerships. Tax Year 1999 was the base year for the Zone. As outlined in Exhibits 2 through 4, approximately \$182 million of increment is estimated to be generated by the Zone for use in funding project costs. This figure is calculated using an estimated collection rate of 98% and a City contribution of \$0.56184/\$100 of assessed valuation in the Original Area, the 2007 Annexed Area, the 2019 Annexation Area and proposed 2020 Annexation Area, and an HISD contribution of \$0.96/\$100 of assessed valuation in the Original Area.

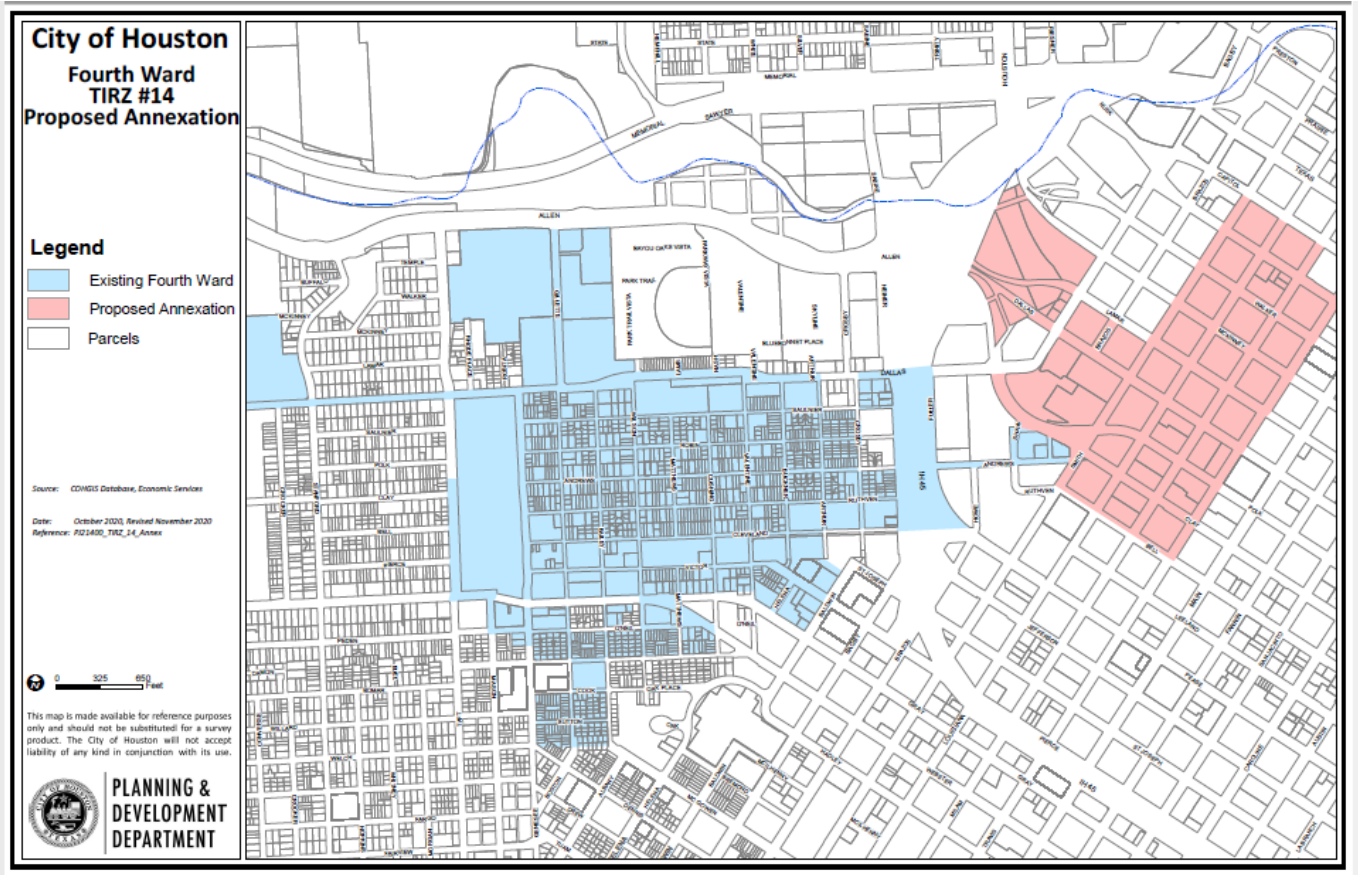
Current Total Appraised Value of Taxable Real Property (Texas Tax Code §311.011(c)(7)): The current projected appraised value of taxable real property in the Zone, is \$ 629,946,597, exclusive

of the area proposed to be annexed as part of the Part E Plan. The current taxable value of real property proposed to be annexed as part of this Plan is \$4.2 billion.

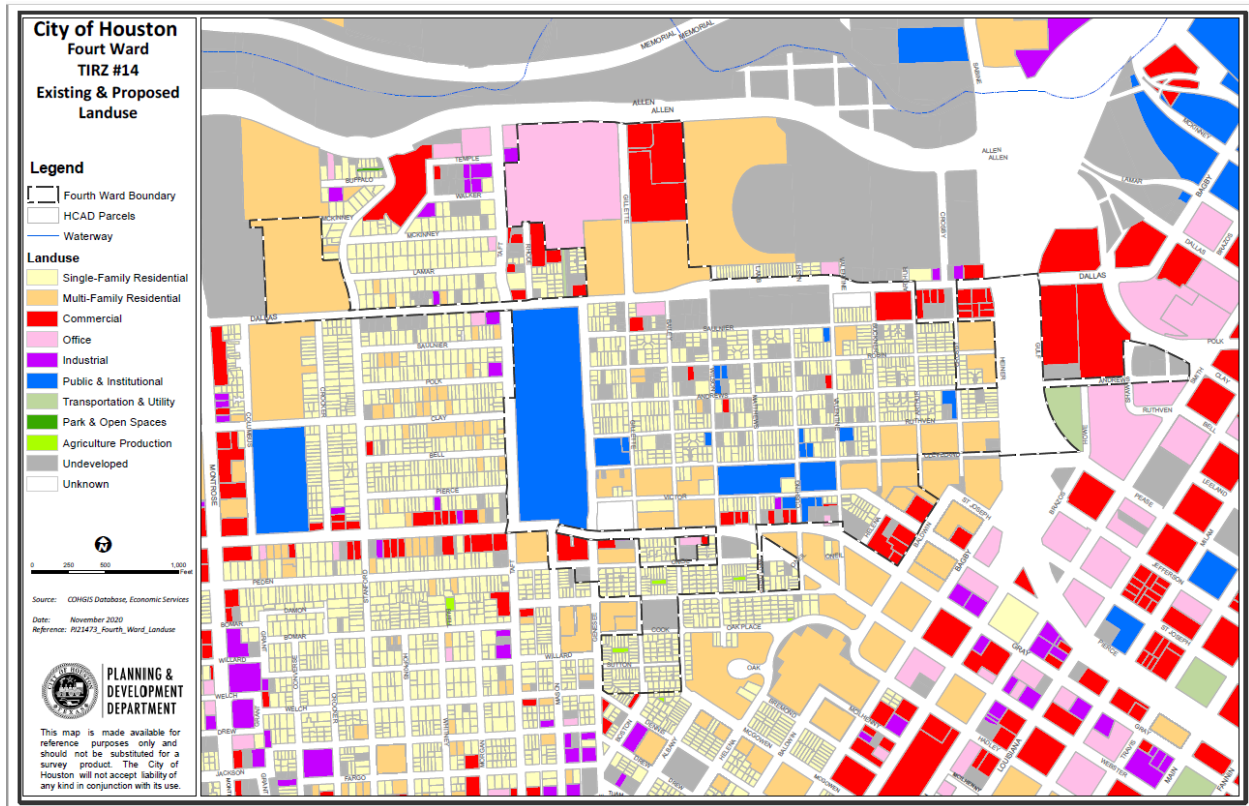
Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code §311.011(c)(8)): The estimated captured appraised value for the remaining duration of the Zone is set forth in Exhibit 2.

Zone Duration (Texas Tax Code §311.011(c)(9)): The Zone was created in 1999 and was originally established for 30 years. As part of this plan amendment the Zone will be extended an additional 20 years and will terminate on December 31, 2049.

# Map 1 Current and Proposed Annexation Map



## Map 2 Current and Proposed Annexation Map – Existing and Proposed Land Uses



**Exhibit 1**  
**Project Costs of Part A, Part B, Part C, Part D and Part E Plans**

	1999 (A) Plan Estimated Costs	2008 (B) Plan Estimated Costs	2013 (C) Plan Estimated Costs	2019 (D) Plan Estimated Costs	2020 (E) Plan Estimated Costs	Total Plan	Costs through 06/30/20	Remaining Costs
<b>Infrastructure Improvements</b>								
<b>Roadways and Street Improvements</b>								
Streetscapes	\$ 3,552,400	\$ 5,762,000		\$ 10,000,000		\$ 19,314,400		
Streetlights	\$ 934,000					\$ 934,000		
Roadway and Street Reconstruction Projects			\$ 1,200,000	\$ 20,000,000		\$ 21,200,000		
<b>Total Roadway and Street Improvements</b>	<b>\$ 4,486,400</b>	<b>\$ 5,762,000</b>	<b>\$ 1,200,000</b>	<b>\$ 30,000,000</b>		<b>\$ 41,448,400</b>	<b>\$ 9,290,881</b>	<b>\$ 32,157,519</b>
<b>Infrastructure Improvements</b>								
Storm & Sanitary Sewer General	\$ 3,189,100	\$ 3,500,000				\$ 6,689,100		
Storm & Sanitary Sewer Extensions	\$ 3,000,000					\$ 3,000,000		
Paving Street Reconstruction	\$ 4,118,500	\$ 7,000,000				\$ 11,118,500		
Demolition	\$ 846,000					\$ 846,000		
Crosby Street (Outflow)		\$ 2,000,000				\$ 2,000,000		
Eastside Streets		\$ 2,340,000				\$ 2,340,000		
Gillette Street		\$ 1,800,000				\$ 1,800,000		
Public Utility Improvements			\$ 11,950,000	\$ 20,000,000		\$ 31,950,000		
<b>Total Infrastructure Improvements</b>	<b>\$ 11,153,600</b>	<b>\$ 16,640,000</b>	<b>\$ 11,950,000</b>	<b>\$ 20,000,000</b>		<b>\$ 59,743,600</b>	<b>85,295</b>	<b>\$ 59,658,305</b>
<b>Total Roadway and Infrastructure Improvements</b>	<b>\$ 15,640,000</b>	<b>\$ 22,402,000</b>	<b>\$ 13,150,000</b>	<b>\$ 50,000,000</b>	<b>\$ -</b>	<b>\$ 101,192,000</b>	<b>\$ 9,376,176</b>	<b>\$ 91,815,824</b>
<b>Other Project Costs:</b>								
<b>Parks and Recreational Facilities Improvements</b>								
San Felipe Park		\$ 3,072,000				\$ 3,072,000		
West Webster Park		\$ 605,000				\$ 605,000		
Wiley Park		\$ 500,000				\$ 500,000		
Parks and Plazas	\$ 1,501,000		\$ 1,800,000	\$ 45,000,000	\$ 2,500,000	\$ 50,801,000		
<b>Total Parks and Recreational Facilities Improvements</b>	<b>\$ 1,501,000</b>	<b>\$ 4,177,000</b>	<b>\$ 1,800,000</b>	<b>\$ 45,000,000</b>	<b>\$ 2,500,000</b>	<b>\$ 54,978,000</b>	<b>5,255,503</b>	<b>\$ 49,722,497</b>
<b>Entry Features &amp; Focal Points</b>								
Entry Features & Focal Points	\$ 256,000		\$ 1,300,000	\$ 5,000,000		\$ 6,556,000		
<b>Total Entry Features &amp; Focal Points</b>	<b>\$ 256,000</b>	<b>\$ -</b>	<b>\$ 1,300,000</b>	<b>\$ 5,000,000</b>		<b>\$ 6,556,000</b>	<b>\$ -</b>	<b>\$ 6,556,000</b>
<b>Historic Preservation</b>								
Historic Preservation	\$ 3,750,000	\$ 4,100,000	\$ 1,000,000	\$ 20,000,000	\$ 10,000,000	\$ 38,850,000		
<b>Total Historic Preservation</b>	<b>\$ 3,750,000</b>	<b>\$ 4,100,000</b>	<b>\$ 1,000,000</b>	<b>\$ 20,000,000</b>	<b>\$ 10,000,000</b>	<b>\$ 38,850,000</b>	<b>5,870,197</b>	<b>\$ 32,979,803</b>
<b>Cultural &amp; Public Facilities Improvements</b>								
Cultural & Public Facilities Improvements				\$ 20,000,000	\$ 2,500,000	\$ 22,500,000		
Gregory School		\$ 2,000,000	\$ 1,406,132			\$ 3,406,132		
<b>Total Cultural &amp; Public Facilities Improvements</b>		<b>\$ 2,000,000</b>	<b>\$ 1,406,132</b>	<b>\$ 20,000,000</b>	<b>\$ 2,500,000</b>	<b>\$ 25,906,132</b>	<b>3,406,132</b>	<b>\$ 22,500,000</b>
<b>TIRZ Creation and Management</b>								
TIRZ Creation and Management	\$ 800,000	\$ 3,500,000	\$ 3,500,000	\$ 4,200,000		\$ 12,000,000		
<b>Total TIRZ Creation and Management</b>	<b>\$ 800,000</b>	<b>\$ 3,500,000</b>	<b>\$ 3,500,000</b>	<b>\$ 4,200,000</b>	<b>\$ -</b>	<b>\$ 12,000,000</b>	<b>4,409,558</b>	<b>\$ 7,590,442</b>
<b>Economic Development</b>								
Economic Development				\$ 10,000,000		\$ 10,000,000		
<b>Total Economic Development</b>				<b>\$ 10,000,000</b>	<b>\$ -</b>	<b>\$ 10,000,000</b>		<b>\$ 10,000,000</b>
<b>Financing Costs*</b>								
Financing Costs				\$ 20,000,000		\$ 20,000,000		
<b>Total Financing Costs</b>				<b>\$ 20,000,000</b>	<b>\$ -</b>	<b>\$ 20,000,000</b>		<b>\$ 20,000,000</b>
<b>Educational Facilities Improvements:</b>								
Educational Facilities Project Costs	\$ 15,300,000		\$ -	\$ -		\$ 15,300,000		
<b>Total Educational Facilities Project Costs</b>	<b>\$ 15,300,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ 15,300,000</b>	<b>12,224,557</b>	<b>\$ 3,075,443</b>
<b>Affordable Housing</b>								
Affordable Housing Project Costs	\$ 32,900,000	\$ 9,800,000		\$ 87,100,000		\$ 129,800,000		
<b>Total Affordable Housing Costs</b>	<b>\$ 32,900,000</b>	<b>\$ 9,800,000</b>	<b>\$ -</b>	<b>\$ 87,100,000</b>	<b>\$ -</b>	<b>\$ 129,800,000</b>	<b>19,032,930</b>	<b>\$ 110,767,070</b>
<b>Total Other Project Costs</b>	<b>\$ 54,507,000</b>	<b>\$ 23,577,000</b>	<b>\$ 9,006,132</b>	<b>\$ 211,300,000</b>	<b>\$ 15,000,000</b>	<b>\$ 313,390,132</b>	<b>\$ 50,198,877</b>	<b>\$ 263,191,255</b>
<b>Project Plan Total</b>	<b>\$ 70,147,000</b>	<b>\$ 45,979,000</b>	<b>\$ 22,156,132</b>	<b>\$ 261,300,000</b>	<b>\$ 15,000,000</b>	<b>\$ 414,582,132</b>	<b>\$ 59,575,053</b>	<b>\$ 355,007,079</b>

\*Actual costs will be based on market conditions and debt financing options undertaken by the TIRZ/Authority  
Projects will be implemented based on actual available funding

**Exhibit 2  
Transfer Schedule - All Jurisdiction**

Tax Year	Incremental Revenue			Transfers/Administrative Fees						Net Revenues (Total Increment Revenues less Total Transfers)
	City	Houston ISD	Total Increment	City Admin	City Affordable Housing	HISD Educational Facilities	HISD Admin	HISD Affordable Housing	Total Admin/Transfers	
2020	\$ 3,197,404	\$ 2,412,357	\$ 5,609,761	\$ 159,870	\$ 1,065,801	\$ 803,414	\$ 25,000	\$ 804,119	\$ 2,858,205	\$ 2,751,557
2021	\$ 3,503,133	\$ 2,412,357	\$ 5,915,490	\$ 175,157	\$ 1,167,711	\$ 803,414	\$ 25,000	\$ 804,119	\$ 2,975,401	\$ 2,940,089
2022	\$ 3,851,155	\$ 2,412,357	\$ 6,263,512	\$ 192,558	\$ 1,283,718	\$ 803,414	\$ 25,000	\$ 804,119	\$ 3,108,809	\$ 3,154,703
2023	\$ 4,219,916	\$ 2,412,357	\$ 6,632,273	\$ 210,996	\$ 1,406,639	\$ 803,414	\$ 25,000	\$ 804,119	\$ 3,250,167	\$ 3,382,105
2024	\$ 4,538,933	\$ 2,412,357	\$ 6,951,290	\$ 226,947	\$ 1,512,978	\$ 803,414	\$ 25,000	\$ 804,119	\$ 3,372,457	\$ 3,578,832
2025	\$ 4,919,708	\$ 2,412,357	\$ 7,332,065	\$ 245,985	\$ 1,639,903	\$ 803,414	\$ 25,000	\$ 804,119	\$ 3,518,421	\$ 3,813,644
2026	\$ 5,247,826	\$ 2,412,357	\$ 7,660,183	\$ 262,391	\$ 1,749,275	\$ 803,414	\$ 25,000	\$ 804,119	\$ 3,644,200	\$ 4,015,983
2027	\$ 5,876,737	\$ 2,412,357	\$ 8,289,094	\$ 293,837	\$ 1,958,912	\$ 803,414	\$ 25,000	\$ 804,119	\$ 3,885,282	\$ 4,403,812
2028	\$ 6,219,002	\$ 2,412,357	\$ 8,631,359	\$ 310,950	\$ 2,073,001	\$ 803,414	\$ 25,000	\$ 804,119	\$ 4,016,484	\$ 4,614,875
2029	\$ 7,462,027	\$ 2,412,357	\$ 9,874,384	\$ 373,101	\$ 2,487,342	\$ 803,414	\$ 25,000	\$ 804,119	\$ 4,492,977	\$ 5,381,407
2030	\$ 7,830,905	\$ -	\$ 7,830,905	\$ 391,545	\$ 2,610,302	\$ -	\$ -	\$ -	\$ 3,001,847	\$ 4,829,058
2031	\$ 8,204,575	\$ -	\$ 8,204,575	\$ 410,229	\$ 2,734,858	\$ -	\$ -	\$ -	\$ 3,145,087	\$ 5,059,488
2032	\$ 8,583,108	\$ -	\$ 8,583,108	\$ 429,155	\$ 2,861,036	\$ -	\$ -	\$ -	\$ 3,290,191	\$ 5,292,917
2033	\$ 8,966,575	\$ -	\$ 8,966,575	\$ 448,329	\$ 2,988,858	\$ -	\$ -	\$ -	\$ 3,437,187	\$ 5,529,388
2034	\$ 9,355,047	\$ -	\$ 9,355,047	\$ 467,752	\$ 3,118,349	\$ -	\$ -	\$ -	\$ 3,586,101	\$ 5,768,946
2035	\$ 9,748,599	\$ -	\$ 9,748,599	\$ 487,430	\$ 3,249,533	\$ -	\$ -	\$ -	\$ 3,736,963	\$ 6,011,636
2036	\$ 10,147,305	\$ -	\$ 10,147,305	\$ 507,365	\$ 3,382,435	\$ -	\$ -	\$ -	\$ 3,889,800	\$ 6,257,505
2037	\$ 10,551,242	\$ -	\$ 10,551,242	\$ 527,562	\$ 3,517,081	\$ -	\$ -	\$ -	\$ 4,044,643	\$ 6,506,599
2038	\$ 10,960,485	\$ -	\$ 10,960,485	\$ 548,024	\$ 3,653,495	\$ -	\$ -	\$ -	\$ 4,201,519	\$ 6,758,966
2039	\$ 11,375,114	\$ -	\$ 11,375,114	\$ 568,756	\$ 3,791,705	\$ -	\$ -	\$ -	\$ 4,360,461	\$ 7,014,654
2040	\$ 11,795,209	\$ -	\$ 11,795,209	\$ 589,760	\$ 3,931,736	\$ -	\$ -	\$ -	\$ 4,521,497	\$ 7,273,712
2041	\$ 12,220,850	\$ -	\$ 12,220,850	\$ 611,042	\$ 4,073,617	\$ -	\$ -	\$ -	\$ 4,684,659	\$ 7,536,191
2042	\$ 12,652,120	\$ -	\$ 12,652,120	\$ 632,606	\$ 4,217,373	\$ -	\$ -	\$ -	\$ 4,849,979	\$ 7,802,141
2043	\$ 13,089,102	\$ -	\$ 13,089,102	\$ 654,455	\$ 4,363,034	\$ -	\$ -	\$ -	\$ 5,017,489	\$ 8,071,613
2044	\$ 13,531,882	\$ -	\$ 13,531,882	\$ 676,594	\$ 4,510,627	\$ -	\$ -	\$ -	\$ 5,187,221	\$ 8,344,661
2045	\$ 13,980,546	\$ -	\$ 13,980,546	\$ 699,027	\$ 4,660,182	\$ -	\$ -	\$ -	\$ 5,359,209	\$ 8,621,337
2046	\$ 14,435,182	\$ -	\$ 14,435,182	\$ 721,759	\$ 4,811,727	\$ -	\$ -	\$ -	\$ 5,533,487	\$ 8,901,696
2047	\$ 14,895,880	\$ -	\$ 14,895,880	\$ 744,794	\$ 4,965,293	\$ -	\$ -	\$ -	\$ 5,710,087	\$ 9,185,793
2048	\$ 15,362,731	\$ -	\$ 15,362,731	\$ 768,137	\$ 5,120,910	\$ -	\$ -	\$ -	\$ 5,889,047	\$ 9,473,684
2049	\$ 15,835,826	\$ -	\$ 15,835,826	\$ 791,791	\$ 5,278,609	\$ -	\$ -	\$ -	\$ 6,070,400	\$ 9,765,426
	<b>\$ 282,558,125</b>	<b>\$ 24,123,570</b>	<b>\$ 306,681,695</b>	<b>\$ 14,127,906</b>	<b>\$ 94,186,042</b>	<b>\$ 8,034,140</b>	<b>\$ 250,000</b>	<b>\$ 8,041,190</b>	<b>\$ 124,639,278</b>	<b>\$ 182,042,417</b>

**Exhibit 3A  
Revenue Schedule: Original Area City of Houston**

**Projected Assessed Valuation**

Tax Year	Base Year Valuation (1999)	Projected Taxable Valuation	Captured Appraised Value (Increment)
2020	\$ 34,286,680	\$ 570,057,119	\$ 535,770,439
2021	\$ 34,286,680	\$ 581,458,261	\$ 547,171,581
2022	\$ 34,286,680	\$ 593,087,427	\$ 558,800,747
2023	\$ 34,286,680	\$ 604,949,175	\$ 570,662,495
2024	\$ 34,286,680	\$ 617,048,159	\$ 582,761,479
2025	\$ 34,286,680	\$ 629,389,122	\$ 595,102,442
2026	\$ 34,286,680	\$ 641,976,904	\$ 607,690,224
2027	\$ 34,286,680	\$ 654,816,442	\$ 620,529,762
2028	\$ 34,286,680	\$ 667,912,771	\$ 633,626,091
2029	\$ 34,286,680	\$ 681,271,027	\$ 646,984,347
2030	\$ 34,286,680	\$ 694,896,447	\$ 660,609,767
2031	\$ 34,286,680	\$ 708,794,376	\$ 674,507,696
2032	\$ 34,286,680	\$ 722,970,264	\$ 688,683,584
2033	\$ 34,286,680	\$ 737,429,669	\$ 703,142,989
2034	\$ 34,286,680	\$ 752,178,262	\$ 717,891,582
2035	\$ 34,286,680	\$ 767,221,827	\$ 732,935,147
2036	\$ 34,286,680	\$ 782,566,264	\$ 748,279,584
2037	\$ 34,286,680	\$ 798,217,589	\$ 763,930,909
2038	\$ 34,286,680	\$ 814,181,941	\$ 779,895,261
2039	\$ 34,286,680	\$ 830,465,580	\$ 796,178,900
2040	\$ 34,286,680	\$ 847,074,892	\$ 812,788,212
2041	\$ 34,286,680	\$ 864,016,389	\$ 829,729,709
2042	\$ 34,286,680	\$ 881,296,717	\$ 847,010,037
2043	\$ 34,286,680	\$ 898,922,651	\$ 864,635,971
2044	\$ 34,286,680	\$ 916,901,105	\$ 882,614,425
2045	\$ 34,286,680	\$ 935,239,127	\$ 900,952,447
2046	\$ 34,286,680	\$ 953,943,909	\$ 919,657,229
2047	\$ 34,286,680	\$ 973,022,787	\$ 938,736,107
2048	\$ 34,286,680	\$ 992,483,243	\$ 958,196,563
2049	\$ 34,286,680	\$ 1,012,332,908	\$ 978,046,228

**Projected Revenue**

Tax Year	Coll Year	Tax Rate	Increment Revenue	Admin Fee (5%)	Affordable Housing	Net Revenues to Zone	Cumulative Revenues to Zone
2020	2021	0.56184	\$ 2,949,969	\$ 147,498	\$ 983,323	\$ 1,819,148	\$ 1,819,148
2021	2022	0.56184	\$ 3,012,744	\$ 150,637	\$ 1,004,248	\$ 1,857,859	\$ 3,677,007
2022	2023	0.56184	\$ 3,076,775	\$ 153,839	\$ 1,025,592	\$ 1,897,344	\$ 5,574,351
2023	2024	0.56184	\$ 3,142,086	\$ 157,104	\$ 1,047,362	\$ 1,937,620	\$ 7,511,971
2024	2025	0.56184	\$ 3,208,703	\$ 160,435	\$ 1,069,568	\$ 1,978,700	\$ 9,490,671
2025	2026	0.56184	\$ 3,276,653	\$ 163,833	\$ 1,092,218	\$ 2,020,603	\$ 11,511,274
2026	2027	0.56184	\$ 3,345,962	\$ 167,298	\$ 1,115,321	\$ 2,063,343	\$ 13,574,617
2027	2028	0.56184	\$ 3,416,657	\$ 170,833	\$ 1,138,886	\$ 2,106,938	\$ 15,681,555
2028	2029	0.56184	\$ 3,488,766	\$ 174,438	\$ 1,162,922	\$ 2,151,405	\$ 17,832,961
2029	2030	0.56184	\$ 3,562,317	\$ 178,116	\$ 1,187,439	\$ 2,196,762	\$ 20,029,723
2030	2031	0.56184	\$ 3,637,339	\$ 181,867	\$ 1,212,446	\$ 2,243,025	\$ 22,272,748
2031	2032	0.56184	\$ 3,713,861	\$ 185,693	\$ 1,237,954	\$ 2,290,214	\$ 24,562,962
2032	2033	0.56184	\$ 3,791,914	\$ 189,596	\$ 1,263,971	\$ 2,338,347	\$ 26,901,309
2033	2034	0.56184	\$ 3,871,528	\$ 193,576	\$ 1,290,509	\$ 2,387,442	\$ 29,288,751
2034	2035	0.56184	\$ 3,952,734	\$ 197,637	\$ 1,317,578	\$ 2,437,519	\$ 31,726,271
2035	2036	0.56184	\$ 4,035,564	\$ 201,778	\$ 1,345,188	\$ 2,488,598	\$ 34,214,869
2036	2037	0.56184	\$ 4,120,051	\$ 206,003	\$ 1,373,350	\$ 2,540,698	\$ 36,755,567
2037	2038	0.56184	\$ 4,206,228	\$ 210,311	\$ 1,402,076	\$ 2,593,841	\$ 39,349,408
2038	2039	0.56184	\$ 4,294,128	\$ 214,706	\$ 1,431,376	\$ 2,648,046	\$ 41,997,453
2039	2040	0.56184	\$ 4,383,787	\$ 219,189	\$ 1,461,262	\$ 2,703,335	\$ 44,700,788
2040	2041	0.56184	\$ 4,475,238	\$ 223,762	\$ 1,491,746	\$ 2,759,730	\$ 47,460,518
2041	2042	0.56184	\$ 4,568,518	\$ 228,426	\$ 1,522,839	\$ 2,817,253	\$ 50,277,771
2042	2043	0.56184	\$ 4,663,664	\$ 233,183	\$ 1,554,555	\$ 2,875,926	\$ 53,153,698
2043	2044	0.56184	\$ 4,760,713	\$ 238,036	\$ 1,586,904	\$ 2,935,773	\$ 56,089,471
2044	2045	0.56184	\$ 4,859,703	\$ 242,985	\$ 1,619,901	\$ 2,996,817	\$ 59,086,288
2045	2046	0.56184	\$ 4,960,673	\$ 248,034	\$ 1,653,558	\$ 3,059,082	\$ 62,145,370
2046	2047	0.56184	\$ 5,063,662	\$ 253,183	\$ 1,687,887	\$ 3,122,592	\$ 65,267,961
2047	2048	0.56184	\$ 5,168,711	\$ 258,436	\$ 1,722,904	\$ 3,187,372	\$ 68,455,333
2048	2049	0.56184	\$ 5,275,861	\$ 263,793	\$ 1,758,620	\$ 3,253,448	\$ 71,708,781
2049	2050	0.56184	\$ 5,385,154	\$ 269,258	\$ 1,795,051	\$ 3,320,845	\$ 75,029,626
			<b>\$121,669,663</b>	<b>\$ 6,083,483</b>	<b>\$ 40,556,554</b>	<b>\$ 75,029,626</b>	

**Notes/Assumptions:**

Assumes 2% annual growth

**Exhibit 3B  
Revenue Schedule: 2007 Annexation City of Houston**

Projected Assessed Valuation				Projected Revenue							
Tax Year	Base Year Valuation	Projected Taxable Valuation	Captured Appraised Value (Increment)	Tax Year	Coll Year	Tax Rate	Increment Revenue	Admin Fee (5%)	Affordable Housing	Net Revenues to Zone	Cumulative Revenues to Zone
2020	\$ -	\$ 42,781,625	\$ 42,781,625	2020	2021	0.56184	\$ 235,557	\$ 11,778	\$ 78,519	\$ 145,260	\$ 145,260
2021	\$ -	\$ 43,637,258	\$ 43,637,258	2021	2022	0.56184	\$ 240,268	\$ 12,013	\$ 80,089	\$ 148,165	\$ 293,425
2022	\$ -	\$ 51,510,003	\$ 51,510,003	2022	2023	0.56184	\$ 283,616	\$ 14,181	\$ 94,539	\$ 174,896	\$ 468,322
2023	\$ -	\$ 62,476,203	\$ 62,476,203	2023	2024	0.56184	\$ 343,996	\$ 17,200	\$ 114,665	\$ 212,131	\$ 680,453
2024	\$ -	\$ 63,725,727	\$ 63,725,727	2024	2025	0.56184	\$ 350,876	\$ 17,544	\$ 116,959	\$ 216,373	\$ 896,826
2025	\$ -	\$ 75,500,241	\$ 75,500,241	2025	2026	0.56184	\$ 415,707	\$ 20,785	\$ 138,569	\$ 256,352	\$ 1,153,179
2026	\$ -	\$ 77,010,246	\$ 77,010,246	2026	2027	0.56184	\$ 424,021	\$ 21,201	\$ 141,340	\$ 261,480	\$ 1,414,658
2027	\$ -	\$ 132,439,391	\$ 132,439,391	2027	2028	0.56184	\$ 729,216	\$ 36,461	\$ 243,072	\$ 449,683	\$ 1,864,341
2028	\$ -	\$ 135,088,179	\$ 135,088,179	2028	2029	0.56184	\$ 743,800	\$ 37,190	\$ 247,933	\$ 458,677	\$ 2,323,018
2029	\$ -	\$ 300,601,942	\$ 300,601,942	2029	2030	0.56184	\$ 1,655,124	\$ 82,756	\$ 551,708	\$ 1,020,660	\$ 3,343,677
2030	\$ -	\$ 306,613,981	\$ 306,613,981	2030	2031	0.56184	\$ 1,688,226	\$ 84,411	\$ 562,742	\$ 1,041,073	\$ 4,384,750
2031	\$ -	\$ 312,746,261	\$ 312,746,261	2031	2032	0.56184	\$ 1,721,991	\$ 86,100	\$ 573,997	\$ 1,061,894	\$ 5,446,645
2032	\$ -	\$ 319,001,186	\$ 319,001,186	2032	2033	0.56184	\$ 1,756,431	\$ 87,822	\$ 585,477	\$ 1,083,132	\$ 6,529,777
2033	\$ -	\$ 325,381,210	\$ 325,381,210	2033	2034	0.56184	\$ 1,791,559	\$ 89,578	\$ 597,186	\$ 1,104,795	\$ 7,634,572
2034	\$ -	\$ 331,888,834	\$ 331,888,834	2034	2035	0.56184	\$ 1,827,391	\$ 91,370	\$ 609,130	\$ 1,126,891	\$ 8,761,463
2035	\$ -	\$ 338,526,611	\$ 338,526,611	2035	2036	0.56184	\$ 1,863,938	\$ 93,197	\$ 621,313	\$ 1,149,429	\$ 9,910,891
2036	\$ -	\$ 345,297,143	\$ 345,297,143	2036	2037	0.56184	\$ 1,901,217	\$ 95,061	\$ 633,739	\$ 1,172,417	\$ 11,083,309
2037	\$ -	\$ 352,203,086	\$ 352,203,086	2037	2038	0.56184	\$ 1,939,241	\$ 96,962	\$ 646,414	\$ 1,195,866	\$ 12,279,174
2038	\$ -	\$ 359,247,148	\$ 359,247,148	2038	2039	0.56184	\$ 1,978,026	\$ 98,901	\$ 659,342	\$ 1,219,783	\$ 13,498,957
2039	\$ -	\$ 366,432,090	\$ 366,432,090	2039	2040	0.56184	\$ 2,017,587	\$ 100,879	\$ 672,529	\$ 1,244,179	\$ 14,743,136
2040	\$ -	\$ 373,760,732	\$ 373,760,732	2040	2041	0.56184	\$ 2,057,939	\$ 102,897	\$ 685,980	\$ 1,269,062	\$ 16,012,198
2041	\$ -	\$ 381,235,947	\$ 381,235,947	2041	2042	0.56184	\$ 2,099,097	\$ 104,955	\$ 699,699	\$ 1,294,443	\$ 17,306,641
2042	\$ -	\$ 388,860,666	\$ 388,860,666	2042	2043	0.56184	\$ 2,141,079	\$ 107,054	\$ 713,693	\$ 1,320,332	\$ 18,626,973
2043	\$ -	\$ 396,637,879	\$ 396,637,879	2043	2044	0.56184	\$ 2,183,901	\$ 109,195	\$ 727,967	\$ 1,346,739	\$ 19,973,712
2044	\$ -	\$ 404,570,637	\$ 404,570,637	2044	2045	0.56184	\$ 2,227,579	\$ 111,379	\$ 742,526	\$ 1,373,674	\$ 21,347,386
2045	\$ -	\$ 412,662,050	\$ 412,662,050	2045	2046	0.56184	\$ 2,272,130	\$ 113,607	\$ 757,377	\$ 1,401,147	\$ 22,748,533
2046	\$ -	\$ 420,915,290	\$ 420,915,290	2046	2047	0.56184	\$ 2,317,573	\$ 115,879	\$ 772,524	\$ 1,429,170	\$ 24,177,703
2047	\$ -	\$ 429,333,596	\$ 429,333,596	2047	2048	0.56184	\$ 2,363,925	\$ 118,196	\$ 787,975	\$ 1,457,753	\$ 25,635,456
2048	\$ -	\$ 437,920,268	\$ 437,920,268	2048	2049	0.56184	\$ 2,411,203	\$ 120,560	\$ 803,734	\$ 1,486,909	\$ 27,122,365
2049	\$ -	\$ 446,678,674	\$ 446,678,674	2049	2050	0.56184	\$ 2,459,427	\$ 122,971	\$ 819,809	\$ 1,516,647	\$ 28,639,012
				<b>\$ 46,441,641    \$ 2,322,082    \$ 15,480,547    \$ 28,639,012</b>							

**Notes/Assumptions:**  
 Assumes 2% annual growth  
 Assumes partial build out of the Allen Development

**Exhibit 3C**  
**Revenue Schedule: 2019 Annexation City of Houston**

Projected Assessed Valuation				Projected Revenue							
Tax Year	Base Year Valuation	Projected Taxable Valuation	Captured Appraised Value (Increment)	Tax Year	Coll Year	Tax Rate	Increment Revenue	Admin Fee (5%)	Affordable Housing	Net Revenues to Zone	Cumulative Revenues to Zone
2020	\$ 14,950,594	\$ 17,107,853	\$ 2,157,259	2020	2021	0.56184	\$ 11,878	\$ 594	\$ 3,959	\$ 7,325	\$ 7,325
2021	\$ 14,950,594	\$ 17,450,010	\$ 2,499,416	2021	2022	0.56184	\$ 13,762	\$ 688	\$ 4,587	\$ 8,486	\$ 15,811
2022	\$ 14,950,594	\$ 17,799,010	\$ 2,848,416	2022	2023	0.56184	\$ 15,683	\$ 784	\$ 5,228	\$ 9,671	\$ 25,483
2023	\$ 14,950,594	\$ 18,154,990	\$ 3,204,396	2023	2024	0.56184	\$ 17,644	\$ 882	\$ 5,881	\$ 10,880	\$ 36,363
2024	\$ 14,950,594	\$ 18,518,090	\$ 3,567,496	2024	2025	0.56184	\$ 19,643	\$ 982	\$ 6,548	\$ 12,113	\$ 48,476
2025	\$ 14,950,594	\$ 18,888,452	\$ 3,937,858	2025	2026	0.56184	\$ 21,682	\$ 1,084	\$ 7,227	\$ 13,371	\$ 61,846
2026	\$ 14,950,594	\$ 19,266,221	\$ 4,315,627	2026	2027	0.56184	\$ 23,762	\$ 1,188	\$ 7,921	\$ 14,653	\$ 76,500
2027	\$ 14,950,594	\$ 19,651,546	\$ 4,700,952	2027	2028	0.56184	\$ 25,884	\$ 1,294	\$ 8,628	\$ 15,962	\$ 92,461
2028	\$ 14,950,594	\$ 20,044,576	\$ 5,093,982	2028	2029	0.56184	\$ 28,048	\$ 1,402	\$ 9,349	\$ 17,296	\$ 109,757
2029	\$ 14,950,594	\$ 20,445,468	\$ 5,494,874	2029	2030	0.56184	\$ 30,255	\$ 1,513	\$ 10,085	\$ 18,657	\$ 128,414
2030	\$ 14,950,594	\$ 20,854,377	\$ 5,903,783	2030	2031	0.56184	\$ 32,506	\$ 1,625	\$ 10,835	\$ 20,046	\$ 148,460
2031	\$ 14,950,594	\$ 21,271,465	\$ 6,320,871	2031	2032	0.56184	\$ 34,803	\$ 1,740	\$ 11,601	\$ 21,462	\$ 169,922
2032	\$ 14,950,594	\$ 21,696,894	\$ 6,746,300	2032	2033	0.56184	\$ 37,145	\$ 1,857	\$ 12,382	\$ 22,906	\$ 192,828
2033	\$ 14,950,594	\$ 22,130,832	\$ 7,180,238	2033	2034	0.56184	\$ 39,535	\$ 1,977	\$ 13,178	\$ 24,380	\$ 217,208
2034	\$ 14,950,594	\$ 22,573,449	\$ 7,622,855	2034	2035	0.56184	\$ 41,972	\$ 2,099	\$ 13,991	\$ 25,883	\$ 243,090
2035	\$ 14,950,594	\$ 23,024,918	\$ 8,074,324	2035	2036	0.56184	\$ 44,457	\$ 2,223	\$ 14,819	\$ 27,415	\$ 270,506
2036	\$ 14,950,594	\$ 23,485,416	\$ 8,534,822	2036	2037	0.56184	\$ 46,993	\$ 2,350	\$ 15,664	\$ 28,979	\$ 299,485
2037	\$ 14,950,594	\$ 23,955,124	\$ 9,004,530	2037	2038	0.56184	\$ 49,579	\$ 2,479	\$ 16,526	\$ 30,574	\$ 330,059
2038	\$ 14,950,594	\$ 24,434,227	\$ 9,483,633	2038	2039	0.56184	\$ 52,217	\$ 2,611	\$ 17,406	\$ 32,201	\$ 362,259
2039	\$ 14,950,594	\$ 24,922,911	\$ 9,972,317	2039	2040	0.56184	\$ 54,908	\$ 2,745	\$ 18,303	\$ 33,860	\$ 396,119
2040	\$ 14,950,594	\$ 25,421,370	\$ 10,470,776	2040	2041	0.56184	\$ 57,652	\$ 2,883	\$ 19,217	\$ 35,552	\$ 431,672
2041	\$ 14,950,594	\$ 25,929,797	\$ 10,979,203	2041	2042	0.56184	\$ 60,452	\$ 3,023	\$ 20,151	\$ 37,279	\$ 468,950
2042	\$ 14,950,594	\$ 26,448,393	\$ 11,497,799	2042	2043	0.56184	\$ 63,307	\$ 3,165	\$ 21,102	\$ 39,039	\$ 507,990
2043	\$ 14,950,594	\$ 26,977,361	\$ 12,026,767	2043	2044	0.56184	\$ 66,220	\$ 3,311	\$ 22,073	\$ 40,836	\$ 548,825
2044	\$ 14,950,594	\$ 27,516,908	\$ 12,566,314	2044	2045	0.56184	\$ 69,191	\$ 3,460	\$ 23,064	\$ 42,667	\$ 591,493
2045	\$ 14,950,594	\$ 28,067,246	\$ 13,116,652	2045	2046	0.56184	\$ 72,221	\$ 3,611	\$ 24,074	\$ 44,536	\$ 636,029
2046	\$ 14,950,594	\$ 28,628,591	\$ 13,677,997	2046	2047	0.56184	\$ 75,311	\$ 3,766	\$ 25,104	\$ 46,442	\$ 682,471
2047	\$ 14,950,594	\$ 29,201,163	\$ 14,250,569	2047	2048	0.56184	\$ 78,464	\$ 3,923	\$ 26,155	\$ 48,386	\$ 730,857
2048	\$ 14,950,594	\$ 29,785,186	\$ 14,834,592	2048	2049	0.56184	\$ 81,680	\$ 4,084	\$ 27,227	\$ 50,369	\$ 781,226
2049	\$ 14,950,594	\$ 30,380,890	\$ 15,430,296	2049	2050	0.56184	\$ 84,960	\$ 4,248	\$ 28,320	\$ 52,392	\$ 833,618
							<b>\$ 1,351,813</b>	<b>\$ 67,591</b>	<b>\$ 450,604</b>	<b>\$ 833,618</b>	

Notes/Assumptions:  
Assumes 2% annual growth

**Exhibit 3D**  
**Revenue Schedule: 2020 Annexation City of Houston**

**Projected Assessed Valuation**

**Projected Revenue**

Tax Year	Base Year Valuation 2020	Projected Taxable Valuation	Captured Appraised Value (Increment)	Tax Year	Coll Year	Tax Rate	Increment Revenue	Admin Fee (5%)	Affordable Housing	Net Revenues to Zone	Cumulative Revenues to Zone																			
				2020	2021							2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
2020	\$ 4,292,720,450	\$ 4,292,720,450	\$ -	2020	2021	0.56184	\$ -	\$ -	\$ -	\$ -	\$ -																			
2021	\$ 4,292,720,450	\$ 4,335,647,655	\$ 42,927,205	2021	2022	0.56184	\$ 236,359	\$ 11,818	\$ 78,786	\$ 145,754	\$ 145,754																			
2022	\$ 4,292,720,450	\$ 4,379,004,131	\$ 86,283,681	2022	2023	0.56184	\$ 475,081	\$ 23,754	\$ 158,360	\$ 292,966	\$ 438,721																			
2023	\$ 4,292,720,450	\$ 4,422,794,172	\$ 130,073,722	2023	2024	0.56184	\$ 716,190	\$ 35,810	\$ 238,730	\$ 441,651	\$ 880,371																			
2024	\$ 4,292,720,450	\$ 4,467,022,114	\$ 174,301,664	2024	2025	0.56184	\$ 959,711	\$ 47,986	\$ 319,904	\$ 591,821	\$ 1,472,193																			
2025	\$ 4,292,720,450	\$ 4,511,692,335	\$ 218,971,885	2025	2026	0.56184	\$ 1,205,666	\$ 60,283	\$ 401,889	\$ 743,494	\$ 2,215,687																			
2026	\$ 4,292,720,450	\$ 4,556,809,259	\$ 264,088,809	2026	2027	0.56184	\$ 1,454,081	\$ 72,704	\$ 484,694	\$ 896,684	\$ 3,112,371																			
2027	\$ 4,292,720,450	\$ 4,602,377,351	\$ 309,656,901	2027	2028	0.56184	\$ 1,704,981	\$ 85,249	\$ 568,327	\$ 1,051,405	\$ 4,163,775																			
2028	\$ 4,292,720,450	\$ 4,648,401,125	\$ 355,680,675	2028	2029	0.56184	\$ 1,958,389	\$ 97,919	\$ 652,796	\$ 1,207,673	\$ 5,371,449																			
2029	\$ 4,292,720,450	\$ 4,694,885,136	\$ 402,164,686	2029	2030	0.56184	\$ 2,214,332	\$ 110,717	\$ 738,111	\$ 1,365,505	\$ 6,736,953																			
2030	\$ 4,292,720,450	\$ 4,741,833,987	\$ 449,113,537	2030	2031	0.56184	\$ 2,472,834	\$ 123,642	\$ 824,278	\$ 1,524,914	\$ 8,261,867																			
2031	\$ 4,292,720,450	\$ 4,789,252,327	\$ 496,531,877	2031	2032	0.56184	\$ 2,733,920	\$ 136,696	\$ 911,307	\$ 1,685,918	\$ 9,947,785																			
2032	\$ 4,292,720,450	\$ 4,837,144,850	\$ 544,424,400	2032	2033	0.56184	\$ 2,997,618	\$ 149,881	\$ 999,206	\$ 1,848,531	\$ 11,796,316																			
2033	\$ 4,292,720,450	\$ 4,885,516,299	\$ 592,795,849	2033	2034	0.56184	\$ 3,263,953	\$ 163,198	\$ 1,087,984	\$ 2,012,771	\$ 13,809,087																			
2034	\$ 4,292,720,450	\$ 4,934,371,462	\$ 641,651,012	2034	2035	0.56184	\$ 3,532,951	\$ 176,648	\$ 1,177,650	\$ 2,178,653	\$ 15,987,740																			
2035	\$ 4,292,720,450	\$ 4,983,715,177	\$ 690,994,727	2035	2036	0.56184	\$ 3,804,639	\$ 190,232	\$ 1,268,213	\$ 2,346,194	\$ 18,333,934																			
2036	\$ 4,292,720,450	\$ 5,033,552,328	\$ 740,831,878	2036	2037	0.56184	\$ 4,079,044	\$ 203,952	\$ 1,359,681	\$ 2,515,410	\$ 20,849,345																			
2037	\$ 4,292,720,450	\$ 5,083,887,852	\$ 791,167,402	2037	2038	0.56184	\$ 4,356,193	\$ 217,810	\$ 1,452,064	\$ 2,686,319	\$ 23,535,664																			
2038	\$ 4,292,720,450	\$ 5,134,726,730	\$ 842,006,280	2038	2039	0.56184	\$ 4,636,114	\$ 231,806	\$ 1,545,371	\$ 2,858,937	\$ 26,394,600																			
2039	\$ 4,292,720,450	\$ 5,186,073,997	\$ 893,353,547	2039	2040	0.56184	\$ 4,918,833	\$ 245,942	\$ 1,639,611	\$ 3,033,280	\$ 29,427,881																			
2040	\$ 4,292,720,450	\$ 5,237,934,737	\$ 945,214,287	2040	2041	0.56184	\$ 5,204,380	\$ 260,219	\$ 1,734,793	\$ 3,209,368	\$ 32,637,249																			
2041	\$ 4,292,720,450	\$ 5,290,314,085	\$ 997,593,635	2041	2042	0.56184	\$ 5,492,782	\$ 274,639	\$ 1,830,927	\$ 3,387,216	\$ 36,024,465																			
2042	\$ 4,292,720,450	\$ 5,343,217,226	\$ 1,050,496,776	2042	2043	0.56184	\$ 5,784,069	\$ 289,203	\$ 1,928,023	\$ 3,566,842	\$ 39,591,307																			
2043	\$ 4,292,720,450	\$ 5,396,649,398	\$ 1,103,928,948	2043	2044	0.56184	\$ 6,078,268	\$ 303,913	\$ 2,026,089	\$ 3,748,265	\$ 43,339,572																			
2044	\$ 4,292,720,450	\$ 5,450,615,892	\$ 1,157,895,442	2044	2045	0.56184	\$ 6,375,409	\$ 318,770	\$ 2,125,136	\$ 3,931,502	\$ 47,271,075																			
2045	\$ 4,292,720,450	\$ 5,505,122,051	\$ 1,212,401,601	2045	2046	0.56184	\$ 6,675,522	\$ 333,776	\$ 2,225,174	\$ 4,116,572	\$ 51,387,647																			
2046	\$ 4,292,720,450	\$ 5,560,173,271	\$ 1,267,452,821	2046	2047	0.56184	\$ 6,978,636	\$ 348,932	\$ 2,326,212	\$ 4,303,492	\$ 55,691,139																			
2047	\$ 4,292,720,450	\$ 5,615,775,004	\$ 1,323,054,554	2047	2048	0.56184	\$ 7,284,781	\$ 364,239	\$ 2,428,260	\$ 4,492,281	\$ 60,183,420																			
2048	\$ 4,292,720,450	\$ 5,671,932,754	\$ 1,379,212,304	2048	2049	0.56184	\$ 7,593,987	\$ 379,699	\$ 2,531,329	\$ 4,682,959	\$ 64,866,379																			
2049	\$ 4,292,720,450	\$ 5,728,652,082	\$ 1,435,931,632	2049	2050	0.56184	\$ 7,906,286	\$ 395,314	\$ 2,635,429	\$ 4,875,543	\$ 69,741,922																			
							<b>\$113,095,008</b>	<b>\$ 5,654,750</b>	<b>\$ 37,698,336</b>	<b>\$ 69,741,922</b>																				

**Notes/Assumptions:**  
Assumes 1% annual growth

### Exhibit 4

## Revenue Schedule: Houston Independent School District

#### Projected Assessed Valuation

Tax Year	Base Year Valuation (1995)	Projected Taxable Valuation	Lesser of:	
			Captured Appraised Value (Increment)	Project Plan Appraised Value
2020	\$ 34,254,910	\$ 564,132,825	\$ 529,877,915	\$ 256,415,500
2021	\$ 34,254,910	\$ 575,415,482	\$ 541,160,572	\$ 256,415,500
2022	\$ 34,254,910	\$ 586,923,791	\$ 552,668,881	\$ 256,415,500
2023	\$ 34,254,910	\$ 598,662,267	\$ 564,407,357	\$ 256,415,500
2024	\$ 34,254,910	\$ 610,635,512	\$ 576,380,602	\$ 256,415,500
2025	\$ 34,254,910	\$ 622,848,223	\$ 588,593,313	\$ 256,415,500
2026	\$ 34,254,910	\$ 635,305,187	\$ 601,050,277	\$ 256,415,500
2027	\$ 34,254,910	\$ 648,011,291	\$ 613,756,381	\$ 256,415,500
2028	\$ 34,254,910	\$ 660,971,517	\$ 626,716,607	\$ 256,415,500
2029	\$ 34,254,910	\$ 674,190,947	\$ 639,936,037	\$ 256,415,500
2030				
2031				
2032				
2033				
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2047				
2048				
2049				

#### Projected Revenue

Tax Year	Coll Year	Tax Rate	Increment Revenue	Admin Fee	Educational Facilities	Affordable Housing	Net Revenues to Zone	Cumulative Net Revenues to Zone
2020	2021	0.96	\$ 2,412,357	\$ 25,000	\$ 803,414	\$ 804,119	\$ 779,824	\$ 779,824
2021	2022	0.96	\$ 2,412,357	\$ 25,000	\$ 803,414	\$ 804,119	\$ 779,824	\$ 1,559,648
2022	2023	0.96	\$ 2,412,357	\$ 25,000	\$ 803,414	\$ 804,119	\$ 779,824	\$ 2,339,472
2023	2024	0.96	\$ 2,412,357	\$ 25,000	\$ 803,414	\$ 804,119	\$ 779,824	\$ 3,119,296
2024	2025	0.96	\$ 2,412,357	\$ 25,000	\$ 803,414	\$ 804,119	\$ 779,824	\$ 3,899,120
2025	2026	0.96	\$ 2,412,357	\$ 25,000	\$ 803,414	\$ 804,119	\$ 779,824	\$ 4,678,944
2026	2027	0.96	\$ 2,412,357	\$ 25,000	\$ 803,414	\$ 804,119	\$ 779,824	\$ 5,458,768
2027	2028	0.96	\$ 2,412,357	\$ 25,000	\$ 803,414	\$ 804,119	\$ 779,824	\$ 6,238,592
2028	2029	0.96	\$ 2,412,357	\$ 25,000	\$ 803,414	\$ 804,119	\$ 779,824	\$ 7,018,416
2029	2030	0.96	\$ 2,412,357	\$ 25,000	\$ 803,414	\$ 804,119	\$ 779,824	\$ 7,798,240
2030	2031							
2031	2032							
2032	2033							
2033	2034							
2034	2035							
2035	2036							
2036	2037							
2037	2038							
2038	2039							
2039	2040							
2040	2041							
2041	2042							
2042	2043							
2043	2044							
2044	2045							
2045	2046							
2046	2047							
2047	2048							
2048	2049							
2049	2050							

\$ 24,123,570    \$ 250,000    \$ 8,034,140    \$ 8,041,190    \$ 7,798,240

**Notes/Assumptions:**

Assumes 2% annual growth





## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District B

Item Creation Date: 11/23/2020

MYR - TIRZ 22 Leland Woods Project Plan Amendment

Agenda Item#: 48.

### **Summary:**

ORDINANCE approving second amended Project Plan and Reinvestment Zone Financing Plan for **REINVESTMENT ZONE NUMBER TWENTY-TWO, CITY OF HOUSTON, TEXAS (LELAND WOODS ZONE)**; authorizing the City Secretary to distribute such plan; extending the duration of the Zone to December 31, 2050 - **DISTRICT B - DAVIS**

### **Background:**

#### **SPECIFIC EXPLANATION:**

Reinvestment Zone Number Twenty-Two City of Houston, Texas ("Zone") was created by City Council ("City") by Ordinance No. 2003-1330 on December 23, 2003, initially encompassing approximately 80 acres. Subsequently, City Council approved a Project Plan and Reinvestment Zone Financing Plan ("Plan") for the Zone by Ordinance No. 2007-499 on April 18, 2007, and created the Leland Woods Redevelopment Authority by Resolution No. 2007-19 on April 18, 2007 and the Leland Woods Redevelopment Authority II by Resolution No. 2009-21 on August 26, 2009, to implement the Plan.

The City approved the First Amendment to the Plan by Ordinance No. 2019-996 on December 4, 2019. The City approved enlarging the boundaries of the Zone by Ordinance No. 2019-995 on December 4, 2019 (adding 2,530 acres).

On November 16, 2020, the Board of Directors of the Zone approved a proposed Second Amendment to Project Plan and Reinvestment Zone Financing Plan (the "Amended Plan") and transmitted it for City Council consideration and approval. The Amended Plan includes a proposed life extension from December 31, 2033 to December 31, 2050 to allow sufficient time for increment to generate and projects to be implemented, allowing the Zone to achieve the objective and projects for which it was established.

Pursuant to Chapter 311 of the Texas Tax Code, a public hearing was held on December 2, 2020. Accordingly, the Administration recommends that City Council approve the Second Amendment to the Project Plan for the Zone.

---

**Andrew F. Icken, Chief Development Officer**

### **Prior Council Action:**

Ord. 2003-1330, 12/23/03; Res. 2007-19, 04/18/07; Ord. 2007-499, 04/18/07; Res. 2009-21, 08/26/09; Ord. 2019-995, 12/04/19; Ord. 2019-996, 12/04/19.

## **Contact Information:**

---

Gwendolyn F. Tillotson

**Phone:** (832) 393 - 0937

### **ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
Coversheet	Signed Cover sheet
Project Plan and Financing Plan	Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District B

Item Creation Date: 11/23/2020

MYR - TIRZ 22 Leland Woods Project Plan Amendment

Agenda Item#: 64.

### **Background:**

#### **SPECIFIC EXPLANATION:**

Reinvestment Zone Number Twenty-Two City of Houston, Texas ("Zone") was created by City Council ("City") by Ordinance No. 2003-1330 on December 23, 2003, initially encompassing approximately 80 acres. Subsequently, City Council approved a Project Plan and Reinvestment Zone Financing Plan ("Plan") for the Zone by Ordinance No. 2007-499 on April 18, 2007, and created the Leland Woods Redevelopment Authority by Resolution No. 2007-19 on April 18, 2007 and the Leland Woods Redevelopment Authority II by Resolution No. 2009-21 on August 26, 2009, to implement the Plan.

The City approved the First Amendment to the Plan by Ordinance No. 2019-996 on December 4, 2019. The City approved enlarging the boundaries of the Zone by Ordinance No. 2019-995 on December 4, 2019 (adding 2,530 acres).

On November 16, 2020, the Board of Directors of the Zone approved a proposed Second Amendment to Project Plan and Reinvestment Zone Financing Plan (the "Amended Plan") and transmitted it for City Council consideration and approval. The Amended Plan includes a proposed life extension from December 31, 2033 to December 31, 2050 to allow sufficient time for increment to generate and projects to be implemented, allowing the Zone to achieve the objective and projects for which it was established.

Pursuant to Chapter 311 of the Texas Tax Code, a public hearing was held on December 2, 2020. Accordingly, the Administration recommends that City Council approve the Second Amendment to the Project Plan for the Zone.

DocuSigned by:

F:05371A27C1488

Andrew F. Iken, Chief Development Officer

### **Prior Council Action:**

Ord. 2003-1330, 12/23/03; Res. 2007-19, 04/18/07; Ord. 2007-499, 04/18/07; Res. 2009-21, 08/26/09; Ord. 2019-995, 12/04/19; Ord. 2019-996, 12/04/19.

### **Contact Information:**

DocuSigned by:

Gwendolyn D. Tillotson

Phone: (832) 393 - 0937

**REINVESTMENT ZONE NUMBER TWENTY-TWO,  
CITY OF HOUSTON, TEXAS**

**Leland Woods Zone**

**SECOND AMENDED  
PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN**

**NOVEMBER 2020**

REINVESTMENT ZONE NUMBER TWENTY-TWO, CITY OF HOUSTON, TEXAS

Part C - Second Amended Project Plan and Reinvestment Zone Financing Plan

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Part A Plan..... 3

Part B Plan..... 3

Part C Plan..... 3

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Project Plan..... 4

Reinvestment Zone Financing Plan..... 5

Exhibits and Maps

- Exhibit 1 – Estimated Project Costs
- Exhibit 2 – Net Revenue and Transfer Schedule All Jurisdictions
- Exhibit 3A – Revenue Schedule Original Area
- Exhibit 3B – Revenue Schedule 2019 Annexed Area

- Map 1 – Boundary Map
- Map 2 – Aerial View of Property in and surrounding the Zone
- Map 3 - Existing and Proposed Land Uses/Property Classification of Property in the Zone

# REINVESTMENT ZONE NUMBER TWENTY-TWO, CITY OF HOUSTON, TEXAS

## Second Amended Project Plan and Reinvestment Zone Financing Plan

### **Introduction**

Reinvestment Zone Number Twenty-Two, City of Houston, Texas (“Zone”), was created by the City Council of the City of Houston, Texas (“City”) on December 23, 2003, by Ordinance No. 2003-1330, and originally consisted of approximately 80.42 acres of land (the “Original Area”).

The purpose of the Zone is to finance construction of public facilities and infrastructure necessary to catalyze residential and commercial development and redevelopment within the Zone boundaries.

Expenditures associated with the design and construction of public facilities infrastructure, as well as other specific project related costs, will be funded by tax increment revenues derived from increases in property values following new residential and commercial development.

### **Section I**

#### **Part A Plan**

On April 18, 2007, the City approved the Zone’s Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 2007-499 (the “Part A Plan”). The Original Area included two continuous parcels of undeveloped land immediately south of West Little York and east of Homestead Road in Northeast Houston. The Part A Plan contemplated the development of 373 single family homes, at affordable price points, along with green space and required street and underground utility infrastructure. The initial phase of this development produced a modest amount of residential development with approximately 80 homes being built. However, the remainder of the undeveloped property was acquired by a different homebuilder who plans to complete the residential development originally targeted for the Zone. The current homebuilder plans to construct approximately 175 new homes, ranging in price from \$195K – \$220K.

Project costs in the Part A Plan consisted of basic infrastructure costs for water, sanitary sewer, storm sewer, streets, detention, contingency and engineering. Also included were costs for recreational amenities, landscaping in open spaces, sound barrier fencing, and sidewalks on East Little York. The City’s intention in the creation of the Zone was to assist with and facilitate the development of affordable housing in the North East quadrant of the City.

#### **Part B Plan**

On December 4, 2019, the City approved the annexation of approximately 2,530 additional acres (the “2019 Annexed Area”) into the Zone by Ordinance No. 2019-995 and the First Amendment to the Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 2019-996 (the “Part B Plan”). The Part B Plan provided for the enhancement of and improvements to the enlarged area to allow for continued improvements in the area and permit the Zone to achieve the objective and projects for which it was established. The development of green space and recreational amenities, roads, infrastructure, streetscapes, sidewalks, lighting, drainage and detention improvements was a primary focus of the Part B Plan.

#### **Part C Plan**

The Zone and the City now propose the Second Amendment to the Project Plan and Reinvestment Zone Financing Plan for the Zone (the “Part C Plan”). The Part C Plan includes a proposed extension to the life of the Zone from December 31, 2033 to December 31, 2050 (an additional 17 years), to allow sufficient time for increment to generate and projects to be implemented, allowing the Zone to achieve the objective and projects for which it was established. Projects contemplated by the Part C Plan include public infrastructure, roadways and streetscapes, detention, affordable housing, parks, recreational and public facilities, sidewalks, lighting and beautification.

## Section II

### Authorized Projects and Project Costs

Total project costs, including those for the Part C Plan, are shown in **Exhibit 1** attached hereto. The Zone may adjust costs among line items as costs and priorities change. The dollar amounts for each category are approximate and to the extent inflation or other factors or changes in priorities impact actual costs, the amounts may be adjusted from time to time by the Board of Directors of the Zone, upon approval of applicable annual budgets by the City Council.

### Project Plan

#### Existing and Proposed Uses of Land (Texas Tax Code § 311.011(b)(1)):

*Existing Conditions:* Existing land uses within the Zone are varied, and include predominately undeveloped, vacant land, single-family residential development, and a mixed commercial development, including a significant number of trucking and logistics related businesses. Overall, the area is in need of investment to replace and relocate infrastructure including water, wastewater and drainage facilities, and a sufficient roadway network to support redevelopment and new development within the area.

*Surrounding Land Uses:* Land surrounding the Zone ranges from single family residential to commercial uses.

*Proposed Land Uses:* The proposed land uses shall include single-family residential, commercial, retail, parks and open spaces, tax exempt land used for drainage and detention, with increasingly diminished undeveloped land over time.

**Map 1** depicts the boundary of the Zone, **Map 2** provides an aerial view of the Zone and surrounding area, and **Map 3** depicts the existing and proposed land uses of real property in the Zone.

#### Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances (Texas Tax Code § 311.011(b)(2)):

All construction will be completed in conformance with existing building code regulations of the City of Houston. There are no proposed changes of any city development ordinances, master plans, or building codes.

#### Estimated Non-Project Costs (Texas Tax Code § 311.011(b)(3)):

The project costs referenced in **Exhibit 1** are inclusive of project costs to be incurred by the Zone only. The costs that would otherwise be project costs but are derived from other parties, such as the City of Houston, Harris County, Harris County Drainage District, the Texas Department of Transportation or private sources, are non-project costs. Funding identified in **Exhibit 1** for improvements will be leveraged to acquire non-project funding.

Method of Relocating Persons to be Displaced, if any, as a result of implementing the Plan (Texas Tax Code § 311.011(b)(4)):

There will be no persons displaced as a result of implementing the Parts A, B and C Plans (collectively, the “Plan”).

**Reinvestment Zone Financing Plan**

Estimated Project Costs (Texas Tax Code § 311.011(c)(1)):

**Exhibit 1** lists the estimated project costs. As set forth in this Plan, the dollar amounts are approximate and may be amended from time to time by the Board of Directors of the Zone with approval of the City Council. The financing costs are a function of project financing needs and will vary with market conditions from the estimates shown on **Exhibit 1**.

Proposed Kind, Number, and Location of all Proposed Public Works or Public Improvements to be Financed by the Zone (Texas Tax Code § 311.011(c)(2)):

These details are described throughout the Plan, including but not limited to roadway construction/reconstruction, stormwater conveyance and management systems, water, wastewater improvements, affordable housing, municipal facilities, sidewalks, lighting, trails, park and green space improvements, and landscaping enhancements. Municipal facilities funded by the TIRZ will be done so with city direction.

Economic Feasibility (Texas Tax Code § 311.011(c)(3)):

A market study (Single Family Housing Market Demand Analysis for Scenic Woods North) was completed by American METRO/STUDY Corporation in 2001; the market study demonstrated the feasibility of a proposed residential development in the Zone. As stated in the Part A Plan, the Zone substantially retards the provision of housing accommodations and constitutes an economic and social liability for the City of Houston. The Zone substantially impairs and arrests the sound growth of the City, has an inadequate sidewalk and street layout, and lacks the necessary infrastructure to support development and redevelopment. The Zone would facilitate street and other needed infrastructure improvements, making the area more appealing to residential development and supporting commercial development.

While development has not occurred as anticipated when the Zone was originally created, current economic conditions and growth, along with recent/planned infrastructure improvements, support commercial and residential development in the area.

The City and the Zone find that the development plan is viable with projected revenue estimates sufficient to fund initial anticipated project costs. Surplus revenues will be prioritized to fund community improvements based on cost and revenue availability. This is subject to the development timeline and buildout being constructed by the developers. **Exhibit 2** provides updated revenue estimates for the Zone. The Board of Directors of the Zone finds the Plan economically feasible.

Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code § 311.011(c)(4), § 311.011(c)(5)):

Issuance of notes and bonds by the Zone will occur as tax increment revenues allow. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the projects and revenue schedules included in the Plan, as well as actual market conditions for the issue and sale of such notes and bonds.

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code § 311.011(c)(6)):

Methods and sources of financing include the issuance of notes and bonds, as well as collaboration with developers and other entities for grant funding and partnerships. Tax increment will consist of contributions from the City. Tax Year 2003 is the base year for the Original Area, tax year 2019 is the base year for the 2019 Annexed Area, and tax year 2050 is the scheduled final year for participation by the City. If the County elects to participate, its revenues would be incorporated in the funding of all project costs. This figure is calculated using an estimated collection rate of 98% and a City contribution of \$0.56184/\$100 of assessed valuation (100% of tax rate).

Current Total Appraised Value of Taxable Real Property (Texas Tax Code § 311.011(c)(7)):

As of November 2020, the current total appraised value of taxable real property in the Zone is \$122,869,173.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code § 311.011(c)(8)):

**Exhibits 3A and 3B** show the estimated captured appraised value for the remaining duration of the Zone.

Zone Duration (Texas Tax Code § 311.011(c)(9)):

The Zone was established by the City on December 23, 2003 and originally scheduled to terminate December 31, 2033. The Part C Plan contemplates City Council's extension of the duration of the Zone through December 31, 2050, by ordinance in accordance with Texas Tax Code §311.007(c). The Zone may terminate at an earlier time pursuant to Texas Tax Code §311.017.

**Exhibit 1 - Estimated Project Costs**

	Part A Plan	Part B Plan	Part C Plan	Total Plan Costs	Costs Through	Remaining
	Estimated Costs	Estimated Costs	Estimated Costs	Estimated Costs	6/30/2020	Costs
	(2007)	(2019)	(2020)			
<b>Infrastructure Improvements:</b>						
Water, Sanitary Sewer, Storm Sewer, Detention, Contingency & Engineering	6,089,985		5,000,000	11,089,985	51,324	\$ 11,038,661
Street Improvements		51,870,825	5,000,000	56,870,825		\$ 56,870,825
Streetscape Enhancements		300,000	2,000,000	2,300,000		\$ 2,300,000
Drainage/Detention		10,728,156		10,728,156		\$ 10,728,156
Stormwater		10,028,156		10,028,156		\$ 10,028,156
Sidewalks		3,535,194		3,535,194		\$ 3,535,194
Municipal Facilities		6,000,000		6,000,000		\$ 6,000,000
Parks, Recreational Amenities, Hide and Bike	220,000	6,813,000		7,033,000		\$ 7,033,000
Sound Barrier	229,500	-		229,500		\$ 229,500
Fencing		250,000		250,000		\$ 250,000
<b>Total Infrastructure Improvements</b>	<b>6,539,485</b>	<b>89,525,331</b>	<b>12,000,000</b>	<b>108,064,816</b>	<b>51,324</b>	<b>108,013,492</b>
<b>Total Other Project Costs</b>						
Financing Costs	1,800,000			1,800,000		\$ 1,800,000
Zone Creation	53,000			53,000	12,728	\$ 40,272
Zone Administration	165,000	1,560,000	1,000,000	2,725,000	610,915	\$ 2,114,085
<b>Project Plan Total</b>	<b>8,557,485</b>	<b>91,085,331</b>	<b>13,000,000</b>	<b>112,642,816</b>	<b>674,967</b>	<b>111,967,849</b>

**Exhibit 2 – Net Revenue and Transfer Schedule All Jurisdictions**

Tax Year	Incremental Revenue	Transfers/Administrative Fees		Net Revenues (Total Increment Revenues less Total Transfers)
	City	City Admin	Total Admin/Transfers	
2020	\$362,364	\$18,118	\$18,118	\$344,246
2021	\$383,142	\$19,157	\$19,157	\$363,985
2022	\$404,335	\$20,217	\$20,217	\$384,119
2023	\$425,952	\$21,298	\$21,298	\$404,655
2024	\$448,002	\$22,400	\$22,400	\$425,602
2025	\$470,492	\$23,525	\$23,525	\$446,968
2026	\$493,433	\$24,672	\$24,672	\$468,761
2027	\$516,832	\$25,842	\$25,842	\$490,990
2028	\$540,699	\$27,035	\$27,035	\$513,664
2029	\$565,043	\$28,252	\$28,252	\$536,791
2030	\$589,875	\$29,494	\$29,494	\$560,381
2031	\$615,202	\$30,760	\$30,760	\$584,442
2032	\$641,037	\$32,052	\$32,052	\$608,985
2033	\$667,388	\$33,369	\$33,369	\$634,019
2034	\$694,266	\$34,713	\$34,713	\$659,553
2035	\$721,682	\$36,084	\$36,084	\$685,598
2036	\$749,646	\$37,482	\$37,482	\$712,164
2037	\$778,169	\$38,908	\$38,908	\$739,261
2038	\$807,263	\$40,363	\$40,363	\$766,900
2039	\$836,939	\$41,847	\$41,847	\$795,092
2040	\$867,208	\$43,360	\$43,360	\$823,848
2041	\$898,083	\$44,904	\$44,904	\$853,179
2042	\$929,575	\$46,479	\$46,479	\$883,096
2043	\$961,697	\$48,085	\$48,085	\$913,612
2044	\$994,461	\$49,723	\$49,723	\$944,738
2045	\$1,027,881	\$51,394	\$51,394	\$976,487
2046	\$1,061,969	\$53,098	\$53,098	\$1,008,870
2047	\$1,096,739	\$54,837	\$54,837	\$1,041,902
2048	\$1,132,204	\$56,610	\$56,610	\$1,075,594
2049	\$1,168,378	\$58,419	\$58,419	\$1,109,959
2050	\$1,205,276	\$60,264	\$60,264	\$1,145,013
	<b>\$23,055,234</b>	<b>\$1,152,762</b>	<b>\$1,152,762</b>	<b>\$21,902,472</b>

### Exhibit 3A – Revenue Schedule Original Area

**Projected Assessed Valuation**

**Projected Revenue**

Tax Year	Base Year Valuation (2003)	Projected Taxable Valuation	Captured Appraised Value (Increment)
2020	\$ 730,340	\$ 34,889,985	\$ 34,159,645
2021	\$ 730,340	\$ 35,587,785	\$ 34,857,445
2022	\$ 730,340	\$ 36,299,540	\$ 35,569,200
2023	\$ 730,340	\$ 37,025,531	\$ 36,295,191
2024	\$ 730,340	\$ 37,766,042	\$ 37,035,702
2025	\$ 730,340	\$ 38,521,363	\$ 37,791,023
2026	\$ 730,340	\$ 39,291,790	\$ 38,561,450
2027	\$ 730,340	\$ 40,077,626	\$ 39,347,286
2028	\$ 730,340	\$ 40,879,178	\$ 40,148,838
2029	\$ 730,340	\$ 41,696,762	\$ 40,966,422
2030	\$ 730,340	\$ 42,530,697	\$ 41,800,357
2031	\$ 730,340	\$ 43,381,311	\$ 42,650,971
2032	\$ 730,340	\$ 44,248,937	\$ 43,518,597
2033	\$ 730,340	\$ 45,133,916	\$ 44,403,576
2034	\$ 730,340	\$ 46,036,594	\$ 45,306,254
2035	\$ 730,340	\$ 46,957,326	\$ 46,226,986
2036	\$ 730,340	\$ 47,896,473	\$ 47,166,133
2037	\$ 730,340	\$ 48,854,402	\$ 48,124,062
2038	\$ 730,340	\$ 49,831,490	\$ 49,101,150
2039	\$ 730,340	\$ 50,828,120	\$ 50,097,780
2040	\$ 730,340	\$ 51,844,682	\$ 51,114,342
2041	\$ 730,340	\$ 52,881,576	\$ 52,151,236
2042	\$ 730,340	\$ 53,939,208	\$ 53,208,868
2043	\$ 730,340	\$ 55,017,992	\$ 54,287,652
2044	\$ 730,340	\$ 56,118,352	\$ 55,388,012
2045	\$ 730,340	\$ 57,240,719	\$ 56,510,379
2046	\$ 730,340	\$ 58,385,533	\$ 57,655,193
2047	\$ 730,340	\$ 59,553,244	\$ 58,822,904
2048	\$ 730,340	\$ 60,744,308	\$ 60,013,968
2049	\$ 730,340	\$ 61,959,195	\$ 61,228,855
2050	\$ 730,340	\$ 63,198,378	\$ 62,468,038

Tax Year	Coll Year	Tax Rate	Increment Revenue	Admin Fee (5%)	Net Revenues to Zone	Cumulative Revenues to Zone
2020	2021	0.56184	\$ 188,084	\$ 9,404	\$ 178,680	\$ 178,680
2021	2022	0.56184	\$ 191,926	\$ 9,596	\$ 182,330	\$ 361,010
2022	2023	0.56184	\$ 195,845	\$ 9,792	\$ 186,053	\$ 547,063
2023	2024	0.56184	\$ 199,842	\$ 9,992	\$ 189,850	\$ 736,913
2024	2025	0.56184	\$ 203,920	\$ 10,196	\$ 193,724	\$ 930,637
2025	2026	0.56184	\$ 208,079	\$ 10,404	\$ 197,675	\$ 1,128,311
2026	2027	0.56184	\$ 212,321	\$ 10,616	\$ 201,705	\$ 1,330,016
2027	2028	0.56184	\$ 216,647	\$ 10,832	\$ 205,815	\$ 1,535,831
2028	2029	0.56184	\$ 221,061	\$ 11,053	\$ 210,008	\$ 1,745,839
2029	2030	0.56184	\$ 225,562	\$ 11,278	\$ 214,284	\$ 1,960,123
2030	2031	0.56184	\$ 230,154	\$ 11,508	\$ 218,646	\$ 2,178,770
2031	2032	0.56184	\$ 234,838	\$ 11,742	\$ 223,096	\$ 2,401,865
2032	2033	0.56184	\$ 239,615	\$ 11,981	\$ 227,634	\$ 2,629,499
2033	2034	0.56184	\$ 244,488	\$ 12,224	\$ 232,263	\$ 2,861,762
2034	2035	0.56184	\$ 249,458	\$ 12,473	\$ 236,985	\$ 3,098,747
2035	2036	0.56184	\$ 254,527	\$ 12,726	\$ 241,801	\$ 3,340,548
2036	2037	0.56184	\$ 259,698	\$ 12,985	\$ 246,713	\$ 3,587,261
2037	2038	0.56184	\$ 264,973	\$ 13,249	\$ 251,724	\$ 3,838,985
2038	2039	0.56184	\$ 270,353	\$ 13,518	\$ 256,835	\$ 4,095,820
2039	2040	0.56184	\$ 275,840	\$ 13,792	\$ 262,048	\$ 4,357,868
2040	2041	0.56184	\$ 281,437	\$ 14,072	\$ 267,365	\$ 4,625,234
2041	2042	0.56184	\$ 287,146	\$ 14,357	\$ 272,789	\$ 4,898,023
2042	2043	0.56184	\$ 292,970	\$ 14,648	\$ 278,321	\$ 5,176,344
2043	2044	0.56184	\$ 298,910	\$ 14,945	\$ 283,964	\$ 5,460,308
2044	2045	0.56184	\$ 304,968	\$ 15,248	\$ 289,720	\$ 5,750,028
2045	2046	0.56184	\$ 311,148	\$ 15,557	\$ 295,591	\$ 6,045,618
2046	2047	0.56184	\$ 317,451	\$ 15,873	\$ 301,579	\$ 6,347,197
2047	2048	0.56184	\$ 323,881	\$ 16,194	\$ 307,687	\$ 6,654,884
2048	2049	0.56184	\$ 330,439	\$ 16,522	\$ 313,917	\$ 6,968,801
2049	2050	0.56184	\$ 337,128	\$ 16,856	\$ 320,272	\$ 7,289,072
2050	2051	0.56184	\$ 343,951	\$ 17,198	\$ 326,753	\$ 7,615,826
			<b>\$ 8,016,659</b>	<b>\$ 400,833</b>	<b>\$ 7,615,826</b>	

**Notes/Assumptions:**

Assumes 2% annual growth

### Exhibit 3B – Revenue Schedule 2019 Annexed Area

#### Projected Assessed Valuation

Tax Year	Base Year Valuation	Projected Taxable Valuation	Captured Appraised Value (Increment)
2020	\$ 122,138,833	\$ 153,791,429	\$ 31,652,596
2021	\$ 122,138,833	\$ 156,867,258	\$ 34,728,425
2022	\$ 122,138,833	\$ 160,004,603	\$ 37,865,770
2023	\$ 122,138,833	\$ 163,204,695	\$ 41,065,862
2024	\$ 122,138,833	\$ 166,468,789	\$ 44,329,956
2025	\$ 122,138,833	\$ 169,798,164	\$ 47,659,331
2026	\$ 122,138,833	\$ 173,194,128	\$ 51,055,295
2027	\$ 122,138,833	\$ 176,658,010	\$ 54,519,177
2028	\$ 122,138,833	\$ 180,191,171	\$ 58,052,338
2029	\$ 122,138,833	\$ 183,794,994	\$ 61,656,161
2030	\$ 122,138,833	\$ 187,470,894	\$ 65,332,061
2031	\$ 122,138,833	\$ 191,220,312	\$ 69,081,479
2032	\$ 122,138,833	\$ 195,044,718	\$ 72,905,885
2033	\$ 122,138,833	\$ 198,945,612	\$ 76,806,779
2034	\$ 122,138,833	\$ 202,924,525	\$ 80,785,692
2035	\$ 122,138,833	\$ 206,983,015	\$ 84,844,182
2036	\$ 122,138,833	\$ 211,122,675	\$ 88,983,842
2037	\$ 122,138,833	\$ 215,345,129	\$ 93,206,296
2038	\$ 122,138,833	\$ 219,652,031	\$ 97,513,198
2039	\$ 122,138,833	\$ 224,045,072	\$ 101,906,239
2040	\$ 122,138,833	\$ 228,525,973	\$ 106,387,140
2041	\$ 122,138,833	\$ 233,096,493	\$ 110,957,660
2042	\$ 122,138,833	\$ 237,758,423	\$ 115,619,590
2043	\$ 122,138,833	\$ 242,513,591	\$ 120,374,758
2044	\$ 122,138,833	\$ 247,363,863	\$ 125,225,030
2045	\$ 122,138,833	\$ 252,311,140	\$ 130,172,307
2046	\$ 122,138,833	\$ 257,357,363	\$ 135,218,530
2047	\$ 122,138,833	\$ 262,504,510	\$ 140,365,677
2048	\$ 122,138,833	\$ 267,754,601	\$ 145,615,768
2049	\$ 122,138,833	\$ 273,109,693	\$ 150,970,860
2050	\$ 122,138,833	\$ 278,571,886	\$ 156,433,053

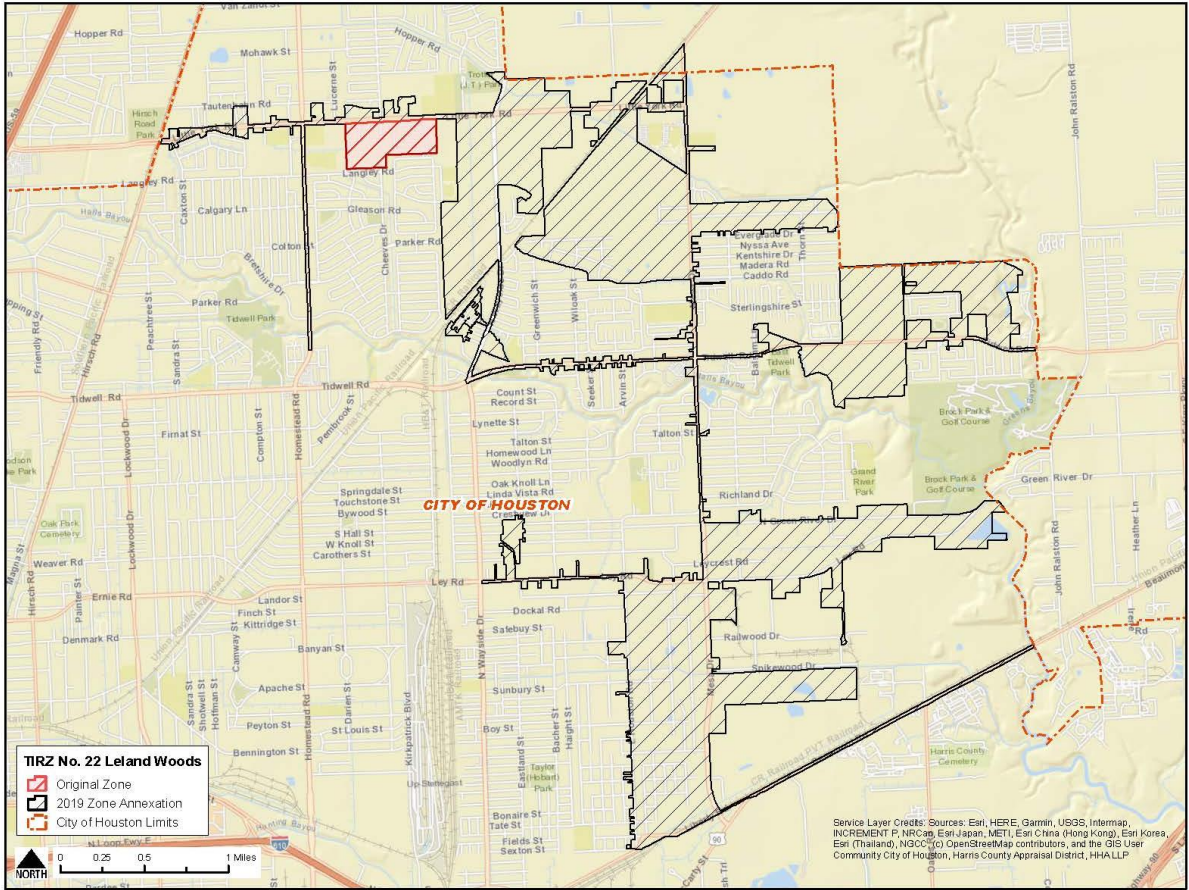
#### Projected Revenue

Tax Year	Coll Year	Tax Rate	Increment Revenue	Admin Fee (5%)	Net Revenues to Zone	Cumulative Revenues to Zone
2020	2021	0.56184	\$ 174,280	\$ 8,714	\$ 165,566	\$ 165,566
2021	2022	0.56184	\$ 191,216	\$ 9,561	\$ 181,655	\$ 347,221
2022	2023	0.56184	\$ 208,490	\$ 10,425	\$ 198,066	\$ 545,287
2023	2024	0.56184	\$ 226,110	\$ 11,305	\$ 214,804	\$ 760,091
2024	2025	0.56184	\$ 244,082	\$ 12,204	\$ 231,878	\$ 991,969
2025	2026	0.56184	\$ 262,414	\$ 13,121	\$ 249,293	\$ 1,241,262
2026	2027	0.56184	\$ 281,112	\$ 14,056	\$ 267,056	\$ 1,508,319
2027	2028	0.56184	\$ 300,184	\$ 15,009	\$ 285,175	\$ 1,793,494
2028	2029	0.56184	\$ 319,638	\$ 15,982	\$ 303,656	\$ 2,097,150
2029	2030	0.56184	\$ 339,481	\$ 16,974	\$ 322,507	\$ 2,419,657
2030	2031	0.56184	\$ 359,720	\$ 17,986	\$ 341,734	\$ 2,761,391
2031	2032	0.56184	\$ 380,365	\$ 19,018	\$ 361,347	\$ 3,122,738
2032	2033	0.56184	\$ 401,422	\$ 20,071	\$ 381,351	\$ 3,504,089
2033	2034	0.56184	\$ 422,901	\$ 21,145	\$ 401,756	\$ 3,905,845
2034	2035	0.56184	\$ 444,809	\$ 22,240	\$ 422,568	\$ 4,328,413
2035	2036	0.56184	\$ 467,155	\$ 23,358	\$ 443,797	\$ 4,772,210
2036	2037	0.56184	\$ 489,948	\$ 24,497	\$ 465,450	\$ 5,237,660
2037	2038	0.56184	\$ 513,197	\$ 25,660	\$ 487,537	\$ 5,725,197
2038	2039	0.56184	\$ 536,911	\$ 26,846	\$ 510,065	\$ 6,235,262
2039	2040	0.56184	\$ 561,099	\$ 28,055	\$ 533,044	\$ 6,768,307
2040	2041	0.56184	\$ 585,771	\$ 29,289	\$ 556,482	\$ 7,324,789
2041	2042	0.56184	\$ 610,936	\$ 30,547	\$ 580,390	\$ 7,905,179
2042	2043	0.56184	\$ 636,605	\$ 31,830	\$ 604,775	\$ 8,509,954
2043	2044	0.56184	\$ 662,787	\$ 33,139	\$ 629,648	\$ 9,139,601
2044	2045	0.56184	\$ 689,493	\$ 34,475	\$ 655,018	\$ 9,794,620
2045	2046	0.56184	\$ 716,733	\$ 35,837	\$ 680,896	\$ 10,475,516
2046	2047	0.56184	\$ 744,518	\$ 37,226	\$ 707,292	\$ 11,182,808
2047	2048	0.56184	\$ 772,858	\$ 38,643	\$ 734,215	\$ 11,917,023
2048	2049	0.56184	\$ 801,765	\$ 40,088	\$ 761,677	\$ 12,678,700
2049	2050	0.56184	\$ 831,250	\$ 41,563	\$ 789,688	\$ 13,468,387
2050	2051	0.56184	\$ 861,325	\$ 43,066	\$ 818,259	\$ 14,286,647
			<b>\$ 15,038,575</b>	<b>\$ 751,929</b>	<b>\$ 14,286,647</b>	

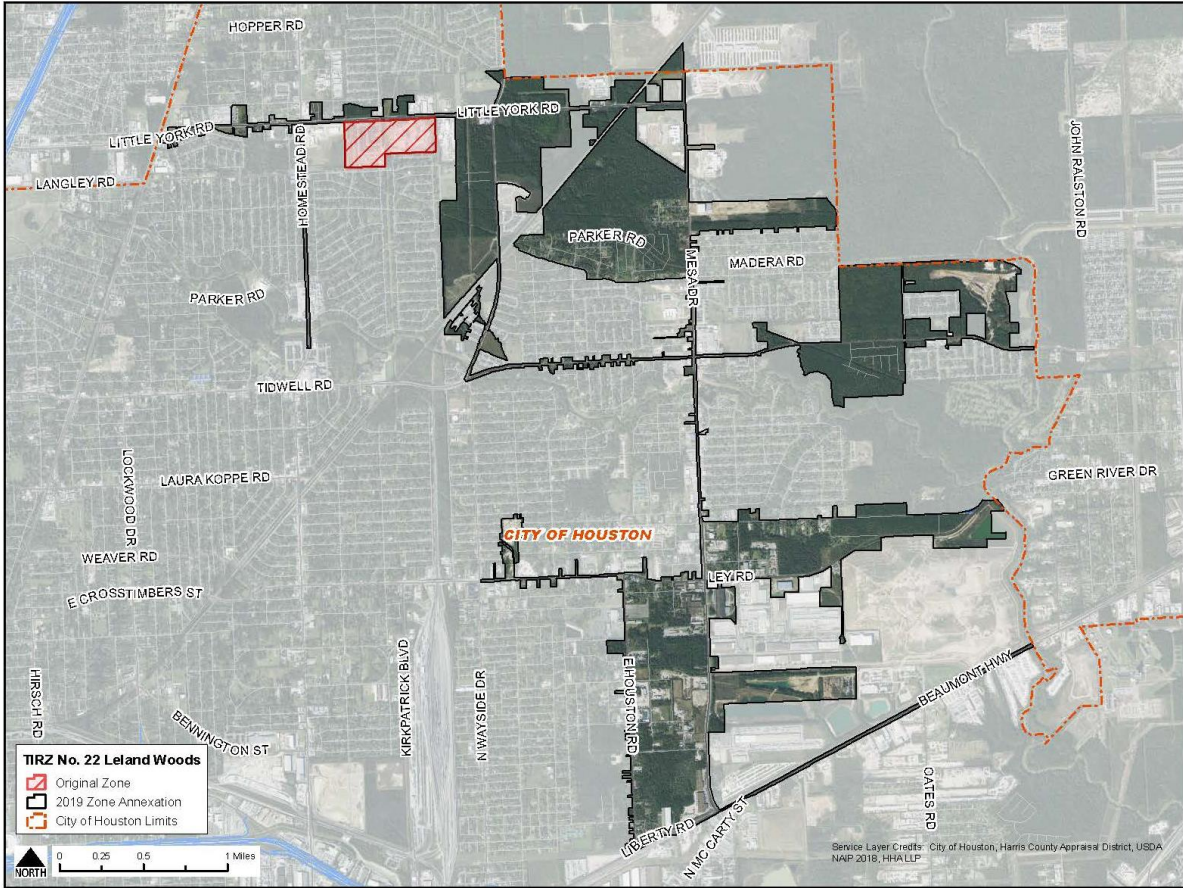
**Notes/Assumptions:**

Assumes 2% annual growth

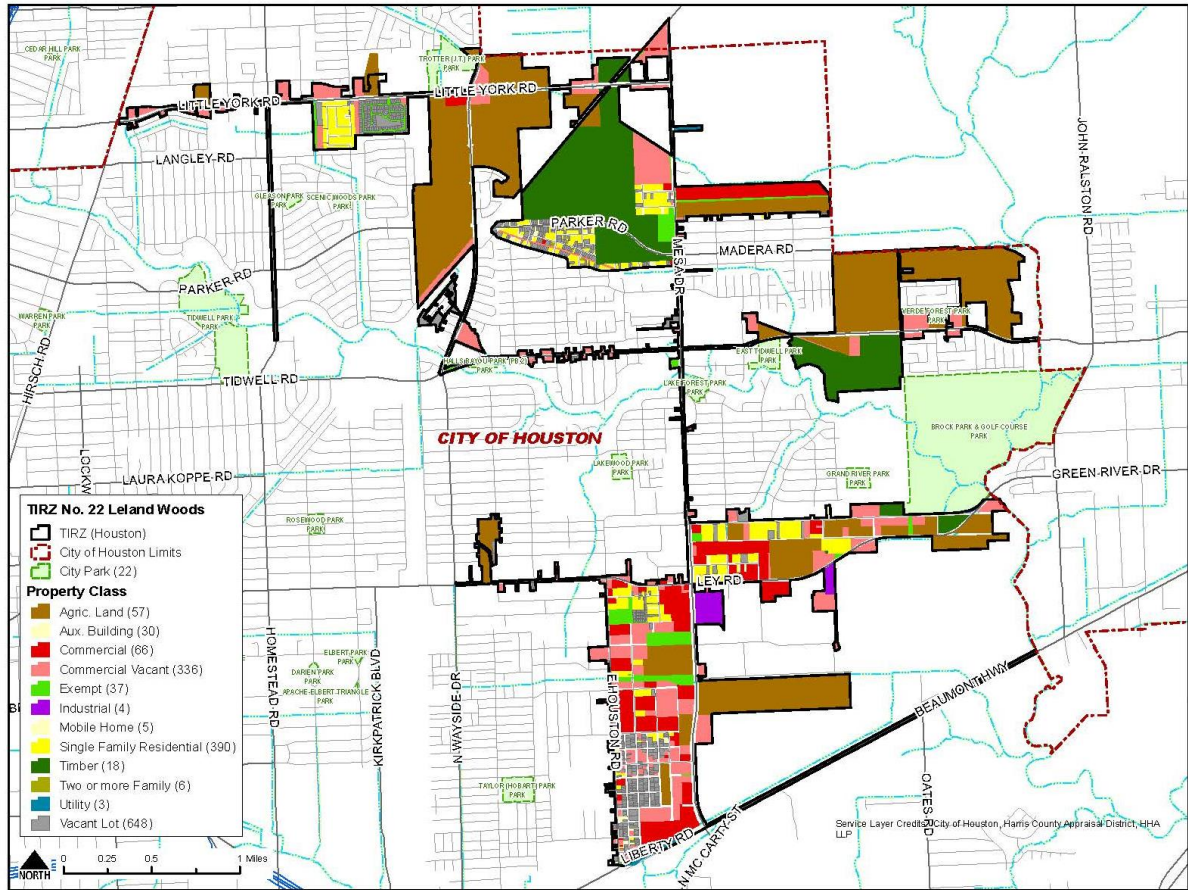
Map 1



# Map 2



Map 3





## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District D

Item Creation Date: 11/23/2020

MYR - TIRZ 26 Sunnyside Boundary Enlargement

Agenda Item#: 49.

### **Summary:**

ORDINANCE enlarging the boundaries of **REINVESTMENT ZONE NUMBER TWENTY-SIX, CITY OF HOUSTON, TEXAS (SUNNYSIDE ZONE) - DISTRICT D - EVANS-SHABAZZ**

### **Background:**

Reinvestment Zone Number Twenty-Six, City of Houston, Texas ("Sunnyside Zone") was created by City Council ("City") by Ordinance No 2015-1092, November 10, 2015.

The proposed boundary enlargement provides for the annexation of 1,392 acres of adjacent commercial and vacant land along the main corridors of the Zone as part of its commercial corridor revitalization plan to attract major investment to the area. A proposed Project Plan and Reinvestment Zone Financing Plan is to be considered by City Council in coordination with this proposed annexation.

Accordingly, the Administration recommends that City Council approve enlarging the boundaries of the Zone.

---

**Andrew F. Icken, Chief Development Officer**

### **Prior Council Action:**

Ordinance No. 2015 - 1092; 11/10/15

### **Contact Information:**

---

Gwendolyn F. Tillotson

Phone: (832) 393 - 0937

### **ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
Coversheet	Signed Cover sheet
Property Description	Backup Material





## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District D

Item Creation Date: 11/23/2020

MYR - TIRZ 26 Sunnyside Boundary Enlargement

Agenda Item#: 66.

### **Summary:**

### **Background:**

Reinvestment Zone Number Twenty-Six, City of Houston, Texas ("Sunnyside Zone") was created by City Council ("City") by Ordinance No 2015-1092, November 10, 2015.

The proposed boundary enlargement provides for the annexation of 1,392 acres of adjacent commercial and vacant land along the main corridors of the Zone as part of its commercial corridor revitalization plan to attract major investment to the area. A proposed Project Plan and Reinvestment Zone Financing Plan is to be considered by City Council in coordination with this proposed annexation.

Accordingly, the Administration recommends that City Council approve enlarging the boundaries of the Zone.

DocuSigned by:

A handwritten signature in blue ink, appearing to read "Andrew F. Icken".

Andrew F. Icken, Chief Development Officer

### **Prior Council Action:**

Ordinance No. 2015 - 1092; 11/10/15

### **Contact Information:**

DocuSigned by:

A handwritten signature in blue ink, appearing to read "Gwendolyn F. Tillotson".

Gwendolyn F. Tillotson

Phone: (832) 393 - 0937

### **ATTACHMENTS:**

**Description**

Creation

**Type**

Backup Material

**Boundary Description**  
**Tax Increment Reinvestment Zone No. 26 (Sunnyside/ South Acres)**  
**City of Houston, Harris County**  
**Annexation Area**

Lying wholly in the City of Houston Municipal Limits, this annexation to TIRZ No. 26 (Sunnyside/ South Acres) is +/- 1,392 acres centered on the existing boundaries of TIRZ No. 26 with the point of beginning being starting from the existing TIRZ NO. 26 boundaries at the west ROW of Scott St. at the south ROW of Reed Rd.;

Then west along the southern ROW of Reed Rd. to the western boundary of the REEDWOOD SUBDIVISION;

Then south along the western boundary of the REEDWOOD SUBDIVISION to its intersection with the south ROW of Airport Blvd.;

Then west along Airport Blvd. to the east ROW of State Hwy. 288 access road (northbound);

Then north along east ROW of State Hwy. 288 access road (northbound) to its intersection with the south ROW of Reed Rd.;

Then east to the intersection of the southern ROW of Reed Rd. at the western boundary of the REEDWOOD SUBDIVISION;

Beginning at the intersection of the south boundary of Almeda Genoa Rd. with the west boundary of Furman St.;

Then south along the west boundary of Furman St. to the north ROW of Beltway 8;

Then west along the north ROW of Beltway 8 to its intersection with the east ROW of State Hwy. 288 access road (northbound);

Then north along the east ROW of State Hwy. 288 access road (northbound) to its intersection with the south ROW of Almeda Genoa;

Then east along the south ROW of Almeda Genoa to the point of beginning at the intersection of the south boundary of Almeda Genoa Rd. with the west boundary of Furman St.;

Then south along the west ROW of Furman St. to the south ROW of Fuqua St.;

Then east along the south ROW of Fuqua St. to the west ROW of Cullen Dr.;

Then south along the west ROW of Cullen Dr. to its intersection with the north ROW of Beltway 8;

Then east along the north ROW of Beltway 8 to its intersection with the east ROW of Old Chocolate Bayou Rd.;

Then north along the east ROW of Old Chocolate Bayou Rd. to the north ROW of Schurmier Rd.;

Then east along the north ROW of Schurmier Rd. to the east ROW of Cottingham St.;

Then north along the east ROW of Cottingham St. to the north ROW of Allison Rd.;

Then west along the north ROW of Allison Rd. to the east ROW of Pembroke St.;

Then north along the east ROW of Pembroke St. to the north ROW of Almeda Genoa Rd.;

Then southwest along the north ROW of Almeda Genoa to its intersection with the east ROW of Cullen Dr.;

Then north along the east ROW of Cullen Dr. to its intersection with the south ROW of E. Orem Dr.;

Then north to the south boundary of Schnur Park to the east boundary of Schnur Park;

Then north along the east boundary of Schnur Park to the north boundary of Schnur Park;

Then west along the north boundary of Schnur Park to its intersection with the east ROW of Cullen Dr.;

Then north along the west boundary of the Kennedy Heights residential subdivision to its intersection with the south ROW of Selinsky St.;

Then east along the south ROW of Selinsky St. to the east ROW of Roandale Dr.;

Then north along the ROW of Roandale Dr. to its intersection with the north ROW of Airport Blvd.;

Then west along the north ROW of Airport Blvd. to its intersection with the east ROW of Cullen Dr.;

Then north along the east ROW of Cullen Dr. to the south ROW of Sunbeam St.;

Then east along the south ROW of Sunbeam St. to the east ROW of Jutland St.;

Then north along the east ROW of Jutland St. to the north ROW of Pederson St.;

The west along the north ROW of Pederson St. to the east ROW of Coffee St.;

The north along the east ROW of Coffee St. to its intersection with the north ROW of Belfort St.;

Then from the intersection of the north ROW of Belfort with the east ROW of Coffee St. to its intersection with the north ROW of Sunflower St.;

Then west along the north ROW of Sunflower St. to its intersection with the east ROW of Calhoun Rd.;

Then northeast along the east ROW of Calhoun Rd. to its intersection with the south ROW of S Loop (610) Fwy. East access road (eastbound);

The annexation boundary then moves west along the south ROW of S Loop (610) Fwy. East access road (eastbound) to its termination at the intersection with the existing TIRZ NO. 26 boundary intersection with the east ROW of Scott St.



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District D

Item Creation Date: 11/23/2020

MYR - TIRZ 26 Sunnyside Project Plan

Agenda Item#: 50.

### **Summary:**

ORDINANCE approving Project Plan and Reinvestment Zone Financing Plan for **REINVESTMENT ZONE NUMBER TWENTY-SIX, CITY OF HOUSTON, TEXAS (SUNNYSIDE ZONE) - DISTRICT D - EVANS-SHABAZZ**

**This item should only be considered after passage of Item 49 above**

### **Background:**

#### **Specific Explanation:**

Reinvestment Zone Number Twenty-Six, City of Houston, Texas ("the Zone") was created by City Council ("City") by Ordinance No 2015-1092.

On November 30, 2020, the Board of Directors of the Zone approved a proposed Project Plan and Reinvestment Zone Financing Plan (the "Plan") and transmitted it to City Council for consideration and approval. The Plan provides for the construction of public infrastructure necessary to facilitate residential and commercial development and redevelopment within the Zone boundaries while retaining the heritage and character of the Sunnyside area.

The Plan also anticipates the annexation of 972 acres of commercial and vacant land (to be considered by the Council in coordination with this proposed ordinance) located along the main corridors of the Zone as part of the Zone Board's commercial corridor revitalization plan to attract major investment to the area. This will increase the size of the Zone to approximately 4,124 acres.

Pursuant to Chapter 311 of the Texas Tax Code, a public hearing regarding the annexation was held on December 2, 2020.

The Administration recommends that City Council approve the Project Plan and Reinvestment Zone Financing Plan for the Zone.

---

**Andrew F. Icken, Chief Development Officer**

### **Prior Council Action:**

Ordinance No. 2015-1092, 11/10/15

### **Contact Information:**

---

Gwendolyn F. Tillotson  
Phone: (832) 393 - 0937

**ATTACHMENTS:**

**Description**

Coversheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District D

Item Creation Date: 11/23/2020

MYR - TIRZ 26 Sunnyside Project Plan

Agenda Item#: 67.

### **Summary:**

### **Background:**

#### **Specific Explanation:**

Reinvestment Zone Number Twenty-Six, City of Houston, Texas ("the Zone") was created by City Council ("City") by Ordinance No 2015-1092.

On November 30, 2020, the Board of Directors of the Zone approved a proposed Project Plan and Reinvestment Zone Financing Plan (the "Plan") and transmitted it to City Council for consideration and approval. The Plan provides for the construction of public infrastructure necessary to facilitate residential and commercial development and redevelopment within the Zone boundaries while retaining the heritage and character of the Sunnyside area.

The Plan also anticipates the annexation of 1,392 acres of commercial and vacant land (to be considered by the Council in coordination with this proposed ordinance) located along the main corridors of the Zone as part of the Zone Board's commercial corridor revitalization plan to attract major investment to the area. This will increase the size of the Zone to approximately 4,544 acres.

Pursuant to Chapter 311 of the Texas Tax Code, a public hearing regarding the annexation was held on December 2, 2020. The Administration recommends that City Council approve the Project Plan and Reinvestment Zone Financing Plan for the Zone.

DocuSigned by:

A handwritten signature in blue ink, appearing to read "A. Icken".

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Andrew F. Icken, Chief Development Officer

### **Prior Council Action:**

Ordinance No. 2015-1092, 11/10/15

### **Contact Information:**

DocuSigned by:

A handwritten signature in blue ink, appearing to read "Gwendolyn F. Tillotson".

Gwendolyn F. Tillotson

Phone: (832) 393 - 0937

### **ATTACHMENTS:**

Description	Type
Creation	Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District C

Item Creation Date:

MYR - TIRZ 27 Montrose Boundary Enlargement

Agenda Item#: 51.

### **Summary:**

ORDINANCE enlarging the boundaries of **REINVESTMENT ZONE NUMBER TWENTY-SEVEN, CITY OF HOUSTON, TEXAS (MONTROSE ZONE) - DISTRICT C - KAMIN**

### **Background:**

#### **SPECIFIC EXPLANATION:**

-  
Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the "Zone"), was created by Ordinance No. 2015-1257, passed and adopted by City Council on December 9, 2015.

On November 30, 2020, the Board of Directors of the Zone approved a proposed First Amendment to Project Plan and Reinvestment Zone Financing Plan (the "Amended Plan") and transmitted it for City Council consideration and approval. The Amended Plan includes the annexation of approximately 10 acres into the Zone and provides for construction of necessary public infrastructure that will lead to private capital investment in the area that respects the character and culture of Montrose, offers a corresponding increase in the tax base, and creates economic opportunity. The property description and notice of the public hearing were published on November 18, 2020.

Pursuant to Texas Tax Code Sections 311.003, 311.007 and 311.011, a public hearing on the Amended Plan was held on December 2, 2020.

---

**Andrew F. Icken, Chief Development Officer**

### **Prior Council Action:**

Ord. No. 2015-1257, 12/9/15

### **Contact Information:**

---

Gwendolyn F. Tillotson  
**Phone:** (832) 393 - 0937

**ATTACHMENTS:**

**Description**

Coversheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District C

Item Creation Date:

MYR - TIRZ 27 Montrose Boundary Enlargement

Agenda Item#: 66.

### **Background:**

#### **SPECIFIC EXPLANATION:**

- Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the "Zone"), was created by Ordinance No. 2015-1257, passed and adopted by City Council on December 9, 2015.

On November 30, 2020, the Board of Directors of the Zone approved a proposed First Amendment to Project Plan and Reinvestment Zone Financing Plan (the "Amended Plan") and transmitted it for City Council consideration and approval. The Amended Plan includes the annexation of approximately 10 acres into the Zone and provides for construction of necessary public infrastructure that will lead to private capital investment in the area that respects the character and culture of Montrose, offers a corresponding increase in the tax base, and creates economic opportunity. The property description and notice of the public hearing were published on November 18, 2020.

Pursuant to Texas Tax Code Sections 311.003, 311.007 and 311.011, a public hearing on the Amended Plan was held on December 2, 2020.

DocuSigned by:

A handwritten signature in blue ink, appearing to read "A. Icken".

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Andrew F. Icken, Chief Development Officer

### **Prior Council Action:**

Ord. No. 2015-1257, 12/9/15

### **Contact Information:**

DocuSigned by:

A handwritten signature in blue ink, appearing to read "Gwendolyn F. Tillotson".

Gwendolyn F. Tillotson

Phone: (832) 393 - 0937

### **ATTACHMENTS:**

Description	Type
Property Description	Backup Material
PCA - 2015-1257	Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District C

Item Creation Date:

MYR - TIRZ 27 Montrose Project Plan Amendment

Agenda Item#: 52.

### **Summary:**

ORDINANCE approving first amendment to Project Plan and Reinvestment Zone Financing Plan for **REINVESTMENT ZONE NUMBER TWENTY-SEVEN, CITY OF HOUSTON, TEXAS (MONTROSE ZONE)**; authorizing the City Secretary to distribute such plans - **DISTRICT C - KAMIN**

**This item should only be considered after passage of Item 51 above**

### **Background:**

#### **SPECIFIC EXPLANATION:**

Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the "Zone"), was created by Ordinance No. 2015-1257, passed and adopted by City Council on December 9, 2015. By Ordinance No. 2017-940, passed and adopted by City Council on November 27, 2017, the City approved the Project Plan and Reinvestment Zone Financing Plan for the Zone (the "Plan"). By Resolution No. 2019-28, passed and adopted by City Council on August 14, 2019, the City authorized the creation of the Montrose Redevelopment Authority to administer the Zone and implement the Plan.

On November 30, 2020, the Board of Directors of the Zone approved a proposed First Amendment to the Plan (the "Amended Plan") and transmitted it for City Council consideration and approval. The Amended Plan, which will be coordinated with a proposed change to the boundaries of the Zone, will provide for construction of the necessary public infrastructure that will lead to private capital investment in the area that respects the character and culture of Montrose, offers a corresponding increase in the tax base, and creates economic opportunity.

Pursuant to Texas Tax Code Sections 311.003, 311.007 and 311.011, a public hearing on the Amended Plan was held on December 2, 2020. Accordingly, the Administration recommends that City Council approve the Amended Plan.

---

Andrew F. Icken, Chief Development Officer

### **Prior Council Action:**

Ord. No. 2015-1257, 12/9/15; Ord No. 2017-940, 11/29/17; Res. No. 2019-28, 08/14/19

### **Contact Information:**

---

Gwendolyn F. Tillotson  
**Phone:** (832) 393 0937

**ATTACHMENTS:**

**Description**

Coversheet  
Project Plan and Financing Plan

**Type**

Signed Cover sheet  
Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District C

Item Creation Date:

MYR - TIRZ 27 Montrose Project Plan Amendment

Agenda Item#: 68.

### **Background:**

#### **SPECIFIC EXPLANATION:**

Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the "Zone"), was created by Ordinance No. 2015-1257, passed and adopted by City Council on December 9, 2015. By Ordinance No. 2017-940, passed and adopted by City Council on November 27, 2017, the City approved the Project Plan and Reinvestment Zone Financing Plan for the Zone (the "Plan"). By Resolution No. 2019-28, passed and adopted by City Council on August 14, 2019, the City authorized the creation of the Montrose Redevelopment Authority to administer the Zone and implement the Plan.

On November 30, 2020, the Board of Directors of the Zone approved a proposed First Amendment to the Plan (the "Amended Plan") and transmitted it for City Council consideration and approval. The Amended Plan, which will be coordinated with a proposed change to the boundaries of the Zone, will provide for construction of the necessary public infrastructure that will lead to private capital investment in the area that respects the character and culture of Montrose, offers a corresponding increase in the tax base, and creates economic opportunity.

Pursuant to Texas Tax Code Sections 311.003, 311.007 and 311.011, a public hearing on the Amended Plan was held on December 2, 2020. Accordingly, the Administration recommends that City Council approve the Amended Plan.

DocuSigned by:

Andrew F. Iken, Chief Development Officer

### **Prior Council Action:**

Ord. No. 2015-1257, 12/9/15; Ord No. 2017-940, 11/29/17; Res. No. 2019-28, 08/14/19

### **Contact Information:**

DocuSigned by:

Gwendolyn E. Tillotson  
Phone: (832) 393 0937

**REINVESTMENT ZONE NUMBER TWENTY-SEVEN  
CITY OF HOUSTON, TEXAS**

**MONTROSE ZONE**

**FIRST AMENDED PROJECT PLAN AND  
REINVESTMENT ZONE FINANCING PLAN**

**DECEMBER 2020**

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### **Map 1 - Map of Zone and 2020 Annexation**

#### **Map 1a - Map of Montrose Boulevard/2020 Annexation**

#### **Map 1b - Map of Fairview Mason/2020 Annexation**

### **Map 2 - Existing and Proposed Land Uses**

### **Map 3 - Proposed Walk Bike Montrose Projects**

### **Map 4 - Proposed Public Infrastructure Projects**

### **Exhibit A-1 - Revenue Schedule - Original Zone and 2020 Annexation**

### **Exhibit A-2 - Revenue Schedule - Original Zone**

### **Exhibit A-3 - Revenue Schedule - 2020 Annexation**

### **Exhibit B - Original Economic Feasibility Study**

## **Introduction**

Reinvestment Zone Number Twenty-Seven, City of Houston, Texas ("Zone"), was created by the City of Houston, Texas ("City"), by Ordinance No. 2015-1257, passed and adopted by City Council on December 9, 2015, in an area of the City covering approximately 598 acres and commonly referred to as the Montrose neighborhood ("Montrose").

The purpose of the Zone is to finance the construction of public facilities and infrastructure necessary to catalyze residential and commercial development and redevelopment within the Zone boundaries.

Expenditures associated with the design and construction of public facilities infrastructure, as well as other specific project-related costs, will be funded by tax increment revenues derived from increases in property values following new residential and commercial development.

## **Location**

The Zone includes portions of Montrose and is located in central Houston west and southwest of downtown and just north of the Texas Medical Center and the Museum District. Montrose abuts the west side of Reinvestment Zone Number Fourteen (Fourth Ward Zone) and is adjacent to Reinvestment Zone Number Nineteen (Upper Kirby Zone), Reinvestment Zone Number Five (Memorial Heights Zone) and Reinvestment Zone Number Two (Midtown Zone). The Zone is roughly bound by U.S. Highway 59 to the south, West Dallas Street to the north, Taft Street, Bagby Street and Spur 527 to the east and South Shepherd Drive to the west. The Part B Plan (as defined below) proposes the annexation of certain tracts shown on **Map 1, Map 1a and Map 1b** into the boundaries of the Zone (the "2020 Annexation").

## **Section One**

### The Part A Plan

The original Project Plan and Reinvestment Zone Financing Plan for the Zone was approved by the City by Ordinance No. 2017-940, passed and adopted by City Council on November 29, 2017 (the "Part A Plan"). The Part A Plan called for enhancing the multi-modal transportation network within the Zone, improving public parking opportunities and access, stimulation of economic development and growth through the development of vacant sites and redevelopment of older areas, developing open space and parks within the Zone, and facilitating the development and redevelopment of affordable housing within the Zone.

## **Section Two**

### The Part B Plan

The Zone and City now propose an addition to the Part A Plan (the “Part B Plan”). The Part B Plan provides for the enhancement and improvements to the 10.1 acres of land annexed into the Zone by separate ordinance in conjunction with the Part B Plan. The Part B Plan consists of (i) the 2020 Annexation, (ii) a summary of redevelopment efforts of the Zone, (iii) a restatement of the redevelopment goals for the Zone, (iv) the re-designation of the Zone’s project cost categories and allocations to align with current goals, and (v) the anticipated use of expenditures for the cost of operating the Zone and project facilities.

#### **A. Summary of Redevelopment Efforts**

The Zone was created in 2015 and has already taken significant steps to accomplish the goals outlined in the Part A Plan. The Board of Directors of the Zone (the “Board”) has completed a pedestrian and bicycle study (the “Walk Bike Montrose Study”), and currently finalizing a drainage study (the “Drainage Study”), and an affordable housing study of the Zone (the “Affordable Housing Study”), each of which has been and will be used to prioritize projects based on data-driven criteria. Per the Walk Bike Montrose Study, the Board is moving towards a project to rebuild and enhance Waugh Drive, Commonwealth Street and Yoakum Boulevard from West Dallas Street to West Alabama Street including the addition of protected dedicated bicycle lanes, the resurfacing of the street, and the reconstruction of pedestrian sidewalks (the “Waugh and Commonwealth Project”). The Board expects the Waugh and Commonwealth Project to begin construction in the first quarter of 2021. The Board has also entered into a \$9,000,000 partnership with Harris County Precinct No. 1 for the completion of the Houston Bikeways Program within the Zone including the construction of bikeways and associated roadway and pedestrian improvements along Waugh Drive, Commonwealth Street, Yoakum Boulevard, West Dallas Street, Hawthorne Street, Woodhead Street, Welch Street, Stanford Street and Mandell Street. Additionally, the Board has entered into a development agreement with Montrose Collective Owner, LP (an affiliate of Radom Capital, LLC) that will provide 100 parking spaces to the general public for 40 years as part of the upcoming Montrose Collective development, improving the available parking for a key commercial and nightlife corridor around the Montrose Boulevard and Westheimer Road intersection.

#### **B. Redevelopment Plan Concepts and Goals**

The concept of the Zone is to construct the necessary public infrastructure that will lead to private capital investment in the area that (i) respects the character and culture of Montrose, (ii) offers a corresponding increase in the tax base, and (iii)

creates economic opportunity. This concept encompasses development of the necessary economic, social, and physical infrastructure within the Zone, as well as the development of housing that is affordable to working-class households.

Reinvestment into the area within the Zone is intended to achieve the following goals:

- a. *Goal 1: Enhance public infrastructure within Montrose to improve and enhance drainage, the transportation network, and promote multi-modal transportation options including improved infrastructure for automobiles, mass-transit, bicycles, and pedestrians.*

The system of public streets and sidewalks are in a deteriorating condition and fail to offer the bike lanes, pedestrian enhancements, and transit improvements that would significantly improve travel in the Montrose area and stimulate private investment in retail, residential, multi-family, and commercial developments. Additionally, according to the Drainage Study undertaken by the Board, Montrose needs significant investment in drainage infrastructure to mitigate against potential future rainfall events like Hurricane Harvey. The Board proposes evaluating the possibility of the full-scale roadway and drainage reconstruction along corridors such as Montrose Boulevard, Dunlavy Street, West Gray Street and Fairview Street, while also evaluating projects complimentary to City capital improvement projects along West Alabama Street, Richmond Avenue, and Westheimer Road, with enhancements to sidewalks, bike lanes, and intersections. Improvements along corridors identified in the Walk Bike Montrose Study will be made to improve pedestrian and bicycle access to key areas throughout the Zone.

In keeping with a strong focus on implementing infrastructure improvement projects in the area, the Board participated in the creation of a B-Cycle station at the corner of Westheimer Road and Dunlavy Street by investing \$15,000. Corridor improvements would support mass transit in and through the Montrose area, including enhancements along METRO "BOOST" corridors like Montrose Boulevard, which allows the Zone to leverage funds approved by METRO voters for enhancements along key busways. All roadway and drainage improvements will be integrated with the street reconstruction programs of the City, the Texas Department of Transportation, METRO, Harris County Flood Control District, and others as needed, and, where possible, will incorporate elements not funded by those programs. Attention will be placed on the leveraging of Zone monies through the funding of elements not addressed by the capital improvement project programs of sister agencies, such as roadways, drainage, sidewalks, intersections, bike lanes, associated utilities, transit infrastructure, signage, wayfinding, monumentation, street trees and landscaping, street furniture, and streetlights.

- b. *Goal 2: Enhance local parking opportunities and the associated pedestrian-friendly environment.*

The same historic character and development patterns that make Montrose attractive as a distinctive community also limit parking opportunities. Similarly, the pedestrian experience limits the likelihood that those traveling to Montrose would take full advantage of retail and dining opportunities. The Board proposes to coordinate with public partners as well as private investors to improve parking opportunities throughout the Zone, thereby increasing economic development activity and making the area more attractive for private investment. The Board will further support improvements to sidewalks, lighting, signage, street trees, landscaping, benches, and other pedestrian amenities that are designed to enhance the local walking experience and encourage guests to spend an extended period visiting a larger number of venues. The construction of parking and improved pedestrian systems, including ADA-compliant ramps, will also benefit pedestrian safety and mobility, enhance the visual environment and provide connectivity and reinforce the existing community framework of small urban neighborhoods.

- c. *Goal 3: Stimulate economic development and growth through the development of vacant sites and redevelopment of older areas.*

Improvements and expansion of retail and commercial developments along key corridors are important to the successful redevelopment of the Zone, including the introduction of additional mixed-use, pedestrian-friendly development, and activity centers while also respecting the scale and character of existing commercial and mixed-use areas. The Board may approve funding for improvements that would stimulate desirable growth and development, including retention and development of existing businesses, promotion of small business development and entrepreneurship, and support projects that could catalyze investments, the Board may enter into development agreements, fund programs, establish infrastructure, and provide matching grants to leverage other economic development funds, such as state enterprise projects, state economic development bank funds, and new market tax credit allocations.

- d. *Goal 4: Develop and enhance open space, parks, plazas; recreational amenities, cultural facilities, and other similar improvements within the Zone.*

The Board will redevelop and upgrade existing public green space, parks, and other recreational facilities, as well as facilitate the acquisition and development of new parks, including pocket parks, plazas, and other green spaces within the Zone. Improving access and connectivity to parks and open space areas will be accomplished through access and egress improvements, the dedication of public benefit easements, pedestrian bridges, and other enhancements. Additionally, the Board may seek to support amenities and facilities, including public art, that provide cultural or recreational value to the Montrose community, and that serve

to increase spending in the area, enhance local quality of life, or otherwise improve investment in the area. As an example of the implementation of the goals outlined in the Part A Plan, the Board participated in the development of a SPARK Park at the Arabic Immersion School with an investment of \$150,000.

*e. Goal 5: Facilitate affordable housing in the Zone.*

Maintaining a level of diversity among the housing stock of Montrose is critical for workforce households and to perpetuate the historically mixed-income character of the area. The Affordable Housing Study has shown that the share of affordable housing within Montrose has been shrinking and that older homes and apartment complexes make up the bulk of the current inventory of affordable housing. Tax increment may be leveraged against the private, public, and non-profit resources to support affordable housing in the Zone, including the integration of affordable housing concepts into ongoing and proposed redevelopment projects within the Zone and partnerships with government entities and non-profits to support maintaining the existing affordable housing inventory in Montrose. The Board may also support “value-added” improvements to development projects that include affordable housing that would otherwise render such developments unaffordable to working-class households, as well as programs that incentivize property owners to retain the affordable character of existing housing stock. The Board intends to use tax increment to support new homeownership, redevelopment, renovation, and other related housing initiatives that are (i) permissible under Chapter 311 of the Texas Tax Code, and (ii) consistent with City policies and practices.

**C. Authorized Projects and Project Costs**

The project costs for the Zone are detailed in **Table 1**, below. The dollar amounts for each category are approximate and may be amended from time to time by the Board with approval of City Council. The Montrose community was heavily involved in identifying and prioritizing the projects discussed throughout this Part B Plan and shown in **Map 3** and **Map 4**.

**Table 1: Project Costs**

<b>Project Costs</b>	<b>Project Costs</b>	<b>Non-Project Costs</b>
Corridor improvements Including roadways, drainage, bike lanes, sidewalks, intersections, traffic signals, associated utilities (including water, and sanitary sewer), streetlights, street trees, transit support, and all other associated rights-of-way enhancements	\$108,194,133	\$23,143,800
Workforce/ Affordable housing	\$39,600,000	\$ -
Parking enhancements including structured parking	\$4,830,000	\$ -
Parks, open spaces, recreational facilities, and cultural amenities	\$8,000,000	\$ -
Zone Administration	\$8,000,000	\$ -
<b>Total Zone Project Costs</b>	<b>\$168, 624,133</b>	<b>\$23,143,800</b>

## D. Project Plan

### Existing and Proposed Uses of Land (Texas Tax Code § 311.011(b)(1)):

Existing land uses within the Zone include single-family residential, multi-family residential, retail, office, public and institutional, and parks and open spaces. The majority of the zone is developed with limited vacant parcels. The area has some of the oldest streets and infrastructure in Houston and in recent years, has experienced rapid development and increased densification. Due to age and increasing densification, the streets and infrastructure have deteriorated and not kept pace with development.

Proposed land uses shall include enhanced multi-family and single-family residential, commercial, retail, and parks and open spaces with increasingly diminished undeveloped land over time. **Map 2** shows existing and proposed land uses within the Zone.

Land surrounding the Zone ranges from single-family residential to commercial uses.

### Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances (Texas Tax Code § 311.011(b)(2)):

All construction will be done in conformance with existing building code regulations of the City of Houston. There are no proposed changes to any City development ordinances, master plans, or building codes.

### Estimated Non-Project Costs (Texas Tax Code § 311.011(b)(3)):

The project costs referenced in **Table 1** are inclusive of project costs to be incurred by the Zone only. The costs that would otherwise be project costs but are derived from other parties, such as the City, the Texas Department of Transportation, METRO, or private sources, are non-project costs. Funding identified in **Table 1** for improvements will be leveraged to acquire non-project funding.

### Method of Relocating Persons to be Displaced, if any, as a result of Implementing the Plan (Texas Tax Code § 311.011(b)(4)):

There will be no persons displaced as a result of implementing the Part B Plan.

## E. Reinvestment Zone Financing Plan

### Estimated Project Costs (Texas Tax Code § 311.011(c)(1)):

**Table 1** lists the estimated project costs for the Zone. As outlined in this Part B Plan, the dollar amounts are approximate and may be amended from time to time by the Board of

Directors of the Zone with approval of the City Council. The financing costs are a function of project financing needs and will vary with market conditions.

Proposed Kind, Number, and Location of all Proposed Public Works or Public Improvements to be Financed by the Zone (Texas Tax Code § 311.011(c)(2)):

These details are described throughout the Part B Plan, including but not limited to roadway construction/reconstruction, stormwater conveyance and management systems, water, wastewater improvements, sidewalks, intersection improvements, lighting, signage, street furniture, monumentation, managed access, bike lanes, transit enhancements, park and greenspace improvements, landscaping enhancements, public parking, and affordable housing. The number and location of proposed improvements are contained in **Table 1** and **Map 3** and **Map 4**.

Economic Feasibility (Texas Tax Code § 311.011(c)(3)):

An economic feasibility study was completed for the Montrose area by Hawes Hill & Associates, LLP in 2015, and is attached hereto as **Exhibit B**.

**Exhibits A-1, A-2, and A-3** show incremental revenue estimates for this Part B Plan; **Exhibits A-1** and **A-3** include estimates for the 2020 Annexation. The future anticipated revenue of the Zone exceeds the cost of proposed improvements. Projects will be implemented based on available funding.

The Board and the City find and determine that the Part B Plan is economically feasible.

Estimated Amount of Bonded Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code § 311.011(c)(4), § 311.011(c)(5)):

Issuance of notes and bonds by the Zone may occur as tax increment revenues allow. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the projects and revenue schedules included in **Table 1** and **Exhibit A-1**, as well as actual market conditions for the issue and sale of such notes and bonds.

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code § 311.011(c)(6)):

Methods and sources of financing include the issuance of notes and bonds, as well as collaboration with developers and other entities for grant funding and partnerships. Tax increment will consist of contributions from the City. This figure is calculated using a contribution of \$0.561840/\$100 of assessed valuation.

Current Total Appraised Value of Taxable Real Property (Texas Tax Code § 311.011(c)(7)):

The 2020 certified appraised value of taxable real property in the Zone, including the 2020 Annexation, is approximately \$1,901,194,135.

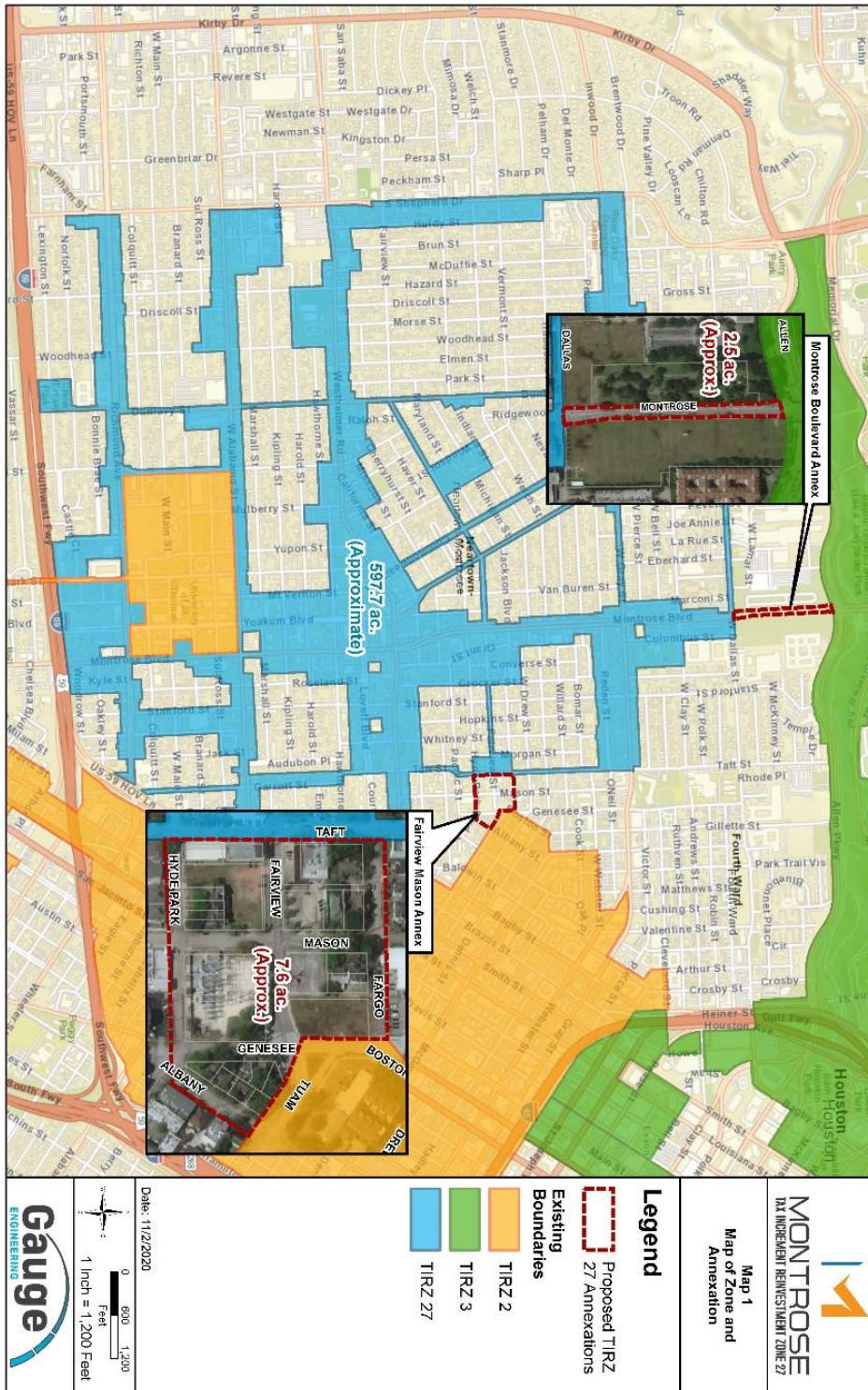
Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code § 311.011(c)(8)):

The estimated captured appraised value for the remaining duration of the Zone is set forth in **Exhibits A-1, A-2, and A-3**.

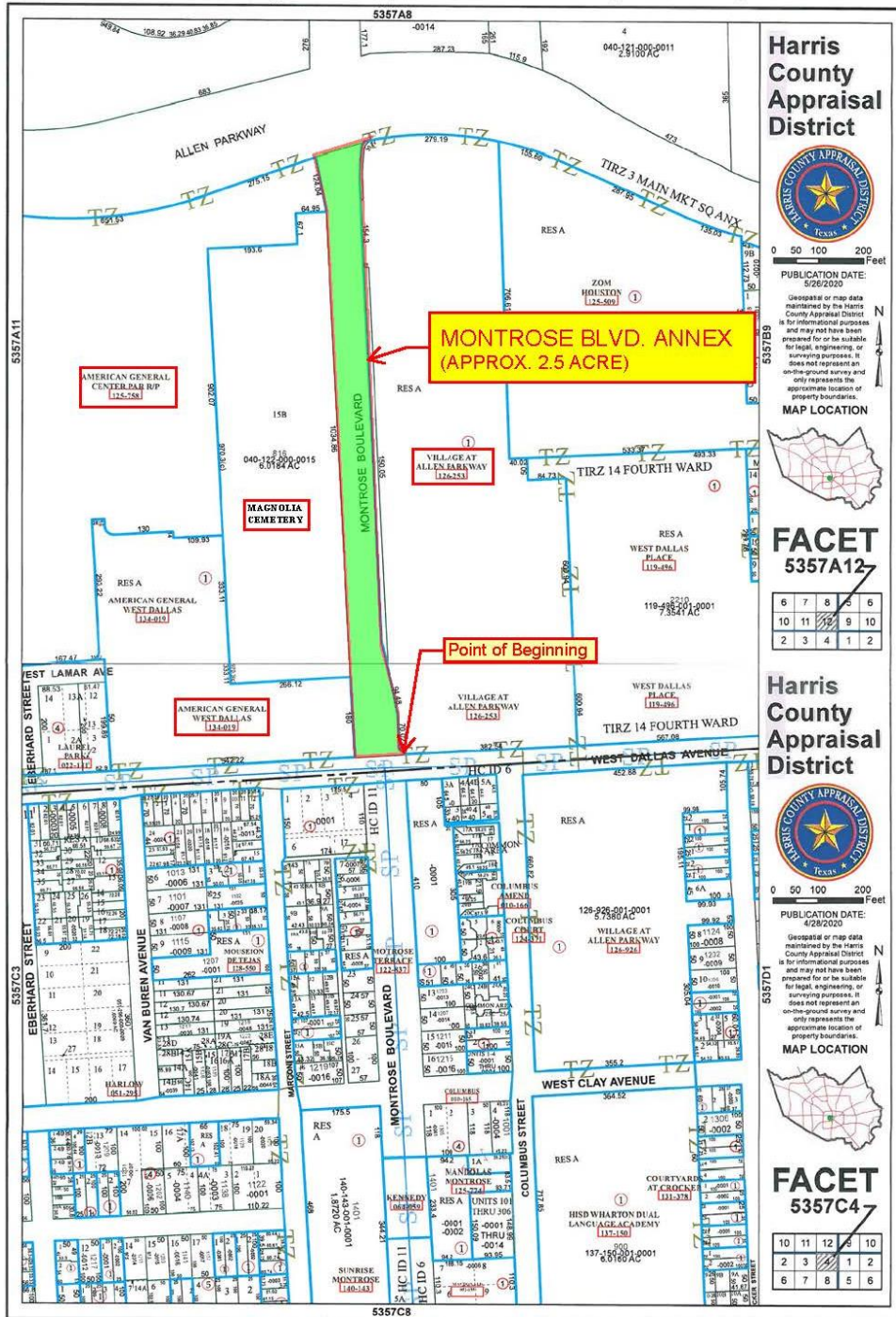
Zone Duration (Texas Tax Code § 311.011(c)(9)):

The Zone was established by the City on December 9, 2015 and will terminate on December 31, 2045. The Zone may terminate at an earlier time designated by subsequent ordinance, or at such time, after the issuance of proposed revenue bonds, notes, or other obligations, if any, that all project costs, bonds, and interest on bonds have been paid in full.

# Map 1 Map of Zone and 2020 Annexation



# Map 1a Map of Montrose Boulevard/2020 Annexation



**Harris County Appraisal District**



0 50 100 200 Feet

PUBLICATION DATE: 5/26/2020

Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

MAP LOCATION



**FACET 5357A12**

6	7	8	5	6
10	11	12	9	10
2	3	4	1	2

**Harris County Appraisal District**



0 50 100 200 Feet

PUBLICATION DATE: 4/28/2020

Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

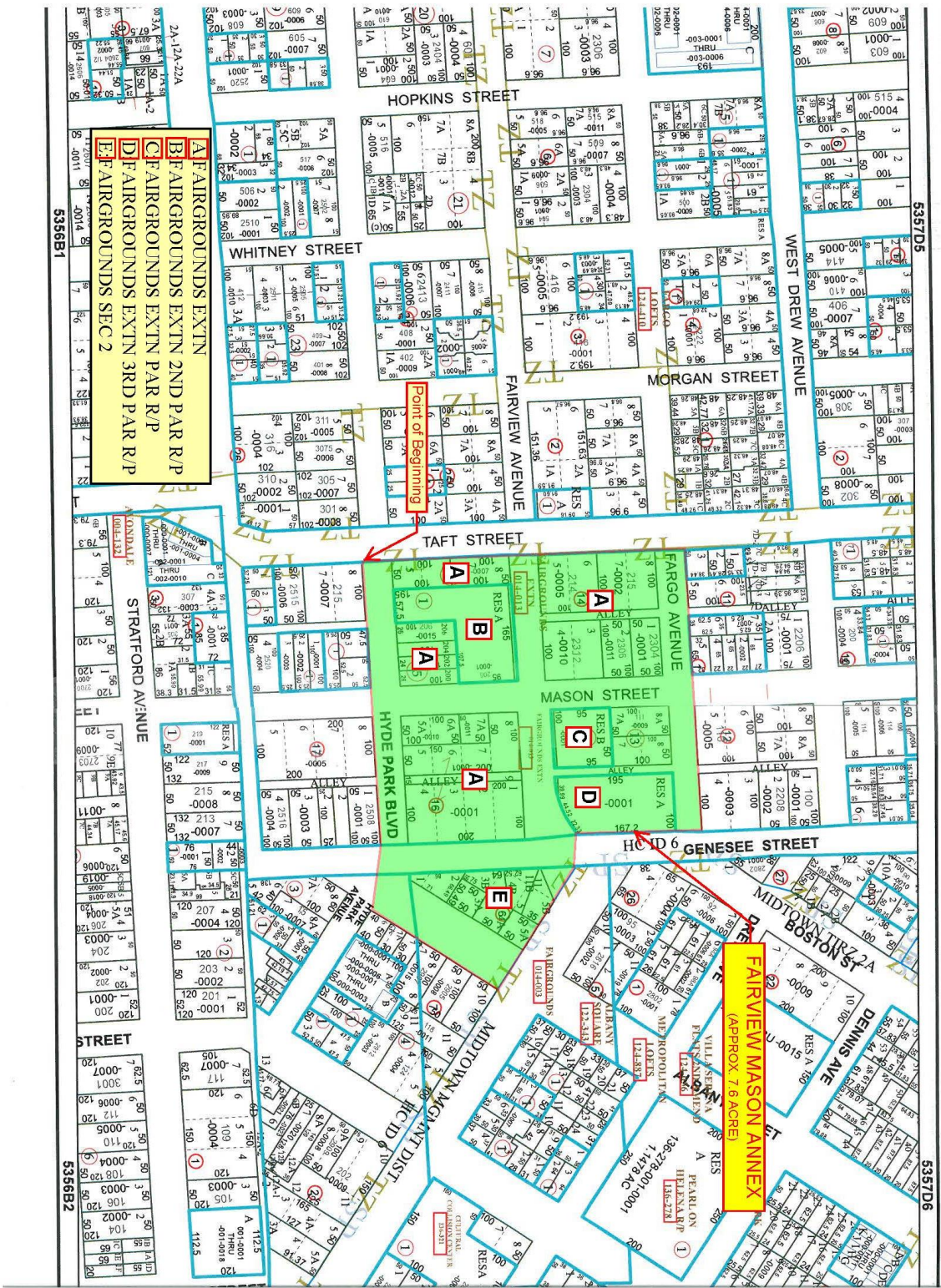
MAP LOCATION



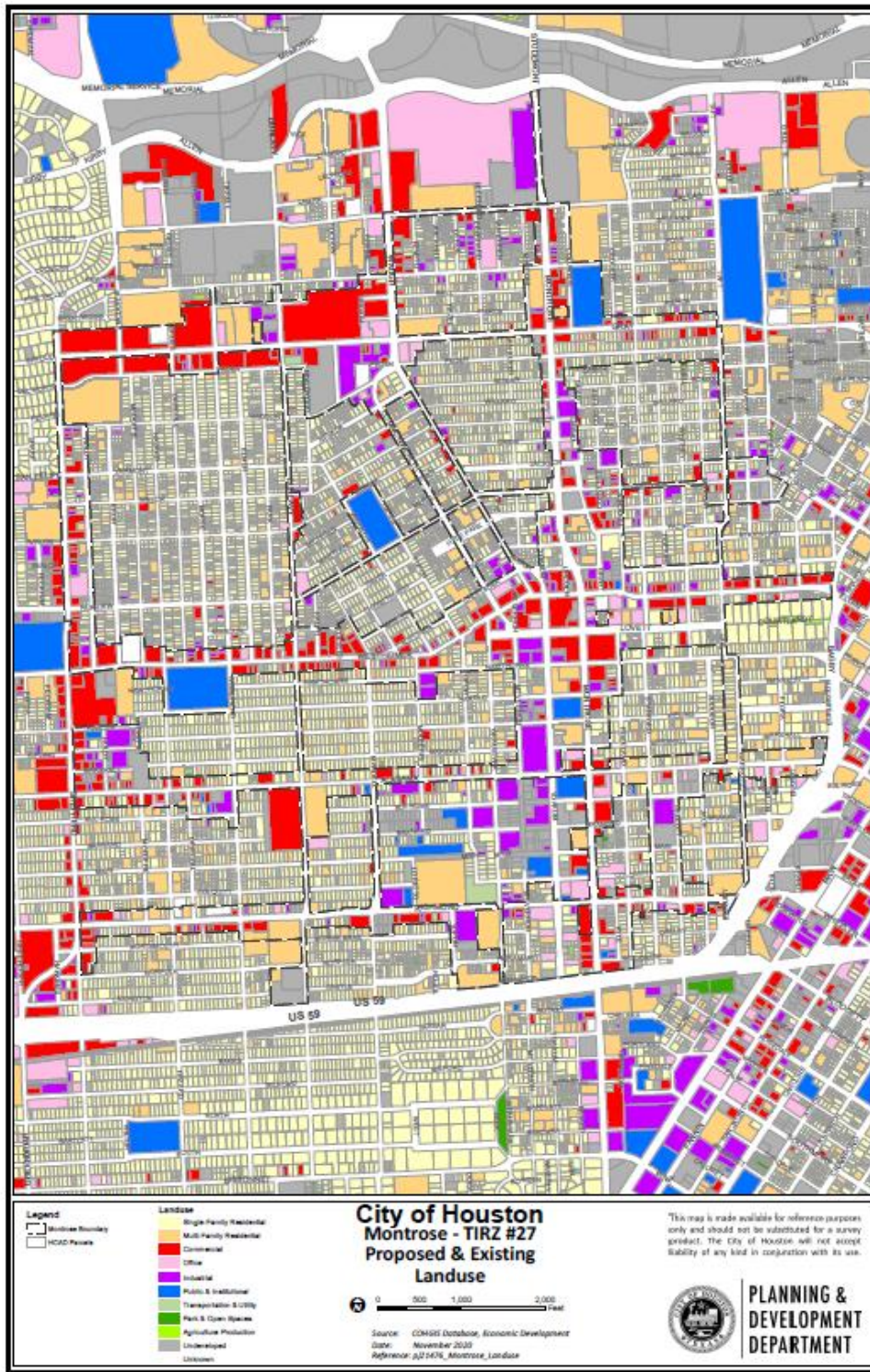
**FACET 5357C4**

10	11	12	5	10
2	3	4	1	2
6	7	8	5	6

# Map 1b Map of Fairview Mason/2020 Annexation



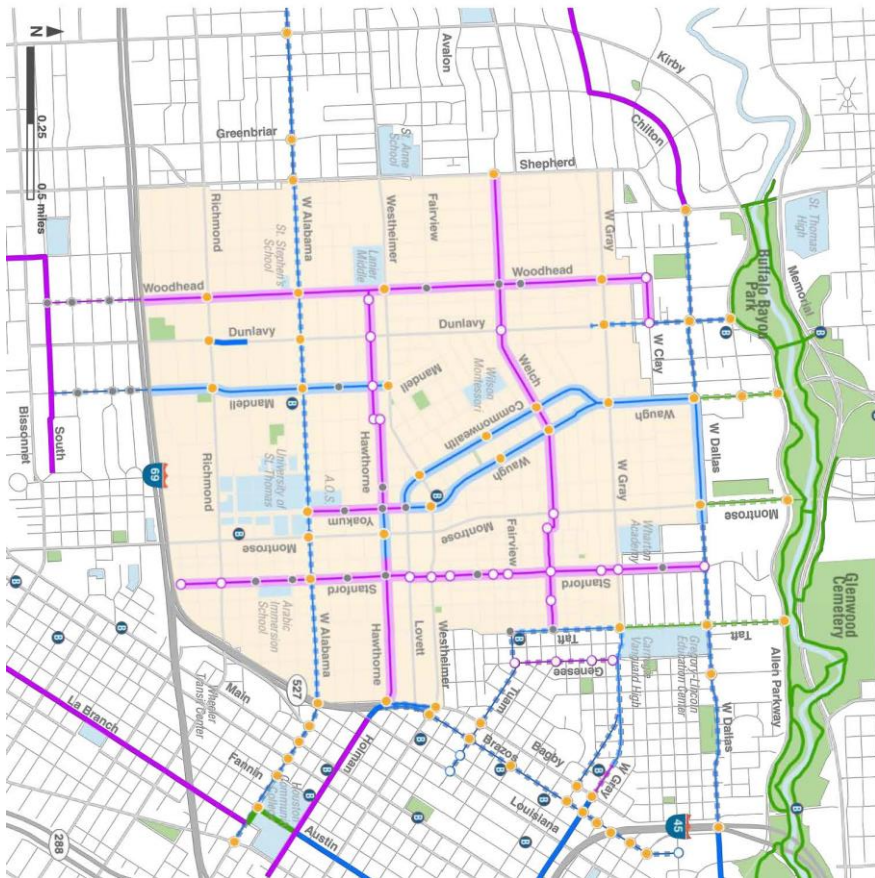
## Map 2 Existing and Proposed Land Uses



# Map 3 Proposed Walk Bike Montrose Projects

## Bike Montrose Priority Network

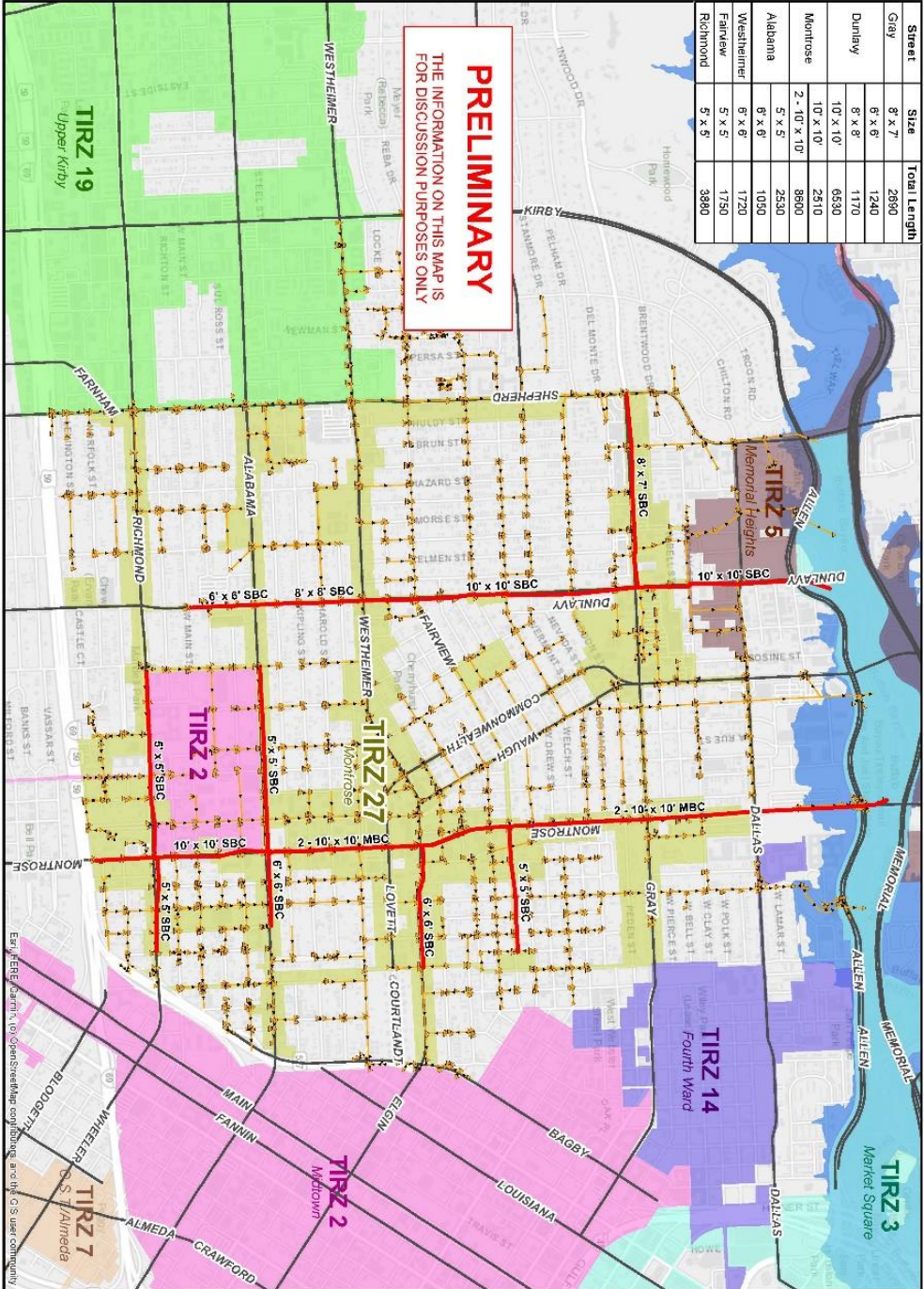
- Existing/Programmed**
  - Off-Street Bikeways
  - Dedicated On-Street Bikeways
  - Neighborhood Safe Street
- TIRZ 27 Priority**
  - Off-Street Bikeways
  - Dedicated On-Street Bikeways
  - Neighborhood Safe Street
- Non-TIRZ Projects**
  - Off-Street Bikeways
  - Dedicated On-Street Bikeways
  - Neighborhood Safe Street
- Signalized Intersection
- All-Way Stop Intersection
- Two-Way Stop
- BCycle Station
- School
- Park



# Map 4 Proposed Public Infrastructure Projects

Street	Size	Total Length
Gray	8' x 7'	2680
Dunlavy	8' x 8'	1240
Montrose	10' x 10'	6530
Alabama	10' x 10'	2510
Westheimer	2 - 10' x 10'	8600
Fairview	5' x 5'	2530
Richmond	6' x 6'	1090
	6' x 6'	1720
	5' x 5'	1750
	5' x 5'	3880

**PRELIMINARY**  
THE INFORMATION ON THIS MAP IS FOR DISCUSSION PURPOSES ONLY.



**MONTROSE**  
THE HOUSTON SUBURBAN CENTER

**Legend**

- Major Streets
- Existing SD Inlet
- Existing SD Pipe
- Proposed SD Trunkline
- TIRZ Boundaries
- TIRZ 13
- TIRZ 14
- TIRZ 16
- TIRZ 19
- TIRZ 2
- TIRZ 27
- TIRZ 3
- TIRZ 5
- TIRZ 7

**Proposed Storm Drain Trunklines**

Scale: 1" = 100' - 0" = 328'

**City of Houston**  
Harris County

**Gauge**  
HOUSTON

Exhibit A-1

Revenue Schedule - Original Zone and 2020 Annexation

TAX INCREMENT REINVESTMENT ZONE: CITY OF HOUSTON (MONTROSE) Projected Assessed Valuations										TAX INCREMENT REINVESTMENT ZONE: CITY OF HOUSTON (MONTROSE) Projected Zone Revenues									
Tax Roll Jan 1 2020	Original Boundary Base Year Value (1)	City Taxable Value - Original Boundaries(2)	Captured Appraised Valuation - Original Boundaries	Annex 1 Base Year Value 2020	City Taxable Value - Annex 1(2)	Captured Appraised Valuation - Annex 1	Tax Year	Roll Year	City Tax Rate (4)(5)	City Tax Increment Revenues Combined (3)	City Rate of Participation Percentage	City Rate of Participation (Amount)	City Accrued Administrative Services (5%)	Total TIRZ Revenues Available for Projects	Cumulative TIRZ Revenues Available for Projects				
2016	\$ 1,098,766,790	\$ 1,328,292,183	\$ 223,525,393	\$ 14,951,884	\$ 14,951,884	\$ 598,075	2016	2017	0.58642	\$ 1,318,063	100%	\$ 1,318,063	\$ 65,953	\$ 1,253,110	\$ 1,253,110				
2017	\$ 1,098,766,790	\$ 1,432,820,696	\$ 334,053,896	\$ 14,951,884	\$ 14,951,884	\$ 1,866,952	2017	2018	0.58421	\$ 1,912,545	100%	\$ 1,912,545	\$ 95,627	\$ 1,816,918	\$ 3,070,027				
2018	\$ 1,098,766,790	\$ 1,520,182,839	\$ 421,418,043	\$ 14,951,884	\$ 14,951,884	\$ 2,429,648	2018	2019	0.58831	\$ 2,429,648	100%	\$ 2,429,648	\$ 121,482	\$ 2,308,166	\$ 5,378,193				
2019	\$ 1,098,766,790	\$ 1,697,014,519	\$ 538,247,723	\$ 14,951,884	\$ 14,951,884	\$ 3,329,617	2019	2020	0.58732	\$ 3,329,617	100%	\$ 3,329,617	\$ 166,481	\$ 3,163,136	\$ 8,541,329				
2020	\$ 1,098,766,790	\$ 1,886,242,251	\$ 787,475,461	\$ 14,951,884	\$ 14,951,884	\$ 4,335,865	2020	2021	0.58184	\$ 4,335,865	100%	\$ 4,335,865	\$ 216,733	\$ 4,119,132	\$ 12,660,461				
2021	\$ 1,098,766,790	\$ 1,961,691,941	\$ 862,325,151	\$ 14,951,884	\$ 14,951,884	\$ 4,754,587	2021	2022	0.58184	\$ 4,754,587	100%	\$ 4,754,587	\$ 237,729	\$ 4,516,857	\$ 17,177,258				
2022	\$ 1,098,766,790	\$ 2,040,159,619	\$ 941,332,823	\$ 14,951,884	\$ 14,951,884	\$ 5,190,057	2022	2023	0.58184	\$ 5,190,057	100%	\$ 5,190,057	\$ 259,503	\$ 4,930,554	\$ 22,107,812				
2023	\$ 1,098,766,790	\$ 2,121,766,003	\$ 1,022,393,213	\$ 14,951,884	\$ 14,951,884	\$ 5,642,946	2023	2024	0.58184	\$ 5,642,946	100%	\$ 5,642,946	\$ 282,147	\$ 5,360,799	\$ 27,468,611				
2024	\$ 1,098,766,790	\$ 2,206,636,644	\$ 1,107,869,854	\$ 14,951,884	\$ 14,951,884	\$ 6,113,951	2024	2025	0.58184	\$ 6,113,951	100%	\$ 6,113,951	\$ 305,698	\$ 5,808,253	\$ 33,276,864				
2025	\$ 1,098,766,790	\$ 2,294,902,109	\$ 1,196,135,319	\$ 14,951,884	\$ 14,951,884	\$ 6,603,795	2025	2026	0.58184	\$ 6,603,795	100%	\$ 6,603,795	\$ 330,190	\$ 6,273,606	\$ 39,550,470				
2026	\$ 1,098,766,790	\$ 2,386,698,194	\$ 1,287,931,404	\$ 14,951,884	\$ 14,951,884	\$ 7,113,234	2026	2027	0.58184	\$ 7,113,234	100%	\$ 7,113,234	\$ 320,096	\$ 6,793,915	\$ 45,632,285				
2027	\$ 1,098,766,790	\$ 2,482,166,121	\$ 1,383,339,331	\$ 14,951,884	\$ 14,951,884	\$ 7,643,050	2027	2028	0.58184	\$ 7,643,050	100%	\$ 7,643,050	\$ 343,937	\$ 7,300,113	\$ 52,167,033				
2028	\$ 1,098,766,790	\$ 2,581,452,765	\$ 1,482,685,976	\$ 14,951,884	\$ 14,951,884	\$ 8,194,059	2028	2029	0.58184	\$ 8,194,059	100%	\$ 8,194,059	\$ 368,733	\$ 7,821,326	\$ 60,000,360				
2029	\$ 1,098,766,790	\$ 2,684,710,877	\$ 1,585,944,087	\$ 14,951,884	\$ 14,951,884	\$ 8,761,108	2029	2030	0.58184	\$ 8,761,108	100%	\$ 8,761,108	\$ 394,520	\$ 8,366,588	\$ 68,366,881				
2030	\$ 1,098,766,790	\$ 2,792,099,312	\$ 1,693,332,522	\$ 14,951,884	\$ 14,951,884	\$ 9,363,079	2030	2031	0.58184	\$ 9,363,079	100%	\$ 9,363,079	\$ 421,339	\$ 8,944,748	\$ 74,674,324				
2031	\$ 1,098,766,790	\$ 2,903,763,284	\$ 1,805,076,494	\$ 14,951,884	\$ 14,951,884	\$ 9,984,800	2031	2032	0.58184	\$ 9,984,800	100%	\$ 9,984,800	\$ 449,230	\$ 9,535,570	\$ 83,209,894				
2032	\$ 1,098,766,790	\$ 3,019,934,616	\$ 1,921,167,826	\$ 14,951,884	\$ 14,951,884	\$ 10,627,492	2032	2033	0.58184	\$ 10,627,492	100%	\$ 10,627,492	\$ 478,237	\$ 10,149,253	\$ 92,298,200				
2033	\$ 1,098,766,790	\$ 3,140,732,001	\$ 2,041,965,211	\$ 14,951,884	\$ 14,951,884	\$ 11,291,878	2033	2034	0.58184	\$ 11,291,878	100%	\$ 11,291,878	\$ 508,405	\$ 10,783,473	\$ 101,955,886				
2034	\$ 1,098,766,790	\$ 3,269,361,281	\$ 2,167,594,491	\$ 14,951,884	\$ 14,951,884	\$ 11,965,080	2034	2035	0.58184	\$ 11,965,080	100%	\$ 11,965,080	\$ 539,779	\$ 11,425,301	\$ 112,211,679				
2035	\$ 1,098,766,790	\$ 3,397,015,732	\$ 2,298,248,942	\$ 14,951,884	\$ 14,951,884	\$ 12,652,714	2035	2036	0.58184	\$ 12,652,714	100%	\$ 12,652,714	\$ 572,408	\$ 12,072,303	\$ 123,081,425				
2036	\$ 1,098,766,790	\$ 3,532,896,361	\$ 2,434,123,571	\$ 14,951,884	\$ 14,951,884	\$ 13,352,714	2036	2037	0.58184	\$ 13,352,714	100%	\$ 13,352,714	\$ 602,966	\$ 12,749,337	\$ 133,327,866				
2037	\$ 1,098,766,790	\$ 3,674,212,215	\$ 2,575,445,425	\$ 14,951,884	\$ 14,951,884	\$ 14,072,898	2037	2038	0.58184	\$ 14,072,898	100%	\$ 14,072,898	\$ 634,966	\$ 13,444,872	\$ 144,164,342				
2038	\$ 1,098,766,790	\$ 3,821,180,704	\$ 2,722,413,914	\$ 14,951,884	\$ 14,951,884	\$ 14,819,449	2038	2039	0.58184	\$ 14,819,449	100%	\$ 14,819,449	\$ 668,996	\$ 14,150,453	\$ 155,620,695				
2039	\$ 1,098,766,790	\$ 3,974,027,932	\$ 2,875,261,142	\$ 14,951,884	\$ 14,951,884	\$ 15,593,480	2039	2040	0.58184	\$ 15,593,480	100%	\$ 15,593,480	\$ 706,882	\$ 14,886,600	\$ 167,771,721				
2040	\$ 1,098,766,790	\$ 4,132,989,050	\$ 3,034,222,260	\$ 14,951,884	\$ 14,951,884	\$ 16,419,535	2040	2041	0.58184	\$ 16,419,535	100%	\$ 16,419,535	\$ 747,043	\$ 15,669,487	\$ 180,493,205				
2041	\$ 1,098,766,790	\$ 4,298,308,612	\$ 3,193,541,822	\$ 14,951,884	\$ 14,951,884	\$ 17,292,055	2041	2042	0.58184	\$ 17,292,055	100%	\$ 17,292,055	\$ 788,882	\$ 16,503,173	\$ 193,591,967				
2042	\$ 1,098,766,790	\$ 4,470,240,956	\$ 3,371,414,166	\$ 14,951,884	\$ 14,951,884	\$ 18,216,224	2042	2043	0.58184	\$ 18,216,224	100%	\$ 18,216,224	\$ 828,024	\$ 17,388,200	\$ 208,185,897				
2043	\$ 1,098,766,790	\$ 4,649,050,594	\$ 3,550,283,804	\$ 14,951,884	\$ 14,951,884	\$ 19,186,560	2043	2044	0.58184	\$ 19,186,560	100%	\$ 19,186,560	\$ 870,556	\$ 18,315,004	\$ 223,306,402				
2044	\$ 1,098,766,790	\$ 4,835,012,618	\$ 3,736,245,828	\$ 14,951,884	\$ 14,951,884	\$ 20,100,589	2044	2045	0.58184	\$ 20,100,589	100%	\$ 20,100,589	\$ 912,882	\$ 19,187,707	\$ 238,636,450				
2045	\$ 1,098,766,790	\$ 5,028,413,123	\$ 3,929,646,333	\$ 14,951,884	\$ 14,951,884	\$ 21,077,392	2045	2046	0.58184	\$ 21,077,392	100%	\$ 21,077,392	\$ 956,433	\$ 20,121,359	\$ 255,384,513				

(1) Years 2016-2019 were based on valuations from 2015

(2) Includes 4.0% annual appreciation

(3) 38% Collection

(4) Tax rate was adjusted between 2016 and 2020, reflects actual tax rate

(5) Sourced tax rate from the Houston Chronicle

(6) Annex 1 area was not incorporated with TIRZ 27 prior to 2020. Base data in columns L-Q are generated from information in this document.

## Exhibit A-2 Revenue Schedule - Original Zone

TAX INCREMENT REINVESTMENT ZONE, CITY OF HOUSTON (MONTROSE) Projected Assessed Valuations					TAX INCREMENT REINVESTMENT ZONE, CITY OF HOUSTON (MONTROSE) Projected Zone Revenues							
Tax Roll Jan 1	City Taxable Base Value (1)	City Taxable Value (2) (3)	City Captured Appraised Valuation (2)	Tax Year	Tax Coll. Year	City Tax Rate	City Tax Increment Revenues (4)	City Rate of Participation (Percentage)	City Rate of Participation (Amount)	City Accrued Administrative Services (5%)	Total TRZ Revenues Available for Projects	Cumulative TRZ Revenues Available for Projects
2016	\$ 1,098,766,790.00	\$ 1,328,292,183.00	\$ 229,525,393.00	2016	2017	0.58642	\$ 1,319,063.15	100%	\$ 1,576,437.00	\$ 78,821.85	\$ 1,497,615.15	\$ 1,497,615.00
2017	\$ 1,098,766,790.00	\$ 1,432,820,886.00	\$ 334,053,896.00	2017	2018	0.58421	\$ 1,912,544.74	100%	\$ 2,249,648.10	\$ 114,494.90	\$ 2,175,403.10	\$ 3,573,019.00
2018	\$ 1,098,766,790.00	\$ 1,520,182,839.00	\$ 421,416,049.00	2018	2019	0.58831	\$ 2,429,648.10	100%	\$ 3,011,555.00	\$ 132,182.60	\$ 2,511,469.40	\$ 6,184,488.00
2019	\$ 1,098,766,790.00	\$ 1,697,014,519.00	\$ 598,247,729.00	2019	2020	0.56792	\$ 3,329,617.13	100%	\$ 3,011,555.00	\$ 150,577.75	\$ 2,860,977.25	\$ 9,045,465.00
2020	\$ 1,098,766,790.00	\$ 1,886,242,251.00	\$ 787,475,461.00	2020	2021	0.56184	\$ 4,335,865.09	100%	\$ 3,394,174.00	\$ 169,708.70	\$ 3,224,465.30	\$ 12,269,930.00
2021	\$ 1,098,766,790.00	\$ 1,961,691,941.04	\$ 862,925,151.04	2021	2022	0.56184	\$ 4,751,293.50	100%	\$ 3,792,099.00	\$ 189,604.95	\$ 3,602,494.05	\$ 15,872,424.00
2022	\$ 1,098,766,790.00	\$ 2,040,159,618.68	\$ 941,392,828.68	2022	2023	0.56184	\$ 5,183,399.04	100%	\$ 4,205,940.00	\$ 210,297.00	\$ 3,995,643.00	\$ 19,868,067.00
2023	\$ 1,098,766,790.00	\$ 2,121,766,003.43	\$ 1,022,999,213.43	2023	2024	0.56184	\$ 5,632,666.41	100%	\$ 4,656,335.00	\$ 231,816.75	\$ 4,404,518.25	\$ 24,272,585.00
2024	\$ 1,098,766,790.00	\$ 2,206,636,643.57	\$ 1,107,869,853.57	2024	2025	0.56184	\$ 6,099,966.87	100%	\$ 5,083,945.00	\$ 254,197.25	\$ 4,829,747.75	\$ 29,102,333.00
2025	\$ 1,098,766,790.00	\$ 2,294,902,109.31	\$ 1,196,135,319.31	2025	2026	0.56184	\$ 6,585,959.34	100%	\$ 5,549,460.00	\$ 277,473.00	\$ 5,271,987.00	\$ 34,374,320.00
2026	\$ 1,098,766,790.00	\$ 2,386,698,193.68	\$ 1,287,931,403.68	2026	2027	0.56184	\$ 7,091,391.52	90%	\$ 6,382,252.37	\$ 319,112.62	\$ 6,063,139.75	\$ 39,533,045.00
2027	\$ 1,098,766,790.00	\$ 2,482,166,121.49	\$ 1,383,399,331.43	2027	2028	0.56184	\$ 7,617,040.99	90%	\$ 6,855,336.89	\$ 342,766.84	\$ 6,512,570.04	\$ 45,122,263.00
2028	\$ 1,098,766,790.00	\$ 2,581,452,766.29	\$ 1,482,685,976.29	2028	2029	0.56184	\$ 8,163,716.43	90%	\$ 7,347,344.79	\$ 367,367.24	\$ 6,979,977.55	\$ 51,159,194.00
2029	\$ 1,098,766,790.00	\$ 2,684,710,876.94	\$ 1,585,944,086.94	2029	2030	0.56184	\$ 8,732,258.89	90%	\$ 7,859,033.00	\$ 392,951.65	\$ 7,466,081.35	\$ 57,661,748.00
2030	\$ 1,098,766,790.00	\$ 2,792,099,312.01	\$ 1,693,332,522.01	2030	2031	0.56184	\$ 9,323,543.05	90%	\$ 8,391,188.75	\$ 419,559.44	\$ 7,971,629.31	\$ 64,648,547.00
2031	\$ 1,098,766,790.00	\$ 2,903,783,284.49	\$ 1,805,016,494.49	2031	2032	0.56184	\$ 9,938,478.58	90%	\$ 8,944,630.72	\$ 447,231.54	\$ 8,497,399.19	\$ 72,138,963.00
2032	\$ 1,098,766,790.00	\$ 3,019,934,615.87	\$ 1,921,167,825.87	2032	2033	0.56184	\$ 10,578,011.53	90%	\$ 9,520,210.37	\$ 476,010.52	\$ 9,044,199.86	\$ 80,153,140.00
2033	\$ 1,098,766,790.00	\$ 3,140,732,000.51	\$ 2,041,965,210.51	2033	2034	0.56184	\$ 11,243,125.79	90%	\$ 10,118,813.21	\$ 505,940.66	\$ 9,612,872.55	\$ 88,712,029.00
2034	\$ 1,098,766,790.00	\$ 3,266,361,280.53	\$ 2,167,594,490.53	2034	2035	0.56184	\$ 11,934,844.63	90%	\$ 10,741,360.17	\$ 537,068.01	\$ 10,204,292.16	\$ 97,837,418.00
2035	\$ 1,098,766,790.00	\$ 3,397,015,731.75	\$ 2,298,248,941.75	2035	2036	0.56184	\$ 12,654,232.22	90%	\$ 11,388,809.00	\$ 569,440.45	\$ 10,819,368.55	\$ 107,551,967.00
2036	\$ 1,098,766,790.00	\$ 3,532,896,361.02	\$ 2,434,129,571.02	2036	2037	0.56184	\$ 13,402,395.31	80%	\$ 10,721,916.25	\$ 536,095.81	\$ 10,185,820.44	\$ 116,731,767.00
2037	\$ 1,098,766,790.00	\$ 3,674,212,215.48	\$ 2,575,445,425.46	2037	2038	0.56184	\$ 14,180,484.93	80%	\$ 11,344,387.94	\$ 567,219.40	\$ 10,777,168.54	\$ 126,477,999.00
2038	\$ 1,098,766,790.00	\$ 3,821,180,704.08	\$ 2,722,413,914.08	2038	2039	0.56184	\$ 14,989,698.13	80%	\$ 11,991,758.50	\$ 599,587.93	\$ 11,392,170.58	\$ 136,813,319.00
2039	\$ 1,098,766,790.00	\$ 3,974,027,932.24	\$ 2,875,261,142.24	2039	2040	0.56184	\$ 15,831,279.86	80%	\$ 12,665,023.89	\$ 633,251.19	\$ 12,031,772.69	\$ 147,761,292.00
2040	\$ 1,098,766,790.00	\$ 4,132,989,049.53	\$ 3,034,222,259.53	2040	2041	0.56184	\$ 16,706,524.66	80%	\$ 13,365,219.88	\$ 668,260.99	\$ 12,696,958.89	\$ 159,346,423.00
2041	\$ 1,098,766,790.00	\$ 4,298,308,611.51	\$ 3,199,541,821.51	2041	2042	0.56184	\$ 17,616,779.65	80%	\$ 14,093,423.72	\$ 704,671.19	\$ 13,388,752.54	\$ 171,594,199.00
2042	\$ 1,098,766,790.00	\$ 4,470,240,955.58	\$ 3,371,474,165.98	2042	2043	0.56184	\$ 18,563,444.65	80%	\$ 14,850,755.72	\$ 742,537.79	\$ 14,108,217.93	\$ 184,531,126.00
2043	\$ 1,098,766,790.00	\$ 4,649,050,594.11	\$ 3,550,283,804.21	2043	2044	0.56184	\$ 19,547,976.24	80%	\$ 15,638,380.99	\$ 781,919.05	\$ 14,856,461.94	\$ 198,184,769.00
2044	\$ 1,098,766,790.00	\$ 4,833,012,617.98	\$ 3,736,245,827.98	2044	2045	0.56184	\$ 20,571,889.09	80%	\$ 16,457,511.27	\$ 822,875.56	\$ 15,634,635.71	\$ 212,583,797.00
2045	\$ 1,098,766,790.00	\$ 5,028,413,122.70	\$ 3,929,646,332.70	2045	2046	0.56184	\$ 21,636,758.46	80%	\$ 17,309,406.77	\$ 865,470.34	\$ 16,443,936.43	\$ 227,758,027.00
							\$ 311,903,838.16		\$ 262,170,259.19	\$ 13,108,512.96	\$ 249,061,746.23	

(1) Base Value 2015, years 2016-2019 data is based on TIRZ 27 original project plan  
(2) Includes 4.0% annual appreciation  
(3) 2020 Estimated Equitax City taxable value \$1,929,751,222  
(4) 98% Collection

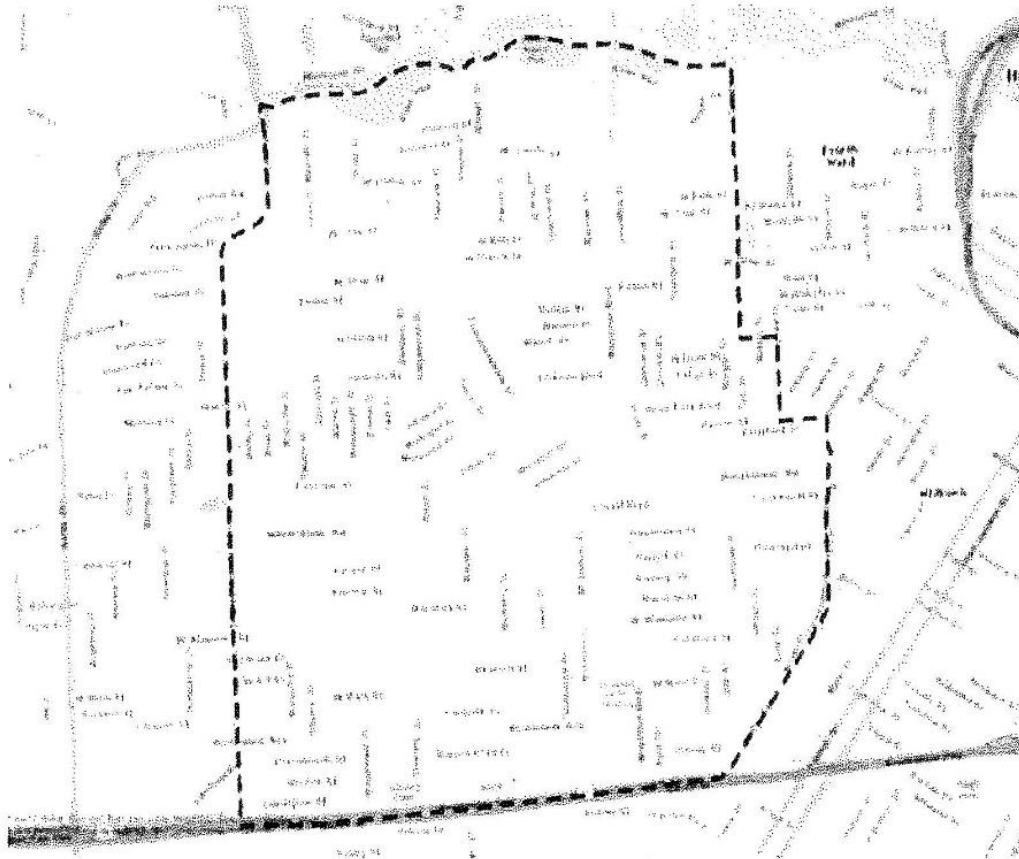
## Exhibit A-3 Revenue Schedule - 2020 Annexation

TAX INCREMENT REINVESTMENT ZONE, CITY OF HOUSTON (MONTROSE) Projected Assessed Valuations										TAX INCREMENT REINVESTMENT ZONE, CITY OF HOUSTON (MONTROSE) Projected Zone Revenues									
Tax Roll Jan 1 2020	City Taxable Base Value (1)	City Taxable Value (2)	City Captured Appraised Valuation (2)	Tax Year	Coll. Year	City Tax Rate	City Tax Increment Revenues (3)	City Rate of Participation Percentage)	City Rate of Participation (Amount)	City Accrued Administrative Services (5%)	Total TRZ Revenues Available for Projects	Cumulative TRZ Revenues Available for Projects							
2020	\$14,951,884.00	\$14,951,884.00	\$ -	2020	2021	0.56184	\$ -	100%	\$ -	\$ -	\$ -	\$ -							
2021	\$14,951,884.00	\$15,549,959.36	\$ 598,075.36	2021	2022	0.56184	\$ 3,293.02	100%	\$ 3,293.02	\$ 164.65	\$ 3,128.37	\$ 3,128.37							
2022	\$14,951,884.00	\$16,171,957.73	\$ 1,220,073.73	2022	2023	0.56184	\$ 6,717.77	100%	\$ 6,717.77	\$ 395.89	\$ 6,381.88	\$ 9,510.25							
2023	\$14,951,884.00	\$16,818,836.04	\$ 1,866,952.04	2023	2024	0.56184	\$ 10,279.50	100%	\$ 10,279.50	\$ 513.97	\$ 9,765.52	\$ 19,275.77							
2024	\$14,951,884.00	\$17,491,589.49	\$ 2,539,705.49	2024	2025	0.56184	\$ 13,983.70	100%	\$ 13,983.70	\$ 699.18	\$ 13,284.51	\$ 32,560.29							
2025	\$14,951,884.00	\$18,191,253.06	\$ 3,293,369.06	2025	2026	0.56184	\$ 17,836.07	100%	\$ 17,836.07	\$ 891.80	\$ 16,944.27	\$ 49,504.55							
2026	\$14,951,884.00	\$18,918,903.19	\$ 3,967,019.19	2026	2027	0.56184	\$ 21,842.53	90%	\$ 19,658.28	\$ 982.91	\$ 18,675.37	\$ 68,179.92							
2027	\$14,951,884.00	\$19,675,659.32	\$ 4,723,775.32	2027	2028	0.56184	\$ 26,009.26	90%	\$ 23,408.33	\$ 1,170.42	\$ 22,237.92	\$ 90,417.83							
2028	\$14,951,884.00	\$20,462,685.69	\$ 5,510,801.69	2028	2029	0.56184	\$ 30,342.65	90%	\$ 27,308.39	\$ 1,365.42	\$ 25,942.97	\$ 116,360.80							
2029	\$14,951,884.00	\$21,281,193.12	\$ 6,329,309.12	2029	2030	0.56184	\$ 34,849.38	90%	\$ 31,364.44	\$ 1,568.22	\$ 29,796.22	\$ 146,157.02							
2030	\$14,951,884.00	\$22,132,440.84	\$ 7,180,556.84	2030	2031	0.56184	\$ 39,536.38	90%	\$ 35,582.74	\$ 1,779.14	\$ 33,803.60	\$ 179,960.62							
2031	\$14,951,884.00	\$23,017,738.47	\$ 8,065,854.47	2031	2032	0.56184	\$ 44,410.85	90%	\$ 39,969.77	\$ 1,998.49	\$ 37,971.28	\$ 217,931.90							
2032	\$14,951,884.00	\$23,938,448.01	\$ 8,986,564.01	2032	2033	0.56184	\$ 49,480.31	90%	\$ 44,532.28	\$ 2,226.61	\$ 42,305.66	\$ 260,237.56							
2033	\$14,951,884.00	\$24,895,985.93	\$ 9,944,101.93	2033	2034	0.56184	\$ 54,752.54	90%	\$ 49,277.29	\$ 2,463.86	\$ 46,813.42	\$ 307,050.99							
2034	\$14,951,884.00	\$25,891,825.37	\$ 10,939,941.37	2034	2035	0.56184	\$ 60,235.67	90%	\$ 54,212.10	\$ 2,710.61	\$ 51,501.50	\$ 358,552.48							
2035	\$14,951,884.00	\$26,927,498.38	\$ 11,975,614.38	2035	2036	0.56184	\$ 65,998.12	90%	\$ 59,344.30	\$ 2,967.22	\$ 56,377.09	\$ 414,929.57							
2036	\$14,951,884.00	\$28,004,598.32	\$ 13,052,714.32	2036	2037	0.56184	\$ 71,868.66	80%	\$ 57,494.93	\$ 2,874.75	\$ 54,620.18	\$ 469,549.76							
2037	\$14,951,884.00	\$29,124,782.25	\$ 14,172,898.25	2037	2038	0.56184	\$ 78,036.43	80%	\$ 62,429.15	\$ 3,121.46	\$ 59,307.69	\$ 528,857.44							
2038	\$14,951,884.00	\$30,289,773.54	\$ 15,337,889.54	2038	2039	0.56184	\$ 84,450.91	80%	\$ 67,560.73	\$ 3,378.04	\$ 64,182.69	\$ 593,040.14							
2039	\$14,951,884.00	\$31,501,364.48	\$ 16,549,480.48	2039	2040	0.56184	\$ 91,121.97	80%	\$ 72,897.58	\$ 3,644.88	\$ 69,252.70	\$ 662,292.83							
2040	\$14,951,884.00	\$32,761,419.06	\$ 17,809,535.06	2040	2041	0.56184	\$ 98,059.87	80%	\$ 78,447.90	\$ 3,922.39	\$ 74,525.50	\$ 736,818.33							
2041	\$14,951,884.00	\$34,071,875.83	\$ 19,119,991.83	2041	2042	0.56184	\$ 105,275.29	80%	\$ 84,220.23	\$ 4,211.01	\$ 80,009.22	\$ 816,827.55							
2042	\$14,951,884.00	\$35,434,750.86	\$ 20,482,866.86	2042	2043	0.56184	\$ 112,779.32	80%	\$ 90,223.46	\$ 4,511.17	\$ 85,712.28	\$ 902,539.84							
2043	\$14,951,884.00	\$36,852,140.89	\$ 21,900,256.89	2043	2044	0.56184	\$ 120,583.52	80%	\$ 96,466.81	\$ 4,823.34	\$ 91,643.47	\$ 994,183.31							
2044	\$14,951,884.00	\$38,326,226.53	\$ 23,374,342.53	2044	2045	0.56184	\$ 128,699.88	80%	\$ 102,959.90	\$ 5,148.00	\$ 97,811.91	\$ 1,091,995.21							
2045	\$14,951,884.00	\$39,859,275.59	\$ 24,907,391.59	2045	2046	0.56184	\$ 137,140.90	80%	\$ 109,712.72	\$ 5,485.64	\$ 104,227.08	\$ 1,196,222.29							

1) Base Value 2020  
2) Includes 4.0% annual appreciation  
3) 98% Collection

**Exhibit B**  
**Original Economic Feasibility Study**

**Community Profile**  
**for the**  
**Economic Feasibility Study**  
**of Neartown-Montrose**



## INTRODUCTION

Situated to the west and southwest of Downtown Houston and within Council District C, the Neartown-Montrose Study Area is a densely populated urban community established in the early 20<sup>th</sup> century with a collection of residential neighborhoods, commercial corridors, restaurants, bars and art destinations.

Centered on Commonwealth and Fairview Streets, the 3.27 square mile Study Area is generally bounded by Buffalo Bayou to the north, Taft Street and Spur 527 to the east, Southwest Freeway to the south, and South Shepherd to the west. It is served by a network of thoroughfares and residential streets, primarily Allen Parkway, W. Dallas, W. Gray, Westheimer, W. Alabama and Richmond (east to west), and S. Shepherd, Dunlavy, Waugh and Montrose (north to south).

Due to aging and heavily-used public infrastructure, this area is in need of greater public and private investment. It could greatly benefit from a public financing and development tool such as a Tax Increment Reinvestment Zone, which facilitates street and drainage infrastructure repair/replacement, and mobility improvements (better traffic flow, safer sidewalks and potentially more parking). These improvements will help make the area more appealing to commercial real estate investors, developers and brokers, all the while strengthening the economic well-being and quality of life of the historic community.

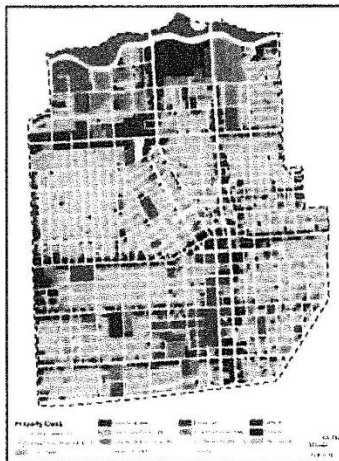
Note: The Study Area is covered primarily by the Harris County Improvement Districts (HCID) No. 6 and 11 (Jointly Montrose Management District) and coincident with the Neartown-Montrose Super Neighborhood (SN 24).

## AREA PROFILE

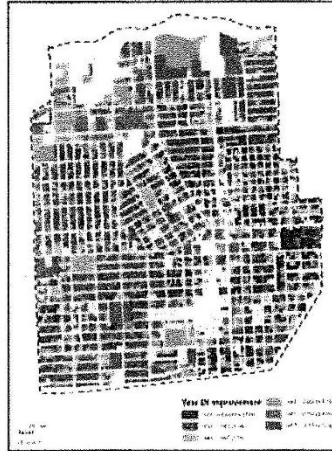
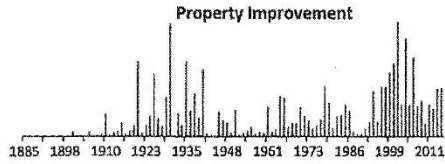
While virtually built-out, the Neartown-Montrose Study Area does have opportunities for redevelopment. Combined with relatively short travel times to Downtown and Midtown, this area is particularly attractive for multi-family, retail and new high-density mixed use redevelopment. Over time, as underutilized or blighted properties are redeveloped, additional economic development opportunities are likely to follow, if they are supported by adequate infrastructure. What is presented here is a community snapshot of the Neartown-Montrose Study Area as it is today.

### Property Classification

Real property within the study area is dominated by single-family subdivisions, and commercial and retail corridors, which are mostly developed.



The Study Area experienced a greater frequency of land development and property improvement during the interwar period of the early 20<sup>th</sup> Century, and again in the late 1990's and 2000's (see Real Property Improvement Map to the right).



**Parks and Greenspace**

Due to its historic nature and high population density, park and open space is at a premium across most of the Study Area. With mostly small neighborhood parks, residents must travel north to the Buffalo Bayou Park or south to Hermann Park for their extended recreational needs. The Buffalo Bayou Hike and Bike Trail-Tinsley Park offers over 150 acres of space for activity and leisure needs. Local residents have access to seven public parks (specifically Ervan Chew and Autry parks) with 10 acres of collective recreational space.

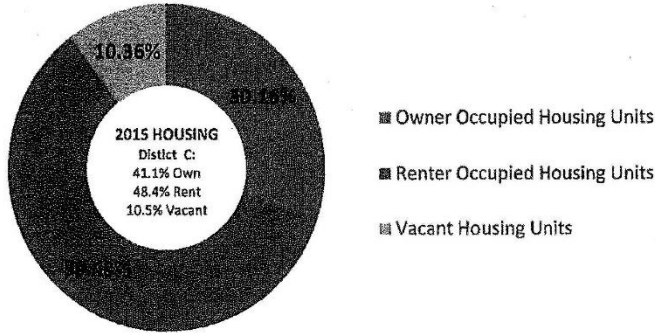
**Population and Housing Units**

The following table reports population and households for the 2010 census year, 2015 estimated and 2020 projected for the Study Area compared with Council District C as a whole. While occupying only 8.4% of Council District C (38.7 sq. miles), it has 14.6% of the District's total population. Projected annual population growth in the Study Area is slightly lower at (1.74%) than in District C (1.90%) over the 2015-2020 Period. The percent of Owner Occupied Housing Units in the Study Area is nearly 11% lower than in Council District C.

**POPULATION, HOUSEHOLDS & HOUSING UNITS**

	Neartown-Montrose			Council District C		
	2010	2015	2020	2010	2015	2020
Population	28,957	<b>31,323</b>	34,137	198,838	<b>218,123</b>	239,663
Households	17,069	<b>18,445</b>	20,122	98,158	<b>107,845</b>	118,770

Source: US Census Bureau 2010, ESRI 2015



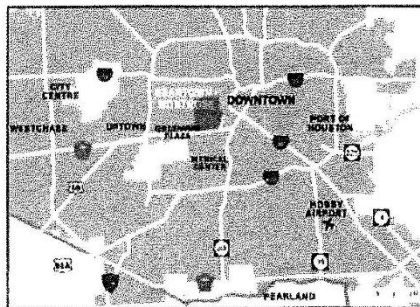
Sources: US Census Bureau 2010, ESRI 2010 and 2015

**Population Density**

Being part of the urban core and virtually built-out, the area is densely-populated with **8,800** persons per square mile (compared to 5,100 in Council District C, and 3,500 in the City of Houston).

**Proximity to Employment Centers**

With adjacency to the Southwest Freeway and Allen Parkway / Memorial Drive, the area is within short travel times to some of Houston's major employment centers, such as the Central Business District, Greenway Plaza, Uptown and the Medical Center. The Southwest Freeway exceeds 240,000 vehicles in average daily traffic volume.

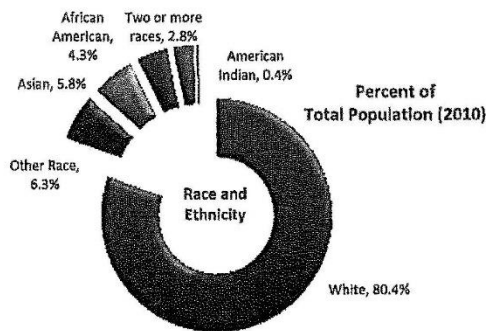


Average drive time from the center of the Study Area to Downtown, a distance of 3.5 miles, is 15 minutes (12 minutes without traffic).

**Race, Ethnicity and Origin**

The residential population of Neartown-Montrose is mostly White. Nearly 81% of the Area's population in 2010 identified as being White with 22% from any race being of Hispanic Origin.

The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **5.9** in the Study



Area, compared to 6.3 for the U.S. as a whole (on a scale of 0-10, with 10 = Complete Diversity, and 0 = No Diversity).

**Median Age**

The median age in the Study Area is estimated to be 36.8, slightly younger than the U.S. median age of 37.9.

**Median Household Income**

Median household income in the area in 2015 is estimated to be above that for the City of Houston as a whole, and is expected to see moderate growth, above 3% per year over the 2015-2020 period.

MEDIAN HOUSEHOLD INCOME (\$000s)							
Nearatown-Montrose		City of Houston		Harris County		All US Households	
2015	2020	2015	2020	2015	2020	2015	2020
(Est.)	(Proj.)	(Est.)	(Proj.)	(Est.)	(Proj.)	(Est.)	(Proj.)
\$65.7	\$80.9	\$43.9	\$51.0	\$56.6	\$70.7	\$53.2	\$60.7

Source: US Census Bureau 2010, ESRI 2015

**Home Values**

Estimated 2015 home values of owner-occupied homes in the Study Area are strongly priced with the median value being \$461,000 (compared to \$398,000 for District C, and \$200,000 for the U.S). Median home values are expected to grow modestly to \$532,000 by 2020, up 14.6%.

The Study Area is home to six of the 22 City-designated Historic Districts.

Value Range	OWNER OCCUPIED HOMES BY VALUE	
	% of Total	
	2015 Est.	2020 Proj.
Less than \$50,000	0.5%	0.2%
\$50,000 - \$199,999	10.9	5.6
\$200,000 - \$299,999	18.4	18.3
\$300,000 - \$499,999	37.8	35.7
\$500,000 - \$749,999	20.1	22.7
\$750,000 - \$999,999	5.6	9.9
\$1,000,000 or more	6.9	7.5
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>
Median Value	\$461,000	\$532,000

Source: US Census Bureau 2010; ESRI 2015

**Public Safety and Health**

Health and safety needs are supported locally by the Metropolitan Multi-Service Center on W. Gray, and the Cherryhurst Community Center. The Study Area is covered by HPD Beats 1A20 and 1A30, with a Storefront on Westheimer. The area is served by Houston Fire Department Station No. 6 at Richmond and Dunlavy.

**Education**

The primary educational needs of the community are served by Houston ISD, specifically Lamar High School and the High School for Performing and Visual Arts, Lanier Middle School, and two elementary schools. The Study Area is served by the Houston Community College District with the Central Campus located four blocks to the east, in Midtown Houston. The Study Area is

home to Houston's only Catholic University, the University of St. Thomas which offers 36 undergraduate and 18 graduate degree programs in a small school setting.

Currently, the adult population in the area has a high level of educational achievement with 68% having a college or graduate level degree.

**EDUCATION LEVELS  
AREA POPULATION 25 YEARS OR OLDER**

Level Achieved	% of Population (25+ years)
<b>Total</b>	<b>25,388</b>
Less than 9 <sup>th</sup> Grade	2.3%
9 <sup>th</sup> -12 <sup>th</sup> Grade, No Diploma	1.9
High school graduate or GED	8.3
Some college, No Degree	16.0
Associate degree	2.9
Bachelor's degree	37.6
Graduate/Professional degree	30.9
Total	100.0%

Source: US Census Bureau, 2010

**Occupations of Working Population**

Eight out of 10 in the Study Area are engaged in white collar professions, such as executive, management and professional positions, with the remaining 20% employed in blue collar and service professions.

Occupation of Employed Population	% of Employed (16+)
<b>Total</b>	<b>23,789</b>
Professional	35.6%
Management / Business / Financial	24.7
Services	12.8
Sales	11.2
Administrative Support	8.5
Production	2.5
Transportation / Material Moving	2.1
Construction / Extraction	1.6
Total	100.0%

Source: U.S. Census, American Community Survey

**Transportation to Work**

It is estimated that over three-fourths of area workers drive alone to work, with almost 5.5% carpooling. Only 3.6% of residents utilize public transportation.

MEANS OF TRANSPORTATION TO WORK

Method Used	% of Workers (16+)
Drive alone	76.8%
Carpool	5.5
Public-transportation	3.6
Motorcycle/Bicycle	4.3
Walk	3.7
Other means	1.0
Work at Home	5.0
<b>Total</b>	<b>100.0%</b>

Source: U.S. Census, American Community Survey 2009-2013

With the recent launch of Houston Metro's Reimagining Plan, its system provides transportation options to the Study Area residents. Two north-south routes, 27-Shepherd and 56-Airline/Montrose transit riders south to such places as Rice University and the Texas Medical Center, and north to Greenspoint Transit Center and North Shepherd Park and Ride. Four east-west routes, 25-Richmond, 32-Renwick/San Felipe, 41-Kirby/Polk and 82-Westheimer, transit riders to Downtown, Uptown and destinations beyond. 91% of the Study Area is within a quarter mile or less of a Bus Stop.

**Retail Expenditures**

2015 forecasts indicate area households will spend \$1.3 billion for retail goods and services.

RETAIL GOODS AND SERVICES EXPENDITURES (\$ MILLIONS)

Products or Services	Amount
Apparel and Services	\$62.4
Computer Hardware, Software & Accessories	7.0
Entertainment & Recreation	78.8
Food	219.0
Alcoholic Beverages	16.7
Nonalcoholic Beverages at Home	12.5
Financial (including vehicle loans)	162.7
Health	14.2
Mortgage Payments	180.3
Home Maintenance & Remodeling	35.8
Home Utilities	114.6
Household Furnishings & Equipment	26.3
Household Operations, Housekeeping	41.3
Insurance	101.5
Personal Care	11.9
School Supplies	4.9
Smoking Products	11.8
Transportation	201.2
Travel	35.2
<b>Total</b>	<b>\$1,338.1</b>

Source: 2011-12 Consumer Expenditure Surveys, BLS, ESRI '15

### Area Businesses

There are 2,507 businesses in the Study Area, employing 28,373 workers. Almost 70% of Area businesses support Retail Trade or the Services Industry.

Type of Business	Businesses		Employees	
	No.	% of Total	No.	% of Total
Agriculture & Mining	44	1.8%	517	1.8%
Construction	76	3.0	1,006	3.5
Manufacturing	53	2.1	922	3.2
Transpo., Communication & Util.	59	2.4	792	2.8
Wholesale Trade	49	2.0	325	1.1
Retail Trade	636	25.4	6,982	24.6
Real Estate, Finance & Insurance	336	13.4	5,478	19.3
Services	1,108	44.1	11,704	41.3
Government	13	0.5	455	1.6
Unclassified Establishments	133	5.3	190	0.7
Totals	<b>2,507</b>	<b>100.0%</b>	<b>28,373</b>	<b>100.0%</b>

Source: Infogroup, Inc., 2015

### Tapestry Segments

According to ESRI's 2015 Community Tapestry (Psychographic) Segmentation, the top two socioeconomic segments are *Metro Renters* (3B) and *Laptops and Lattes* (3A), at 52% and 33% respectively. The third most dominant segment is *Trendsetters* (3C), at 10%. The *Metro Renters* segment is identified as a highly mobile and educated market, typically living alone or with a roommate in older apartment buildings in the urban core of the city. *Metro Renters* are well-educated consumers, with many currently enrolled in college. Most *Metro Renters* live close to their school or place of work, usually walking to get around the city. The *Laptops and Lattes* segment are predominantly single, and well-educated professionals in business, finance, legal, computer, and entertainment occupations. Three out of four have a bachelor's degree or higher. The *Trendsetters* segment is comprised of educated young singles that do not own homes and choose to spend their disposable income on upscale city living and entertainment. Almost half have a bachelor's degree or more. The *Trendsetters* are employed in management, office and administrative support, and sales professions.

### The Path Forward

The Neartown-Montrose Study area could benefit from a locally-developed plan to replace aging public infrastructure, while increasing overall mobility and walkability. A plan, over time will improve the economic well-being and quality of life of its residents. A plan that can only succeed through greater public and private investment, and expedited and directed through a public financing tool such as a TIRZ.

The economic development plan for the Study Area will be implemented through the ability to capture and utilize incremental ad valorem tax revenue generated from real property in the

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area, known as the captured taxable value. The development and redevelopment in the area is anticipated to occur over 20-30 years and ultimately bring about a greater community through development initiatives created and implemented primarily through public-private investment partnerships.

**Data Sources and References:**

City of Houston Planning and Development Dept., 2014-2015  
Environmental Systems Research Institute, Business Analyst Reporting Service, 2015  
Harris County Appraisal District, 2015  
Houston Independent School District, 2013  
Houston Metropolitan Transit Authority, 2015  
Infogroup Inc., 2015  
Neartown Development Report, 2011  
Neighborhood Scout, 2015  
Ray Lawrence, Business and Economic Dev. Director for Montrose Management District, 2015  
US Census Bureau, 2010



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District C

Item Creation Date: 11/12/2020

PLN - Special Minimum Lot Size Block App No.762 (1400  
block Allston Street, east and west sides)

Agenda Item#: 53.

### **Summary:**

ORDINANCE establishing the east and west sides of the 1400 block of Allston street, within the City of Houston, Texas, as a special minimum lot size block pursuant to Chapter 42 of the Code of Ordinances, Houston, Texas - **DISTRICT C - KAMIN**

### **Background:**

In accordance with Section 42-197 of the Code of Ordinances, the property owner of 1405 Allston Street, Lot 10, Block 154, of the Heights Subdivision initiated an application for the designation of a Special Minimum Lot Size Block (SMLSB). The application includes written evidence of support from the owners of 54% of the block. The Planning and Development Department mailed notifications to twenty-four (24) property owners indicating that the SMLSB application had been submitted. The notification further stated that written protest must be filed with the Planning and Development Department within thirty days of mailing. In accordance with the Code, since no protest was filed and no action was required by the Houston Planning Commission, the application may be submitted directly to City Council for consideration.

The Planning and Development Department recommends that City Council adopt an ordinance establishing a Special Minimum Lot Size of 6,600 square feet for the 1400 block of Allston Street, east and west sides.

---

Margaret Wallace Brown, AICP, CNU-A  
Director  
Planning and Development Department

### **Contact Information:**

Anna Sedillo  
832.393.6578

Lindsey Williams

832-393-6587

**ATTACHMENTS:**

**Description**

RCA

Map

**Type**

Signed Cover sheet

Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District C

Item Creation Date: 11/12/2020

PLN - Special Minimum Lot Size Block App No.762 (1400 block Allston Street, east and west sides)

Agenda Item#:

### **Background:**

In accordance with Section 42-197 of the Code of Ordinances, the property owner of 1405 Allston Street, Lot 10, Block 154, of the Heights Subdivision initiated an application for the designation of a Special Minimum Lot Size Block (SMLSBlock). The application includes written evidence of support from the owners of 54% of the block. The Planning and Development Department mailed notifications to twenty-four (24) property owners indicating that the SMLSBlock application had been submitted. The notification further stated that written protest must be filed with the Planning and Development Department within thirty days of mailing. In accordance with the Code, since no protest was filed and no action was required by the Houston Planning Commission, the application may be submitted directly to City Council for consideration.

The Planning and Development Department recommends that City Council adopt an ordinance establishing a Special Minimum Lot Size of 6,600 square feet for the 1400 block of Allston Street, east and west sides.

DocuSigned by:

2A61A07011A5494  
Margaret Wallace Brown, AICP, CNU-A  
Director  
Planning and Development Department

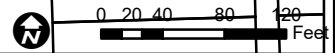
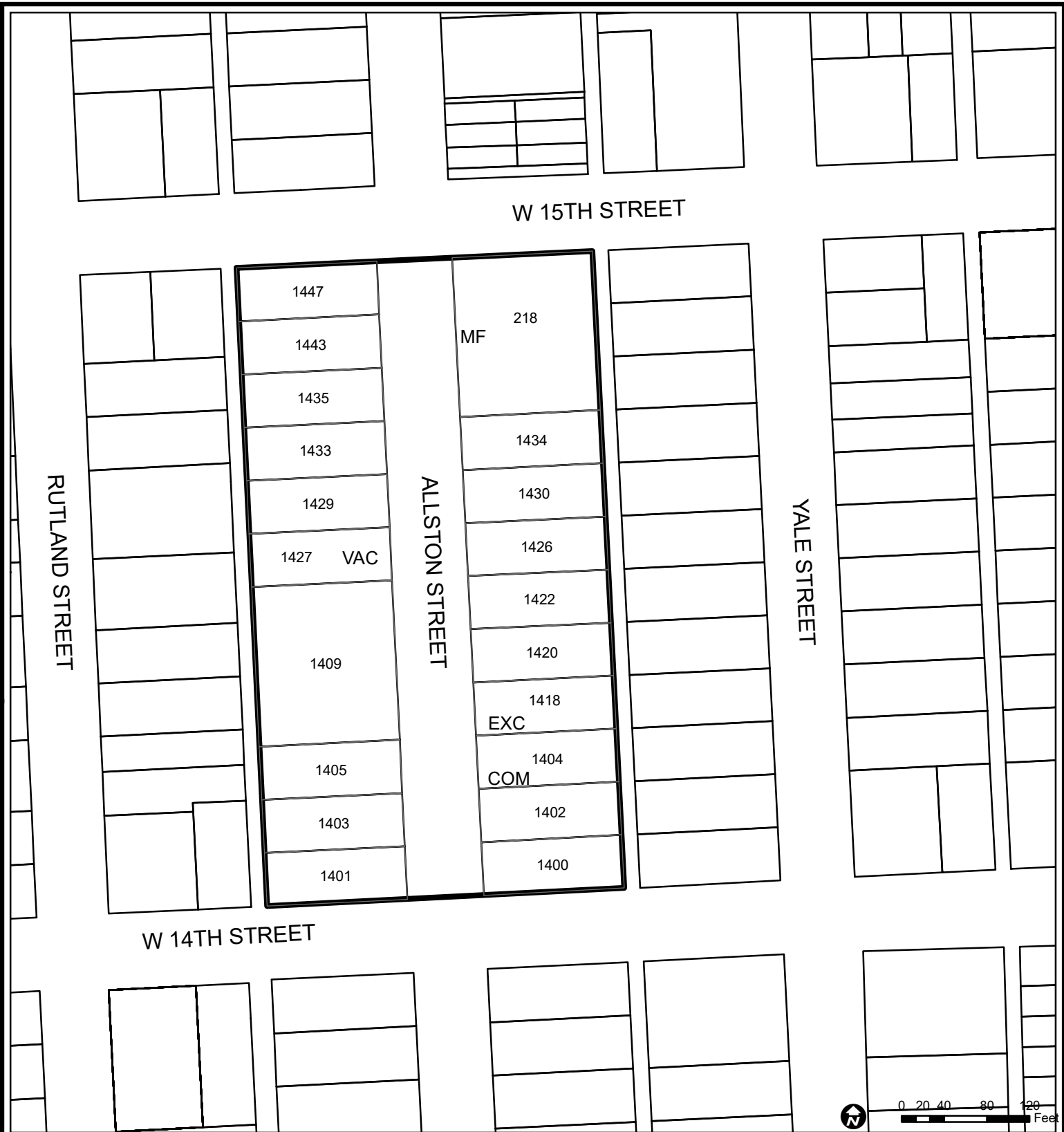
### **Contact Information:**

Anna Sedillo  
832.393.6578


Lindsey Williams  
832-393-6587

### **ATTACHMENTS:**

Description	Type
Map	Backup Material



**Special Minimum Lot Size Block Applicatio**  
**1400 block Allston St, east and west sides,**  
**between W 15th Street and W 14th Street**  
**6,600 Square Feet**

 Area Under Consideration

All properties within the application area are single family unless noted as such:

- MF Multi Family
- COM Commercial
- VAC Vacant
- EXC Excluded

Source: Harris County Appraisal District  
 Date: March 18, 2020  
 Reference: MLS 619

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



**PLANNING & DEVELOPMENT DEPARTMENT**



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District D

Item Creation Date:

PLN - Landmark Designation: Medical Towers/Westin 1709  
Dryden

Agenda Item#: 54.

### **Summary:**

ORDINANCE designating the property municipally known as **1709 Dryden Road** within the City of Houston, Texas as a landmark and designated the "Medical Towers/Westin"; containing findings and other provisions related to the foregoing subject; providing for a penalty - **DISTRICT D - EVANS-SHABAZZ**

### **Background:**

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

This application for Landmark designation of the Medical Towers at 1709 Dryden Road was initiated by the owner.

A public hearing was held on September 24, 2020 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, AICP, CNU-A  
Director  
Planning and Development Department

### **Contact Information:**

Anna Sedillo  
832-393-6578

Yasmin Arslan  
832-393-6631

### **ATTACHMENTS:**

**Description**

**Type**

RCA

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District D

Item Creation Date:

PLN - Landmark Designation: Medical Towers/Westin 1709 Dryden

Agenda Item#: 6.

### **Background:**

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

This application for Landmark designation of the Medical Towers at 1709 Dryden Road was initiated by the owner.

A public hearing was held on September 24, 2020 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.

DocuSigned by:

A handwritten signature in black ink, appearing to read "Margaret Wallace Brown".

2A61A07011A5494

Margaret Wallace Brown, AICP, CNU-A  
Director  
Planning and Development Department

### **Contact Information:**

Anna Sedillo  
832-393-6578

Yasmin Arslan  
832-393-6631

### **ATTACHMENTS:**

#### **Description**

Landmark Designation Report

#### **Type**

Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

Item Creation Date:

HPD HGAC-Freeway Crash Removal Pilot Program

Agenda Item#: 55.

### **Summary:**

ORDINANCE approving and authorizing first amendment to Interlocal Agreement between City of Houston and **HOUSTON-GALVESTON AREA COUNCIL**, for Freeway Crash Removal Pilot Program (Approved by Ordinance 2020-0252)

### **Background:**

The Chief of Police for the Houston Police Department recommends that City Council approve a First Amendment to the Interlocal Agreement between the City of Houston and the Houston-Galveston Area Council (H-GAC) for participation in the Freeway Crash Removal Pilot Program. The First Amendment will extend the pilot's termination date from January 31, 2021 to June 30, 2021.

Due to the COVID-19 pandemic, highway traffic has reduced considerably which does not allow a basis for reporting to H-GAC of implementation of the pilot program. The requested extension will provide additional time to correctly gauge this pilot program's progress for reporting purposes. No additional funds will be provided due to the extension of this pilot program.

As background, HPD developed a pilot program to remove crashes from the freeway through remote investigation. HPD officers will remotely investigate crashes and authorize their removal, if appropriate, from the freeway. The goal of the program is to remove crashes efficiently to restore traffic flow, reduce calls for service, and protect the public and first responders from the risk of secondary crashes on extended scenes. H-GAC will provide grant funding of up to \$210,000.00 with no cost obligation to the City (Ordinance No. 2020- 0252).

### **Fiscal Note:**

No Fiscal Note is required for grant items.

---

Art Acevedo  
Chief of Police

### **Prior Council Action:**

Ordinance 2020-0252

March 31, 2020

**Amount of Funding:**

No additional funding is required.

**Contact Information:**

Rhonda Smith, CFO and Deputy Director (713) 308-1708

Sonja D. Odat, City Council Liaison (713) 308-1728

**ATTACHMENTS:**

**Description**

**Type**



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District B, ETJ

Item Creation Date: 7/16/2020

HPW - 20WR237 – Petition Addition (34.5858) Northwest  
Harris County Municipal Utility District No. 5

Agenda Item#: 56.

### **Summary:**

ORDINANCE consenting to the addition of 34.5858 acres of land to **NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 5**, for inclusion in the district

### **Background:**

**SUBJECT:** Petition for the City's consent to the addition of three (3) tracts of land totaling 34.5858 acres to Northwest Harris County Municipal Utility District No. 5.

**RECOMMENDATION:** Petition for the City's consent to the addition of three (3) tracts of land totaling 34.5858 acres to Northwest Harris County Municipal Utility District No. 5 be approved.

**SPECIFIC EXPLANATION:** Northwest Harris County Municipal Utility District No. 5 (the "District") was created through the TCEQ in 1974, and currently consists of 2,795.6215 acres within Harris County. The District is within the extraterritorial jurisdiction of the City of Houston (the "City") and has petitioned the City for consent to add three (3) tracts of vacant land totaling 34.5858 acres, proposed be developed as single family residential and commercial property, to the District. The proposed annexation tracts are located in the vicinity of Spring-Cypress Road, Telge Road, Boudreaux Road, and Eldridge Parkway. The addition of land to the District does not release it from the City's extraterritorial jurisdiction.

The Utility District Review Committee has evaluated the application with respect to wastewater collection and treatment, potable water distribution, storm water conveyance, and other public services.

The District has a wastewater collection system and treatment facility. The annexation tracts will be provided with wastewater treatment by the Northwest Harris County Municipal Utility District No. 5 Wastewater Treatment Plant No. 1, the Northwest Harris County Municipal Utility District No. 5 Wastewater Treatment Plant No. 2, and the Northwest Harris County Municipal Utility District No. 15 Wastewater Treatment Facility. This regional plant also provides wastewater treatment to Harris County Municipal Utility District No. 273, Harris County Municipal Utility District No. 280, Harris County Municipal Utility District No. 281, Harris County Municipal Utility District No. 282, and Northwest Harris County Municipal Utility District No. 15. Potable water is provided by the District.

The nearest major drainage facility for Northwest Harris County Municipal Utility District No. 5 is

Faulkey Gully which flows to Little Cypress Creek, then to Cypress Creek, then to Spring Creek, then to the San Jacinto River, and finally into Lake Houston. Faulkey Gully is within the Little Cypress Creek watershed. The proposed annexation tracts are not within the 100 or 500 year floodplain.

By executing the Petition for Consent, the District has acknowledged that all plans for the construction of water conveyance, wastewater collection, and storm water collection systems within the District must be approved by the City prior to their construction.

The Utility District Review Committee recommends that the subject petition be approved.

---

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

**Contact Information:**

Sharon Citino, J.D.  
Planning Director  
Houston Water  
Phone: (832) 395-2712

**ATTACHMENTS:**

**Description**

Signed Coversheet  
Maps

**Type**

Signed Cover sheet  
Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

ETJ

Item Creation Date: 7/16/2020

HPW - 20WR237 – Petition Addition (34.5858) Northwest Harris County Municipal Utility District No. 5

Agenda Item#:

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The nearest major drainage facility for Northwest Harris County Municipal Utility District No. 5 is Faulkey Gully which flows to Little Cypress Creek, then to Cypress Creek, then to Spring Creek, then to the San Jacinto River, and finally into Lake Houston. Faulkey Gully is within the Little Cypress Creek watershed. The proposed annexation tracts are not within the 100 or 500 year floodplain.

By executing the Petition for Consent, the District has acknowledged that all plans for the construction of water conveyance, wastewater collection, and storm water collection systems within the District must be approved by the City prior to their construction.

The Utility District Review Committee recommends that the subject petition be approved.

DocuSigned by:

Handwritten signature of Carol Ellinger Haddock in blue ink.

9/30/2020

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


### **Contact Information:**


Sharon Citino, J.D.  
Planning Director  
Houston Water  
Phone: (832) 395-2712

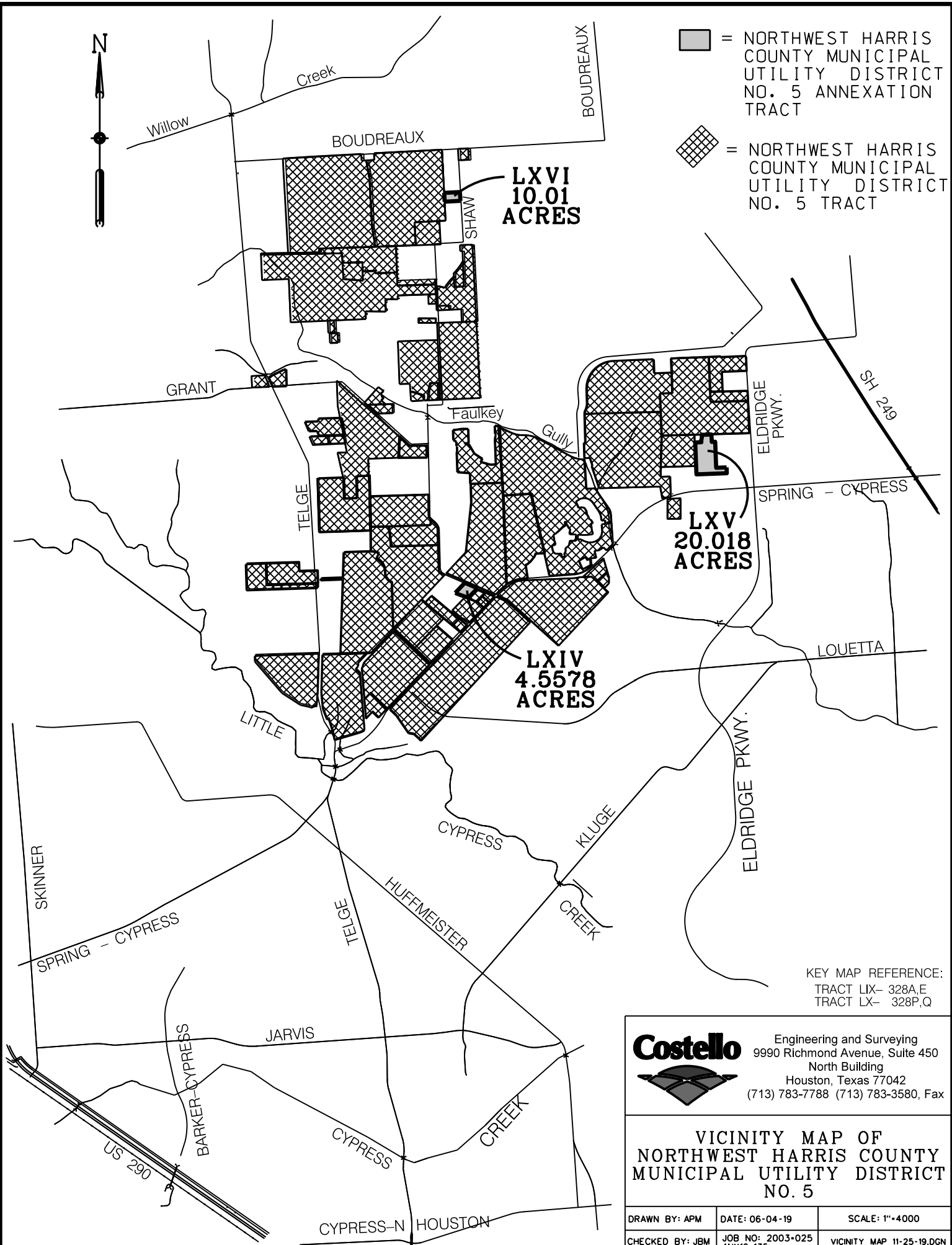
### **ATTACHMENTS:**

Description	Type
Maps	Backup Material
Application	Backup Material
Petition	Backup Material
Backup Material	Backup Material
Fact Sheet	Backup Material



 = NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 5 ANNEXATION TRACT

 = NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 5 TRACT



KEY MAP REFERENCE:  
TRACT LX- 328A,E  
TRACT LX- 328P,Q

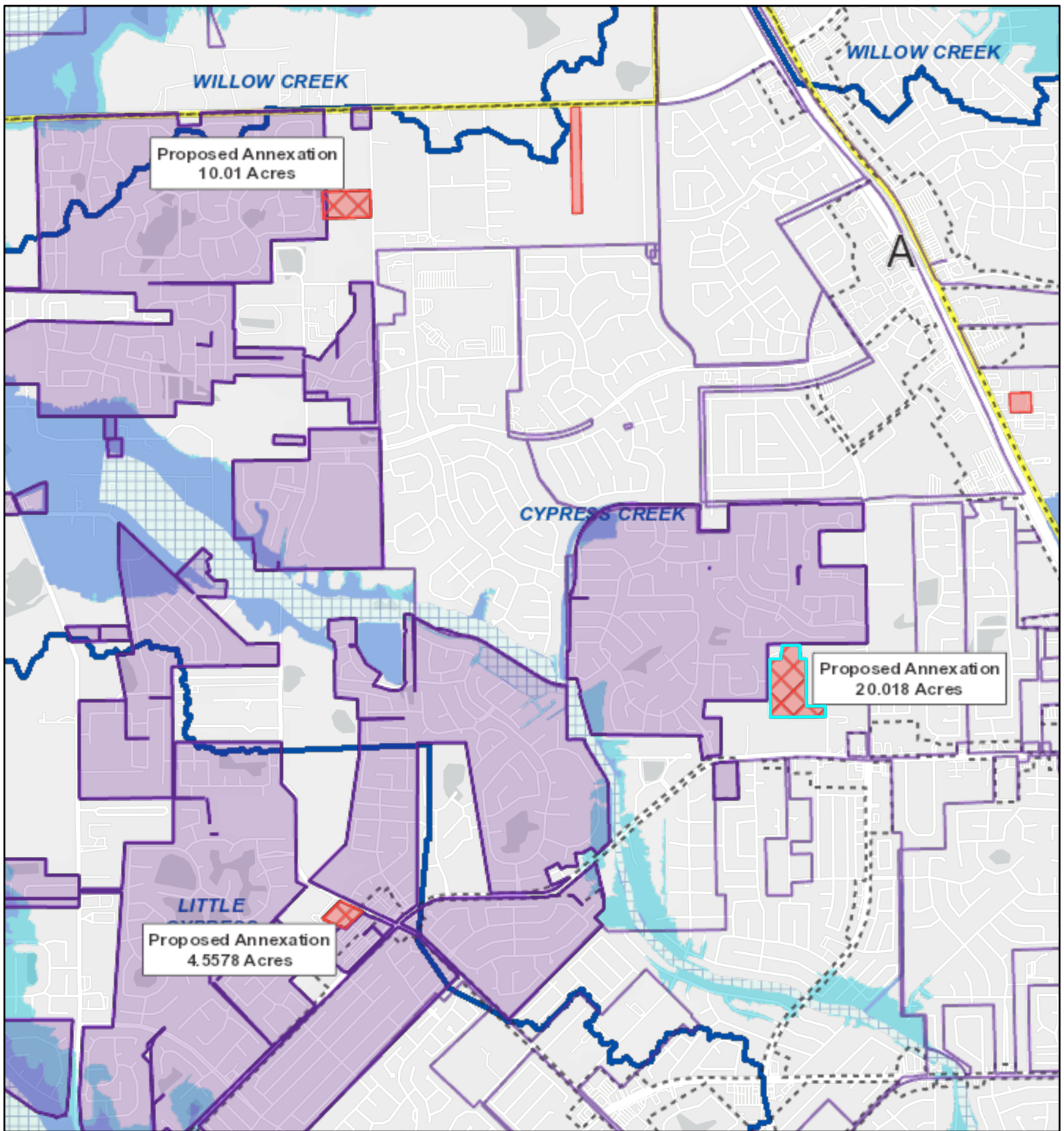


Engineering and Surveying  
9990 Richmond Avenue, Suite 450  
North Building  
Houston, Texas 77042  
(713) 783-7788 (713) 783-3580, Fax

VICINITY MAP OF  
NORTHWEST HARRIS COUNTY  
MUNICIPAL UTILITY DISTRICT  
NO. 5

DRAWN BY: APM	DATE: 06-04-19	SCALE: 1"=4000
CHECKED BY: JBM	JOB NO: 2003*025 ANX16-135	VICINITY MAP 11-25-19.DGN

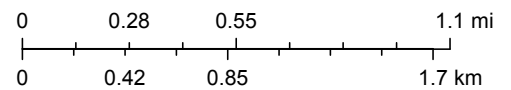
# Northwest Harris County MUD No. 5



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- |                           |                              |
|---------------------------|------------------------------|
| <b>Flood Hazard Zones</b> | Council Districts            |
| 100 Year Floodplain       | Existing Acreage of District |
| 500 Year Floodplain       | Proposed Annexation          |
| Floodway                  | COH Wastewater Line          |
| City Limits               | COH Water Line               |



HCFC and HCED,



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date:

HPW-20SWM31 Amendment & Addtn'l Approp / Blackline Engineering, LLC.

Agenda Item#: 57.

### **Summary:**

ORDINANCE appropriating \$315,000.00 out of Dedicated Drainage and Street Renewal Fund Capital Fund – Drainage Charge as an additional appropriation; approving and authorizing first amendment to Professional Engineering Services Contract between City of Houston and **BLACKLINE ENGINEERING, LLC** for FY19 Local Drainage Project Work Order Design Contract 5 (Approved by Ordinance No. 2019-0641); providing funding for CIP Cost Recovery relating to construction of facilities financed by the Dedicated Drainage and Street Renewal Fund Capital Fund - Drainage Charge

### **Background:**

**SUBJECT:** Approve an Amendment and Second Additional Appropriation to the Professional Engineering Services Contract between the City of Houston and Blackline Engineering, LLC., for FY19 Local Drainage Project Work Order Design Contract 5.

**RECOMMENDATION:** (SUMMARY) Approve an Ordinance Approving and Authorizing and Amendment for FY19 Local Drainage Project Work Order Design Contract 5 with Blackline Engineering, LLC and appropriate additional funds.

**PROJECT NOTICE/JUSTIFICATION:** This project is part of the Capital Improvement Plan (CIP) Program. This program is required to provide professional engineering services to address necessary local storm water drainage system and roadside ditch improvements and repairs citywide.

**DESCRIPTION/SCOPE:** This project consists of professional engineering services to resolve localized storm water drainage problems that have been nominated by the Transportation and Drainage Operations. The project scope is established by each work order. The work orders are prioritized based on a range of factors from public safety to level-of-service.

**LOCATION:** The projects are located throughout the City.

**PREVIOUS HISTORY AND SCOPE:** City Council approved original contract on August 21, 2019, under Ordinance No. 2019-0641. The scope of work under the original contract consisted of professional engineering services for Local Drainage Project work orders. Under this contract, the Consultant completed engineering investigations and design work. City Council approved first additional appropriation on June 10, 2020, under Ordinance No. 2020-0498. Consultant completed engineering investigations and design work.

**SCOPE OF THIS ADDITIONAL APPROPRIATION AND FEE:** The requested additional appropriation will continue Phase I Preliminary Design Basic and Additional Services, Phase II Final Design Basic and Additional Services, and Phase III Construction Phase Services, as they relate to existing and future storm water maintenance, rehabilitation and reconstruction projects. The Basic and Additional Services fee for each work order will be negotiated based on the scope of service required and all Phases will be paid on a reimbursable basis with authorization not-to-exceed the agreed amount.

The total requested appropriation is \$315,000.00 to be appropriated as follows: \$300,000.00 for contract services and \$15,000.00 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 Contractor provides health benefits to eligible employees in compliance with City policy.

**M/WBE PARTICIPATION:** The M/WBE goal established for this project is 24%. The original contract amount and a subsequent additional appropriation total 200,000.00. The Consultant has been paid \$46,677.77 or 23.33 % to date. Of this amount, \$8,770.00 or 18.79% has been paid to M/WBE sub-consultants to date. Assuming approval of the requested additional appropriation, the contract amount will increase to \$500,000.00. 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		\$8,770.00	1.75%
Unpaid Prior M/WBE Commitment		\$51,230.00	10.25%
1. Rekha Engineering, Inc.	Engineering Services	\$90,000.00	18.00%
2.5engineering, LLC	Engineering Services	\$15,000.00	3.00%
	TOTAL	\$165,000.00	33.00%

**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-420126-0107-3

**Prior Council Action:**

Ordinance 2019-0641, dated 08/21/2019  
 Ordinance 2020-0498, dated 06/10/2020

**Amount of Funding:**

**Amount of Funding:**

\$315,000.00 Fund No. 4042 - Dedicated Drainage and Street Renewal Capital Fund – Drainage Charge.

First Additional Appropriation of \$110,000.00 from Fund No. 4042 - Dedicated Drainage and Street Renewal Capital Fund – Drainage Charge.

Original (previous) appropriation of \$110,000.00 from Fund No. 4042 - Street & Traffic Control and Storm Drainage – DDSRF.

**Contact Information:**

Pareshkumar Bhatt  
Senior Project Manager  
Transportation & Drainage Operations  
Phone: (832) 395-2095

**ATTACHMENTS:**

**Description**

Signed Coversheet  
Map

**Type**

Signed Cover sheet  
Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

ALL

Item Creation Date:

HPW-20SWM31 Amendment & Addn'l Approp / Blackline Engineering, LLC.

Agenda Item#:

Background:

SUBJECT: Approve an Amendment and Second Additional Appropriation to the Professional Engineering Services Contract between the City of Houston and Blackline Engineering, LLC., for FY19 Local Drainage Project Work Order Design Contract 5.

RECOMMENDATION: (SUMMARY) Approve an Ordinance Approving and Authorizing and Amendment for FY19 Local Drainage Project Work Order Design Contract 5 with Blackline Engineering, LLC and appropriate additional funds.

PROJECT NOTICE/JUSTIFICATION: This project is part of the Capital Improvement Plan (CIP) Program. This program is required to provide professional engineering services to address necessary local storm water drainage system and roadside ditch improvements and repairs citywide.

DESCRIPTION/SCOPE: This project consists of professional engineering services to resolve localized storm water drainage problems that have been nominated by the Transportation and Drainage Operations. The project scope is established by each work order. The work orders are prioritized based on a range of factors from public safety to level-of-service.

LOCATION: The projects are located throughout the City.

PREVIOUS HISTORY AND SCOPE: City Council approved original contract on August 21, 2019, under Ordinance No. 2019-0641. The scope of work under the original contract consisted of professional engineering services for Local Drainage Project work orders. Under this contract, the Consultant completed engineering investigations and design work. City Council approved first additional appropriation on June 10, 2020, under Ordinance No. 2020-0498. Consultant completed engineering investigations and design work.

SCOPE OF THIS ADDITIONAL APPROPRIATION AND FEE: The requested additional appropriation will continue Phase I Preliminary Design Basic and Additional Services, Phase II Final Design Basic and Additional Services, and Phase III Construction Phase Services, as they relate to existing and future storm water maintenance, rehabilitation and reconstruction projects. The Basic an Additional Services fee for each work order will be negotiated based on the scope of service required and all Phases will be paid on a reimbursable basis with authorization not-to-exceed the agreed amount.

The total requested appropriation is \$315,000.00 to be appropriated as follows: \$300,000.00 for contract services and \$15,000.00 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 Contractor provides health benefits to eligible employees in compliance with City policy.

M/WBE PARTICIPATION: The M/WBE goal established for this project is 24%. The original contract amount and a subsequent additional appropriation total 200,000.00. The Consultant has been paid \$46,677.77 or 23.33 % to date. Of this amount, \$8,770.00 or 18.79% has been paid to M/WBE sub-consultants to date. Assuming approval of the requested additional appropriation, the contract amount will increase to \$500,000.00. The Consultant proposes the following plan to meet the M/WBE goal.

Table with 4 columns: Name of Firms, Work Description, Amount, % of Total Contract. Rows include Paid Prior M/WBE Commitment, Unpaid Prior M/WBE Commitment, 1. Rekha Engineering, Inc., 2.5engineering, LLC, and a TOTAL row.

**FISCAL NOTE:** No significant fiscal operating impact is anticipated as a result of this project.

DocuSigned by:



11/19/2020  
11/19/2020

Carol Haddock, P.E.  
Director  
Houston Public Works

WBS No. M-420126-0107-3

**Prior Council Action:**

Ordinance 2019-0641, dated 08/21/2019  
Ordinance 2020-0498, dated 06/10/2020

**Amount of Funding:**

\$315,000.00 Fund No. 4042 - Dedicated Drainage and Street Renewal Capital Fund – Drainage Charge.

First Additional Appropriation of \$110,000.00 from Fund No. 4042 - Dedicated Drainage and Street Renewal Capital Fund — Drainage Charge.

Original (previous) appropriation of \$110,000.00 from Fund No. 4042 - Street & Traffic Control and Storm Drainage – DDSRF.

**Contact Information:**

Pareshkumar Bhatt  
Senior Project Manager  
Transportation & Drainage Operations  
Phone: (832) 395-2095

**ATTACHMENTS:**

Description	Type
SAP Documents	Financial Information
Map	Backup Material
Form 1295	Backup Material
Ownership Information and Tax report	Backup Material
POP Docs	Backup Material
Prior Council Action	Backup Material
Fair Campaign Form B	Backup Material
OBO Documents	Backup Material

# Council Districts



**Legend**

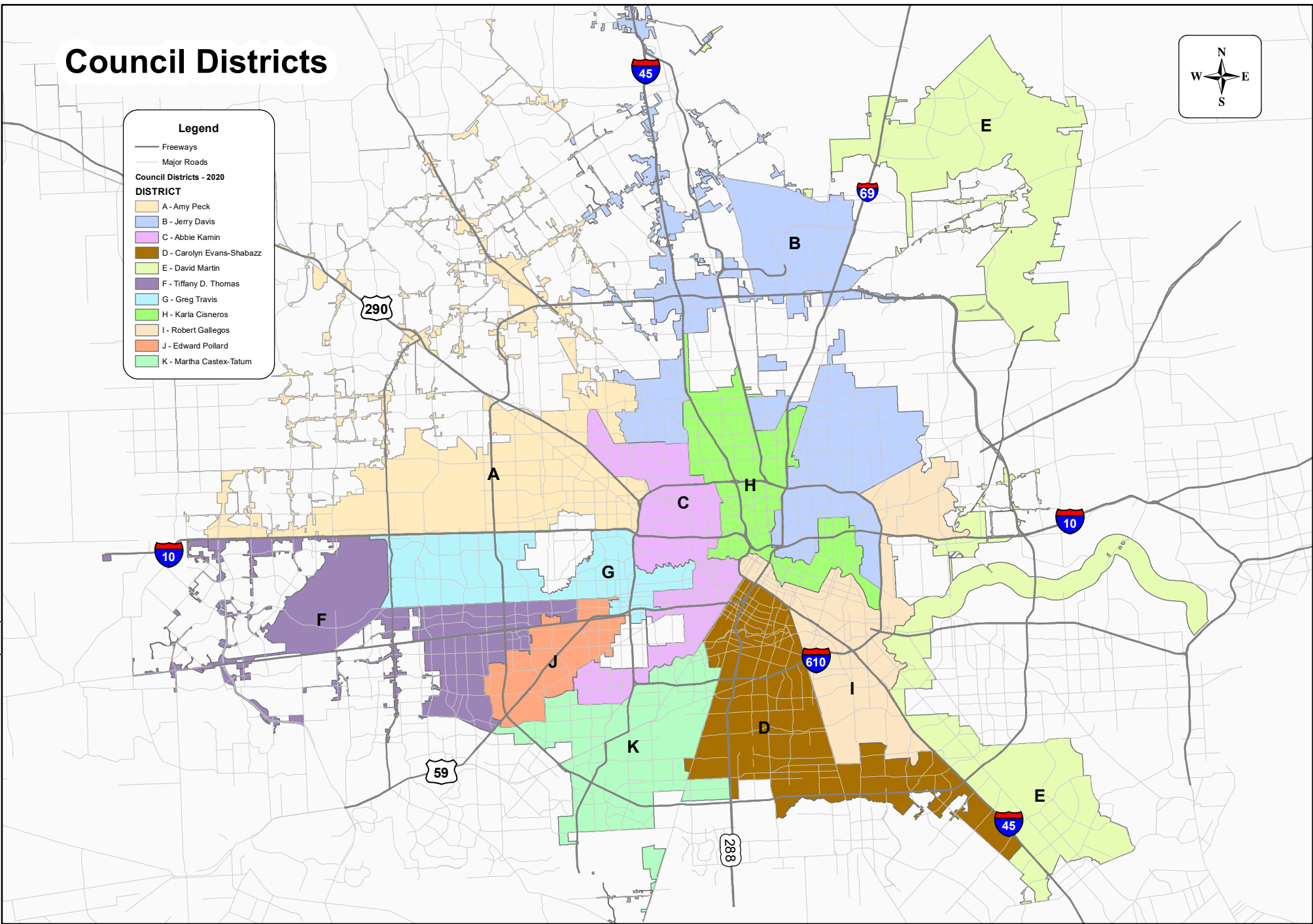
- Freeways
- Major Roads

**Council Districts - 2020**

**DISTRICT**

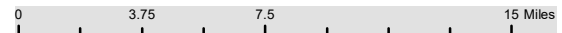
- A - Amy Peck
- B - Jerry Davis
- C - Abbie Kamin
- D - Carolyn Evans-Shabazz
- E - David Martin
- F - Tiffany D. Thomas
- G - Greg Travis
- H - Karla Cisneros
- I - Robert Gallegos
- J - Edward Pollard
- K - Martha Castex-Tatum

Document Path: C:\Users\128477\Desktop\Projects\Council Districts.mxd



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CITY OF HOUSTON  
 Department of Houston Public Works  
 Houston Water - GIS Services





## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District B

Item Creation Date: 10/28/2020

HPW – 20MEM40 PES / Lockwood, Andrews & Newnam,  
Inc.

Agenda Item#: 58.

### **Summary:**

ORDINANCE appropriating \$2,791,275.90 out of Water & Sewer System Consolidated Construction Fund; approving and authorizing Professional Engineering Services Contract between City of Houston and **LOCKWOOD, ANDREWS & NEWNAM, INC** for North Corridor Consolidation Package #3; providing funding for CIP Cost Recovery financed by the Water & Sewer System Consolidated Construction Fund - **DISTRICT B - DAVIS**

### **Background:**

**SUBJECT:** Professional Engineering Services Contract between the City and Lockwood, Andrews & Newnam, Inc., for North Corridor Consolidation Package 3.

**RECOMMENDATION:** An ordinance approving a Professional Engineering Services Contract with Lockwood, Andrews & Newnam, Inc., for North Corridor Consolidation Package 3 and appropriate funds.

**PROJECT NOTICE/JUSTIFICATION:** This project is part of the wastewater facilities consolidation effort by the City and consists of providing professional engineering services needed to abandon the Imperial Valley Waste Water Treatment Plant and divert flow to the Northgate Regional Lift Station.

The work to be performed under this contract award is necessary to maintain compliance with Houston's proposed wastewater consent decree with EPA and TCEQ.

**DESCRIPTION/SCOPE:** This project consists of the design of the subject consolidation plan to divert flow from the Imperial Valley 4.0 MGD Waste Water Treatment Plant WTP (to be abandoned) to Northgate Regional Lift Station. The project also includes evaluating the Imperial Valley Waste Water Treatment Plant for closure and the preparation of the Waste Water Treatment Plant Closure Plan for submittal to the Texas Commission on Environmental Quality (TCEQ).

**LOCATION:** The project area is generally bound by Greens Bayou on the north, HCFCD Unit No. P144-01-00 on the south, HCFCD Unit No. P144-00-00 on the east and Greenspoint Road on the west.

**SCOPE OF CONTRACT AND FEE:** Under the scope of the Contract, the Consultant will

perform Phase I - Preliminary Design, Phase II – Final Design, Phase III - Construction Phase Services and Additional Services. Basic Services Fee for Phase I is based on cost of time and materials with not-to-exceed agreed upon amount. The total Basic Services appropriation is \$1,841,108.00

The Contract also includes certain Additional Services to be paid either as lump sum or on a reimbursable basis. The total Additional Services appropriation is \$817,250.00

The negotiated maximum for Phase I Services is \$399,484.00

The total cost of this project is \$2,791,275.90 to be appropriated as follows: \$2,658,358.00 for Contract services and \$132,917.90 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 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 31.54%. The Consultant has proposed the following firms to achieve this goal.

<u>Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Total Contract</u>
1. Associated Testing Laboratories, Inc.	Environmental Site Assessments and Geotechnical Engineering Services	\$100,000.00	3.76%
2. ASV Consulting Group, Inc.	Subsurface Underground Engineering (SUE)	\$60,000.00	2.26%
3. B & E Reprographics, Inc.	Document Production & Printing	\$5,000.00	0.19%
4. EJES Incorporated	Design Support	\$532,000.00	20.01%
5. FCM Engineers, PC	CADD/Production	\$30,000.00	1.13%
6. Kuo & Associates, Inc.	Surveying	\$130,000.00	4.89%
7. Zarinkelk Engineering Services, Inc.	Design Support	<u>\$81,800.00</u>	<u>3.08%</u>
<b>TOTAL</b>		\$938,800.00	35.32%

**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-000536-0030-3

**Amount of Funding:**

\$2,791,275.90 - Fund No. 8500 – Water and Sewer System Consolidated Construction

**Contact Information:**

R. Jeff Masek, P.E., CCM  
Assistant Director, Capital Projects  
Phone: (832) 395-2387

**ATTACHMENTS:**

**Description**

Signed Coversheet  
Maps

**Type**

Signed Cover sheet  
Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District B

Item Creation Date: 10/28/2020

HPW – 20MEM40 PES / Lockwood, Andrews & Newnam, Inc.

Agenda Item#:

### **Background:**

**SUBJECT:** Professional Engineering Services Contract between the City and Lockwood, Andrews & Newnam, Inc., for North Corridor Consolidation Package 3.

**RECOMMENDATION:** An ordinance approving a Professional Engineering Services Contract with Lockwood, Andrews & Newnam, Inc., for North Corridor Consolidation Package 3 and appropriate funds.

**PROJECT NOTICE/JUSTIFICATION:** This project is part of the wastewater facilities consolidation effort by the City and consists of providing professional engineering services needed to abandon the Imperial Valley Waste Water Treatment Plant and divert flow to the Northgate Regional Lift Station.

The work to be performed under this contract award is necessary to maintain compliance with Houston's proposed wastewater consent decree with EPA and TCEQ.

**DESCRIPTION/SCOPE:** This project consists of the design of the subject consolidation plan to divert flow from the Imperial Valley 4.0 MGD Waste Water Treatment Plant WTP (to be abandoned) to Northgate Regional Lift Station. The project also includes evaluating the Imperial Valley Waste Water Treatment Plant for closure and the preparation of the Waste Water Treatment Plant Closure Plan for submittal to the Texas Commission on Environmental Quality (TCEQ).

**LOCATION:** The project area is generally bound by Greens Bayou on the north, HCFCD Unit No. P144-01-00 on the south, HCFCD Unit No. P144-00-00 on the east and Greenspoint Road on the west.

**SCOPE OF CONTRACT AND FEE:** Under the scope of the Contract, the Consultant will perform Phase I - Preliminary Design, Phase II – Final Design, Phase III - Construction Phase Services and Additional Services. Basic Services Fee for Phase I is based on cost of time and materials with not-to-exceed agreed upon amount. The total Basic Services appropriation is \$1,841,108.00

The Contract also includes certain Additional Services to be paid either as lump sum or on a reimbursable basis. The total Additional Services appropriation is \$817,250.00

The negotiated maximum for Phase I Services is \$399,484.00

The total cost of this project is \$2,791,275.90 to be appropriated as follows: \$2,658,358.00 for Contract services and \$132,917.90 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 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 31.54%. The Consultant has proposed the following firms to achieve this goal.

<u>Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Total Contract</u>
1. Associated Testing Laboratories, Inc.	Environmental Site Assessments and Geotechnical Engineering Services	\$100,000.00	3.76%
2. ASV Consulting Group, Inc.	Subsurface Underground Engineering (SUE)	\$60,000.00	2.26%
3. B & E Reprographics, Inc.	Document Production & Printing	\$5,000.00	0.19%
4. EJES Incorporated	Design Support	\$532,000.00	20.01%
5. FCM Engineers, PC	CADD/Production	\$30,000.00	1.13%
6. Kuo & Associates, Inc.	Surveying	\$130,000.00	4.89%
7. Zarinkelk Engineering Services, Inc.	Design Support	<u>\$81,800.00</u>	<u>3.08%</u>
<b>TOTAL</b>		<b>\$938,800.00</b>	<b>35.32%</b>

**FISCAL NOTE:** No significant Fiscal Operating impact is anticipated as a result of this project.

DocuSigned by:

*Carol Haddock*

11/20/2020

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

WBS No. R-000536-0030-3

**Amount of Funding:**

\$2,791,275.90 - Fund No. 8500 – Water and Sewer System Consolidated Construction

**Contact Information:**

R. Jeff Masek, P.E., CCM

Assistant Director, Capital Projects

Phone: (832) 395-2387

**ATTACHMENTS:**

**Description**

Maps

OBO Documents (Vendor Info, Letters of Intent & Non-Construction Participation)

Form B

Ownership Info Form & Tax Report

Pay or Play (POP 1-3)

Form 1295

**Type**

Backup Material

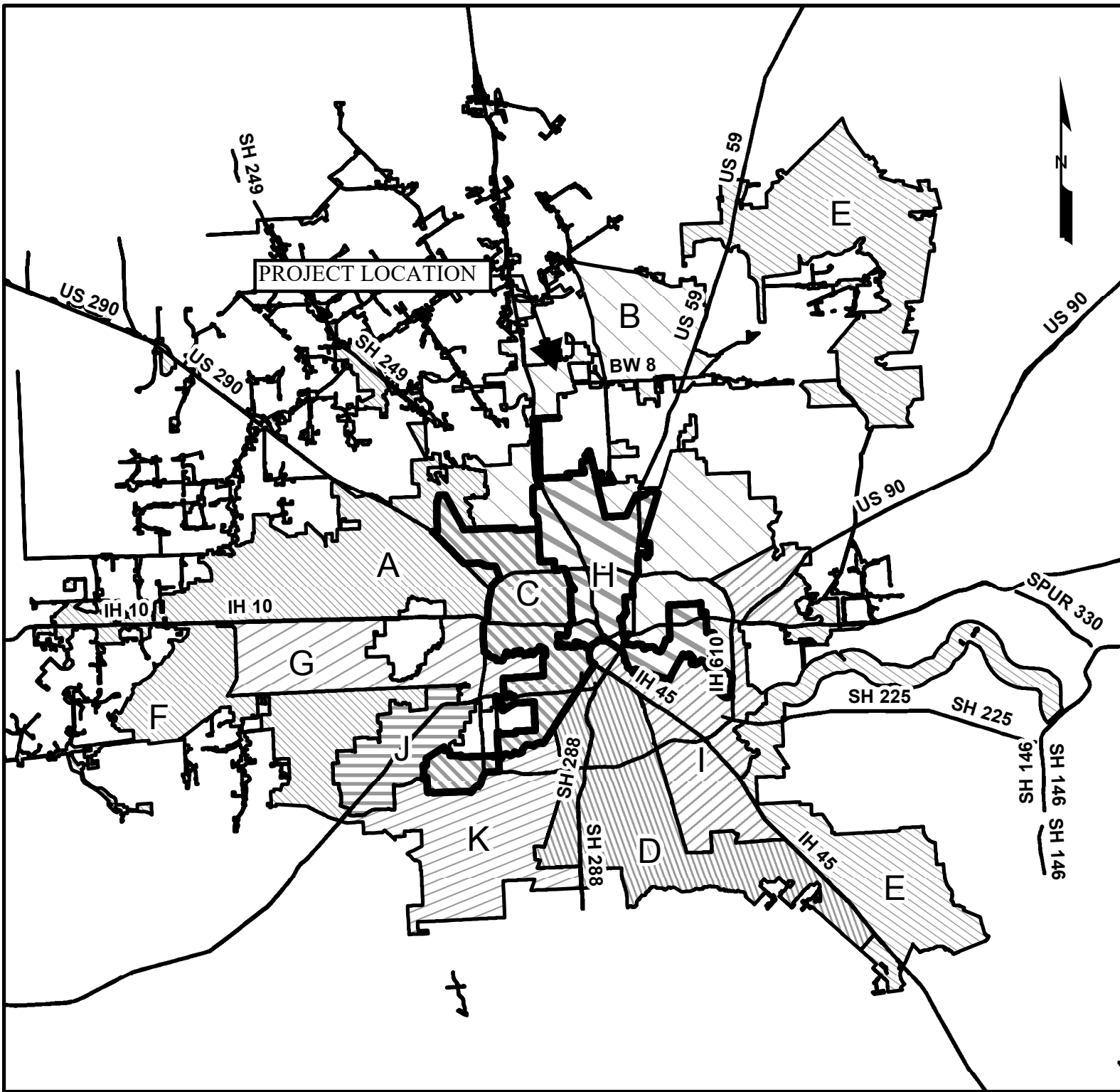
Backup Material

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Backup Material



- COUNCIL DISTRICT**
- A - BRENDA STARDIG
  - B - JERRY DAVIS
  - C - ELLEN R. COHEN
  - D - DWIGHT A BOYKINS
  - E - DAVE MARTIN
  - F - STEVE LE
  - G - GREG TRAVIS
  - H - KARLA CISNEROS
  - I - ROBERT GALLEGOS
  - J - MIKE LASTER
  - K - MARTHA CASTEX - TATUM
- AT LARGE 1 - MIKE KNOX  
 AT LARGE 2 - DAVID W. ROBINSON  
 AT LARGE 3 - MICHAEL KUBOSH  
 AT LARGE 4 - AMANDA EDWARDS  
 AT LARGE 5 - JACK CHRISTIE D.C.

CITY COUNCIL MAP

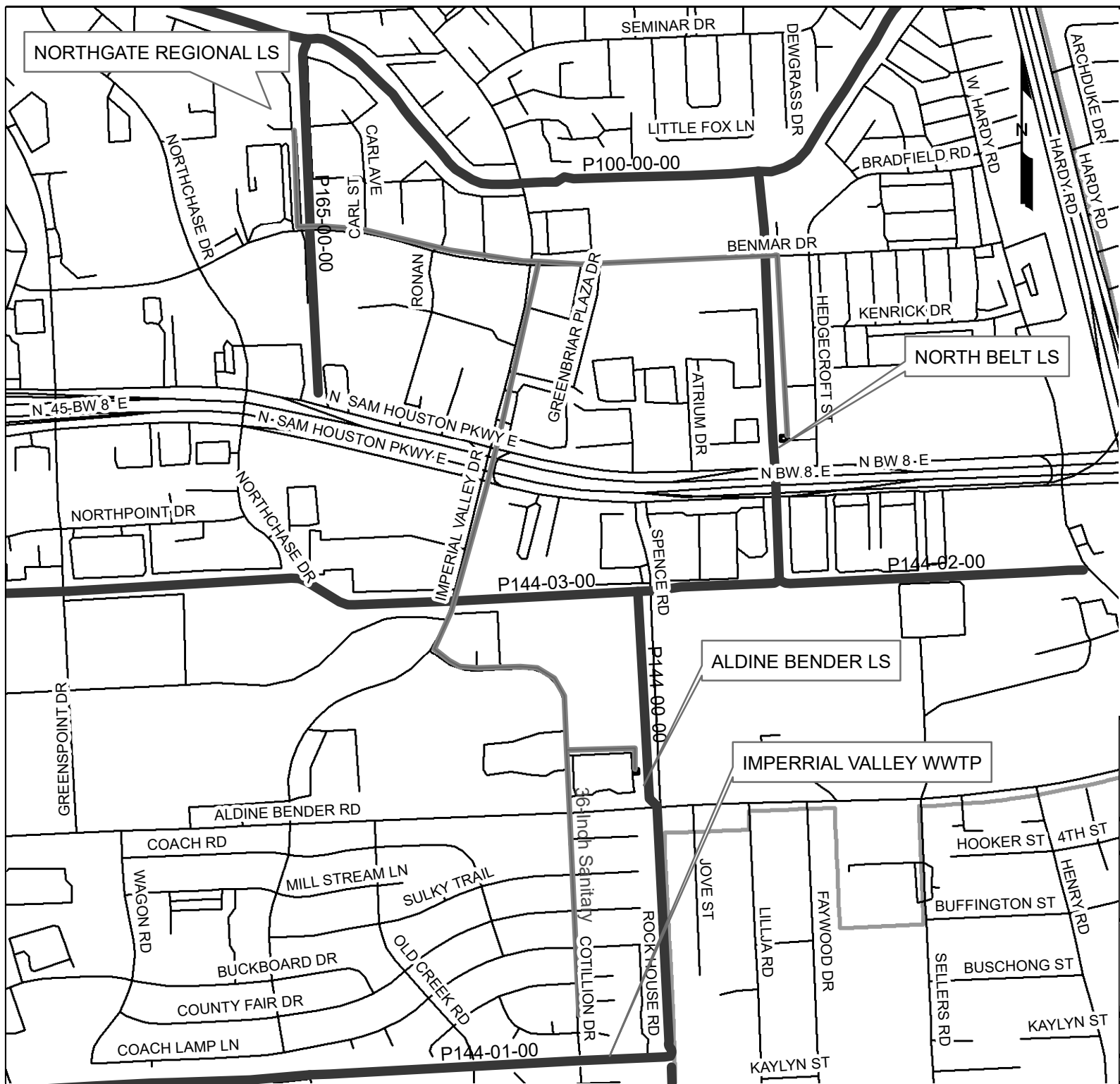
N. CORRIDOR CONSOLIDATION PKG 3

**CITY OF HOUSTON**  
 HOUSTON PUBLIC WORKS






WBS No: R-000536-0030-3

1 INCH = 6 MILES      DATE: September, 2020



**Legend**

-  Prop. Sanitary Sewer
-  Drainage Channels
-  Lift Stations

Key Map: 372R, 372V, 373Z, 373N, 373S, 373W

**PROJECT VICINITY MAP  
NORTH CORRIDOR  
CONSOLIDATION PKG. 3**

N. CORRIDOR CONSOLIDATION PKG. 3

**CITY OF HOUSTON**  
HOUSTON PUBLIC WORKS



**WBS No: R-000536-0030-3**

DATE: September, 2020



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District E

Item Creation Date: 11/20/2020

HPW-20MLC03 Interlocal Agreement with HCFCD

Agenda Item#: 59.

### **Summary:**

ORDINANCE appropriating \$4,021,500.00 out of Water & Sewer System Consolidated Construction Fund; approving and authorizing Interlocal Agreement between City of Houston and **HARRIS COUNTY FLOOD CONTROL DISTRICT** for joint purchase of a ± 267 acre tract of land for Shared Drainage, Flood Mitigation, and other Public Purposes; approving and authorizing payment of the cost of such purchase as financed by the Water & Sewer System Consolidated Construction Fund - **DISTRICT E - MARTIN**

### **Background:**

**SUBJECT:** Interlocal Agreement between the City of Houston and Harris County Flood Control District (HCFCD) for the joint purchase of the Woodridge Property for flood mitigation.

**RECOMMENDATION:** Approve the ordinance approving an Interlocal Agreement between the City of Houston and Harris County Flood Control District (HCFCD) for the joint purchase of the Woodridge Property for flood mitigation, and appropriate funds.

**DESCRIPTION/SCOPE:** The agreement provides for the joint acquisition of property to support flood mitigation benefiting properties in northeast Harris County and South Montgomery County within the City of Houston and unincorporated Harris County.

The Property, currently owned by Figure Four Partners, Ltd is suitably located to provide stormwater detention and additional drainage to reduce flood risks during flooding events.

The agreement also considers joint development of flood control improvements on the Property and management of such improvements, conveyance of other property interests for flood control projects, and adoption by the City of certain flood protection regulations consistent with those adopted by the HCFCD.

The total requested appropriation is \$4,021,500.00 to be appropriated as follows: \$3,830,000.00 for payment to HCFCD, \$191,500.00 CIP Cost Recovery.

**LOCATION:** The Property is located west of the intersection of Mills Branch Rd and Ford Road in Kingwood, north of the Elm Grove subdivision.

**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-00019A-00RE-2

**Amount of Funding:**

\$4,021,500.00

Water and Sewer System Consolidated Construction  
Fund 8500

**Contact Information:**

Marjorie L. Cox  
Assistant Director – Real Estate Services  
**Phone:** (832) 395-3130

**ATTACHMENTS:**

**Description**

Coversheet (revised)  
Project Maps

**Type**

Signed Cover sheet  
Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District E

Item Creation Date: 11/20/2020

HPW-20MLC03 Interlocal Agreement with HCFCD

Agenda Item#: 65.

### **Summary:**

#### **NOT A REAL CAPTION**

ORDINANCE approving and authorizing Interlocal Agreement between the City of Houston and **HARRIS COUNTY FLOOD CONTROL DISTRICT** for the joint purchase of the Woodridge Property for flood mitigation - **DISTRICT E - MARTIN**

### **Background:**

**SUBJECT:** Interlocal Agreement between the City of Houston and Harris County Flood Control District (HCFCD) for the joint purchase of the Woodridge Property for flood mitigation.

**RECOMMENDATION:** Approve the ordinance approving an Interlocal Agreement between the City of Houston and Harris County Flood Control District (HCFCD) for the joint purchase of the Woodridge Property for flood mitigation, and appropriate funds.

**DESCRIPTION/SCOPE:** The agreement provides for the joint acquisition of property to support flood mitigation benefiting properties in northeast Harris County and South Montgomery County within the City of Houston and unincorporated Harris County.

The Property, currently owned by Figure Four Partners, Ltd is suitably located to provide stormwater detention and additional drainage to reduce flood risks during flooding events.

The agreement also considers joint development of flood control improvements on the Property and management of such improvements, conveyance of other property interests for flood control projects, and adoption by the City of certain flood protection regulations consistent with those adopted by the HCFCD.

The total requested appropriation is \$4,021,500.00 to be appropriated as follows: \$3,830,000.00 for payment to HCFCD, \$191,500.00 CIP Cost Recovery.

**LOCATION:** The Property is located west of the intersection of Mills Branch Rd and Ford Road in Kingwood, north of the Elm Grove subdivision.

**FISCAL NOTE:** No significant Fiscal Operating Impact is anticipated as a result of this project.

DocuSigned by:

A handwritten signature in blue ink that reads "Carol Haddock".

12/3/2020

Carol Ellinger Haddock, P.E.

Director

Houston Public Works

WBS No. R-00019A-00RE-2

### **Amount of Funding:**

\$4,021,500.00

Water and Sewer System Consolidated Construction  
Fund 8500

### **Contact Information:**

Marjorie L. Cox

Assistant Director – Real Estate Services

Phone: (832) 395-3130

### **ATTACHMENTS:**

#### **Description**

Signed Coversheet

SAP Documents

Project Maps

Interlocal Agreement - DRAFT

#### **Type**

Signed Cover sheet

Financial Information

Backup Material

Backup Material



# LOCATION MAP



# WOODRIDGE PROPERTY

## LEGEND:

 Location Map

Source: LIA Engineering, MCAD, COH Aerial Imagery  
Date: 11/23/2020

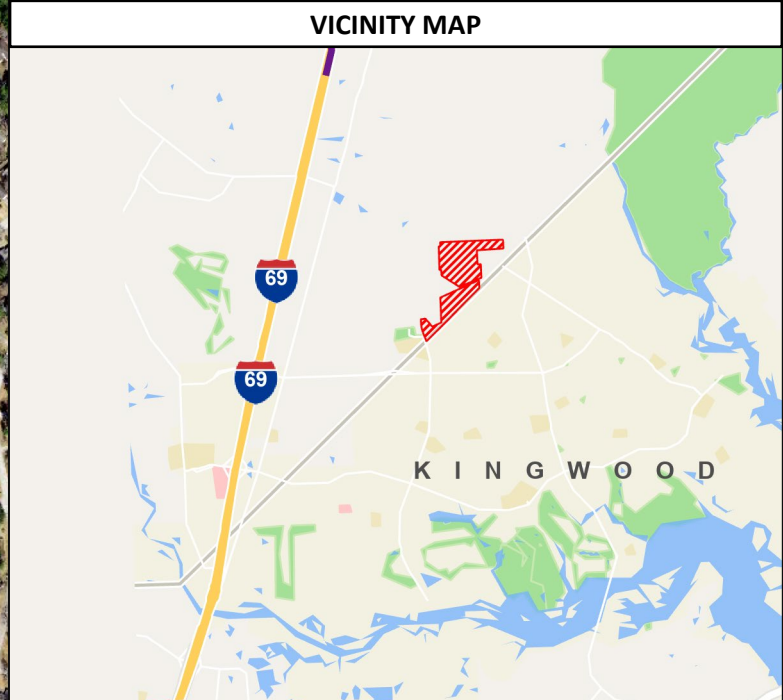
# **AERIAL OF PROPERTY**



**TRACT 1**

**TRACT 2**

VICINITY MAP



1:150,000

## WOODRIDGE PROPERTY

### LEGEND:

 *Property Aerial*

Source: LJA Engineering, MCAD, COH Aerial Imagery  
Date: 11/23/2020

# **SURVEY**





## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District G

Item Creation Date: 10/28/2020

HPW – 20MEM41 Contract Award / Harper Brothers  
Construction, LLC

Agenda Item#: 60.

### **Summary:**

ORDINANCE appropriating \$22,830,359.00 out of Water & Sewer System Consolidated Construction Fund, awarding contract to **HARPER BROTHERS CONSTRUCTION, LLC** for abandonment of Bering and San Felipe Lift Stations; 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, CIP Cost Recovery, construction management, and contingencies relating to construction of facilities financed by the Water & Sewer System Consolidated Construction Fund - **DISTRICT G - TRAVIS**

### **Background:**

**SUBJECT:** Contract Award for Abandonment of Bering and San Felipe Lift Stations.

**RECOMMENDATION:** Award a Construction Contract to Harper Brothers Construction, LLC for Abandonment of Bering and San Felipe Lift Stations and appropriate funds.

**PROJECT NOTICE/JUSTIFICATION:** This project is part of the Lift Station Renewal and Replacement Improvements program and is required to meet the City's Capital Improvement Plan (CIP) for Wastewater facilities.

The work to be performed under this contract award is necessary to maintain compliance with Houston's proposed wastewater consent decree with EPA and TCEQ.

**DESCRIPTION/SCOPE:** This project consists of the construction of approximately 2,100 linear feet of 30- inch diameter sanitary sewer line along San Felipe, 210 linear feet of 36-inch diameter sanitary sewer line between San Felipe and Fountain View Drive, and 4,400 linear feet of 48-inch diameter of sanitary sewer line along Fountain View Drive using trenchless construction. The scope will also include installation of a local collector sewer ranging in size from 8-in to 18-in using trenchless construction along Bering Drive. The transfer of existing sanitary services along Augusta Drive and Westheimer Drive that are presently connected to the 36-inch monolithic Reinforced Concrete Pipe (to be abandoned) to the existing sanitary sewers that will remain after construction of this project. The Contract duration for this project is 675 calendar days. This project was designed by Othon, Inc. Consulting Engineers.

**LOCATION:** The project area is generally bound by San Felipe on the north, Westheimer on the south, Bering on the east and Fountain View on the west.

**BIDS:** This project was advertised for bidding on September 18, 2020. Bids were received on October 1, 2020. The Six (6) bids are as follows:

	<u>Bidder</u>	<u>Bid Amount</u>
1.	Harper Brothers Construction, LLC	\$19,677,850.00
2.	BRH-Garver Construction, L.P.	\$20,297,741.00
3.	Reytec Construction Resources, Inc.	\$21,562,340.00
4.	Primoris-Vandais Trenchless Services	\$23,782,738.00
5.	Thalle Construction Company	\$24,794,606.00
6.	Boyer, Inc.	\$29,422,986.00

**AWARD:** It is recommended that this construction contract be awarded to Harper Brothers Construction, LLC with a low bid of \$19,677,850.00 and that Addendum Number 1 be made a part of this Contract.

**PROJECT COST:** The total cost of this project is \$22,830,359.00 to be appropriated as follows:

• Bid Amount	\$19,677,850.00
• Contingencies	\$983,893.00
• Testing Services	\$440,000.00
• CIP Cost Recovery	\$983,893.00
• Construction Management	\$744,723.00

Testing Services will be provided by The Murillo Company under a previously approved contract.

Construction Management Services will be provided by United Engineers, 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 Harper Brothers 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/WSBE PARTICIPATION:** The contractor has submitted the following proposed program to satisfy the 13.00% MBE goal and 7.00% WBE goal for this project.

	<u>MBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1.	Ikon Environmental Solutions, LP	Environmental	\$75,730.00	0.38%
2.	Karami Plumbing and Construction Supply, LLC	Pipe Supplier	\$1,416,805.20	7.20%
3.	MVA Construction, LLC	Concrete Paving	\$399,460.36	2.03%

4.	R. Ortiz Trucking	Dump Trucking	\$249,908.70	1.27%
5.	Wilson Flagging Control	Flagging	<u>255,812.05</u>	<u>1.30%</u>
		<b>TOTAL</b>	<b>\$2,397,716.31</b>	<b>12.18%</b>

	<u>WBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1.	KMA Contractors Services, Inc.	Inlets, Fitting and Sand	\$545,076.45	2.77%
2.	P&Z Logistic Inc.	Bore	<u>\$480,139.54</u>	<u>2.44%</u>
		<b>TOTAL</b>	<b>\$1,025,215.99</b>	<b>5.21%</b>

	<u>SBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1.	George Meeks LandPRO, Inc.	Trees	\$35,000.00	0.18%
2.	Gulf Coast Grouting, Inc.	Grouting	\$214,847.00	1.09%
3.	K4 Environmental LLC	Storm Water Pollution Prevention Plan	\$20,000.00	0.10%
4.	Traffic Signs & Lines, LLC	Striping	\$100,000.00	0.51%
5.	Traffic Systems Construction, Inc.	Electrical	<u>\$143,000.00</u>	<u>0.73%</u>
		<b>TOTAL</b>	<b>\$512,847.00</b>	<b>2.61%</b>

**FISCAL NOTE:** No significant Fiscal Operating impact is anticipated as a result of this project.

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

WBS No. R-000536-0026-4

**Amount of Funding:**

\$22,830,359.00 - Fund No. 8500 – Water and Sewer System Consolidated Construction

**Contact Information:**

R. Jeff Masek, P.E., CCM  
Assistant Director, Capital Projects  
Phone: (832) 395-2387

**ATTACHMENTS:**

**Description**

Signed Coversheet  
Maps

**Type**

Signed Cover sheet  
Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District G

Item Creation Date: 10/28/2020

HPW – 20MEM41 Contract Award / Harper Brothers Construction, LLC

Agenda Item#:

### **Background:**

**SUBJECT:** Contract Award for Abandonment of Bering and San Felipe Lift Stations.

**RECOMMENDATION:** Award a Construction Contract to Harper Brothers Construction, LLC for Abandonment of Bering and San Felipe Lift Stations and appropriate funds.

**PROJECT NOTICE/JUSTIFICATION:** This project is part of the Lift Station Renewal and Replacement Improvements program and is required to meet the City's Capital Improvement Plan (CIP) for Wastewater facilities.

The work to be performed under this contract award is necessary to maintain compliance with Houston's proposed wastewater consent decree with EPA and TCEQ.

**DESCRIPTION/SCOPE:** This project consists of the construction of approximately 2,100 linear feet of 30- inch diameter sanitary sewer line along San Felipe, 210 linear feet of 36-inch diameter sanitary sewer line between San Felipe and Fountain View Drive, and 4,400 linear feet of 48-inch diameter of sanitary sewer line along Fountain View Drive using trenchless construction. The scope will also include installation of a local collector sewer ranging in size from 8-in to 18-in using trenchless construction along Bering Drive. The transfer of existing sanitary services along Augusta Drive and Westheimer Drive that are presently connected to the 36-inch monolithic Reinforced Concrete Pipe (to be abandoned) to the existing sanitary sewers that will remain after construction of this project. The Contract duration for this project is 675 calendar days. This project was designed by Othon, Inc. Consulting Engineers.

**LOCATION:** The project area is generally bound by San Felipe on the north, Westheimer on the south, Bering on the east and Fountain View on the west.

**BIDS:** This project was advertised for bidding on September 18, 2020. Bids were received on October 1, 2020. The Six (6) bids are as follows:

<u>Bidder</u>	<u>Bid Amount</u>
1. Harper Brothers Construction, LLC	\$19,677,850.00
2. BRH-Garver Construction, L.P.	\$20,297,741.00
3. Reytec Construction Resources, Inc.	\$21,562,340.00
4. Primoris-Vandais Trenchless Services	\$23,782,738.00
5. Thalle Construction Company	\$24,794,606.00
6. Boyer, Inc.	\$29,422,986.00

**AWARD:** It is recommended that this construction contract be awarded to Harper Brothers Construction, LLC with a low bid of \$19,677,850.00 and that Addendum Number 1 be made a part of this Contract.

**PROJECT COST:** The total cost of this project is \$22,830,359.00 to be appropriated as follows:

• Bid Amount	\$19,677,850.00
• Contingencies	\$983,893.00
• Testing Services	\$440,000.00
• CIP Cost Recovery	\$983,893.00
• Construction Management	\$744,723.00

Testing Services will be provided by The Murillo Company under a previously approved contract.

Construction Management Services will be provided by United Engineers, 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 Harper Brothers 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/WSBE PARTICIPATION:** The contractor has submitted the following proposed program to satisfy the 13.00% MBE goal and 7.00% WBE goal for this project.

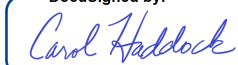
<u>MBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1. Ikon Environmental Solutions, LP	Environmental	\$75,730.00	0.38%
2. Karami Plumbing and Construction Supply, LLC	Pipe Supplier	\$1,416,805.20	7.20%
3. MVA Construction, LLC	Concrete Paving	\$399,460.36	2.03%
4. R. Ortiz Trucking	Dump Trucking	\$249,908.70	1.27%
5. Wilson Flagging Control	Flagging	<u>255,812.05</u>	<u>1.30%</u>
<b>TOTAL</b>		<b>\$2,397,716.31</b>	<b>12.18%</b>

<u>WBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1. KMA Contractors Services, Inc.	Inlets, Fitting and Sand	\$545,076.45	2.77%
2. P&Z Logistic Inc.	Bore	<u>\$480,139.54</u>	<u>2.44%</u>
<b>TOTAL</b>		<b>\$1,025,215.99</b>	<b>5.21%</b>

<u>SBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1. George Meeks LandPRO, Inc.	Trees	\$35,000.00	0.18%
2. Gulf Coast Grouting, Inc.	Grouting	\$214,847.00	1.09%
3. K4 Environmental LLC	Storm Water Pollution Prevention Plan	\$20,000.00	0.10%
4. Traffic Signs & Lines, LLC	Striping	\$100,000.00	0.51%
5. Traffic Systems Construction, Inc.	Electrical	<u>\$143,000.00</u>	<u>0.73%</u>
<b>TOTAL</b>		<b>\$512,847.00</b>	<b>2.61%</b>

**FISCAL NOTE:** No significant Fiscal Operating impact is anticipated as a result of this project.

All known rights-of-way, easements and/or right-of-entry required for the project have been acquired.

DocuSigned by:  
  
 11/19/2020  
 Carol Ellinger Haddock, P.E., Director  
 Houston Public Works

WBS No. R-000536-0026-4

**Amount of Funding:**

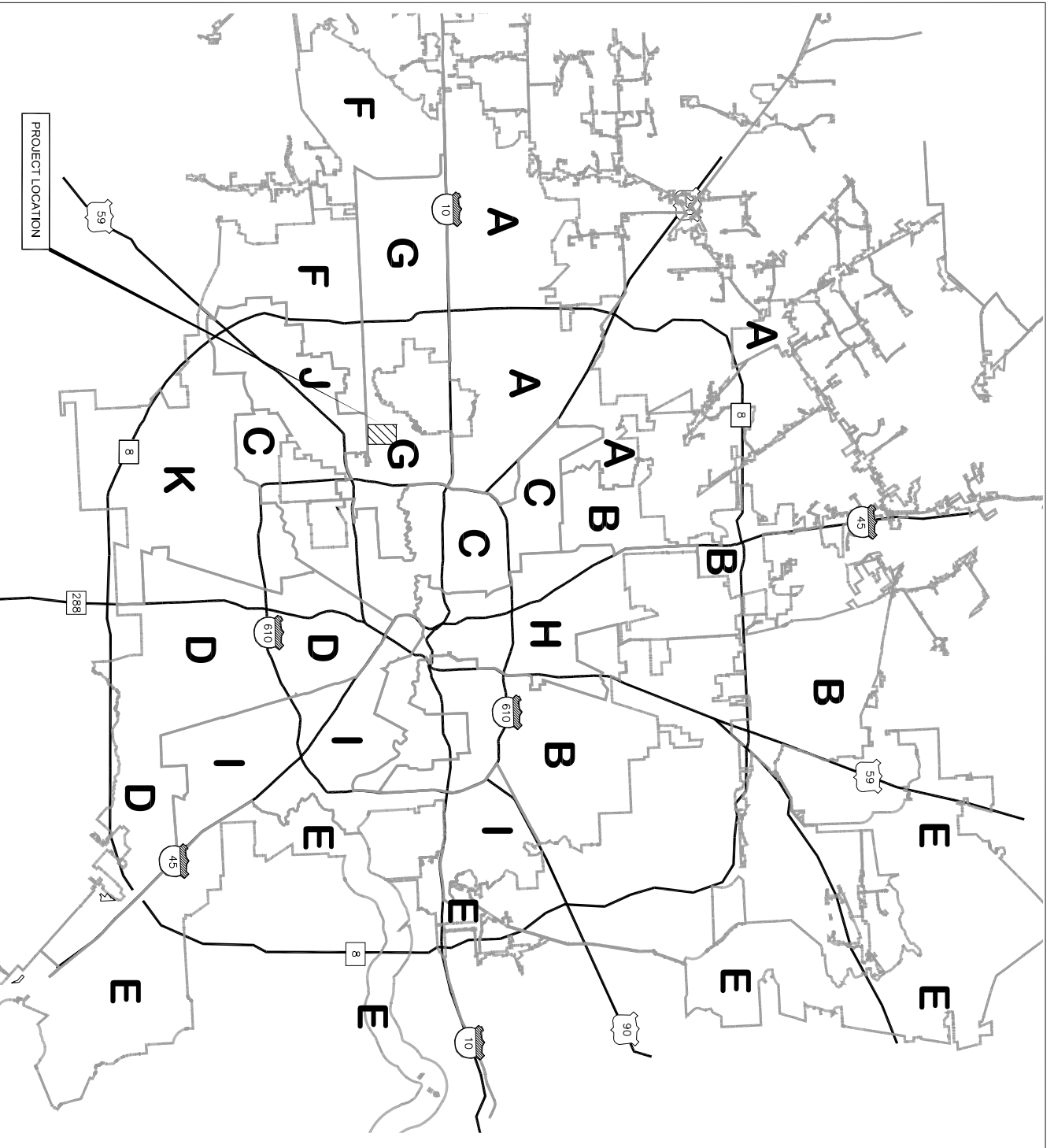
\$22,830,359.00 - Fund No. 8500 – Water and Sewer System Consolidated Construction

**Contact Information:**

R. Jeff Masek, P.E., CCM  
 Assistant Director, Capital Projects  
 Phone: (832) 395-2387

**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
SAP Documents	Financial Information
Maps	Backup Material
OBO Documents (HHF, Vendor Info Sheets, Letters of Intent & 00470)	Backup Material
Form B	Backup Material
Ownership Info Form & Tax Report	Backup Material
Pay or Play (POP 1-3)	Backup Material
Form 1295	Backup Material
Bid Tabulations	Backup Material



KEY MAP:  
 SAN FELIPE L.S.: 491N  
 BERING L.S.: 491P

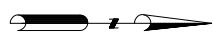
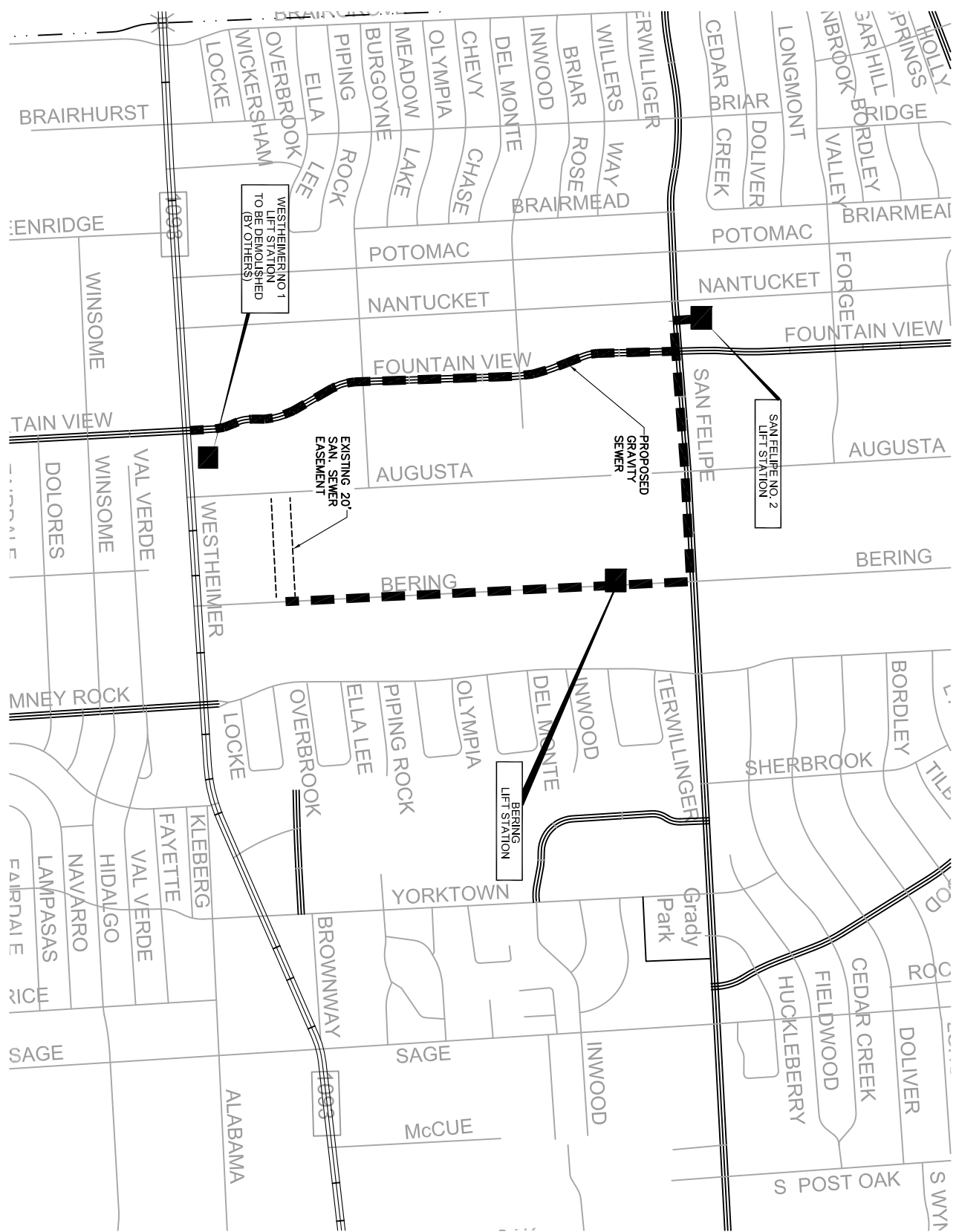


OTHON, INC.  
 11111 Wilcrest Green Dr., Suite 128, Houston, TX 77042 TEL: 713 979 8555  
 CONSULTING ENGINEERS  
 www.othon.com



CITY OF HOUSTON  
 DEPARTMENT OF PUBLIC WORKS AND ENGINEERING  
 ABANDONMENT OF BERING AND SAN  
 FELIPE LIFT STATION  
 WBS-NO. R-000536-0026-3

EXHIBIT 1  
 LOCATION MAP



KEY MAP:  
 SAN FELIPE L.S.: 491N  
 BERING L.S.: 491P



OTHON, INC.  
 11111 Wilshire Green Dr., Suite 108, Houston, TX 77042 TEL: 713 979 8555  
 CONSULTING ENGINEERS  
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CITY OF HOUSTON  
 DEPARTMENT OF PUBLIC WORKS AND ENGINEERING  
 ABANDONMENT OF BERING AND SAN FELIPE LIFT STATION  
 WBS-NO. R-000536-0026-3

EXHIBIT 2  
 VICINITY MAP



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District B

Item Creation Date: 12/30/2019

HCD19-66 A Caring Safe Place, Inc.

Agenda Item#: 61.

### **Summary:**

ORDINANCE authorizing and approving Development Agreement (CHDO Single Family Home Program) between City of Houston and **A CARING SAFE PLACE, INC** ("Developer") to provide up to \$2,286,000.00 of Federal Home Funds to assist in the development of up to nine affordable single-family homes, two of which may include Elder Cottage Housing Opportunity accessory buildings, in the Settegast Super Neighborhood for sale to qualified purchasers who may receive an affordable subsidy funded by a reduction in sales proceeds to be paid to the City by the developer - **DISTRICT B - DAVIS**

**TAGGED BY COUNCIL MEMBER POLLARD**

This was Item 18 on Agenda of December 2, 2020

### **Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Developer Agreement (CHDO Single Family Home Development Program) between the City of Houston (City) and A Caring Safe Place, Inc. (ACSP) utilizing up to \$2,286,000.00 of Federal HOME Investment Partnerships Program (HOME) funds to assist in the development of nine (9) affordable single-family homes in the Settegast Super Neighborhood, with an option for two (2) of the homes to include accessory housing in the context of Elder Cottage Housing Opportunity (ECHO) units. The Developer Agreement will authorize separate loans and the execution of separate sets of loan documents to reimburse costs incurred by ACSP to develop each home. The Developer Agreement, related work, and sale of homes to eligible homebuyers shall be administered pursuant to the Community Housing Development Organization (CHDO) Guidelines authorized on February 12, 2019 by Ordinance No. 2019-0082.

The amount of CHDO funding provided to build a single home shall not exceed the Cost Projections set forth below for each Design Option without advance approval of the Director. The aggregate amount of the funds to be provided for each home pursuant to the Developer Agreement shall not exceed the HUD HOME Housing Trust Fund (HTF) Homeownership Value Limits set annually for the Houston Metropolitan Statistical Area. The Houston Land Bank has set-aside vacant lots that will be sold directly to ACSP for \$1.00 based on the program requirements. ACSP has secured a revolving construction loan from Capital Plus Financial to bridge pre-development and construction costs, which will be reimbursed pursuant to the Developer Agreement. Prior to the start of construction of each home, a household commitment contract must be executed with a low-income mortgage-qualified homebuyer.

The City through HCDD is promoting the CHDO Single-Family HOME Development Program with CHDOs that will develop and market affordable, sustainable, resilient single-family homes. The designs of each home will encompass: (1) elevated foundations; (2) Energy STAR certification; (3) FORTIFIED HOME Hurricane Standards [systems and components]; and (4) embrace sustainable landscape design principles. Each single-family home constructed will receive approximately \$15,000.00 of added-value resiliency enhancements. Prior to initiating development of an ECHO unit on a Property, the Developer shall work with HCDD staff to confirm the requirements for the design and marketing of the units and the amount of CHDO Set-Aside Funding available for construction of the unit. ECHO units must satisfy federal and local construction, funding and use requirements, including those set forth in 24 C.F.R. Part 92.258. Developer must obtain the Director's written approval prior to initiating the develop or marketing of ECHO units.

Each home will be sold to an eligible homebuyer who has a household income below 80% of the Area Median Income, and the home must serve as their primary residence. Following the sale of a home, all CHDO net proceeds must be returned to the City, except that at the City's specific instruction all, or a set portion of the CHDO net proceeds may be applied, at closing as a pass-through direct homebuyer assistance. To ensure affordability, the City will establish an affordability period based on the amount of the HOME subsidy provided to the homebuyer and impose affordability recapture provisions established under HOME regulations at 24 CFR §92.254(a)(5)(ii).

The Developer's fee is set at 15% of the total development cost.

HCDD conducted a Request for Proposals (RFP), Community Housing Development Organization (CHDO) Single Family Home Development (Solicitation T28889) for CHDO Developers. ACSP was one of two CHDO Developers selected and qualified. ACSP was founded in 1997, has experience in multi-family development and provides supportive residential services for a specialized population that benefits from ACSP's 22 years of high performance. ACSP, a 501(c)3 corporation certified as a CHDO by the City of Houston, has selected Jmack Architects, LLC for the architectural design concepts and partnered with DuraPro Construction Company for the construction of their affordable single-family homes.

This Ordinance is one of two covering the CHDO Single Family Development Program. The Cost Projections and Funding Sources & Uses for ACSP are the following:

**Cost Projections**

<b>Design Option</b>	<b>Description</b>	<b>Cost Per Unit</b>
Design A	1300 – 1400 Sq. Ft, 3 Bedrooms, 2 Baths & Attached Garage	\$165,000.00
Design B	1500 – 1600 Sq. Ft, 4 Bedrooms 2½ Baths & Attached Garage	\$190,000.00
ECHO Unit	750 – 800 Sq. Ft., 1 Bedroom and 1 Bathroom	\$80,000.00

**Funding: Sources & Uses**

<b>Sources of Funds</b>		<b>Uses of Funds</b>	
HOME Program	\$2,286,000.00	4 Design A: Hard & Soft Costs	\$660,000.00
		5 Design B: Hard & Soft Costs	950,000.00
		2 ECHO Option Hard & Soft Costs	160,000.00
		Resiliency-Added Value	135,000.00
		CHDO Developer's Fees (15%)	285,750.00
		Real Estate Sales Commissions (5%)	95,250
	<b>\$2,286,000.00</b>		<b>\$2,286,000.00</b>

The Director has the authority to reassign property development among CHDO participants based on performance.

No Fiscal Note is required on grant items.

The Housing and Community Affairs Committee reviewed this item on June 18, 2019 and March 23, 2020.

---

Tom McCasland, Director

**Prior Council Action:**

2/12/2019 (O) 2019-0082

**Amount of Funding:**

\$2,286,000.00 - Federal Government-Grant Funded (5000)

**Contact Information:**

Roxanne Lawson

(832) 394-6307

**ATTACHMENTS:**

**Description**

Signed coversheet

**Type**

Signed Cover sheet



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 12/1/2020

District B

Item Creation Date: 12/30/2019

HCD19-66 A Caring Safe Place, Inc.

Agenda Item#: 65.

**Summary:**

**NOT A REAL CAPTION**

ORDINANCE authorizing a performance-based Second Lien Construction Financing Loan Agreement for up to \$2,286,000.00 in Federal HOME Investment Partnerships Program (HOME) funding and a Wells Fargo Priority Market grant between **A CARING SAFE PLACE, INC.** (ACSP) and **HOUSTON LOCAL INITIATIVES SUPPORT CORPORATION** and **CAPITAL PLUS FINANCIAL**, to assist in the development of nine (9) affordable single-family developments in the Settegast Super Neighborhood - **DISTRICT B - DAVIS**

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Developer Agreement (CHDO Single Family Home Development Program) between the City of Houston (City) and A Caring Safe Place, Inc. (ACSP) utilizing up to \$2,286,000.00 of Federal HOME Investment Partnerships Program (HOME) funds to assist in the development of nine (9) affordable single-family homes in the Settegast Super Neighborhood, with an option for two (2) of the homes to include accessory housing in the context of Elder Cottage Housing Opportunity (ECHO) units. The Developer Agreement will authorize separate loans and the execution of separate sets of loan documents to reimburse costs incurred by ACSP to develop each home. The Developer Agreement, related work, and sale of homes to eligible homebuyers shall be administered pursuant to the Community Housing Development Organization (CHDO) Guidelines authorized on February 12, 2019 by Ordinance No. 2019-0082.

The amount of CHDO funding provided to build a single home shall not exceed the Cost Projections set forth below for each Design Option without advance approval of the Director. The aggregate amount of the funds to be provided for each home pursuant to the Developer Agreement shall not exceed the HUD HOME Housing Trust Fund (HTF) Homeownership Value Limits set annually for the Houston Metropolitan Statistical Area. The Houston Land Bank has set-aside vacant lots that will be sold directly to ACSP for \$1.00 based on the program requirements. ACSP has secured a revolving construction loan from Capital Plus Financial to bridge pre-development and construction costs, which will be reimbursed pursuant to the Developer Agreement. Prior to the start of construction of each home, a household commitment contract must be executed with a low-income mortgage-qualified homebuyer.

The City through HCDD is promoting the CHDO Single-Family HOME Development Program with CHDOs that will develop and market affordable, sustainable, resilient single-family homes. The designs of each home will encompass: (1) elevated foundations; (2) Energy STAR certification; (3) FORTIFIED HOME Hurricane Standards [systems and components]; and (4) embrace sustainable landscape design principles. Each single-family home constructed will receive approximately \$15,000.00 of added-value resiliency enhancements. Prior to initiating development of an ECHO unit on a Property, the Developer shall work with HCDD staff to confirm the requirements for the design and marketing of the units and the amount of CHDO Set-Aside Funding available for construction of the unit. ECHO units must satisfy federal and local construction, funding and use requirements, including those set forth in 24 C.F.R. Part 92.258. Developer must obtain the Director's written approval prior to initiating the develop or marketing of ECHO units.

Each home will be sold to an eligible homebuyer who has a household income below 80% of the Area Median Income, and the home must serve as their primary residence. Following the sale of a home, all CHDO net proceeds must be returned to the City, except that at the City's specific instruction all, or a set portion of the CHDO net proceeds may be applied, at closing as a pass-through direct homebuyer assistance. To ensure affordability, the City will establish an affordability period based on the amount of the HOME subsidy provided to the homebuyer and impose affordability recapture provisions established under HOME regulations at 24 CFR §92.254(a)(5) (ii).

The Developer's fee is set at 15% of the total development cost.

HCDD conducted a Request for Proposals (RFP), Community Housing Development Organization (CHDO) Single Family Home Development (Solicitation T28889) for CHDO Developers. ACSP was one of two CHDO Developers selected and qualified. ACSP was founded in 1997, has experience in multi-family development and provides supportive residential services for a specialized population that benefits from ACSP's 22 years of high performance. ACSP, a 501(c)3 corporation certified as a CHDO by the City of Houston, has selected Jmack Architects, LLC for the architectural design concepts and partnered with DuraPro Construction Company for the construction of their affordable single-family homes.

This Ordinance is one of two covering the CHDO Single Family Development Program. The Cost Projections and Funding Sources & Uses for ACSP are the following:

**Cost Projections**

Design Option	Description	Cost Per Unit
Design A	1300 – 1400 Sq. Ft, 3 Bedrooms, 2 Baths & Attached Garage	\$165,000.00

Design B	1500 – 1600 Sq. Ft, 4 Bedrooms 2½ Baths & Attached Garage	\$190,000.00
ECHO Unit	750 – 800 Sq. Ft., 1 Bedroom and 1 Bathroom	\$80,000.00

**Funding: Sources & Uses**

Sources of Funds		Uses of Funds	
HOME Program	\$2,286,000.00	4 Design A: Hard & Soft Costs	\$660,000.00
		5 Design B: Hard & Soft Costs	950,000.00
		2 ECHO Option Hard & Soft Costs	160,000.00
		Resiliency-Added Value	135,000.00
		CHDO Developer's Fees (15%)	285,750.00
		Real Estate Sales Commissions (5%)	95,250
	<b>\$2,286,000.00</b>		<b>\$2,286,000.00</b>

The Director has the authority to reassign property development among CHDO participants based on performance.

No Fiscal Note is required on grant items.

The Housing and Community Affairs Committee reviewed this item on June 18, 2019 and March 23, 2020.

DocuSigned by:  
  
 Keith W. Bynam  
 09/16/2019 10:33:04 AM  
 Tom McCasland, Director

**Prior Council Action:**

2/12/2019 (O) 2019-0082

**Amount of Funding:**

\$2,286,000.00 - Federal Government-Grant Funded (5000)

**Contact Information:**

Roxanne Lawson  
 (832) 394-6307

**ATTACHMENTS:**

Description	Type
Coversheet	Signed Cover sheet
Public Notice	Public Notice
Fair Campaign Form	Backup Material
Delinquent Tax Report	Backup Material
Affidavit of Ownership	Backup Material
SAP documents	Financial Information
3-Page PNFDF (with signatures)	Financial Information
SAM.gov	Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

District B

Item Creation Date: 12/31/2019

HCD19-67 Change Happens Community Development Corporation

Agenda Item#: 62.

### **Summary:**

ORDINANCE authorizing and approving Developer Agreement (CHDO Single Family Home Program) between City of Houston and **CHANGE HAPPENS COMMUNITY DEVELOPMENT CORPORATION** to provide up to \$2,100,000.00 of Federal Home Funds to assist in the development of up to eight affordable single-family homes, two of which may include Elder Cottage Housing Opportunity accessory buildings, within the Settegast and Acres Homes Super Neighborhoods, for sale to qualified purchasers who may receive an affordability subsidy funded by a reduction in sales proceeds to be paid to the City by the developers - **DISTRICT B - DAVIS**

### **TAGGED BY COUNCIL MEMBER POLLARD**

This was Item 19 on Agenda of December 2, 2020

### **Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Developer Agreement (CHDO Single Family Home Development Program) between the City of Houston (City) and Change Happens Community Development Corporation (CHCDC) utilizing up to \$2,100,000.00 of Federal HOME Investment Partnerships Program (HOME) funds to assist in the development of eight (8) affordable single-family homes within the Settegast and Acres Homes Super Neighborhoods, with an option for two (2) of the homes to include accessory housing in the context of Elder Cottage Housing Opportunity (ECHO) units. The Developer Agreement will authorize separate loans and the execution of separate sets of loan documents to reimburse costs incurred by CHCDC to develop each home. The Developer Agreement, related work, and sale of homes to eligible homebuyers shall be administered pursuant to the Community Housing Development Organization (CHDO) Guidelines authorized on February 12, 2019 by Ordinance No. 2019-0082.

The amount of CHDO funding provided to build a single home shall not exceed the Cost Projections set forth below for each Design Option without advance approval of the Director. The aggregate amount of the funds to be provided for each home pursuant to the Developer Agreement shall not exceed the HUD HOME Housing Trust Fund (HTF) Homeownership Value Limits set annually for the Houston Metropolitan Statistical Area. The Houston Land Bank has set-aside vacant lots that will be sold directly to CHCDC for \$1.00 based on the program requirements. CHCDC has secured a revolving construction loan from Frost Bank to bridge pre-development and construction costs which will be reimbursed pursuant to the Developer Agreement. Prior to the start of construction of each home, a household commitment contract must be executed with a low-income mortgage-qualified homebuyer.

The City, through HCDD is promoting the CHDO Single-Family HOME Development Program with CHDOs that will develop and market affordable, sustainable, resilient single-family homes. The designs of each home will encompass: (1) elevated foundations; (2) Energy STAR certification; (3) FORTIFIED HOME Hurricane Standards [systems and components]; and (4) embrace sustainable landscape design principles. Each single-family home constructed will receive approximately \$15,000.00 of added-value resiliency enhancements. Prior to initiating development of an ECHO unit on a Property, the Developer shall work with HCDD staff to confirm the requirements for the design and marketing of the units and the amount of CHDO Set-Aside Funding available for construction of the unit. ECHO units must satisfy federal and local construction, funding and use

requirements, including those set forth in 24 C.F.R. Part 92.258. Developer must obtain the Director's written approval prior to initiating the develop or marketing of ECHO units.

Each home will be sold to an eligible homebuyer who has a household income below 80% of the Area Median Income, and the home must serve as their primary residence. Following the sale of a home, all CHDO net proceeds must be returned to the City, except that at the City's specific instruction all, or a set portion of the CHDO net proceeds may be applied, at closing as a pass-through direct homebuyer assistance. To ensure affordability, the City will establish an affordability period based on the amount of the HOME subsidy provided to the homebuyer and impose affordability recapture provisions established under HOME regulations at 24 CFR §92.254(a)(5)(ii). The Developer's fee is set at 15% of the total development cost.

HCDD conducted a Request for Proposals (RFP), Community Housing Development Organization (CHDO) Single Family Home Development (Solicitation T28889) for CHDO Developers. CHCDC was one of two CHDO Developers selected and qualified. CHCDC, a 501(c)3 corporation certified as a CHDO by the City of Houston, was founded in 2003. The organization developed a new 27,000 square-foot three story building that serves at the headquarters for CHCDC and numerous community services. For the past 15 years, CHCDC has been renovating and leasing affordable single-family homes in Houston's Third Ward. CHCDC has partnered with Victory Custom Homes (construction contractor) and Dominion Quality Homes (project manager) for the development of their affordable single-family homes.

This Ordinance is one of two covering the CHDO Single Family Development Program. The Cost Projections, and Funding Sources & Uses for CHCDC are the following:

**Cost Projections**

<b>Design Option</b>	<b>Description</b>	<b>Cost Per Unit</b>
Design A	1300 – 1400 Sq. Ft, 3 Bedrooms, 2 Baths & Attached Garage	\$165,000.00
Design B	1500 – 1600 Sq. Ft, 4 Bedrooms 2½ Baths & Attached Garage	\$190,000.00
ECHO Unit	750 – 800 Sq. Ft., 1 Bedroom and 1 Bathroom	\$80,000.00

**Funding Sources & Uses**

<b>Sources of Funds</b>		<b>Uses of Funds</b>	
HOME Program	\$2,100,000.00	2 Design A: Hard & Soft Costs	\$330,000.00
		6 Design B: Hard & Soft Costs	1,140,000.00
		2 ECHO Option Hard & Soft Costs	160,000.00
		Resiliency Added-Value	120,000.00
		CHDO Developer's Fees (15%)	262,500.00
		Real Estate Sales Commissions (5%)	87,500
	<b>\$2,100,000.00</b>		<b>\$2,100,000.00</b>

The Director has the authority to reassign property development among CHDO participants based on performance.

No fiscal Note is required on grant items.

The Housing and Community Affairs Committee reviewed this item on June 18, 2019 and March 23, 2020.

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Tom McCasland, Director

**Prior Council Action:**

2/12/2019 (O) 2019-0082

**Amount of Funding:**

\$2,100,000.00 - Federal Government - Grant Funded (5000)

**Contact Information:**

Roxanne Lawson  
(832) 394-6307

**ATTACHMENTS:**

**Description**

Coversheet

**Type**

Signed Cover sheet



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 12/1/2020

District B

Item Creation Date: 12/31/2019

HCD19-67 Change Happens Community Development Corporation

Agenda Item#: 66.

**Summary:**

**NOT A REAL CAPTION.**

ORDINANCE authorizing a performance-based Second Lien Construction Financing Loan Agreement of \$2,100,000.00 in and a Wells Fargo Priority Market grant between **CHANGE HAPPENS COMMUNITY DEVELOPMENT CORPORATION** and **FROST BANK**, for developmental assistance for eight (8) affordable single-family developments - Federal Home Investment Partnerships Program Funds - **DISTRICT B - DAVIS**

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Developer Agreement (CHDO Single Family Home Development Program) between the City of Houston (City) and Change Happens Community Development Corporation (CHCDC) utilizing up to \$2,100,000.00 of Federal HOME Investment Partnerships Program (HOME) funds to assist in the development of eight (8) affordable single-family homes within the Settegast and Acres Homes Super Neighborhoods, with an option for two (2) of the homes to include accessory housing in the context of Elder Cottage Housing Opportunity (ECHO) units. The Developer Agreement will authorize separate loans and the execution of separate sets of loan documents to reimburse costs incurred by CHCDC to develop each home. The Developer Agreement, related work, and sale of homes to eligible homebuyers shall be administered pursuant to the Community Housing Development Organization (CHDO) Guidelines authorized on February 12, 2019 by Ordinance No. 2019-0082.

The amount of CHDO funding provided to build a single home shall not exceed the Cost Projections set forth below for each Design Option without advance approval of the Director. The aggregate amount of the funds to be provided for each home pursuant to the Developer Agreement shall not exceed the HUD HOME Housing Trust Fund (HTF) Homeownership Value Limits set annually for the Houston Metropolitan Statistical Area. The Houston Land Bank has set-aside vacant lots that will be sold directly to CHCDC for \$1.00 based on the program requirements. CHCDC has secured a revolving construction loan from Frost Bank to bridge pre-development and construction costs which will be reimbursed pursuant to the Developer Agreement. Prior to the start of construction of each home, a household commitment contract must be executed with a low-income mortgage-qualified homebuyer.

The City, through HCDD is promoting the CHDO Single-Family HOME Development Program with CHDOs that will develop and market affordable, sustainable, resilient single-family homes. The designs of each home will encompass: (1) elevated foundations; (2) Energy STAR certification; (3) FORTIFIED HOME Hurricane Standards [systems and components]; and (4) embrace sustainable landscape design principles. Each single-family home constructed will receive approximately \$15,000.00 of added-value resiliency enhancements. Prior to initiating development of an ECHO unit on a Property, the Developer shall work with HCDD staff to confirm the requirements for the design and marketing of the units and the amount of CHDO Set-Aside Funding available for construction of the unit. ECHO units must satisfy federal and local construction, funding and use requirements, including those set forth in 24 C.F.R. Part 92.258. Developer must obtain the Director's written approval prior to initiating the develop or marketing of ECHO units.

Each home will be sold to an eligible homebuyer who has a household income below 80% of the Area Median Income, and the home must serve as their primary residence. Following the sale of a home, all CHDO net proceeds must be returned to the City, except that at the City's specific instruction all, or a set portion of the CHDO net proceeds may be applied, at closing as a pass-through direct homebuyer assistance. To ensure affordability, the City will establish an affordability period based on the amount of the HOME subsidy provided to the homebuyer and impose affordability recapture provisions established under HOME regulations at 24 CFR §92.254(a)(5) (ii). The Developer's fee is set at 15% of the total development cost.

HCDD conducted a Request for Proposals (RFP), Community Housing Development Organization (CHDO) Single Family Home Development (Solicitation T28889) for CHDO Developers. CHCDC was one of two CHDO Developers selected and qualified. CHCDC, a 501(c)3 corporation certified as a CHDO by the City of Houston, was founded in 2003. The organization developed a new 27,000 square-foot three story building that serves at the headquarters for CHCDC and numerous community services. For the past 15 years, CHCDC has been renovating and leasing affordable single-family homes in Houston's Third Ward. CHCDC has partnered with Victory Custom Homes (construction contractor) and Dominion Quality Homes (project manager) for the development of their affordable single-family homes.

This Ordinance is one of two covering the CHDO Single Family Development Program. The Cost Projections, and Funding Sources & Uses for CHCDC are the following:

**Cost Projections**

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Design A	1300 – 1400 Sq. Ft, 3 Bedrooms, 2 Baths & Attached Garage	\$165,000.00

Design B	1500 – 1600 Sq. Ft, 4 Bedrooms 2½ Baths & Attached Garage	\$190,000.00
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DocuSigned by:

*Keith W. Bynam*

Keith W. Bynam, Director

**Prior Council Action:**

2/12/2019 (O) 2019-0082

**Amount of Funding:**

\$2,100,000.00 - Federal Government - Grant Funded (5000)

**Contact Information:**

Roxanne Lawson  
(832) 394-6307

**ATTACHMENTS:**

**Description**

Coversheet  
Updated Public Notice  
SAM.gov  
SAM.gov  
Delinquent Tax Report  
Affidavit of Ownership  
SAP documents  
3-Page PNFDF (with signatures)

**Type**

Signed Cover sheet  
Public Notice  
Backup Material  
Backup Material  
Backup Material  
Backup Material  
Financial Information  
Financial Information