

AGENDA

CITY OF HOUSTON ■ CITY COUNCIL

December 15 & 16, 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 15, 2020 - 2:00 PM
Virtual Meeting

PRESENTATIONS

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

Council Member Alcorn

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# 349 483 85# 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# 747 339 179#, however no public comment will be allowed

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

SP12-15-20

RECESS

RECONVENE

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

MAYOR'S REPORT

CONSENT AGENDA NUMBERS 1 through 47

MISCELLANEOUS - NUMBER 1 through 8

1. REQUEST from Mayor for confirmation of the appointment of **ARTURO G.**

MICHEL as **CITY ATTORNEY** effective January 1, 2021

2. REQUEST from Mayor for confirmation of the appointment of **GARY A. GLASSCOCK** as **DIRECTOR OF FLEET MANAGEMENT DEPARTMENT** effective January 1, 2021
3. REQUEST from the Mayor for confirmation of the appointment or reappointment of the following individuals to the **HOUSTON BARC FOUNDATION BOARD OF DIRECTORS**:
 - Position One - **AMY LOWE**, appointment for a term to expire December 31, 2021
 - Position Four - **KATIE PRICHARD WADDLE**, appointment for a term to expire December 31, 2022
 - Position Five - **MARIANNE FANNING**, appointment for a term to expire December 31, 2021
 - Position Six - **ANDREA E. HELLYER**, reappointment for a term to expire December 31, 2022
 - Position Seven - **LAURA H. BUTLER**, appointment for a term to expire December 31, 2021
 - Position Eight - **SHANNON CONKLIN**, appointment for a term to expire December 31, 2022
 - Position Ten - **LAUREN KENTON**, appointment for a term to expire December 31, 2022
 - Position Twelve - **ELSIE J. ECKERT**, reappointment for a term to expire December 31, 2022
 - Position Thirteen - **GIOVANNI ROSSELLI**, appointment for a term to expire December 31, 2021
 - Position Fourteen - **SOPHIA PROLER**, appointment for a term to expire December 31, 2022
 - Position Fifteen - **MALCOLM (MACK) EISENBERG**, appointment for a term to expire December 31, 2021
 - Position Sixteen - **ANDREA MARIE WARD**, appointment for a term to expire December 31, 2022
 - Position Eighteen - **ANNISE PARKER**, reappointment for a term to expire December 31, 2022
 - Position Twenty-Two - **HOLLY BENSON**, reappointment for a term to expire December 31, 2022
 - Position Twenty-Three - **SUSANA RODRIGUEZ MOLINA**, appointment for a term to expire December 31, 2022
 - Position Twenty-Four - **BRENDA HANZL**, reappointment for a term to expire December 31, 2022
4. REQUEST from Mayor for confirmation of the appointment or reappointment of the following to the **BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER TWENTY-TWO, CITY OF HOUSTON, TEXAS (LELAND WOODS ZONE)**:
 - Position One - **LORNIA ANN PARKER**, reappointment for a term to expire December 31, 2021
 - Position Two - **VICTORIA CROSS**, reappointment for a term to expire December 31, 2022
 - Position Three - **ANIBETH CAROLINA TURCIOS**, appointment for a term to expire December 31, 2021

Position Four - **CHARLES EDWARD NOBLE JR.**, appointment for a term to expire December 31, 2022, and to serve as Chair for a term ending December 31, 2021

Position Five - **BRYAN SMART**, appointment for a term to expire December 31, 2021

5. REQUEST from Mayor for confirmation of the appointment or reappointment of the following to the **LELAND WOODS REDEVELOPMENT AUTHORITY BOARD OF DIRECTORS**:

Position One - **LAMIA ANN PARKER**, reappointment for a term to expire December 31, 2021

Position Two - **VICTORIA CROSS**, reappointment for a term to expire December 31, 2022

Position Three - **ANIBETH CAROLINA TURCIOS**, appointment for a term to expire December 31, 2021

Position Four - **CHARLES EDWARD NOBLE JR.**, appointment for a term to expire December 31, 2022, and to serve as Chair for a term ending December 31, 2021

Position Five - **BRYAN SMART**, appointment for a term to expire December 31, 2021

6. REQUEST from Mayor for confirmation of the appointment of **SAMUEL SARABIA** to Position Seven of the **GULFGATE REDEVELOPMENT AUTHORITY BOARD OF DIRECTORS**, for a term to expire December 9, 2022

7. ORDINANCE appropriating \$129,548.95 out of Dedicated Drainage and Street Renewal Capital Fund – Ad Valorem Tax as an additional appropriation to contract between the City of Houston and **NBG CONSTRUCTORS, INC** for the Brazos Bridge over Smith Street and Holman Street for Change Order No. 3 (Approved by Ordinance No. 2019-0780); providing funding for CIP Cost Recovery, testing services and contingencies to construction of facilities financed by the Dedicated Drainage and Street Renewal Capital Fund - Ad Valorem Tax - **DISTRICT C - KAMIN**

8. RECOMMENDATION from Director Houston Public Works for approval of Change Order No. 3 in the amount of \$102,753.00 awarded to **NBG CONSTRUCTORS, INC** for the Brazos Bridge Over Smith St. and Holman St. (Deck Slab Replacement) - **DISTRICT C - KAMIN**

This item should only be considered after passage of Item 7 above

ACCEPT WORK - NUMBER 9 and 10

9. RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$887,679.62 and acceptance of work on contract with **DG MEDINA CONSTRUCTION, LLC** for On-Call Neighborhood Traffic Management Program - 1.99% under the original contract amount - **DISTRICTS A - PECK; C - KAMIN; D - EVANS-SHABAZZ; F - THOMAS; G - TRAVIS; H - CISNEROS and J - POLLARD**

10. RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$3,338,944.27 and acceptance of work on contract

with **E. P. BRADY, LTD.**, for Sewer Service Improvements Magnolia Point Unserved Areas Package 2 - Plantation Hills Internal Sanitary Sewer Improvements - 6.85% under the original contract amount - **DISTRICT E - MARTIN**

PROPERTY - NUMBER 11

11. RECOMMENDATION from Director Houston Public Works, reviewed and approved by the Joint Referral Committee, on request from Navid Rezanejad of Nations Property and Management, on behalf of Mojahed Elshivand, declining the acceptance of, rejecting, and refusing the dedication of an alley, from Glenrose Street to Lockhart Street, located within Block 43 of the Sunnyside Place Addition, out of the B. H. Freeling Survey, Parcel SY20-062 - **DISTRICT D - EVANS-SHABAZZ**

PURCHASING AND TABULATIONS OF BIDS - NUMBERS 12 through 19

12. **CHASTANG ENTERPRISES, INC dba CHASTANG'S BAYOU CITY AUTOCAR** - \$2,358,090.00, **McNEILUS FINANCIAL, INC dba MCNEILUS TRUCK and MANUFACTURING CO.** - \$1,964,520.00 and **HOUSTON FREIGHTLINER, INC** - \$2,042,790.00 for purchase of Refuse Trucks through the Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council for the Fleet Management Department on behalf of the Solid Waste Management Department - \$6,365,400.00 - Equipment Acquisition Consolidated Fund
13. ORDINANCE appropriating \$900,000.00 out of Police Consolidated Construction Fund for Structural Stabilization and Remediation Services for the Houston Police Department Headquarters Building
14. **RESTOCON CORPORATION** for approval of spending authority for emergency payment for Structural Repairs to the Houston Police Department Headquarters - \$900,000.00 - Police Consolidated Construction Fund
This item should only be considered after passage of Item 13 above
15. **TY ART, LLC** for emergency payment for the Relocation of Civic Art Monuments for the General Services Department - \$96,600.00 - General Fund
16. **DECOULANT, INC** for the purchase of Traffic Signal Poles for Houston Public Works - \$28,500.00 - Enterprise Fund
17. **PKJ INTERNATIONAL LLC** for the purchase of Chain of Flights Parts for Houston Public Works - \$47,514.85 - Enterprise Fund - **DISTRICT E - MARTIN**
18. **BEVCO COMPANY** for the purchase of Check Valves for Houston Public Works - \$29,540.00 - Enterprise Fund - **DISTRICT K - CASTEX-TATUM**
19. APPROVE spending authority for Emergency Purchase of Various Goods and Services related to the City's response to the COVID-19 Pandemic

ORDINANCES - NUMBERS 20 through 47

20. **ORDINANCE AMENDING ARTICLE IV OF CHAPTER 44 OF THE CODE OF ORDINANCES, HOUSTON, TEXAS**, relating to Tax Abatement and related Fees
21. **ORDINANCE AMENDING CHAPTER 28 OF THE CODE of ORDINANCES, HOUSTON, TEXAS**, by replacing Article VII, the Hazardous Enterprises Ordinance, in its entirety to strengthen enforcement language, expand certain definitions, include a review process for appeals and modifications, and establish related fees; containing findings and other provisions relating to the foregoing subject; declaring certain conduct unlawful and providing for a penalty therefor
22. **ORDINANCE AMENDING SECTIONS 33-14 AND 33-18 OF THE CODE OF ORDINANCES, HOUSTON, TEXAS**, relating to composition of the Planning Commission and selection of a Chairman for the Commission
23. ORDINANCE approving and authorizing agreement between City of Houston ("City") and **THE AMERICAN DEMOCRACY INSTITUTE, INC, doing business as IMPACT CENTER** using up to \$366,300.00 of previously appropriated Tax Increment Reinvestment Zone (TIRZ) Affordable Housing Funds to provide Organizational and Leadership Development for the City's Housing and Community Development Department Senior Staff - TIRZ Affordable Housing Funds
24. ORDINANCE approving and authorizing amendments to the City's Home Repair Program Guidelines, authorized pursuant to Ordinance No. 2018-22, as amended by Ordinance No. 2020-115, to add Emergency Repair Assistance as a new Project Classification and increase the Maximum Project Cost Cap
25. ORDINANCE approving and authorizing first amendment to Master Contractor Agreement for City of Houston Home Repair Program to be executed by the City of Houston and each of the following contractors (each a "Contractor"): **SLSCO, LTD.; PMG CONSTRUCTION, INC; THE BAPTISTE GROUP LLC; DSW HOMES, LLC; HOUSTON HABITAT FOR HUMANITY, INC; CROWN RIDGE BUILDERS, LLC; THOMPSON CONSTRUCTION GROUP, INC; BURGHLI INVESTMENTS INC. dba BURGHLI HOMES; MAYBERRY HOMES, INC; REBUILDING TOGETHER – HOUSTON; JAMES W. TURNER CONSTRUCTION, LTD.; and BYRDSON SERVICES LLC dba EXCELLO HOMES** to incorporate Emergency Repair Assistance and Substantial Gut Rehabilitation Projects and increase the maximum project cost cap in accordance with the Home Repair Program Guidelines; and approving and authorizing revised forms of the Tri-Party Agreement, Deed of Trust and Promissory Note for use in the City of Houston Home Repair Program to incorporate Emergency Repair Assistance and Substantial Gut Rehabilitation Projects and increase the maximum project cost cap in accordance with the Home Repair Program Guidelines
This item should only be considered after passage of Item 24 above
26. 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 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

This item should only be considered after passage of Item 25 above

27. ORDINANCE approving and authorizing first amendment to Lease Agreement between **ORANGESTONE MCKINNEY, LLC**, as Landlord, and City of Houston, Texas, as Tenant, for property located at 2020 McKinney, Houston, Harris County, Texas, for use by the Parking Management Division of the Administration and Regulatory Affairs Department - 1 Year with a one-year option - \$277,631.00 - ParkHouston Special Revenue Fund - **DISTRICT I - GALLEGOS**
28. ORDINANCE appropriating of \$500,000.00 out of Airports Renewal and Replacement Fund and approving and authorizing Professional Service Contracts between City of Houston and **ANSER ADVISORY, LLC, CIVIL PES, PLLC**, and **SUNLAND GROUP INC** for Technical Advisory Services for the Houston Airport System; providing a maximum contract amount and contingency - 3 Years with two one-year options
29. ORDINANCE amending Ordinance No. **2018-0255** (Passed on March 28, 2018) to increase the maximum contract amount for contract between City of Houston and **FIRETROL PROTECTION SYSTEMS, INC** for Portable Fire Extinguisher and Fire Hose Inspections, Maintenance, and Hydrostatic Testing Services for Various Departments - \$245,289.27 - General and Other Funds
30. ORDINANCE approving and authorizing the execution of Master Intergovernmental Cooperative Purchasing Agreement between City of Houston and the Interlocal Purchasing System
31. ORDINANCE approving and authorizing Master Equity Lease Agreement between City of Houston and **ENTERPRISE FM TRUST** for Leasing of Vehicles through an Interlocal Purchase with the Interlocal Purchasing System for the Houston Fleet Management Department; providing a maximum contract amount - 3 Years with two one-year options - \$2,933,662.20 - General Fund

This item should only be considered after passage of Item 30 above

32. ORDINANCE approving and authorizing Bilateral Contract Amendment to a Continuation Grant Contract between City and **TEXAS DEPARTMENT OF FAMILY PROTECTIVE SERVICES** for Helping through Intervention and Prevention (“HIP”) Program; authorizing the Houston Health Department Director to accept and expend the grant funds, as awarded, and to apply for and accept all subsequent awards, if any, pertaining to the HIP Program
33. ORDINANCE establishing the east and west sides of the 2200 block of Columbia Street, within the City of Houston as a special minimum lot size block pursuant to Chapter 42 of the Code of Ordinances, Houston, Texas - **DISTRICT C - KAMIN**

34. ORDINANCE establishing the north side of the 2100 block of Alabama 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 D - EVANS-SHABAZZ**
35. ORDINANCE approving the issuance of bonds by the **UPTOWN DEVELOPMENT AUTHORITY**
36. ORDINANCE enlarging the boundaries of **REINVESTMENT ZONE NUMBER TWO, CITY OF HOUSTON, TEXAS (MIDTOWN ZONE) - DISTRICTS C - KAMIN and D - EVANS-SHABAZZ**
37. ORDINANCE approving seventh amended Project Plan and Reinvestment Zone Financing Plan for **REINVESTMENT ZONE NUMBER TWO, CITY OF HOUSTON, TEXAS (MIDTOWN ZONE)**; authorizing the City Secretary to distribute such plan; extending the duration of the Zone to December 31, 2050 -**DISTRICTS C - KAMIN and D - EVANS-SHABAZZ**
This item should only be considered after passage of Item 36 above
38. ORDINANCE reducing the boundaries of **REINVESTMENT ZONE NUMBER SEVEN, CITY OF HOUSTON, TEXAS (OLD SPANISH TRAIL/ALMEDA CORRIDORS ZONE) - DISTRICT D - EVANS-SHABAZZ**
39. ORDINANCE approving eighth amended Project Plan and Reinvestment Zone Financing Plan for **REINVESTMENT ZONE NUMBER SEVEN, CITY OF HOUSTON, TEXAS (OLD SPANISH TRAIL/ALMEDA CORRIDORS ZONE)**; authorizing the City Secretary to distribute such plans - **DISTRICT K - CASTEX-TATUM**
This item should only be considered after passage of Item 38 above
40. ORDINANCE enlarging the boundaries of **REINVESTMENT ZONE NUMBER TEN, CITY OF HOUSTON, TEXAS (LAKE HOUSTON ZONE) - DISTRICT E - MARTIN**
41. ORDINANCE approving sixth amended Project Plan and Reinvestment Zone Financing Plan for **REINVESTMENT ZONE NUMBER TEN, CITY OF HOUSTON, TEXAS (LAKE HOUSTON ZONE)**; authorizing the City Secretary to distribute such plan - **DISTRICT E - MARTIN**
This item should only be considered after passage of Item 40 above
42. ORDINANCE enlarging the boundaries of **REINVESTMENT ZONE NUMBER TWENTY-FIVE, CITY OF HOUSTON, TEXAS (HIRAM CLARKE/FORT BEND ZONE) - DISTRICT K - CASTEX-TATUM**
43. ORDINANCE approving first amended Project Plan and Reinvestment Zone Financing Plan for **REINVESTMENT ZONE NUMBER TWENTY-FIVE, CITY OF HOUSTON, TEXAS (HIRAM CLARKE/FORT BEND ZONE)**; authorizing the City Secretary to distribute such plan - **DISTRICT K - CASTEX-TATUM**
This item should only be considered after passage of Item 42 above
44. ORDINANCE approving and authorizing first amendment to amended and restated Development, Construction, Operations, Maintenance and Concession Agreement between City of Houston, Texas, **UPTOWN DEVELOPMENT AUTHORITY**, and **MEMORIAL PARK CONSERVANCY, INC** relating to Memorial Park - **DISTRICTS C - KAMIN and G - TRAVIS**

45. ORDINANCE finding and determining that public convenience and necessity no longer require the continued use of a 10-foot-wide sanitary sewer easement and two 10-foot-wide prescriptive sanitary sewer easements, out of Restricted Reserve "D", Block 1, of Town and Country Town Center Subdivision and out of Restricted Reserve "A", Block 1 of Town and Country Town Village East Subdivision, all located out of the George Bellows Survey, Abstract No. 3, Harris County, Texas; abandoning the easements to **TC BLVD PARTNERS, II, LLC** and **TOWN AND COUNTRY TOWN PARTNERSHIP** in consideration of their payment to the City in the amount of \$294,143.00, and other good and valuable consideration - **DISTRICT G - TRAVIS**
46. ORDINANCE amending Ordinance Number 2019-670 to include the acquisition of one additional parcel for the Garden Oaks and Shepherd Park (West) and (East) Drainage and Paving Project and further finding and determining public convenience and necessity for the acquisition of such parcel by gift, dedication, purchase and if necessary the use of eminent domain - **DISTRICT C - KAMIN**
47. ORDINANCE appropriating of \$3,759,941.25 out of Dedicated Drainage and Street Renewal Capital Fund - Ad Valorem Tax, awarding contract to **TIKON GROUP, INC** for Citywide Intersections Rebuild and Safety Improvements Work Order Project; 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, and contingencies relating to construction of facilities financed by the Dedicated Drainage and Street Renewal Capital Fund - Ad Valorem Tax

END OF CONSENT AGENDA

CONSIDERATION OF MATTERS REMOVED FROM CONSENT AGENDA

MATTERS TO BE PRESENTED BY COUNCIL - Council Member Knox 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: 12/15/2020

Item Creation Date:

SP12-15-20

Agenda Item#:

ATTACHMENTS:

Description

SP12-15-20

Type

Signed Cover sheet

CITY COUNCIL CHAMBER – VIRTUAL MEETING – TUESDAY
DECEMBER 15, 2020 – 2:00 PM

AGENDA

3 MIN 3 MIN 3 MIN

NON-AGENDA

1 MIN 1 MIN 1 MIN

WHITNEY COLLINS – 1726 Albans Rd. – 77005 – 210-740-9924 – Police Union Contract

2 MIN 2 MIN 2 MIN

LAURIE SCHULTZ – 11002 Hammerly Blvd., Apt. #233 – 77043 – Commercial BBQ Pit on wheels in front of home

MELINDA FERNANDEZ - No Address – 917-682-2766 – London and Lala/Robbery is criminal

BARBARA HAEGELE – No Address – 217-766-7536 – Crime/London and Lala

DEBRA COLE – 115 Flynn Dr. – Anderson, South Carolina 29626 – 864-642-8755 - Crime/London and Lala

PAULA BROWN – 6427 Pinehurst Dr. – 77023 – 423-215-0069 - Crime/London and Lala

3 MIN 3 MIN 3 MIN

MILDRED MITCHELL – 1703 Albans, Apt. 4 – 77005 – 832-728-5912 – Trash and recycling issues

SABA BLANDING – 6608 Rockbridge Ln. - 77023 – 832-710-6880 – Police Union Contract

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

TWILAH COX – 511 Ruxton Ct. – Charlotte, NC 28214 – 704-605-6090 – Robbery is criminal/London and Lala

JUDY COLE – 311 North Vista Dr. – 77073 – 908-357-9489 - Robbery is criminal/London and Lala

MARIA MALOTT – 311 N. Vista Dr. – 77073 – 859-240-0361 - Robbery is criminal/London and Lala

ROBYN ZIMMERMAN – N. Vista Dr. – 77073 – 475-212-3993 – Stolen dogs/London and Lala

PREVIOUS

1 MIN 1 MIN 1 MIN

JACKIE PIPKINS – 15110 Steeple Chase Rd. – Missouri City, TX – 77489 – 713-444-0501 – Houston Fort Bend County

YASMIN COOPER – 311 North Vista Dr. – 77073 – 917-821-7290 – Crime/London and Lala

LUCRETIA GUILLORY – 311 North Vista Dr., Apt. #1811 – 77073 - Robbery is criminal/London and Lala



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

Item Creation Date:

MYR - Appointment A. Michel City Attorney

Agenda Item#: 1.

Summary:

REQUEST from Mayor for confirmation of the appointment of **ARTURO G. MICHEL** as **CITY ATTORNEY** effective January 1, 2021

Background:

December 8, 2020

The Honorable City Council
City of Houston, Texas

Dear Council Members:

Pursuant to Section 2-257 of the City of Houston Code of Ordinances, I am pleased to appoint Mr. Arturo G. Michel as City Attorney, subject to City Council confirmation. His résumé is attached for your review.

I expect to place Mr. Michel's confirmation on the December 16, 2020, Council agenda.

I have asked he make himself available to visit with each of you before then.

Sincerely,

Sylvester Turner
Mayor

Attachment

cc: Ronald Lewis
Marvalette Hunter
James Koski
Veronica Weatherspoon

Mary Benton
Andy Icken
Marta Crinejo
Pat Jefferson Daniel

ATTACHMENTS:

Description

Type



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

Item Creation Date:

MYR - Appointment G. Glasscock as Fleet Director

Agenda Item#: 2.

Summary:

REQUEST from Mayor for confirmation of the appointment of **GARY A. GLASSCOCK** as **DIRECTOR OF FLEET MANAGEMENT DEPARTMENT** effective January 1, 2021

Background:

December 8, 2020

The Honorable City Council
City of Houston, Texas

Dear Council Members:

Pursuant to Section 2-601 of the City of Houston Code of Ordinances, I am pleased to appoint Mr. Gary A. Glasscock as Director of Fleet Management, subject to City Council confirmation. His resume is attached for your review.

I expect to place Mr. Glasscock's confirmation on the December 16, 2020, Council agenda and will become effective January 1, 2021. I have asked him to make himself available to visit with each of you before then.

Sincerely,

Sylvester Turner
Mayor

ATTACHMENTS:

Description

Type



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

Item Creation Date: 12/1/2020

MYR ~ 2020 Houston BARC Foundation ReAppts. ltr. 12-1-2020

Agenda Item#: 3.

Summary:

REQUEST from the Mayor for confirmation of the appointment or reappointment of the following individuals to the **HOUSTON BARC FOUNDATION BOARD OF DIRECTORS:**

Position One - **AMY LOWE**, appointment for a term to expire December 31, 2021

Position Four - **KATIE PRICHARD WADDLE**, appointment for a term to expire December 31, 2022

Position Five - **MARIANNE FANNING**, appointment for a term to expire December 31, 2021

Position Six - **ANDREA E. HELLYER**, reappointment for a term to expire December 31, 2022

Position Seven - **LAURA H. BUTLER**, appointment for a term to expire December 31, 2021

Position Eight - **SHANNON CONKLIN**, appointment for a term to expire December 31, 2022

Position Ten - **LAUREN KENTON**, appointment for a term to expire December 31, 2022

Position Twelve - **ELSIE J. ECKERT**, reappointment for a term to expire December 31, 2022

Position Thirteen - **GIOVANNI ROSSELLI**, appointment for a term to expire December 31, 2021

Position Fourteen - **SOPHIA PROLER**, appointment for a term to expire December 31, 2022

Position Fifteen - **MALCOLM (MACK) EISENBERG**, appointment for a term to expire December 31, 2021

Position Sixteen - **ANDREA MARIE WARD**, appointment for a term to expire December 31, 2022

Position Eighteen - **ANNISE PARKER**, reappointment for a term to expire December 31, 2022

Position Twenty-Two - **HOLLY BENSON**, reappointment for a term to expire December 31, 2022

Position Twenty-Three - **SUSANA RODRIGUEZ MOLINA**, appointment for a term to expire December 31, 2022

Position Twenty-Four - **BRENDA HANZL**, reappointment for a term to expire December 31, 2022

Background:

REVISED

December 1, 2020

The Honorable City Council
Houston, Texas

Dear Council Members:

Pursuant to section 6-27 of the Code of Ordinances, Houston, Texas and the Articles of Incorporation and Bylaws of the Houston BARC Foundation, I am nominating for appointment or reappointment the following individuals to the Houston BARC Foundation Board of Directors, subject to Council confirmation:

Amy Lowe, appointment to Position One, for a term to expire December 31, 2021;
Katie Prichard Waddle, appointment to Position Four, for a term to expire December 31, 2022;
Marianne Fanning, appointment to Position Five, for a term to expire December 31, 2021;
Andrea E. Hellyer, reappointment to Position Six, for a term to expire December 31, 2022;
Laura H. Butler, appointment to Position Seven, for a term to expire December 31, 2021;
Shannon Conklin, appointment to Position Eight, for a term to expire December 31, 2022;
Lauren Kenton, appointment to Position Ten, for a term to expire December 31, 2022;
Elsie J. Eckert, reappointment to Position Twelve, for a term to expire December 31, 2022;
Giovanni Rosselli, appointment to Position Thirteen, for a term to expire December 31, 2021;
Sophia Proler, appointment to Position Fourteen, for a term to expire December 31, 2022;
Malcolm (Mack) Eisenberg, appointment to Position Fifteen, for a term to expire December 31, 2021;
Andrea Marie Ward, appointment to Position Sixteen, for a term to expire December 31, 2022;
Annise Parker, reappointment to Position Eighteen, for a term to expire December 31, 2022;
Holly Benson, reappointment to Position Twenty-Two, for a term to expire December 31, 2022;
Susana Rodriguez Molina, appointment to Position Twenty-Three, for a term to expire December 31, 2022, and
Brenda Hanzl, reappointment to Position Twenty-Four, for a term to expire December 31, 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: 12/15/2020

Item Creation Date: 12/1/2020

MYR ~ 2020 TIRZ 22 ReAppts. ltr. 12-1-2020

Agenda Item#: 4.

Summary:

REQUEST from Mayor for confirmation of the appointment or reappointment of the following to the **BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER TWENTY-TWO, CITY OF HOUSTON, TEXAS (LELAND WOODS ZONE):**

Position One - **LORNIAANN PARKER**, reappointment for a term to expire December 31, 2021

Position Two - **VICTORIA CROSS**, reappointment for a term to expire December 31, 2022

Position Three - **ANIBETH CAROLINA TURCIOS**, appointment for a term to expire December 31, 2021

Position Four - **CHARLES EDWARD NOBLE JR.**, appointment for a term to expire December 31, 2022, and to serve as Chair for a term ending December 31, 2021

Position Five - **BRYAN SMART**, appointment for a term to expire December 31, 2021

Background:

December 1, 2020

The Honorable City Council
City of Houston, Texas

Dear Council Members:

Pursuant to Texas Tax Code, Chapter 311, and City Ordinance No. 2003-1330, I am nominating the following individuals for appointment or reappointment to the Board of Directors of Tax Increment Reinvestment Zone Number Twenty-Two, City of Houston, Texas (Leland Woods Zone), subject to Council confirmation:

Lornia Ann Parker, reappointment to Position One, for a term to expire December 31, 2021;

Victoria Cross, reappointment to Position Two, for a term to expire December 31, 2022;

Anibeth Carolina Turcios, appointment to Position Three, for a term to expire December 31, 2021;

Charles Edward Noble Jr., appointment to Position Four, for a term to expire December 31, 2022, and to serve as Chair for a term ending December 31, 2021;

and

Bryan Smart, appointment to Position Five, for a term to expire December 31, 2021.

Pursuant to the Ordinance 2009-21, Bylaws of the Leland Woods Redevelopment Authority II (“Authority”), appointment of a director to the Board of Directors of TIRZ will also constitute appointment of such 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: 12/15/2020

Item Creation Date: 12/1/2020

MYR ~ 2020 Leland Woods Redevelopment Authority
ReAppts. ltr. 12-1-2020

Agenda Item#: 5.

Summary:

REQUEST from Mayor for confirmation of the appointment or reappointment of the following to the **LELAND WOODS REDEVELOPMENT AUTHORITY BOARD OF DIRECTORS**:

Position One - **LAMIA ANN PARKER**, reappointment for a term to expire December 31, 2021

Position Two - **VICTORIA CROSS**, reappointment for a term to expire December 31, 2022

Position Three - **ANIBETH CAROLINA TURCIOS**, appointment for a term to expire December 31, 2021

Position Four - **CHARLES EDWARD NOBLE JR.**, appointment for a term to expire December 31, 2022, and to serve as Chair for a term ending December 31, 2021

Position Five - **BRYAN SMART**, appointment for a term to expire December 31, 2021

Background:

The Honorable City Council
City of Houston, Texas

Dear Council Members:

Pursuant to Texas Tax Code, Chapter 311, and City Ordinance No. 2003-1330, I am nominating the following individuals for appointment or reappointment to the Board of Directors of Tax Increment Reinvestment Zone Number Twenty-Two, City of Houston, Texas (Leland Woods Zone), subject to Council confirmation:

Lamia Ann Parker, reappointment to Position One, for a term to expire December 31, 2021;

Victoria Cross, reappointment to Position Two, for a term to expire December 31, 2022;

Anibeth Carolina Turcios, appointment to Position Three, for a term to expire December 31, 2021;

Charles Edward Noble Jr., appointment to Position Four, for a term to expire December 31, 2022, and to serve as Chair for a term ending December 31, 2021; and

Bryan Smart, appointment to Position Five, for a term to expire December 31, 2021.

Pursuant to the Ordinance 2009-21, Bylaws of the Leland Woods Redevelopment Authority II ("Authority"), appointment of a director to the Board of Directors of TIRZ will also constitute appointment of such director to the corresponding position on the Board of Directors of the Authority for the same term.

The resumes of the nominees are attached for your review.

Sincerely,

Sylvester Turner
Mayor

ST:MDPM; jsk

Attachments

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

ATTACHMENTS:

Description

Type



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

Item Creation Date: 12/1/2020

MYR~ 2020 Gulfgate Redevelopment Authority HISD Appt.
ltr. 12-1-2020

Agenda Item#: 6.

Summary:

REQUEST from Mayor for confirmation of the appointment of **SAMUEL SARABIA** to Position Seven of the **GULFGATE REDEVELOPMENT AUTHORITY BOARD OF DIRECTORS**, for a term to expire December 9, 2022

Background:

November 18, 2020

The Honorable City Council
City of Houston, Texas

Dear Council Members:

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

Samuel Sarabia, appointment to Position Seven, for a term to expire December 9, 2022.

The résumé of the nominee is attached for your review.

Sincerely,

Sylvester Turner
Mayor

ATTACHMENTS:

Description

Type



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District C

Item Creation Date: 11/5/2020

HPW - 20AS07-A Additional Appropriation / NBG
Constructors, Inc.

Agenda Item#: 7.

Summary:

ORDINANCE appropriating \$129,548.95 out of Dedicated Drainage and Street Renewal Capital Fund – Ad Valorem Tax as an additional appropriation to contract between the City of Houston and **NBG CONSTRUCTORS, INC** for the Brazos Bridge over Smith Street and Holman Street for Change Order No. 3 (Approved by Ordinance No. 2019-0780); providing funding for CIP Cost Recovery, testing services and contingencies to construction of facilities financed by the Dedicated Drainage and Street Renewal Capital Fund - Ad Valorem Tax - **DISTRICT C - KAMIN**

Background:

SUBJECT: Adopt an Ordinance approving Additional Appropriation for Change Order No. 3 for Brazos Bridge Over Smith St. and Holman St. (Deck Slab Repl.).

RECOMMENDATION: (SUMMARY) Adopt an Ordinance approving Additional Appropriation of \$129,548.95 for Brazos Bridge Over Smith St. and Holman St. (Deck Slab Repl.).

PROJECT NOTICE/JUSTIFICATION: This Project is part of the Work Order Rehabilitation Program of the Capital improvement Plan (CIP) and is required to repair and rehabilitate the existing bridges within City jurisdiction.

PREVIOUS HISTORY: The project consists of replacing the existing bridge deck slab of Brazos Bridge across Smith Street and Holman Street, which is beyond repair and needs complete replacement. The existing Brazos Bridge is 660 feet long with 8 spans and was constructed in 1969. Due to age of structure, the deck slab has deteriorated, delaminated at several locations and, has exposed rebars. To meet the current bridge load conditions, the existing bridge substructures including abutments, columns supports, and steel beams will be strengthened. The project was awarded to NBG Constructors, Inc. with an original Contract Amount of \$3,437,065.61.

LOCATION: The project area is generally bounded by Elgin Street on north, Berry Street on the south, Louisiana Street on east and Bagby Street on west.

ADDITIONAL APPROPRIATION: An Approval is requested for an additional appropriation of \$102,753.00 in excess of the original contract value for additional work described in Change Order No. 3; the original construction plans called for modifying the lane configuration on Smith Street

between Stuart Street to Holman Street. In order to modify the lanes configuration, the existing overlaid pavement, at the intersection of Smith/Francis Street needs complete replacement with new concrete pavement since it is in bad condition. Therefore, after discussion with Transportation and Drainage Operations it is recommended that the entire intersection be replaced with new concrete pavement.

This scope of work is necessary to complete the execution of this project due to the inspection results. The requested appropriation will cover the additional work identified.

The total requested appropriation is \$129,548.95 to be appropriated as follows:

- Contract Services \$102,753.00
- Testing Services \$15,000.00
- CIP Cost Recovery \$6,658.30
- Contingency \$5,137.65

Testing Services will be provided by Paradigm Consultants, 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 NBG Constructors, Inc. is a designated HHF company, but they were the successful awardee without application of the HHF preference.

PAY OR PLAY PROGRAM: The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the Contractor provides health benefits to eligible employees in compliance with City policy.

M/WBE PARTICIPATION: The M/WBE goal established for this contract is 19.09%. The original Contract approved by Ordinance No. 2019-0780 is in the amount of \$3,437,065.61. The Contractor has been paid \$2,332,712.00 (67.87%) to date. Of this amount, \$392,173.00 (16.81%) has been paid to MWSBE sub-contractors to date. Assuming approval of the Change Order No. 3, the contract amount will increase to \$3,539,818.61. The Office of Business Opportunity will continue to monitor this award.

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

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

WBS No. N-320445-0006-4

Prior Council Action:

Ordinance No. 2019-0780, dated 10-09-2019

Amount of Funding:

Total: \$129,548.95 from Fund No. 4046 - Dedicated Drainage and Street Renewal Capital Fund - Ad Valorem Tax

Original (previous) appropriation of \$4,032,626.00 - Fund No. 4042 - Street & Traffic Control and Storm Drainage DDSRF

Contact Information:

Juan Chavira, PE, PMP, CEM
Assistant Director, Capital Projects
Phone: (832) 395-2441

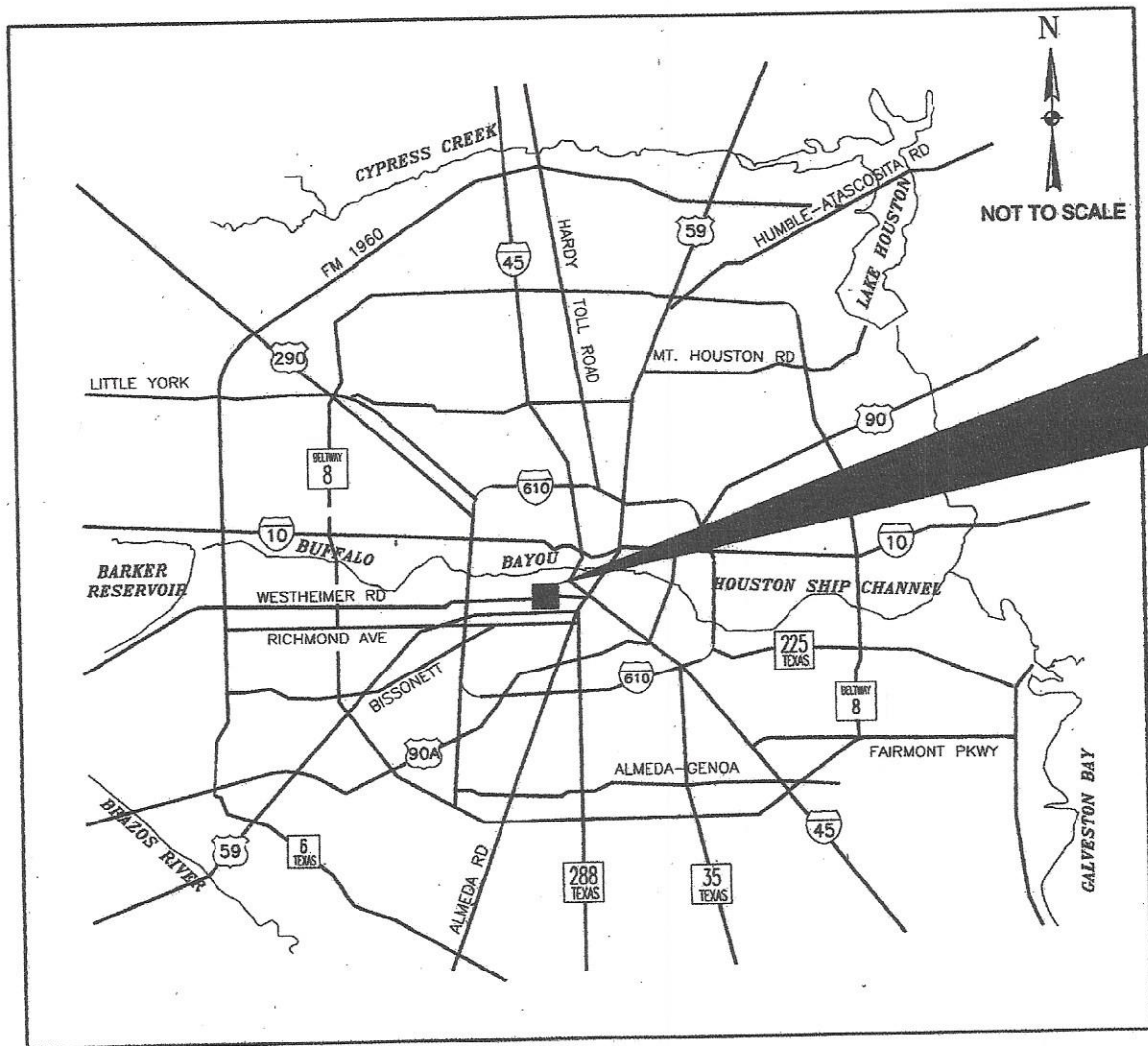
ATTACHMENTS:

Description

Maps
Signed coversheet (revised)


Type

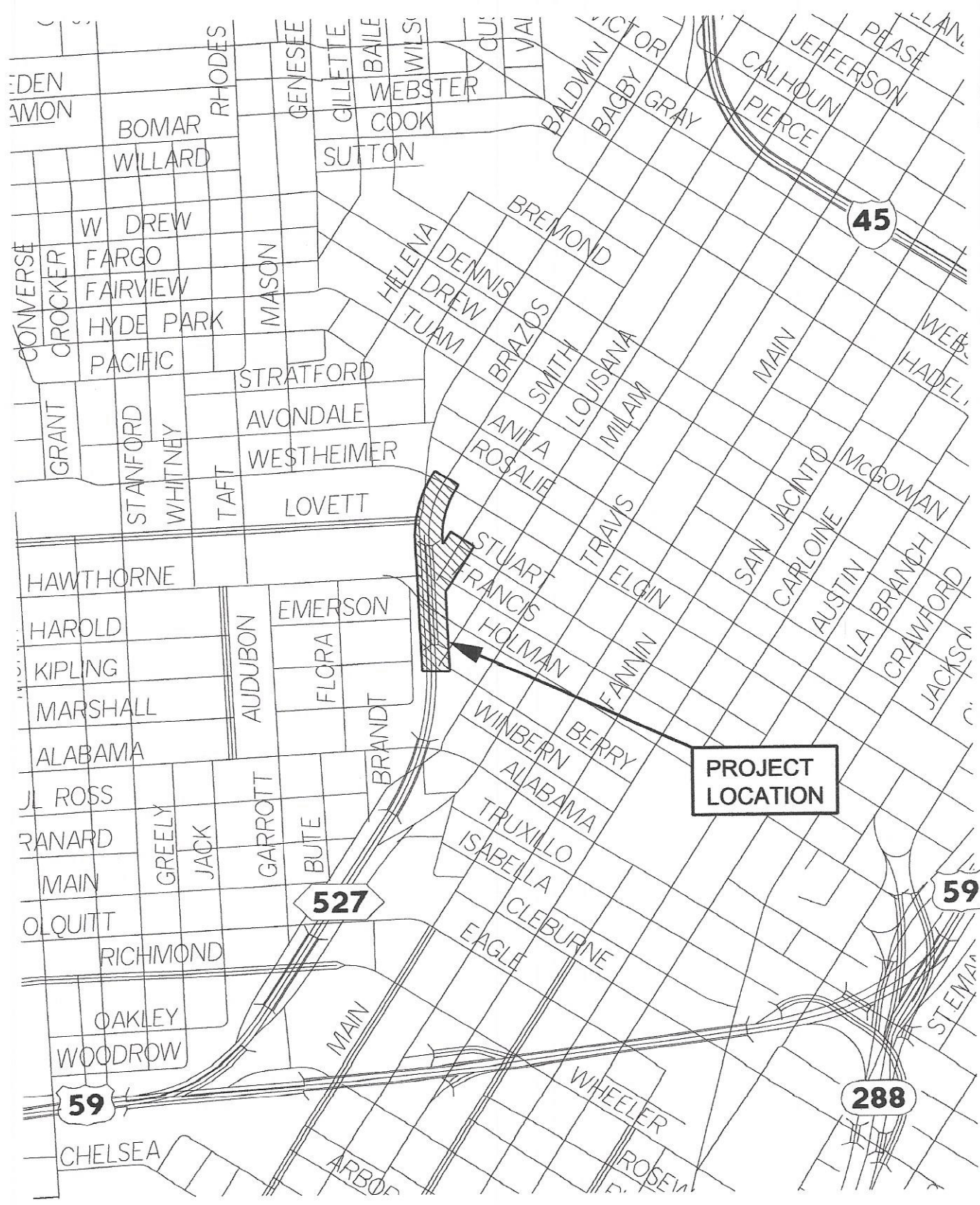
Backup Material
Signed Cover sheet



PROJECT
LOCATION

8/15/2019 14:11:5302-8\CADD\EXHIBITS\153028 LOCATION MAP EXHIBIT.dgn

LOCATION MAP Brazos Bridge over Smith St. and Holman St. (Deck Slab Repl.) COUNCIL DISTRICT C KEY MAP No. & GRID: 493T		
 AGUIRRE & FIELDS ENGINEERING INNOVATORS TBPE FIRM REGISTRATION #739		
SCALE: NOT TO SCALE	WBS NO.: N-320445-0006-4	DATE: 8/15/2019



**PROJECT
LOCATION**

LOCATION MAP
 Brazos Bridge over Smith St. and Holman St. (Deck Slab Repl.)
 COUNCIL DISTRICT C
 KEY MAP NO. & GRID: 493T



AGUIRRE & FIELDS
 ENGINEERING INNOVATORS
 TBPE FIRM REGISTRATION #739

SCALE: NOT TO SCALE WBS NO.: N-320445-0006-4 DATE: 8/15/2019



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District C

Item Creation Date: 11/5/2020

HPW - 20AS07-A Additional Appropriation / NBG Constructors, Inc.

Agenda Item#: 7.

Summary:

ORDINANCE appropriating \$129,548.95 out of Dedicated Drainage and Street Renewal Capital Fund – Ad Valorem Tax as an additional appropriation to contract between the City of Houston and **NBG CONSTRUCTORS, INC** for the Brazos Bridge over Smith Street and Holman Street for Change Order No. 3 (Approved by Ordinance No. 2019-0780); providing funding for CIP Cost Recovery, testing services and contingencies to construction of facilities financed by the Dedicated Drainage and Street Renewal Capital Fund - Ad Valorem Tax - **DISTRICT C - KAMIN**

Background:

SUBJECT: Adopt an Ordinance approving Additional Appropriation for Change Order No. 3 for Brazos Bridge Over Smith St. and Holman St. (Deck Slab Repl.).

RECOMMENDATION: (SUMMARY) Adopt an Ordinance approving Additional Appropriation of \$129,548.95 for Brazos Bridge Over Smith St. and Holman St. (Deck Slab Repl.).

PROJECT NOTICE/JUSTIFICATION: This Project is part of the Work Order Rehabilitation Program of the Capital improvement Plan (CIP) and is required to repair and rehabilitate the existing bridges within City jurisdiction.

PREVIOUS HISTORY: The project consists of replacing the existing bridge deck slab of Brazos Bridge across Smith Street and Holman Street, which is beyond repair and needs complete replacement. The existing Brazos Bridge is 660 feet long with 8 spans and was constructed in 1969. Due to age of structure, the deck slab has deteriorated, delaminated at several locations and, has exposed rebars. To meet the current bridge load conditions, the existing bridge substructures including abutments, columns supports, and steel beams will be strengthened. The project was awarded to NBG Constructors, Inc. with an original Contract Amount of \$3,437,065.61.

LOCATION: The project area is generally bounded by Elgin Street on north, Berry Street on the south, Louisiana Street on east and Bagby Street on west.

ADDITIONAL APPROPRIATION: An Approval is requested for an additional appropriation of \$102,753.00 in excess of the original contract value for additional work described in Change Order No. 3; the original construction plans called for modifying the lane configuration on Smith Street between Stuart Street to Holman Street. In order to modify the lanes configuration, the existing overlaid pavement, at the intersection of Smith/Francis Street needs complete replacement with new concrete pavement since it is in bad condition. Therefore, after discussion with Transportation and Drainage Operations it is recommended that the entire intersection be replaced with new concrete pavement.

This scope of work is necessary to complete the execution of this project due to the inspection results. The requested appropriation will cover the additional work identified.

The total requested appropriation is \$129,548.95 to be appropriated as follows:

- Contract Services \$102,753.00
- Testing Services \$15,000.00
- CIP Cost Recovery \$6,658.30
- Contingency \$5,137.65

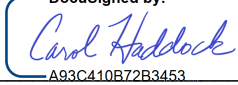
Testing Services will be provided by Paradigm Consultants, Inc. under a previously approved contract.

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 NBG Constructors, Inc. is a designated HHF company, but they were the successful awardee without application of the HHF preference.

PAY OR PLAY PROGRAM: The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the Contractor provides health benefits to eligible employees in compliance with City policy.

M/WBE PARTICIPATION: The M/WBE goal established for this contract is 19.09%. The original Contract approved by Ordinance No. 2019-0780 is in the amount of \$3,437,065.61. The Contractor has been paid \$2,332,712.00 (67.87%) to date. Of this amount, \$392,173.00 (16.81%) has been paid to MWSBE sub-contractors to date. Assuming approval of the Change Order No. 3, the contract amount will increase to \$3,539,818.61. The Office of Business Opportunity will continue to monitor this award.

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

DocuSigned by:
 12/15/2020
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Carol Ellinger Haddock, P.E., Director
Houston Public Works

WBS No. N-320445-0006-4

Prior Council Action:
Ordinance No. 2019-0780, dated 10-09-2019

Amount of Funding:
Total: \$129,548.95 from Fund No. 4046 - Dedicated Drainage and Street Renewal Capital Fund - Ad Valorem Tax

Original (previous) appropriation of \$4,032,626.00 - Fund No. 4042 - Street & Traffic Control and Storm Drainage DDSRF

Contact Information:
Juan Chavira, PE, PMP, CEM
Assistant Director, Capital Projects
Phone: (832) 395-2441

ATTACHMENTS:

Description	Type
SAP Documents	Financial Information
Maps	Backup Material
OBO	Backup Material
Prior Council Action	Backup Material
Change Orders 1 and 2	Backup Material
Change Order No. 3	Backup Material
Ownership Information Form and Tax Report	Backup Material
Pay or Play	Backup Material
Form 1295	Backup Material
Ordinance	Ordinance/Resolution/Motion



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District C

Item Creation Date: 11/5/2020

HPW - 20AS07-B Change Order / NBG Constructors, Inc.

Agenda Item#: 8.

Summary:

RECOMMENDATION from Director Houston Public Works for approval of Change Order No. 3 in the amount of \$102,753.00 awarded to **NBG CONSTRUCTORS, INC** for the Brazos Bridge Over Smith St. and Holman St. (Deck Slab Replacement) - **DISTRICT C - KAMIN**

This item should only be considered after passage of Item 7 above

Background:

SUBJECT: Pass a motion approving Change Order No. 3 for Brazos Bridge Over Smith St. and Holman St. (Deck Slab Repl.).

RECOMMENDATION: (SUMMARY) Pass a motion approving Change Order No. 3 for Brazos Bridge Over Smith St and Holman St. (Deck Slab Repl.).

PROJECT NOTICE/JUSTIFICATION: This project is part of the Work Order Rehabilitation Program of the Capital Improvement Plan (CIP) and is required to repair and rehabilitate the existing bridges within the City jurisdiction.

LOCATION: The project area is generally bounded by Elgin Street on north, Berry Street on the south, Louisiana Street on east and Bagby Street on west.

CHANGE ORDER No. 3: This additional work is required as described in Change Order No. 3; The original construction plans called for modifying the lane configuration on Smith Street between Stuart Street to Holman Street. In order to modify the lanes configuration, the existing overlaid pavement, at the intersection of Smith/Francis Street needs complete replacement with new concrete pavement since it is in bad condition. Therefore, after discussion with Transportation and Drainage Operations it is recommended that the entire intersection be replaced with new concrete pavement. This scope of work is necessary to complete the execution of this project due to the inspection results per the contract documents. The contract duration for this project is 300 calendar days. The project was awarded to NBG Constructors with an original Contract Amount of \$3,437,065.61.

The proposed Change Order No. 3 is in the amount of \$102,753.00 or 2.99% above the original contract amount. This will increase the original contract amount to \$3,539,818.61; leaving the 5% contingency balance for completing the remaining work.

M/WBE PARTICIPATION: The M/WBE goal established for this contract is 19.09%. The

original Contract approved by Ordinance No. 2019-0780 is in the amount of \$3,437,065.61. The Contractor has been paid \$2,332,712.00 (67.87%) to date. Of this amount, \$392,173.00 (16.81%) has been paid to MWSBE sub-contractors to date. Assuming approval of the Change Order No. 3, the contract amount will increase to \$3,539,818.61. The Office of Business Opportunity will continue to monitor this award.

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

WBS No. N-320445-0006-4

Prior Council Action:

Ordinance No. 2019-0780, dated 10-09-2019

Amount of Funding:

No additional funding required.

Original (previous) appropriation of \$4,032,626.00 from Fund No. 4042 - Street & Traffic Control and Storm Drainage DDSRF and \$129,548.95 from Fund No. 4046 - Dedicated Drainage and Street Renewal Capital Fund - Ad Valorem Tax

Contact Information:

Juan Chavira, PE, PMP, CEM
Assistant Director, Capital Projects
Phone: (832) 395-2441

ATTACHMENTS:

Description

Coversheet (revised)
Change Order No. 3
Maps

Type

Signed Cover sheet
Backup Material
Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District C

Item Creation Date: 11/5/2020

HPW - 20AS07-B Change Order / NBG Constructors, Inc.

Agenda Item#: 8.

Summary:

RECOMMENDATION from Director Houston Public Works for approval of Change Order No. 3 in the amount of \$102,753.00 awarded to **NBG CONSTRUCTORS, INC** for the Brazos Bridge Over Smith St. and Holman St. (Deck Slab Replacement) - **DISTRICT C - KAMIN**

This item should only be considered after passage of Item 7 above

Background:

SUBJECT: Pass a motion approving Change Order No. 3 for Brazos Bridge Over Smith St. and Holman St. (Deck Slab Repl.).

RECOMMENDATION: (SUMMARY) Pass a motion approving Change Order No. 3 for Brazos Bridge Over Smith St and Holman St. (Deck Slab Repl.).

PROJECT NOTICE/JUSTIFICATION: This project is part of the Work Order Rehabilitation Program of the Capital Improvement Plan (CIP) and is required to repair and rehabilitate the existing bridges within the City jurisdiction.

LOCATION: The project area is generally bounded by Elgin Street on north, Berry Street on the south, Louisiana Street on east and Bagby Street on west.

CHANGE ORDER No. 3: This additional work is required as described in Change Order No. 3; The original construction plans called for modifying the lane configuration on Smith Street between Stuart Street to Holman Street. In order to modify the lanes configuration, the existing overlaid pavement, at the intersection of Smith/Francis Street needs complete replacement with new concrete pavement since it is in bad condition. Therefore, after discussion with Transportation and Drainage Operations it is recommended that the entire intersection be replaced with new concrete pavement. This scope of work is necessary to complete the execution of this project due to the inspection results per the contract documents. The contract duration for this project is 300 calendar days. The project was awarded to NBG Constructors with an original Contract Amount of \$3,437,065.61.

The proposed Change Order No. 3 is in the amount of \$102,753.00 or 2.99% above the original contract amount. This will increase the original contract amount to \$3,539,818.61; leaving the 5% contingency balance for completing the remaining work.

M/WBE PARTICIPATION: The M/WBE goal established for this contract is 19.09%. The original Contract approved by Ordinance No. 2019-0780 is in the amount of \$3,437,065.61. The Contractor has been paid \$2,332,712.00 (67.87%) to date. Of this amount, \$392,173.00 (16.81%) has been paid to MWSBE sub-contractors to date. Assuming approval of the Change Order No. 3, the contract amount will increase to \$3,539,818.61. The Office of Business Opportunity will continue to monitor this award.

DocuSigned by:

12/15/2020

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

WBS No. N-320445-0006-4

Prior Council Action:

Ordinance No. 2019-0780, dated 10-09-2019

Amount of Funding:

No additional funding required.

Original (previous) appropriation of \$4,032,626.00 from Fund No. 4042 - Street & Traffic Control and Storm Drainage DDSRF and \$129,548.95 from Fund No. 4046 - Dedicated Drainage and Street Renewal Capital Fund - Ad Valorem Tax

Contact Information:

Juan Chavira, PE, PMP, CEM
Assistant Director, Capital Projects

Assistant Director, Capital Projects
Phone: (832) 395-2441

ATTACHMENTS:

Description

OBO

Prior Council Action

Change Order Nos. 1-2

Change Order No. 3

Maps

Ownership Information Form and Tax Report

Type

Backup Material

Backup Material

Backup Material

Backup Material

Backup Material

Backup Material

Document 00941
CHANGE ORDER No. 3

PROJECT: Brazos Bridge Over Smith St & Holman St. (Deck Slab Repl)

CONTRACT No.: 4600015679 PROJECT No.: N-320445-0006-4 (N-320445-0006)

TO: NBG Constructors, Inc.
9702 Synott
Contractor and Houston, TX 77083
Address for Written Notice

1.01 DESCRIPTION OF CHANGES

		CONTRACT CHANGE	
		Amount	Time
ITEM 1 SCOPE:	Replacement of pavement at Smith/Francis St intersection.	\$102,753.00	0 Days

JUSTIFICATION: The original construction plans called for altering existing three lane configuration to two lanes between Stuart Street to Holman Street to eliminate traffic overpassing at intersection to US 59. In order to modify the left lane configuration, the existing overlaid pavement at the intersection of Smith/Francis Street needs complete replacement with new concrete pavement due to poor existing condition. Therefore, after discussion with the TDO, it is recommended that the entire intersection be replaced with new concrete pavement.

Revised Improvement plans for Smith/Francis intersection have been issued by the Engineer of Record, and the contractor has submitted price for the additional new items, to complete the intersection work.

Several pay items, from the existing contract, are being utilized. For new items, the price was negotiated with the contractor after analysis of the existing bid items data.

The City recommends adding the scope of work to the contract with no additional time extension and increasing the cost by \$102,753.00.

Unit Item No	Unit Item Description	Unit	Add/Deduct Qty	Unit Price	Add/Deduct Amount
11	REMOVE AND DISPOSE OF CONCRE PAVEMENT WITH OR WITHOUT ASPHALT OVERLAY	SY	713.00	\$4.00	\$2,852.00
12	REMOVE CONCRETE SIDEWALKS, WHEEL CHAIR RAMPS AND DRIVEWAYS, ALL THICKNESS	SY	29.00	\$10.00	\$290.00
16	CLEARING AND GRUBBING	AC	.01	\$30,000.00	\$396.00
24	HIGH EARLY STRENGTH REINFORCE CONCRETE PAVEMENT 9-INCH THICK	SY	713.00	\$120.00	\$85,560.00

00941-1

[]
Contractor Initial

CITY OF HOUSTON
STANDARD DOCUMENT

CHANGE ORDER

PROJECT No.: N-320445-0006-4 (N-320445-0006)

CHANGE ORDER No. 3

25	STREET PAVEMENT EXPANSION JOINTS WITH OR WITHOUT LOAD TRANSFER	LF	55.00	\$15.00	\$825.00
26	HORIZONTAL DOWELS, 18 INCH	EA	84.00	\$15.00	\$1,260.00
40	THERMOPLASTIC PAVEMENT MARKING 24-INCH WIDE WHITE (SLD)	LF	40.00	\$7.00	\$280.00
50	6 INCH DOWELED CURB	LF	108.00	\$10.00	\$1,080.00
62	SODDING	SY	66.00	\$5.00	\$330.00
82	CEM STABIL BKFL	CY	24.00	\$120.00	\$2,880.00
121	ADJUST EXIST MANHOLE FRAME & COVER TO NEW GRADE	EA	2.00	\$1,000.00	\$2,000.00
122	EXTRA TRAFFIC CONTROL AND REGULATION/FLAGMAN FOR ADDITIONAL SCOPE	LS	1.00	\$5,000.00	\$5,000.00

TOTALS: \$102,753.00 0 Days

1.02 ACCEPTANCE BY CONTRACTOR

Contractor agrees to perform change(s) included in this Change Order for the price and time indicated. The prices for changes include all costs associated with this Change Order.



Contractor Signature and Title

9/15/2020

Date

1.03 ACCEPTANCE BY THE CITY

DocuSigned by:
Sudarshan Gouni 9/16/2020
Project Manager Date

Deputy Director - Required for COs to Council Date

DocuSigned by:
Mohammad Sabzevari 9/16/2020
Managing Engineer Date

Director - Required for COs to Council Date

DocuSigned by:
Juan Chavira 9/17/2020
City Engineer Date

Mayor - Required for COs to Council Date

00941-2

Print Date: 09/15/2020

 1
Contractor Initial

EXECUTIVE SUMMARY

1.01 CONTRACT PRICE SUMMARY

	<u>DOLLAR AMOUNT</u>	<u>PERCENT</u>
A. Original Contract Price	\$3,437,065.61	100.00%
B. Previous Change Orders	\$114,486.72	3.33%
C. This Change Order	\$102,753.00	2.99%
D. Contract Price	\$3,654,305.33	106.32%

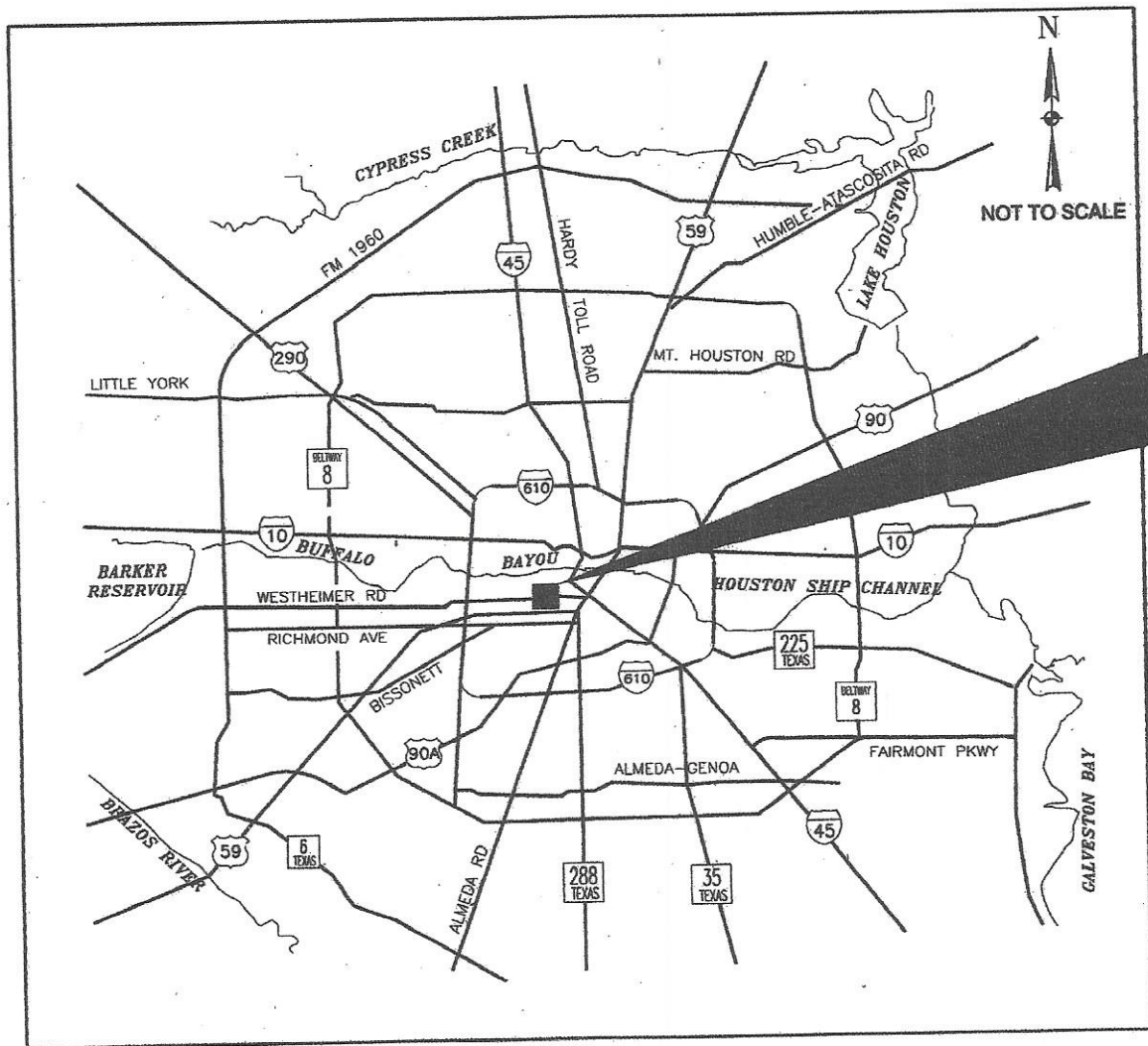
1.02 CONTRACT TIME SUMMARY

	<u>DURATION</u>	<u>COMPLETION DATE</u>
A. Original Contract Time	300 Days	Monday, September 7, 2020
B. Previous Change Orders	160 Days	Sunday, February 14, 2021
C. This Change Order	0 Days	Sunday, February 14, 2021
D. Contract Time	460 Days	Sunday, February 14, 2021

1.03 TOTAL VALUE OF INCREASES OUTSIDE OF GENERAL SCOPE OF WORK

A. Including this Change Order, the following table is provided to track conditions related to Paragraph 7.1.2.3 of Document 00700 - General Conditions.

<u>CHANGE ORDER No.</u>	<u>AMOUNT ADDED</u>	<u>PERCENT OF ORIGINAL CONTRACT PRICE</u>
1	\$81,622.25	2.37%
2	\$32,864.47	0.96%
3	\$102,753.00	2.99%
<hr/>		
TOTALS	\$217,239.72	6.32%



**PROJECT
LOCATION**

LOCATION MAP

Brazos Bridge over Smith St. and Holman St. (Deck Slab Repl.)

COUNCIL DISTRICT C
KEY MAP No. & GRID: 493T



AGUIRRE & FIELDS

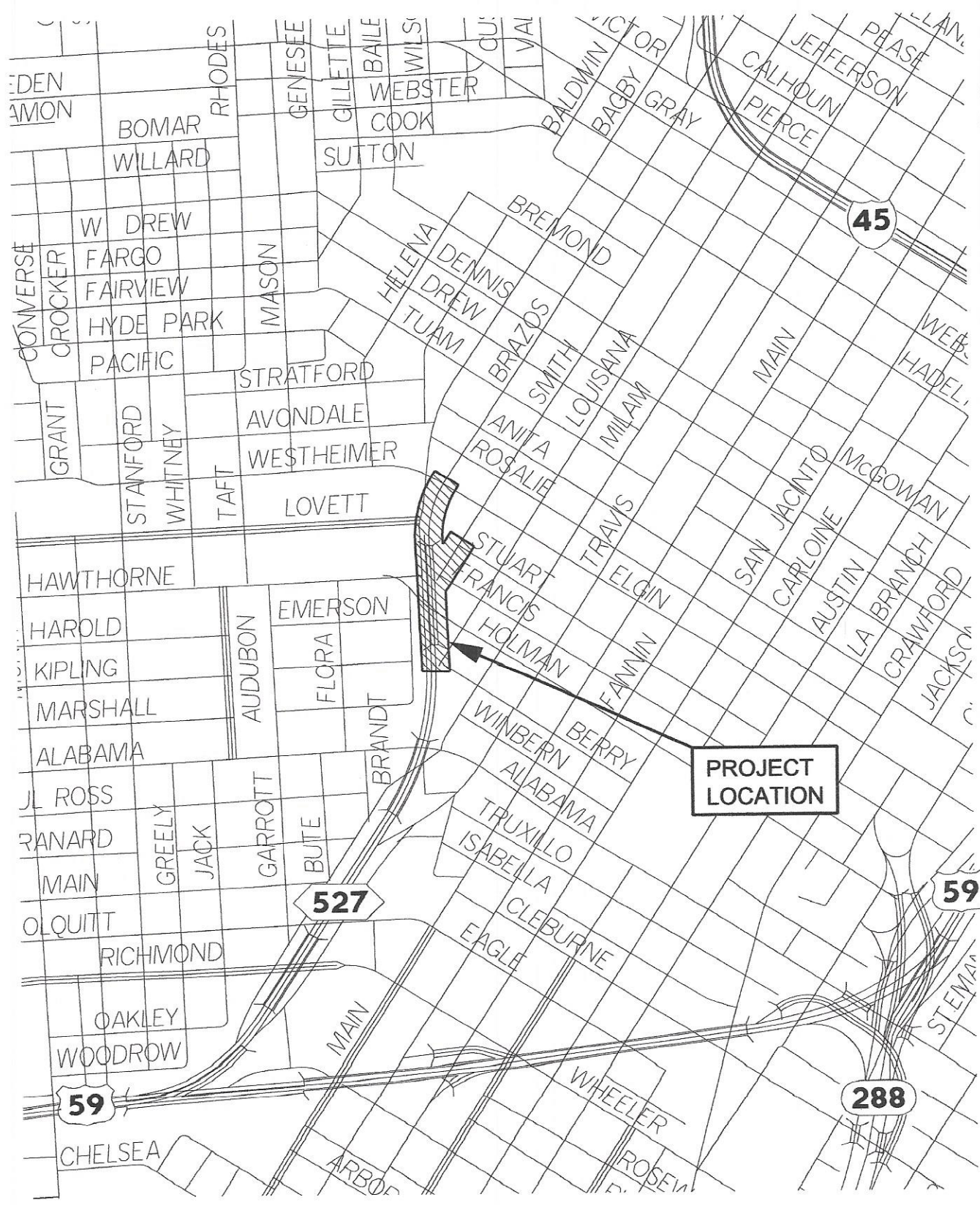
ENGINEERING INNOVATORS

TBPE FIRM REGISTRATION #739

SCALE: NOT TO SCALE

WBS NO.: N-320445-0006-4

DATE: 8/15/2019



LOCATION MAP
 Brazos Bridge over Smith St. and Holman St. (Deck Slab Repl.)
 COUNCIL DISTRICT C
 KEY MAP NO. & GRID: 493T



AGUIRRE & FIELDS
 ENGINEERING INNOVATORS
 TBPE FIRM REGISTRATION #739

SCALE: NOT TO SCALE WBS NO.: N-320445-0006-4 DATE: 8/15/2019

8/15/2019 11:15:02 AM CADD\EXHIBITS\153028 LOCATION MAP EXHIBIT.dgn



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District A, District C, District D, District F, District G, District H, District J

Item Creation Date: 11/2/2020

HPW -20PMO16 Accept Work for On-Call NTMP Program
Construction

Agenda Item#: 9.

Summary:

RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$887,679.62 and acceptance of work on contract with **DG MEDINA CONSTRUCTION, LLC** for On-Call Neighborhood Traffic Management Program - 1.99% under the original contract amount - **DISTRICTS A - PECK; C - KAMIN; D - EVANS-SHABAZZ; F - THOMAS; G - TRAVIS; H - CISNEROS and J - POLLARD**

Background:

DESCRIPTION/SCOPE: This project consisted of the construction of traffic calming devices such as traffic circles, speed cushions, directional islands, and bulb-out islands, as well as the corresponding signage and pavement markings required to accompany these devices. The original Contract duration for this project was 365 calendar days. On September 19, 2017, by Ordinance 2017-704, City Council approved a total amount of \$4,939,617.69 out of the Contributed Capital Project Fund for various council district service fund projects. This project was awarded to D G Medina Construction, LLC with an original contract amount of \$905,681.00.

LOCATION: The projects were located in 13 locations.

Work Authorization	Neighborhood	Key Map	Council District
1	South Park II	533V, 534S, 533Z, 534W	D
2	Cookwood	529N	F
3	South Park	574E	D
4	River Oaks	429Q	G
5	Sharpstown III	530J	J
6	Imperial Point I - V	529E, 529F, 529K, 529L	F
7	Spring Branch Valley	449R	A
8	Robertson (NNCC)	493D, 453Z	H
9	Upland Park	449T, 449X	A
10	Spring Oaks	451S, 450V, 451W, 450Z	A
11	Spring Manor	450X	A

12	Southern Village	533M, 534J, 534N	D
13	Timbergrove/Seamist	452W, 452X	C

CONTRACT COMPLETION AND COST: The Contractor, D G Medina Construction, LLC has completed the work under the subject Contract. The project was completed beyond the established completion date with an addition of 90 days approved by Change Orders No. 3 and No 4. The final cost of the project including overrun and underrun of estimated unit price quantities is \$887,679.62 a decrease of \$18,001.38 or 1.99% under the original Contract Amount. The decreased cost is a result of the difference between planned and executed quantities.

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

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

WBS No. N-322017-0005-4

Prior Council Action:

Ordinance No. 2017-704, dated 09/19/2017
Ordinance No. 2019-0011, dated 01/02/2019

Amount of Funding:

No additional funding required.
Original appropriation of \$995,000.00 from Fund 4515 – Contributed Capital Project Fund.

Contact Information:

Michael T. Wahl, P.E., PTOE
Assistant Director
Traffic & Drainage Operations
Phone: (832) 395-2443

ATTACHMENTS:

Description

Signed Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District A, District C, District D, District F, District G, District H, District J

Item Creation Date: 11/2/2020

HPW -20PMO16 Accept Work for On-Call NTMP Program Construction

Agenda Item#:

Background:

SUBJECT: Accept Work for On-Call Neighborhood Traffic Management Program Construction Group A.

RECOMMENDATION: Pass a motion to approve the final Contract Amount of \$887,679.62 or 1.99% under the original Contract Amount, accept the Work and authorize final payment.

PROJECT NOTICE/JUSTIFICATION: This project was part of the Neighborhood Traffic Management Program to install traffic calming devices to minimize speeding and cut-through traffic problems in residential neighborhoods.

DESCRIPTION/SCOPE: This project consisted of the construction of traffic calming devices such as traffic circles, speed cushions, directional islands, and bulb-out islands, as well as the corresponding signage and pavement markings required to accompany these devices. The original Contract duration for this project was 365 calendar days. On September 19, 2017, by Ordinance 2017-704, City Council approved a total amount of \$4,939,617.69 out of the Contributed Capital Project Fund for various council district service fund projects. This project was awarded to D G Medina Construction, LLC with an original contract amount of \$905,681.00.

LOCATION: The projects were located in 13 locations.

Table with 4 columns: Work Authorization, Neighborhood, Key Map, Council District. It lists 13 project locations with their respective key maps and council districts.

CONTRACT COMPLETION AND COST: The Contractor, D G Medina Construction, LLC has completed the work under the subject Contract. The project was completed beyond the established completion date with an addition of 90 days approved by Change Orders No. 3 and No 4. The final cost of the project including overrun and underrun of estimated unit price quantities is \$887,679.62 a decrease of \$18,001.38 or 1.99% under the original Contract Amount. The decreased cost is a result of the difference between planned and executed quantities.

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

DocuSigned by: J Michael Y Ereti, Carol Ellinger Haddock, P.E., Director

11/24/2020

Houston Public Works

WBS No. N-322017-0005-4

Prior Council Action:

Ordinance No. 2017-704, dated 09/19/2017
Ordinance No. 2019-0011, dated 01/02/2019

Amount of Funding:

No additional funding required.

Original appropriation of \$995,000.00 from Fund 4515 – Contributed Capital Project Fund.

Contact Information:

Michael T. Wahl, P.E., PTOE
Assistant Director
Traffic & Drainage Operations
Phone: (832) 395-2443

ATTACHMENTS:

Description

Maps
OBO
Prior Council Action
Ownership Information Form and Tax Report
Change Orders
Final Estimate

Type

Backup Material
Backup Material
Backup Material
Backup Material
Backup Material
Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District E

Item Creation Date: 10/20/2020

HPW – 20MEM36 Accept Work / E.P. Brady, Ltd.

Agenda Item#: 10.

Summary:

RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$3,338,944.27 and acceptance of work on contract with **E. P. BRADY, LTD.**, for Sewer Service Improvements Magnolia Point Unserved Areas Package 2 - Plantation Hills Internal Sanitary Sewer Improvements - 6.85% under the original contract amount - **DISTRICT E - MARTIN**

Background:

SUBJECT: Accept Work for Sewer Service Improvements Magnolia Point Unserved Areas Package 2 - Plantation Hills Internal Sanitary Sewer Improvements.

RECOMMENDATION: (SUMMARY) Pass a motion to approve the final Contract Amount of \$3,338,944.27 or 6.85% under the original Contract Amount, accept the Work and authorize final payment.

PROJECT NOTICE/JUSTIFICATION: This project was part of the City's program that provided sanitary sewer to the unserved areas within the City Limit.

DESCRIPTION/SCOPE: This project consisted of the development of sanitary sewer for the Plantation Hill Subdivision which included constructing a new lift station, force main and collections systems. This project also included an upgrade of the existing force main from Hidden Echo lift station. HDR Engineering, Inc. designed the project with 365 calendar days allowed for construction. The project was awarded to E .P. Brady, Ltd. with an original Contract Amount of \$3,584,365.75.

LOCATION: The project area is generally bound by Crosby Huffman Road on the north, Huffman Cleveland Road on the south, Riverview Crossing on the east and Wolf Road on the west.

CONTRACT COMPLETION AND COST: The Contractor, E. P. Brady, Ltd., has completed the work under the subject Contract. The project was completed beyond the established completion date with an additional 362 days approved by Change Order Nos. 4, 5, and 6. The final cost of the project, including overrun and underrun of estimated unit price quantities and previously approved Change Order Nos. 1, 2 and 3 is \$3,338,944.27 a decrease of \$245,421.48 or 6.85% under the original Contract Amount. The decreased cost is a result of the difference between planned and measured quantities.

MWSBE PARTICIPATION: The advertised M/WBE contract goal for this project was 20.00%. The M/WBE plan established for this project was 23.00%. According to Office of Business Opportunity, the participation was 26.12%. Contractor's M/WBE performance evaluation was rated Outstanding.

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

WBS No. R-000801-0014-4

Prior Council Action:

Ordinance No. 2017-0437, dated 06-21-2017

Amount of Funding:

No additional funding required.

Total (original) appropriation of \$4,400,000.00 from Fund 8500 - Water and Sewer System Consolidated Construction Fund.

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 E

Item Creation Date: 10/20/2020

HPW – 20MEM36 Accept Work / E.P. Brady, Ltd.

Agenda Item#:

Background:

SUBJECT: Accept Work for Sewer Service Improvements Magnolia Point Unserved Areas Package 2 - Plantation Hills Internal Sanitary Sewer Improvements.

RECOMMENDATION: (SUMMARY) Pass a motion to approve the final Contract Amount of \$3,338,944.27 or 6.85% under the original Contract Amount, accept the Work and authorize final payment.

PROJECT NOTICE/JUSTIFICATION: This project was part of the City's program that provided sanitary sewer to the unserved areas within the City Limit.

DESCRIPTION/SCOPE: This project consisted of the development of sanitary sewer for the Plantation Hill Subdivision which included constructing a new lift station, force main and collections systems. This project also included an upgrade of the existing force main from Hidden Echo lift station. HDR Engineering, Inc. designed the project with 365 calendar days allowed for construction. The project was awarded to E. P. Brady, Ltd. with an original Contract Amount of \$3,584,365.75.

LOCATION: The project area is generally bound by Crosby Huffman Road on the north, Huffman Cleveland Road on the south, Riverview Crossing on the east and Wolf Road on the west.

CONTRACT COMPLETION AND COST: The Contractor, E. P. Brady, Ltd., has completed the work under the subject Contract. The project was completed beyond the established completion date with an additional 362 days approved by Change Order Nos. 4, 5, and 6. The final cost of the project, including overrun and underrun of estimated unit price quantities and previously approved Change Order Nos. 1, 2 and 3 is \$3,338,944.27 a decrease of \$245,421.48 or 6.85% under the original Contract Amount. The decreased cost is a result of the difference between planned and measured quantities.

MWSBE PARTICIPATION: The advertised M/WBE contract goal for this project was 20.00%. The M/WBE plan established for this project was 23.00%. According to Office of Business Opportunity, the participation was 26.12%. Contractor's M/WBE performance evaluation was rated Outstanding.

DocuSigned by:

A handwritten signature in blue ink that reads "Carol Haddock".

11/30/2020

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

WBS No. R-000801-0014-4

Prior Council Action:

Ordinance No. 2017-0437, dated 06-21-2017

Amount of Funding:

No additional funding required.

Total (original) appropriation of \$4,400,000.00 from Fund 8500 - Water and Sewer System Consolidated Construction Fund.

Contact Information:

R. Jeff Masek, P.E., CCM
Assistant Director, Capital Projects
Phone: (832) 395-2387

ATTACHMENTS:

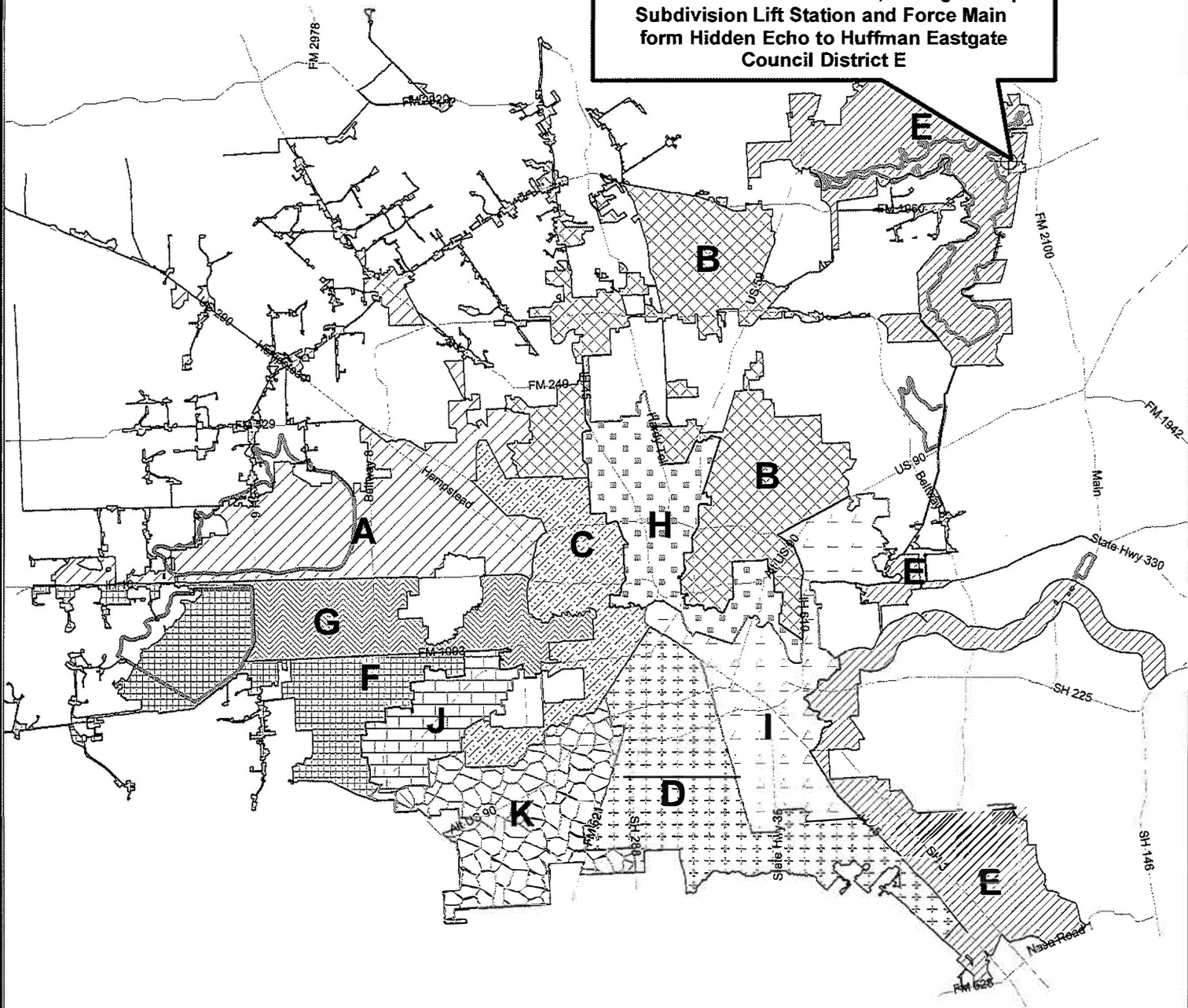
Description

Maps
OBO
Ownership Information Form and Tax report
Prior Council Action
Change Orders 1 - 6
Final Estimate

Type

Backup Material
Backup Material
Backup Material
Backup Material
Backup Material
Backup Material

**Unserved Areas – Magnolia Point Subdivision,
Plantation Hills Subdivision, Strange Camp
Subdivision Lift Station and Force Main
form Hidden Echo to Huffman Eastgate
Council District E**



Not To Scale

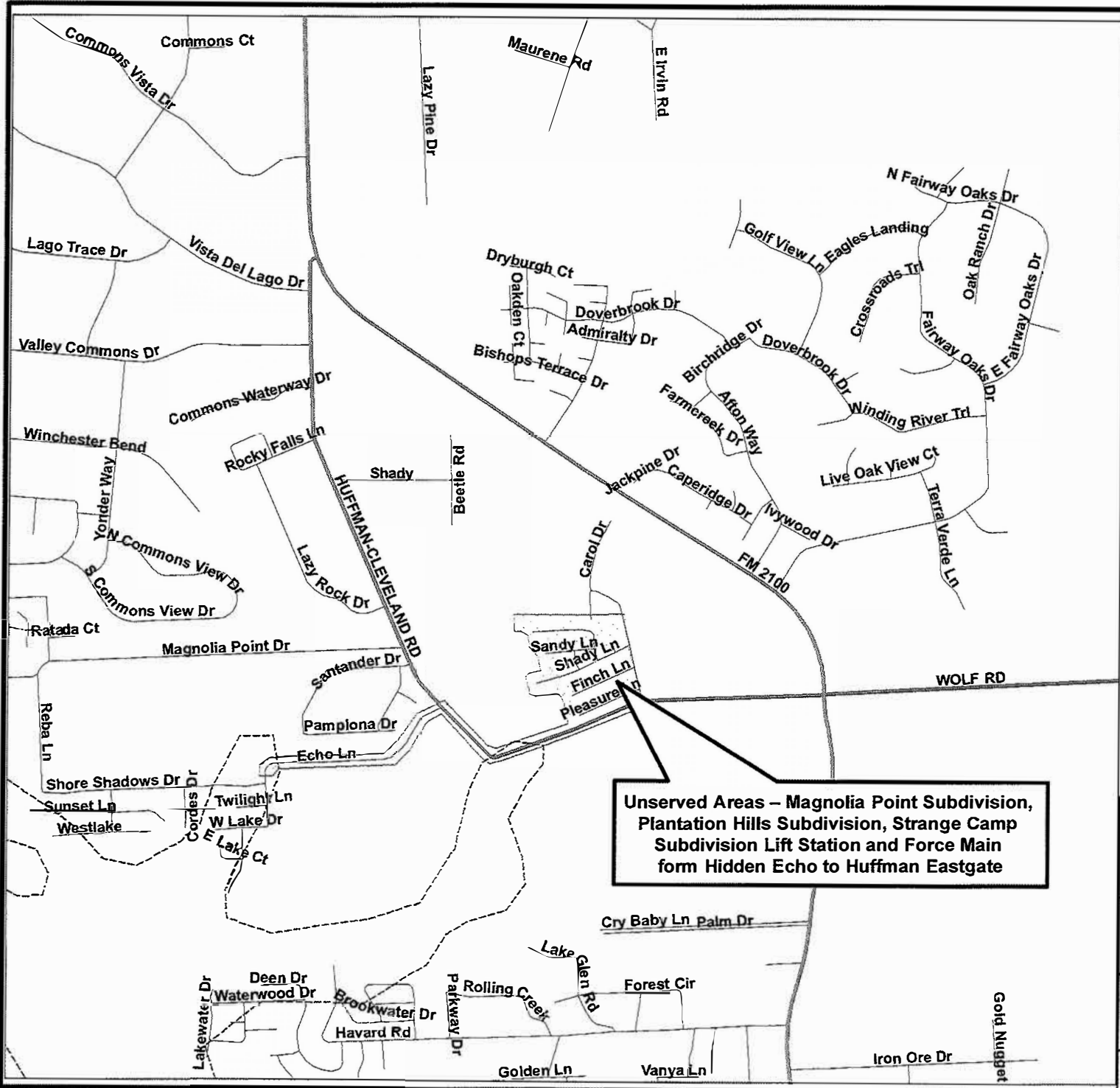
Key Map: 299W, 298Z, & 338D.

HR Texas P.E. Firm
 Registration No. F-754
 4828 Loop Central Drive, Suite 800
 Houston, Texas 77081
 (713) 622-9264

 **City of Houston**

Sewer Service to Unserved Areas Package 2--
 Hidden Echo Sanitary Sewer Improvements and
 Plantation Hills Internal Sanitary Sewer
 Improvements WBS: R-0008001-0014-4

CITY COUNCIL DISTRICT MAP



Not To Scale

Key Map: 299W, 298Z, & 338D

Council District E

**Unserved Areas - Magnolia Point Subdivision,
Plantation Hills Subdivision, Strange Camp
Subdivision Lift Station and Force Main
form Hidden Echo to Huffman Eastgate**

HR Texas P.E. Firm
Registration No. F-754
4828 Loop Central Drive, Suite 800
Houston, Texas 77081
(713) 622-9264



Sewer Service to Unserved Areas Package 2 -
Hidden Echo Sanitary Sewer Improvements and
Plantation Hills Internal Sanitary Sewer
Improvements WBS: R-000801-0014-4

VICINITY MAP



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District D

Item Creation Date: 11/23/2020

HPW20DOB9946/Non-acceptance/Alley/SY20-062

Agenda Item#: 11.

Summary:

RECOMMENDATION from Director Houston Public Works, reviewed and approved by the Joint Referral Committee, on request from Navid Rezanejad of Nations Property and Management, on behalf of Mojahed Elsivand, declining the acceptance of, rejecting, and refusing the dedication of an alley, from Glenrose Street to Lockhart Street, located within Block 43 of the Sunnyside Place Addition, out of the B. H. Freeling Survey, Parcel SY20-062 - **DISTRICT D - EVANS-SHABAZZ**

Background:

SUBJECT: Request for a motion declining the acceptance of, rejecting, and refusing the dedication of an alley, from Glenrose Street to Lockhart Street, located within Block 43 of the Sunnyside Place Addition, out of the B.H. Freeling Survey. **Parcel SY20-062**

RECOMMENDATION: It is recommended City Council approve a motion declining the acceptance of, rejecting, and refusing the dedication of an alley, from Glenrose Street to Lockhart Street, located within Block 43 of the Sunnyside Place Addition, out of the B.H. Freeling Survey. **Parcel SY20-062**

SPECIFIC EXPLANATION: Navid Rezanejad of Nations Property and Management, Post Office Box 79003, Houston, Texas, 77279, on behalf of Mojahed Elsivand, 7820 Gladstone Street, Houston, Texas, 77051, requested the non-acceptance of an alley, from Glenrose Street to Lockhart Street, located within Block 43 of the Sunnyside Place Addition, out of the B.H. Freeling Survey. The alley has never been paved or used for utility purposes, and the City has identified no future need for this alley. Mojahed Elsivand and the other abutting property owners in Block 43 intend to incorporate their portion of the alley into their lots. The Joint Referral Committee reviewed the request and determined the request could be processed as a non-acceptance. Therefore, it is recommended City Council approve a motion declining the acceptance of, rejecting, and refusing the dedication of an alley, from Glenrose Street to Lockhart Street, located within Block 43 of the Sunnyside Place Addition, out of the B.H. Freeling Survey.

Houston Public Works

Contact Information:

Marjorie L. Cox

Assistant Director-Real Estate

(832) 395-3130

ATTACHMENTS:

Description

Signed Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District D

Item Creation Date: 11/23/2020

HPW20DOB9946/Non-acceptance/Alley/SY20-062

Agenda Item#:

Background:

SUBJECT: Request for a motion declining the acceptance of, rejecting, and refusing the dedication of an alley, from Glenrose Street to Lockhart Street, located within Block 43 of the Sunnyside Place Addition, out of the B.H. Freeling Survey. **Parcel SY20-062**

RECOMMENDATION: It is recommended City Council approve a motion declining the acceptance of, rejecting, and refusing the dedication of an alley, from Glenrose Street to Lockhart Street, located within Block 43 of the Sunnyside Place Addition, out of the B.H. Freeling Survey. **Parcel SY20-062**

SPECIFIC EXPLANATION: Navid Rezanejad of Nations Property and Management, Post Office Box 79003, Houston, Texas, 77279, on behalf of Mojahed Elsivand, 7820 Gladstone Street, Houston, Texas, 77051, requested the non-acceptance of an alley, from Glenrose Street to Lockhart Street, located within Block 43 of the Sunnyside Place Addition, out of the B.H. Freeling Survey. The alley has never been paved or used for utility purposes, and the City has identified no future need for this alley. Mojahed Elsivand and the other abutting property owners in Block 43 intend to incorporate their portion of the alley into their lots. The Joint Referral Committee reviewed the request and determined the request could be processed as a non-acceptance.

Therefore, it is recommended City Council approve a motion declining the acceptance of, rejecting, and refusing the dedication of an alley, from Glenrose Street to Lockhart Street, located within Block 43 of the Sunnyside Place Addition, out of the B.H. Freeling Survey.

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12/3/2020

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

Contact Information:

Marjorie L. Cox
Assistant Director-Real Estate
(832) 395-3130

ATTACHMENTS:

Description

Aerial Map
Parcel Map with List of Abutting Property Owners

Type

Backup Material
Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

ALL

Item Creation Date:

E29693 - Purchase of Refuse Trucks - MOTION

Agenda Item#: 12.

Summary:

CHASTANG ENTERPRISES, INC dba CHASTANG'S BAYOU CITY AUTOCAR - \$2,358,090.00, **McNEILUS FINANCIAL, INC dba MCNEILUS TRUCK and MANUFACTURING CO.** - \$1,964,520.00 and **HOUSTON FREIGHTLINER, INC** - \$2,042,790.00 for purchase of Refuse Trucks through the Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council for the Fleet Management Department on behalf of the Solid Waste Management Department - \$6,365,400.00 - Equipment Acquisition Consolidated Fund

Background:

S38-E29693.H - Approve the purchase of refuse trucks through the Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC) in the total amount of \$6,365,400.00 for the Fleet Management Department on behalf of the Solid Waste Management Department.

Specific Explanation:

The Director of the Fleet Management Department and the Chief Procurement Officer recommend that City Council approve the purchase of refuse trucks through the Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC) in the total amount of **\$6,365,400.00** for the Solid Waste Management Department and that authorization be given to issue purchase orders to the H-GAC contractors, as shown below. These refuse trucks will be used by the Department personnel to collect residential garbage throughout the City of Houston. **The funding is included in the adopted FY21 Capital Improvement Plan (CIP).**

HGAC: Contractor:

Chastang Enterprises, Inc. dba Chastang's Bayou City Autocar: Approve the purchase of fifteen (15) blue 62,000-lb. Gross Vehicle Weight Rating (GVWR) diesel-powered cabs and chassis **in the amount of \$ 2,358,090.00.**

McNeilus Financial, Inc. dba McNeilus Truck and Manufacturing Co.: Approve the purchase of fifteen (15) blue new 33-cu. yd. high compaction auto side loader bodies including mounting on the new 62,000-lb. GVWR diesel powered cabs and chassis being purchased from Chastang Enterprises, Inc. dba Chastang's Bayou City Autocar **in the amount of \$1,964,520.00.**

Houston Freightliner, Inc.: Approve the purchase of seven (7) 35,000-lb. (GVWR) tractors cab

and chassis, six (6) new 31,000-lb. Gross Vehicle Weight Rating (GVWR) cab and chassis to be mounted with rear loader bodies, and two (2) new 62,000-lb. (GVWR) cab and chassis to be mounted with roll-off hoist bodies **in the amount of \$2,042,790.00.**

These new cabs and chassis will meet the EPA's current emission standards for vehicles with diesel engines. The cabs and chassis will come with warranties from one (1) to five (5) years/unlimited miles, two (2) years/250,000 miles on engines and four years/unlimited miles on the transmissions. The auto reach side loaders will come with a one-year warranty on the body structure and five (5) year warranty on the hydraulic cylinders. The life expectancy of the refuse truck is seven (7) years or 100,000 miles. These new refuse and recycling trucks will be replacing existing units that have reached their life expectancy and will be sent to auction for disposition.

M/WBE:

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

Hire Houston First:

The procurement is exempt from the City's Hire Houston First Ordinance. Bids/proposals were not solicited because the department is utilizing an Interlocal Agreement for this purchase.

Fiscal Note:

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

Jerry Adams, Chief Procurement Officer
Finance/Strategic Procurement Division

Departmental Approval Authority

Estimated Spending Authority			
DEPARTMENT	FY2021	OUT YEARS	TOTAL
Solid Waste Management Department	\$6,365,400.00	\$0	\$6,365,400.00

Prior Council Action:

Appropriation Ordinance 2020-0712 approved by City Council August 18, 2020

Amount of Funding:

\$6,365,400.00

Equipment Acquisition Consolidated Fund

Fun No.: 1800 - Previously appropriated by Ord. No.: 2020-0712

Contact Information:

Lena Farris SPD 832-393-8729
 Marchelle Cain FMD 832-393- 6910

ATTACHMENTS:

Description

Type

E29693 - Purchase of Refuse Trucks

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

ALL

Item Creation Date:

E29693 - Purchase of Refuse Trucks - MOTION

Agenda Item#: 14.

Background:

S38-E29693.H - Approve the purchase of refuse trucks through the Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC) in the total amount of \$6,365,400.00 for the Fleet Management Department on behalf of the Solid Waste Management Department.

Specific Explanation:

The Director of the Fleet Management Department and the Chief Procurement Officer recommend that City Council approve the purchase of refuse trucks through the Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC) in the total amount of **\$6,365,400.00** for the Solid Waste Management Department and that authorization be given to issue purchase orders to the H-GAC contractors, as shown below. These refuse trucks will be used by the Department personnel to collect residential garbage throughout the City of Houston. **The funding is included in the adopted FY21 Capital Improvement Plan (CIP).**

HGAC: Contractor:

Chastang Enterprises, Inc. dba Chastang's Bayou City Autocar: Approve the purchase of fifteen (15) blue 62,000-lb. Gross Vehicle Weight Rating (GVWR) diesel-powered cabs and chassis **in the amount of \$ 2,358,090.00.**

McNeilus Financial, Inc. dba McNeilus Truck and Manufacturing Co.: Approve the purchase of fifteen (15) blue new 33-cu. yd. high compaction auto side loader bodies including mounting on the new 62,000-lb. GVWR diesel powered cabs and chassis being purchased from Chastang Enterprises, Inc. dba Chastang's Bayou City Autocar **in the amount of \$1,964,520.00.**

Houston Freightliner, Inc.: Approve the purchase of seven (7) 35,000-lb. (GVWR) tractors cab and chassis, six (6) new 31,000-lb. Gross Vehicle Weight Rating (GVWR) cab and chassis to be mounted with rear loader bodies, and two (2) new 62,000-lb. (GVWR) cab and chassis to be mounted with roll-off hoist bodies **in the amount of \$2,042,790.00.**

These new cabs and chassis will meet the EPA's current emission standards for vehicles with diesel engines. The cabs and chassis will come with warranties from one (1) to five (5) years/unlimited miles, two (2) years/250,000 miles on engines and four years/unlimited miles on the transmissions. The auto reach side loaders will come with a one-year warranty on the body structure and five (5) year warranty on the hydraulic cylinders. The life expectancy of the refuse truck is seven (7) years or 100,000 miles. These new refuse and recycling trucks will be replacing existing units that have reached their life expectancy and will be sent to auction for disposition.

M/WBE:

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

Hire Houston First:

The procurement is exempt from the City's Hire Houston First Ordinance. Bids/proposals were not solicited because the department is utilizing an Interlocal Agreement 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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**Jerry Adams, Chief Procurement Officer
Finance/Strategic Procurement Division**

DocuSigned by:

Victor Ayres

E530CB95B81C439...

Departmental Approval Authority

12/9/2020

12/9/2020

Estimated Spending Authority			
DEPARTMENT	FY2021	OUT YEARS	TOTAL
Solid Waste Management Department	\$6,365,400.00	\$0	\$6,365,400.00

Prior Council Action:

Appropriation Ordinance 2020-0712 approved by City Council August 18, 2020

Amount of Funding:

\$6,365,400.00

Equipment Acquisition Consolidated Fund

Fun No.: 1800 - Previously appropriated by Ord. No.: 2020-0712

Contact Information:

Lena Farris SPD 832-393-8729
Marchelle Cain FMD 832-393- 6910

ATTACHMENTS:

Description	Type
E29693 - Fiscal Form A	Financial Information
E29693 - OBO Waiver	Backup Material
E29693 Fair Campaign - Chastang	Backup Material
E29693 Fair Campaign Houston Freightliner	Backup Material
E29693 - Form B	Backup Material
E29693 - Cleared Tax Report - Chastang	Backup Material
E29693 - Cleared Tax Report - Houston Freightliner	Backup Material
E29693 - Ownership Information Form - McNeilus	Backup Material
E29693 Affidavit of Ownership-Chastang	Backup Material
E29693 - Affidavit of Ownership Houston Freightliner	Backup Material
E29693 - Funding Summary	Backup Material
E29693- Quotes	Backup Material
E29693 - HGAC Contract Chastang	Contract/Exhibit
E29693 - HGAC Contract Houston Freightliner	Contract/Exhibit
E29693 - HGAC Contract McNeilus	Contract/Exhibit
PCA 2020-712 - Appropriation Ordinance	Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District I

Item Creation Date:

25CONS458 – Appropriation for Issuance of Purchase Order for Houston Police Department Headquarters for Structural Repairs

Agenda Item#: 13.

Summary:

ORDINANCE appropriating \$900,000.00 out of Police Consolidated Construction Fund for Structural Stabilization and Remediation Services for the Houston Police Department Headquarters Building

Background:

RECOMMENDATION: Appropriate funds for issuance of a purchase order to Restocon Corporation for structural stabilization and remediation services at the Houston Police Department Headquarters Building.

SPECIFIC EXPLANATION: The General Services Department recommends that City Council appropriate \$900,000.00 for the issuance of a purchase order to Restocon Corporation for structural stabilization and remediation to the Houston Police Department Headquarters Building. Spawling concrete and masonry deformation were observed at the building parapet level, indicating a failing structure.

In order to mitigate the risk of further damage, the Strategic Procurement Division issued an emergency purchase order to Restocon Corporation to stabilize the condition at the facility. The scope of work included the erection of scaffolding towers and swing stages at the building roof level for the survey of the building parapet, the installation of encapsulating netting at the parapet cap and parapet masonry columns, and safety fencing at the street level.

PROJECT LOCATION: 1200 Travis St, Houston, TX 77002

CIP FISCAL NOTE: No significant Fiscal Operating impact is anticipated as a result of this project.

Capital Project Information: See attached Form A for a breakdown of capital costs.

WBS No: G-000202-0001-4

DIRECTOR'S SIGNATURE/DATE:

C. J. Messiah, Jr.
General Services Department

Art Acevedo
Police Chief
Police Department

Prior Council Action:

Amount of Funding:

\$900,000.00 Police Consolidated Construction Fund (4504)

Contact Information:

Calvin R. Curtis
Phone: 832.393.8024

ATTACHMENTS:

Description

Signed Coversheet
Cover Sheet

Type

Signed Cover sheet
Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District I

Item Creation Date:

25CONS458 – Appropriation for Issuance of Purchase Order for Houston Police
Department Headquarters for Structural Repairs

Agenda Item#: 22.

Background:

RECOMMENDATION: Appropriate funds for issuance of a purchase order to Restocon Corporation for structural stabilization and remediation services at the Houston Police Department Headquarters Building.

SPECIFIC EXPLANATION: The General Services Department recommends that City Council appropriate \$900,000.00 for the issuance of a purchase order to Restocon Corporation for structural stabilization and remediation to the Houston Police Department Headquarters Building. Spawling concrete and masonry deformation were observed at the building parapet level, indicating a failing structure.

In order to mitigate the risk of further damage, the Strategic Procurement Division issued an emergency purchase order to Restocon Corporation to stabilize the condition at the facility. The scope of work included the erection of scaffolding towers and swing stages at the building roof level for the survey of the building parapet, the installation of encapsulating netting at the parapet cap and parapet masonry columns, and safety fencing at the street level.

PROJECT LOCATION: 1200 Travis St, Houston, TX 77002

CIP FISCAL NOTE: No significant Fiscal Operating impact is anticipated as a result of this project.

Capital Project Information: See attached Form A for a breakdown of capital costs.

WBS No: G-000202-0001-4

DIRECTOR'S SIGNATURE/DATE:

DocuSigned by:

C.J. Messiah, Jr. 12/3/2020

C. J. Messiah, Jr.
General Services Department

Art Acevedo
Police Chief
Police Department

Prior Council Action:

Amount of Funding:

\$900,000.00 Police Consolidated Construction Fund (4504)

Contact Information:

Calvin R. Curtis
Phone: 832.393.8024

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CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District I

Item Creation Date:

25CONS458 – Appropriation for Issuance of Purchase Order for Houston Police Department Headquarters for Structural Repairs

Agenda Item#: 22.

Background:

RECOMMENDATION: Appropriate funds for issuance of a purchase order to Restocon Corporation for structural stabilization and remediation services at the Houston Police Department Headquarters Building.

SPECIFIC EXPLANATION: The General Services Department recommends that City Council appropriate \$900,000.00 for the issuance of a purchase order to Restocon Corporation for structural stabilization and remediation to the Houston Police Department Headquarters Building. Spawling concrete and masonry deformation were observed at the building parapet level, indicating a failing structure.

In order to mitigate the risk of further damage, the Strategic Procurement Division issued an emergency purchase order to Restocon Corporation to stabilize the condition at the facility. The scope of work included the erection of scaffolding towers and swing stages at the building roof level for the survey of the building parapet, the installation of encapsulating netting at the parapet cap and parapet masonry columns, and safety fencing at the street level.

PROJECT LOCATION: 1200 Travis St, Houston, TX 77002

CIP FISCAL NOTE: No significant Fiscal Operating impact is anticipated as a result of this project.

Capital Project Information: See attached Form A for a breakdown of capital costs.

WBS No: G-000202-0001-4

DIRECTOR'S SIGNATURE/DATE:

DocuSigned by:

C.J. Messiah, Jr. 12/3/2020

C. J. Messiah, Jr.
General Services Department

DocuSigned by:

12/4/2020

Police Chief
Police Department

DS

MDS

Prior Council Action:

Amount of Funding:

\$900,000.00 Police Consolidated Construction Fund (4504)

Contact Information:

Calvin R. Curtis
Phone: 832.393.8024

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CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District D

Item Creation Date: 12/4/2020

E29714 - Structural Repairs – MOTION

Agenda Item#: 14.

Summary:

RESTOCON CORPORATION for approval of spending authority for emergency payment for Structural Repairs to the Houston Police Department Headquarters - \$900,000.00 - Police Consolidated Construction Fund

This item should only be considered after passage of Item 13 above

Background:

Approve spending authority in an amount not to exceed \$900,000.00 for structural repairs to the Houston Police Department headquarters by Restocon Corporation for the General Services Department.

SPECIFIC EXPLANATION:

The Director of the General Services Department (GSD) and the Chief Procurement Officer request that City Council approve spending authority in an amount not to exceed **\$900,000.00** for structural repairs to the Houston Police Department (HPD) headquarters by **Restocon Corporation** for GSD and that authorization be given to issue a purchase order.

The Strategic Procurement Division issued an emergency purchase order to Restocon Corporation on September 17, 2020 to address the loose concrete and masonry observed on the existing roof parapet columns at HPD's headquarters. Work services were immediately necessary to implement safety measures and to stabilize and repair the deteriorating columns located on the roof level of the 26-floor high rise. To mitigate risk of further damage, GSD immediately surveyed potential vendors and selected Restocon Corporation based on their past performance, reliability, and capability to successfully complete emergency construction projects.

The scope of work includes the erection of scaffolding towers and swing stages at the building roof level for the survey of the building parapet, the installation of encapsulating netting at the parapet cap, repair of the parapet masonry columns, and safety fencing at the street level. The contractor will provide all labor, materials, supervision, and equipment for repairs in accordance with all applicable codes and standards.

Phase I - Stabilization and Repairs - COH HPD Headquarters Roof Parapet 1200 Travis Street, Houston, TX - Project Estimate Amount \$689,467.00.

Phase II - Contingency Amount Projected and Budgeted: \$210,533.00.

GSD has proactively sought additional funding for the difference between the estimate and not to exceed amounts to address unforeseen conditions through the end of the demobilization of the contractor. The unused funds will be de-encumbered and returned to the bond capacity by the Finance Department at the completion of the project. The anticipated completion date is early January 2021.

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

MWBE Participation:

This procurement is exempt from M/WBE subcontracting participation goals because the department is utilizing an emergency purchase order for this purchase.

Hire Houston First:

This procurement is exempt from the City's Hire Houston First Ordinance. Bids/proposals were not solicited because the department is utilizing an emergency purchase order for this order.

Fiscal Note:

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

-
-

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

Department Approval

Estimated Fiscal Operating						
Recurring or One-Time	One-Time					
Fund Name	Current Fiscal Year	Outyear 1	Outyear 2	Outyear 3	Outyear 4	Total
Police Consolidated Construction	\$ 900,000.00	-	-	-	-	\$ 900,000.00

Amount of Funding:

\$900,000.00

Police Consolidated Construction Fund

Fund No.: 4504

Contact Information:

Name	Department/Division	Phone
Laura A. Guthrie, Purchasing Manager	FIN/SPD	832-393-8735
Richard Vella, Assistant Director	GSD	832-393-8065
Calvin Curtis, Division Manager	GSD	832-393--8024

ATTACHMENTS:**Description**

Cover Sheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District D

Item Creation Date: 12/4/2020

E29714 - Structural Repairs – MOTION

Agenda Item#: 15.

Background:

Approve spending authority in an amount not to exceed \$900,000.00 for structural repairs to the Houston Police Department headquarters by Restocon Corporation for the General Services Department.

SPECIFIC EXPLANATION:

The Director of the General Services Department (GSD) and the Chief Procurement Officer request that City Council approve spending authority in an amount not to exceed **\$900,000.00** for structural repairs to the Houston Police Department (HPD) headquarters by **Restocon Corporation** for GSD and that authorization be given to issue a purchase order.

The Strategic Procurement Division issued an emergency purchase order to Restocon Corporation on September 17, 2020 to address the loose concrete and masonry observed on the existing roof parapet columns at HPD's headquarters. Work services were immediately necessary to implement safety measures and to stabilize and repair the deteriorating columns located on the roof level of the 26-floor high rise. To mitigate risk of further damage, GSD immediately surveyed potential vendors and selected Restocon Corporation based on their past performance, reliability, and capability to successfully complete emergency construction projects.

The scope of work includes the erection of scaffolding towers and swing stages at the building roof level for the survey of the building parapet, the installation of encapsulating netting at the parapet cap, repair of the parapet masonry columns, and safety fencing at the street level. The contractor will provide all labor, materials, supervision, and equipment for repairs in accordance with all applicable codes and standards.

Phase I - Stabilization and Repairs - COH HPD Headquarters Roof Parapet 1200 Travis Street, Houston, TX - Project Estimate Amount \$689,467.00.

Phase II - Contingency Amount Projected and Budgeted: \$210,533.00.

GSD has proactively sought additional funding for the difference between the estimate and not to exceed amounts to address unforeseen conditions through the end of the demobilization of the contractor. The unused funds will be de-encumbered and returned to the bond capacity by the Finance Department at the completion of the project. The anticipated completion date is early January 2021.

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

MWBE Participation:

This procurement is exempt from M/WBE subcontracting participation goals because the department is utilizing an emergency purchase order for this purchase.

Hire Houston First:

This procurement is exempt from the City's Hire Houston First Ordinance. Bids/proposals were not solicited because the department is utilizing an emergency purchase order for this order.

Fiscal Note:

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

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

Department Approval Signature

Estimated Fiscal Operating						
Recurring or One-Time	One-Time					
Fund Name	Current Fiscal Year	Outyear 1	Outyear 2	Outyear 3	Outyear 4	Total
Police Consolidated Construction	\$ 900,000.00	-	-	-	-	\$ 900,000.00

Amount of Funding:**\$900,000.00**

Police Consolidated Construction Fund

Fund No.: 4504

Contact Information:

Name	Department/Division	Phone
Laura A. Guthrie, Purchasing Manager	FIN/SPD	832-393-8735
Richard Vella, Assistant Director	GSD	832-393-8065
Calvin Curtis, Division Manager	GSD	832-393--8024

ATTACHMENTS:**Description**

E29714 - Project Estimate Restocon Corporation
E29714 - Fund 4504 - Fiscal Operating Fund Form
E29714 COF - Fund 4504
E29714 - GSD's Contingency Justification Fund 4504
E29714 Ownership Form
E29714 Cleared Tax Report
Coversheet
E29714 EPO Justification Approved
GSD Approval

Type

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



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District A, District D

Item Creation Date: 12/4/2020

E29715 - Civic Art Monument Relocation - MOTION

Agenda Item#: 15.

Summary:

TY ART, LLC for emergency payment for the Relocation of Civic Art Monuments for the General Services Department - \$96,600.00 - General Fund

Background:

Emergency Purchase Order for S21-E29715 - Approve payment to Ty Art, LLC for the relocation of civic art monuments in the amount not to exceed \$96,600.00 for the General Services Department.

Specific Explanation:

The Director of the General Services Department (GSD) and the Chief Procurement Officer request that City Council approve payment to **Ty Art, LLC** for the relocation of civic art monuments in the amount not to exceed **\$96,600.00** for GSD and that authorization be given to issue a purchase order.

The Strategic Procurement Division issued an emergency purchase order to address the removal and relocation of monuments to prevent vandalism to City property. The monuments located at Hermann and Bell Parks were secured and delivered to a City warehouse for proper preservation and storage. Such action was deemed urgently necessary in order to protect the monuments and other City property from the potential threat of damage. The contractor was selected by GSD based on their availability and responsiveness to remove, relocate, secure, and deliver the monuments to the designated location. GSD has reconciled and verified the final invoice received for emergency work services completed on June 19, 2020.

The scope of work requires the contractor to provide all labor, equipment, scaffolding, materials and transportation for the relocation of the civic art monuments.

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

MWBE Participation:

This procurement is exempt from M/WBE subcontracting participation goals because the department is utilizing an emergency purchase order for this purchase.

Hire Houston First:

This procurement is exempt from the City's Hire Houston First Ordinance. Bids/proposals were not solicited because the department is utilizing an emergency purchase order 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.

Jerry Adams, Chief Procurement Officer
Finance/Strategic Procurement Division

Department Approval

Estimated Spending Authority:			
Department	FY 2021	Out Years	Total
General Services Department	\$96,600.00	\$0.00	\$96,600.00

Amount of Funding:

\$96,600.00

General Fund

Fund No.: 1000

Contact Information:

NAME:	DEPARTMENT/DIVISION	PHONE
Laura A. Guthrie, Purchasing Manager	FIN/SPD	(832) 393-8735
James Reddington, Division Manager	GSD	(832) 393-8027
Calvin R.Curtis, Division Manager	GSD	(832) 393-8024

ATTACHMENTS:

Description

Cover Sheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District A, District D

Item Creation Date: 12/4/2020

E29715 - Civic Art Monument Relocation - MOTION

Agenda Item#: 16.

Background:

Emergency Purchase Order for S21-E29715 - Approve payment to Ty Art, LLC for the relocation of civic art monuments in the amount not to exceed \$96,600.00 for the General Services Department.

Specific Explanation:

The Director of the General Services Department (GSD) and the Chief Procurement Officer request that City Council approve payment to **Ty Art, LLC** for the relocation of civic art monuments in the amount not to exceed **\$96,600.00** for GSD and that authorization be given to issue a purchase order.

The Strategic Procurement Division issued an emergency purchase order to address the removal and relocation of monuments to prevent vandalism to City property. The monuments located at Hermann and Bell Parks were secured and delivered to a City warehouse for proper preservation and storage. Such action was deemed urgently necessary in order to protect the monuments and other City property from the potential threat of damage. The contractor was selected by GSD based on their availability and responsiveness to remove, relocate, secure, and deliver the monuments to the designated location. GSD has reconciled and verified the final invoice received for emergency work services completed on June 19, 2020.

The scope of work requires the contractor to provide all labor, equipment, scaffolding, materials and transportation for the relocation of the civic art monuments.

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

MWBE Participation:

This procurement is exempt from MWBE subcontracting participation goals because the department is utilizing an emergency purchase order for this purchase.

Hire Houston First:

This procurement is exempt from the City's Hire Houston First Ordinance. Bids/proposals were not solicited because the department is utilizing an emergency purchase order 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.

Jerry Adams

12/9/2020

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Jerry Adams, Chief Procurement Officer
Finance/Strategic Procurement Division

Department Approval

Estimated Spending Authority:

Department	FY 2021	Out Years	Total
General Services Department	\$96,600.00	\$0.00	\$96,600.00

Amount of Funding:

\$96,600.00

General Fund

Fund No.: 1000

Contact Information:

NAME:	DEPARTMENT/DIVISION	PHONE
Laura A. Guthrie, Purchasing Manager	FIN/SPD	(832) 393-8735
James Reddington, Division Manager	GSD	(832) 393-8027
Calvin R. Curtis, Division Manager	GSD	(832) 393-8024

ATTACHMENTS:

Description

E29715 EPO Justification
E29715 CPO email APPROVED
E29715 Budget Form A - General Fund 1000
E29715 Cleared Tax Report
E29715 Ownership Forms
E29715 Invoice 22327 Dated 06/25/2020

Type

Backup Material
Backup Material
Financial Information
Financial Information
Backup Material
Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

ALL

Item Creation Date: 11/5/2020

I03599 - Traffic Signal Poles - MOTION

Agenda Item#: 16.

Summary:

DECOULANT, INC for the purchase of Traffic Signal Poles for Houston Public Works - \$28,500.00 - Enterprise Fund

Background:

Informal Bids Received September 11, 2020, for I03599 – Approve an award to Decoulant, Inc., in the total amount of \$28,500.00 for the purchase of traffic signal poles for Houston Public Works.

Specific Explanation:

The Director of Houston Public Works (HPW) and the Chief Procurement Officer recommend that City Council approve an award to **Decoulant, Inc.**, in the total amount of **\$28,500.00** for the purchase of traffic signal poles and that authorization be given to issue a purchase order for Houston Public Works.

This is for the purchase of twenty-five (25) traffic signal poles (21" x 4.5", steel) for Houston Public Works' traffic operations to have in stock to replace damaged poles across the City.

This project was advertised in accordance with the requirements of the State of Texas bid laws for an informal procurement. Decoulant, Inc. has already received \$ 40,574.92 for other good and/or services this fiscal year. This purchase would put them above the \$50,000 threshold and therefore requires Council action. Fifteen (15) prospective bidders downloaded the solicitation document from SPD's e-bidding website and three (3) bids were received from group two as outlined below:

	<u>Company</u>	<u>Total Amount</u>
1.	Decoulant, Inc.	\$28,500.00
2.	Decoulant, Inc.	\$29,687.50
3.	Environmental Sorbents LLC	\$33,896.25

Decoulant, Inc.: Award on its overall low bid meeting specifications in the total amount of \$28,500.00

M/WBE Participation:

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

Hire Houston First:

The proposed contract requires compliance with the City’s ‘Hire Houston First’ ordinance that promotes economic opportunity for Houston businesses, while supporting job creation. In this case, Decoulant, 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 FY21 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

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

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

<u>Estimated Spending Authority:</u>			
Department	FY2021	Out Years	Total
Houston Public Works	\$28,500.00	\$0.00	\$28,500.00

Amount of Funding:

\$28,500.00 – Dedicated Drainage and Street Renewal Fund METRO ET AL (2312)

Contact Information:

Jedediah Greenfield, Assistant Director (832) 395-3754

ATTACHMENTS:

Description

HPW Signed Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

ALL

Item Creation Date: 11/5/2020

I03599 - Traffic Signal Poles - MOTION

Agenda Item#:

Background:

Informal Bids Received September 11, 2020, for I03599 – Approve an award to Decoulant, Inc., in the total amount of \$28,500.00 for the purchase of traffic signal poles for Houston Public Works.

Specific Explanation:

The Director of Houston Public Works (HPW) and the Chief Procurement Officer recommend that City Council approve an award to **Decoulant, Inc.**, in the total amount of **\$28,500.00** for the purchase of traffic signal poles and that authorization be given to issue a purchase order for Houston Public Works.

This is for the purchase of twenty-five (25) traffic signal poles (21"x 4.5", steel) for Houston Public Works' traffic operations to have in stock to replace damaged poles across the City.

This project was advertised in accordance with the requirements of the State of Texas bid laws for an informal procurement. Decoulant, Inc. has already received \$ 40,574.92 for other good and/or services this fiscal year. This purchase would put them above the \$50,000 threshold and therefore requires Council action. Fifteen (15) prospective bidders downloaded the solicitation document from SPD's e-bidding website and three (3) bids were received from group two as outlined below:

<u>Company</u>	<u>Total Amount</u>
1. Decoulant, Inc.	\$28,500.00
2. Decoulant, Inc.	\$29,687.50
3. Environmental Sorbents LLC	\$33,896.25

Decoulant, Inc.: Award on its overall low bid meeting specifications in the total amount of \$28,500.00

M/WBE Participation:

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

Hire Houston First:

The proposed contract requires compliance with the City's 'Hire Houston First' ordinance that promotes economic opportunity for Houston businesses, while supporting job creation. In this case, Decoulant, 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 FY21 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

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

DocuSigned by:
Carol Haddock
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Carol Ellinger Haddock, P.E., Director
Houston Public Works

<u>Estimated Spending Authority:</u>			
Department	FY2021	Out Years	Total
Houston Public Works	\$28,500.00	\$0.00	\$28,500.00

Amount of Funding:

\$28,500.00 – Dedicated Drainage and Street Renewal Fund METRO ETAL (2312)

Contact Information:

Jedediah Greenfield, Assistant Director (832) 395-3754

ATTACHMENTS:

Description

Bid Tab
Ownership Form
Clear Tax Report
COF and Form A

Type

Backup Material
Backup Material
Backup Material
Financial Information



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District E

Item Creation Date: 11/5/2020

I03710 - Chain of Flight Parts - MOTION

Agenda Item#: 17.

Summary:

PKJ INTERNATIONAL LLC for the purchase of Chain of Flights Parts for Houston Public Works - \$47,514.85 - Enterprise Fund - **DISTRICT E - MARTIN**

Background:

Informal Bids Received October 1, 2020, for I03710 – Approve an award to PKJ International LLC, in the total amount of \$47,514.85 for the purchase of chain of flights parts for Houston Public Works.

Specific Explanation:

The Director of Houston Public Works (HPW) and the Chief Procurement Officer recommend that City Council approve an award to **PKJ International LLC**, in the total amount of **\$47,514.85** for the purchase of chain of flights parts and that authorization be given to issue a purchase order for Houston Public Works.

This is for the purchase and delivery of Evoqua chain of flight parts (wear-shoe return w/lug, shoe-wear, carry, chain-ncs720s poly, flight-sigma diamond, sprocketshear pin, chain-drive, spacer-flight, pin-shear, wear strip, kit-limit switch) which are used for the water purification plant's chain collector system for sludge removal and is required for continuous plant operations at the City of Houston's Northeast Water Purification Plant.

This project was advertised in accordance with the requirements of the State of Texas bid laws for an informal procurement. PKJ International has already received \$35,590.00 for other good and/or services this fiscal year. This purchase would put them above the \$50,000 threshold and therefore requires Council action. Seventeen (17) prospective bidders downloaded the solicitation document from SPD's e-bidding website and two (2) bids were received as outlined below:

	<u>Company</u>	<u>Total Amount</u>
1.	PKJ International LLC	\$47,514.85
2.	Environmental Improvement, Inc.	\$49,418.83

PKJ International LLC,,: Award on its overall low bid meeting specifications in the total amount of \$47,514.85

M/WBE Participation:

This procurement is exempt from the City's M/WBE subcontracting requirements as the total

expenditure does not exceed the \$100,000.00 threshold.

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, PKJ International LLC, and Environmental Improvement, Inc., do not meet the requirements of Hire Houston First; no Hire Houston First firms were within five percent.

Fiscal Note:

Funding for this item is included in the FY21 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

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

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

<u>Estimated Spending Authority:</u>			
Department	FY2021	Out Years	Total
Houston Public Works	\$47,514.85	\$0.00	\$47,514.85

Amount of Funding:

\$47,514.85
Water & Sewer System Operating Fund
Fund 8300

Contact Information:

Jedediah Greenfield, Assistant Director (832) 395-3754

ATTACHMENTS:

Description	Type
HPW Signed Coversheet	Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District E

Item Creation Date: 11/5/2020

I03710 - Chain of Flight Parts - MOTION

Agenda Item#:

Background:

Informal Bids Received October 1, 2020, for I03710 – Approve an award to PKJ International LLC, in the total amount of \$47,514.85 for the purchase of chain of flights parts for Houston Public Works.

Specific Explanation:

The Director of Houston Public Works (HPW) and the Chief Procurement Officer recommend that City Council approve an award to **PKJ International LLC**, in the total amount of **\$47,514.85** for the purchase of chain of flights parts and that authorization be given to issue a purchase order for Houston Public Works.

This is for the purchase and delivery of Evoqua chain of flight parts (wear-shoe return w/lug, shoe-wear, carry, chain-ncs720s poly, flight-sigma diamond, sprocketshear pin, chain-drive, spacer-flight, pin-shear, wear strip, kit-limit switch) which are used for the water purification plant's chain collector system for sludge removal and is required for continuous plant operations at the City of Houston's Northeast Water Purification Plant.

This project was advertised in accordance with the requirements of the State of Texas bid laws for an informal procurement. PKJ International has already received \$35,590.00 for other good and/or services this fiscal year. This purchase would put them above the \$50,000 threshold and therefore requires Council action. Seventeen (17) prospective bidders downloaded the solicitation document from SPD's e-bidding website and two (2) bids were received as outlined below:

	<u>Company</u>	<u>Total Amount</u>
1.	PKJ International LLC	\$47,514.85
2.	Environmental Improvement, Inc.	\$49,418.83

PKJ International LLC,,: Award on its overall low bid meeting specifications in the total amount of \$47,514.85

M/WBE Participation:


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

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, PKJ International LLC, and Environmental Improvement, Inc., do not meet the requirements of Hire Houston First; no Hire Houston First firms were within five percent.

Fiscal Note:

Funding for this item is included in the FY21 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

DocuSigned by:

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



<u>Estimated Spending Authority:</u>			
Department	FY2021	Out Years	Total
Houston Public Works	\$47,514.85	\$0.00	\$47,514.85

Amount of Funding:

\$47,514.85 – Water & Sewer System Operating Fund (8300)

Contact Information:

Jedediah Greenfield, Assistant Director (832) 395-3754

ATTACHMENTS:

Description	Type
Bid Tab	Backup Material
Ownership Form	Backup Material
Clear Tax Report	Backup Material
Form A	Financial Information



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District K

Item Creation Date: 11/10/2020

103733 - Check Valves - MOTION

Agenda Item#: 18.

Summary:

BEVCO COMPANY for the purchase of Check Valves for Houston Public Works - \$29,540.00 - Enterprise Fund - **DISTRICT K - CASTEX-TATUM**

Background:

Informal Bids Received October 8, 2020, for 103733 – Approve an award to Bevco Company, in the total amount of \$29,540.00 for the purchase of check valves for Houston Public Works.

Specific Explanation:

The Director of Houston Public Works (HPW) and the Chief Procurement Officer recommend that City Council approve an award to **Bevco Company**, in the total amount of **\$29,540.00** for the purchase of check valves and that authorization be given to issue a purchase order for Houston Public Works.

This is for the purchase of two (2), 24-inch check valves for submersible pumps at the Chimney Rock #2 FN 53 Lift station located at 11677 Chimney Rock. The new 24-inch check valves will replace two lift station submersible pumps check valves that need repair and are beyond their life expectancy. The new check valves will bring the operation of the Chimney Rock #2 lift station to full capacity and prevent the lift station from going out of service.

This project was advertised in accordance with the requirements of the State of Texas bid laws for an informal procurement. Bevco Company has already received \$47,227.76 for other good and/or services this fiscal year. This purchase would put them above the \$50,000 threshold and therefore requires Council action. Twenty-two (22) prospective bidders downloaded the solicitation document from SPD's e-bidding website and five (5) bids were received as outlined below:

	<u>Company</u>	<u>Total Amount</u>
1.	Bevco Company	\$29,540.00
2.	Water Technology Resources	\$31,560.00
3.	Decoulant, Inc.	\$39,969.60
4.	Decoulant, Inc.	\$40,696.32
5.	The Valve Agency Inc.	\$51,180.00

Bevco Company: Award on its overall low bid meeting specifications in the total amount of \$29,540.00

M/WBE Participation:

This procurement is exempt from the City’s M/WBE subcontracting requirements as the total expenditure does not exceed the \$100,000.00 threshold. However, the selected vendor is a certified DBE, SBE and WBE vendor.

Hire Houston First:

The proposed contract requires compliance with the City’s ‘Hire Houston First’ ordinance that promotes economic opportunity for Houston businesses, while supporting job creation. In this case, Bevco Company 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 FY21 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

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

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

<u>Estimated Spending Authority:</u>			
Department	FY2021	Out Years	Total
Houston Public Works	\$29,540.00	\$0.00	\$29,540.00

Amount of Funding:

\$29,540.00 – Combined Utility System Gen Pur Fund (8305)

Contact Information:

Jedediah Greenfield, Assistant Director (832) 395-3754

ATTACHMENTS:

Description

Signed Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District K

Item Creation Date: 11/10/2020

I03733 - Check Valves - MOTION

Agenda Item#:

Background:

Informal Bids Received October 8, 2020, for I03733 – Approve an award to Bevco Company, in the total amount of \$29,540.00 for the purchase of check valves for Houston Public Works.

Specific Explanation:

The Director of Houston Public Works (HPW) and the Chief Procurement Officer recommend that City Council approve an award to **Bevco Company**, in the total amount of **\$29,540.00** for the purchase of check valves and that authorization be given to issue a purchase order for Houston Public Works.

This is for the purchase of two (2), 24-inch check valves for submersible pumps at the Chimney Rock #2 FN 53 Lift station located at 11677 Chimney Rock. The new 24-inch check valves will replace two lift station submersible pumps check valves that need repair and are beyond their life expectancy. The new check valves will bring the operation of the Chimney Rock #2 lift station to full capacity and prevent the lift station from going out of service.

This project was advertised in accordance with the requirements of the State of Texas bid laws for an informal procurement. Bevco Company has already received \$47,227.76 for other good and/or services this fiscal year. This purchase would put them above the \$50,000 threshold and therefore requires Council action. Twenty-two (22) prospective bidders downloaded the solicitation document from SPD’s e-bidding website and five (5) bids were received as outlined below:

	<u>Company</u>	<u>Total Amount</u>
1.	Bevco Company	\$29,540.00
2.	Water Technology Resources	\$31,560.00
3.	Decoulant, Inc.	\$39,969.60
4.	Decoulant, Inc.	\$40,696.32
5.	The Valve Agency Inc.	\$51,180.00

Bevco Company: Award on its overall low bid meeting specifications in the total amount of \$29,540.00

M/WBE Participation:

This procurement is exempt from the City’s M/WBE subcontracting requirements as the total expenditure does not exceed the \$100,000.00 threshold. However, the selected vendor is a certified DBE, SBE and WBE vendor.

Hire Houston First:

The proposed contract requires compliance with the City’s ‘Hire Houston First’ ordinance that promotes economic opportunity for Houston businesses, while supporting job creation. In this case, Bevco Company 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 FY21 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

DocuSigned by:

Carol Haddock

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

DS
JG

<u>Estimated Spending Authority:</u>			
Department	FY2021	Out Years	Total
Houston Public Works	\$29,540.00	\$0.00	\$29,540.00

Amount of Funding:

\$29,540.00 – Combined Utility System Gen Pur Fund (8305)

Contact Information:

Jedediah Greenfield, Assistant Director (832) 395-3754

ATTACHMENTS:

Description

Ownership Form
Clear Tax Report
Form A
Bid Tab
MWBE Certification
HHF Certification
Budget v Actuals

Type

Backup Material
Backup Material
Financial Information
Backup Material
Backup Material
Backup Material
Financial Information



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

Item Creation Date:

DR4529(COVID-19) - MULTI-VENDOR EPO AWARDS #13 - MOTION

Agenda Item#: 19.

Summary:

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

Background:

DR4529(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 **\$22,072,031.25** 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 provide urgent support services for residents of the City with payment for COVID-19 related expenses
- To provide electrical power for additional workstations as well as network for new audio / visual equipment along with specialized cabling at the Kirby location
- To purchase lock and key sets for multiple storage cabinets for HHD
- To purchase storage rack and containers, pallet movers, cleaning supplies and safety shields for HPD operations
- To purchase safety glasses, gloves and hand sanitizer in support of City operations, First Responders and HealthCare Workers
- To enhance the efforts of the City's HITS department in the deployment of laptop computers
- To continue to rent hand sanitizer stations for HHD at multiple testing sites
- To purchase heartworm treatment, flea medication, anti-inflammatory and anti-biotics as well as core vaccines including feline leukemia

- To purchase microchips and medication used to treat skin issues on pets
- To purchase liquid hand sanitizer refills for the sanitizer stations located in the Libraries
- To provide testing, counseling, billing, data collection, reporting and transport of specimens to the laboratory for HHD test sites
- To procure laboratory and testing supplies and services for specimens collected from community test sites
- To provide a mobile pet clinic providing full veterinary services
- To purchase pet houses and leashes, stray pet traps, and a refrigerator to store pet vaccines at proper temperature
- To purchase packaging/moving supplies, cleaning supplies, trash grabbers, tables, chairs and trash cans for testing sites.
- To purchase battery chargers for waste water samplers
- For the use of the Butler and Delmar stadiums as well as security services provided by HISD
- To purchase the Meraki MR52 Cloud managed access points, Jabra wireless headsets and Zoom licenses for HHD
- To provide temporary staff in support of the City's response to COVID-19 in several areas
- To purchase advertising, marketing and communications services to address culturally specific reluctance and antipathy to try new medical treatments
- To purchase two surface hubs for City Council offices
- To hire a commercial computer moving service to assist in the relocation of HHD from the GRB to the Kirby offices
- To purchase surveillance trailers for HPD to provide security at HHD testing sites
- To purchase docking stations, rapid deployment camera system, crowd control barricades and two (2) tandem axle trailers for HPD in support of HHD testing sites
- To purchase seven (7) laptops and accessories to support testing services to twenty (20) nursing homes in the Houston area
- To lease refrigerators to house the COVID-19 vaccines
- To lease eighty (80) laptops for temporary staff for the immunization program
- To purchase additional testing supplies for COVID-19
- For the rental and installation of covered structures at HHD testing sites
- To purchase signage for HHD testing sites
- To improve automation required to stabilize the Disease Surveillance System and increase processing power to handle the increased load
- To secure a location for mass distribution of the Coronavirus vaccine
- To secure assistance from medical personnel to operate and staff vaccination sites
- To collect hazardous waste generated at testing and vaccination sites
- For rental and service of portable toilet units at various HHD testing sites
- To provide support to the Houston Area Women's Center 24-hour domestic violence and sexual assault hotlines

Additionally, it is also requested that authorization be given to issue purchase orders in any amount to vendors for the provision of goods and services related to the contact tracing, PPE, testing related to COVID-19, and COVID-19 vaccinations ("Remainder Purchase Orders") with the balance of any monies in the CARES Act

2020 Fund that remain available for expenditure (e.g. they have not been either encumbered, allocated, or expended or have been de-encumbered or de-allocated), provide that the aggregated total amount of such Remainder Purchase Orders when combined with all of the other City expenditures of whatever kind using the monies in the CARES Act 2020 Fund shall not exceed the amount of the Coronavirus Relief Fund allocation granted to the City (\$404,868,873.40) plus any interest accrued thereon.

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.

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

Estimated Spending Authority			
Department	FY2021	Out years	Total
Finance	\$22,072,031.25	\$0.00	\$22,072,031.25

Amount of Funding:

\$22,072,031.25

CARES Act 2020 Fund
Fund 5307

Contact Information:

Name	Department	Phone
Jerry Adams	FIN/ SPD	832.393.9126

ATTACHMENTS:

Description	Type
DR4529(COVID-19) - MULTI-VENDOR EPO AWARDS #13 - MOTION	Signed Cover sheet
EPO log Batch 13 PFD	Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

Item Creation Date:

DR4529(COVID-19) - MULTI-VENDOR EPO AWARDS #13 - MOTION

Agenda Item#:

Summary:

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

Background:

DR4529(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 **\$22,072,031.25** 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.

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- To provide urgent support services for residents of the City with payment for COVID-19 related expenses
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- To enhance the efforts of the City's HITS department in the deployment of laptop computers
- To continue to rent hand sanitizer stations for HHD at multiple testing sites
- To purchase heartworm treatment, flea medication, anti-inflammatory and anti-biotics as well as core vaccines including feline leukemia
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Additionally, it is also requested that authorization be given to issue purchase orders in any amount to vendors for the provision of goods and services related to the contact tracing, PPE, testing related to COVID-19, and COVID-19 vaccinations ("Remainder Purchase Orders") with the balance of any monies in the CARES Act 2020 Fund that remain available for expenditure (e.g. they have not been either encumbered, allocated, or expended or have been de-encumbered or de-allocated), provide that the aggregated total amount of such Remainder Purchase Orders when combined with all of the other City expenditures of whatever kind using the monies in the CARES Act 2020 Fund shall not exceed the amount of the Coronavirus Relief Fund allocation granted to the City (\$404,868,873.40) plus any interest accrued thereon.

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.

DocuSigned by:

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12/11/2020

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

Estimated Spending Authority			
Department	FY2021	Out years	Total
Finance	\$22,072,031.25	\$0.00	\$22,072,031.25

Amount of Funding:

\$22,072,031.25
 CARES Act 2020 Fund
 Fund 5307

Contact Information:

Name	Department	Phone
Jerry Adams	FIN/STR	936.293.0126

Jerry Adams

FIN 320

052.595.9120

EPO number	Vendor Name	Description	Amount	Department requested
SPD-JSA-12052020-001	100102 BRENTWOOD ECONOMIC COMMUNITY	This would increase the funding from \$100,000 to \$150,000 to increase the capacity of this vendor over the EPO amount. The vendor is providing urgent support services for residents of the City of Houston with the payment for COVID-19 related expenses such as rent, utilities, moving expenses, and cleaning expenses.	\$ 50,000.00	HHD
SPD-JSA-12062020-001	IND HOUTX TTP LEGACY	A lease location has been secured to centralize and support the onboarding of required personnel for the COVID response. This request is critical infrastructure necessary for operations. It is two-fold in that electrical is needed to power 110 workstations to meet a December 14 th installation and mobilization of critical staff that will populate this location throughout December. Electrical service is also required for media needs. The vendor will provide 110 workstations to meet the 12/14 installation and mobilization of staff in support of COVID-19 response.	\$ 12,989.76	HHD
SPD-JSA-12062020-002	133643 STAPLES CONTRACT & COMMERCIAL INC	Staples will provide furniture, workstations, and file keys to ease the transfer of personnel and to ensure they have the proper equipment for sensitive files in support of COVID-19 response.	\$ 3,340.49	HHD
SPD-JSA-12072020-001	133643 STAPLES CONTRACT & COMMERCIAL INC	Shelving units to store PPE for HPD	\$ 7,342.74	HHD
SPD-JSA-12072020-002	110872 WW GRAINGER	Goggles - 20,000 @\$4.04	\$ 80,800.00	Jerry
SPD-JSA-12082020-001	123476 LIFE-ASSIST INC	Nitrile Powderless gloves for Citywide PPE inventory	\$ 86,950.00	Jerry
SPD-JSA-12082020-002	135222 LUNA DATA SOLUTIONS INC	This addendum addresses the following additional Bridgepoint services needed to support the delays in the Cares Act Employee Mobility Project laptop deployment: <input checked="" type="checkbox"/> Program Management <input checked="" type="checkbox"/> Project Management <input checked="" type="checkbox"/> Project Analysis <input checked="" type="checkbox"/> Deployment Customer Service	\$ 221,960.00	HITS
SPD-JSA-12092020-001	Uline inc.	PPE equipment	\$ 24,272.00	HHD
SPD-JSA-12092020-002	143741 RS HUGHES	Gloves 700,000 S-M-L-XL	\$ 145,460.00	Jerry
SPD-JSA-12092020-003	122780 HOWSE BROTHERS SANITATION SERVICES INC DBA UNITED SITE SERVICES	The Houston Health Dept. has rented hand sanitizing stations for GRB for the contact tracing team. This is ongoing service will continue thru December 30, 2020 when all personnel will move to the new location at Kirby Dr. This EPO will cover all outstanding and future invoices.	\$ 50,000.00	HHD

SPD-JSA-12092020-006	138156 MIDWEST VETERINARY SUPPLY INC	<p>COVID-19 has caused operational changes in animal shelters across the country. Most notably the reduction in staff to maintain social distancing requirements and managed intake.</p> <p>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 establish a Holiday Wellness Weeks program to provide free wellness for city of Houston resident pet owners with free wellness services. The wellness services will cover heartworm treatment, core vaccines and heartworm prevention and anti-inflammatory and antibiotics.</p>	\$ 35,756.24	ARA - BARC
SPD-JSA-12092020-007	Elanco - 133977 BAYER CORPORATION - DBA BAYER HEALTHCARE LLC	<p>COVID-19 has caused operational changes in animal shelters across the country. Most notably the reduction in staff to maintain social distancing requirements and managed intake.</p> <p>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 establish a Holiday Wellness Weeks program to provide free wellness for city of Houston resident pet owners with free wellness services. The wellness services will cover heartworm treatment, core vaccines and heartworm prevention and anti-inflammatory and antibiotics. Elanco is the vendor we purchase flea medication and preventative.</p>	\$ 8,209.50	ARA - BARC
SPD-JSA-12092020-008	108840 IDEXX DISTRIBUTION INC	<p>COVID-19 has caused operational changes in animal shelters across the country. Most notably the reduction in staff to maintain social distancing requirements and managed intake.</p> <p>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 establish a Holiday Wellness Weeks program to provide free wellness for city of Houston resident pet owners with free wellness services. The wellness services will cover testing for heartworms as well as feline leukemia/FIV.</p>	\$ 4,757.45	ARA - BARC
SPD-JSA-12092020-009	116234 ITERVET INC DBA MERCK ANIMAL HEALTH	<p>COVID-19 has caused operational changes in animal shelters across the country. Most notably the reduction in staff to maintain social distancing requirements and managed intake.</p> <p>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 establish a Holiday Wellness Weeks program to provide free wellness for city of Houston resident pet owners with free wellness services. The wellness services will cover a microchip for each pet provided services in the program.</p>	\$ 4,485.00	ARA - BARC

SPD-JSA-12092020-010	116234 ITERVET INC DBA MERCK ANIMAL HEALTH	<p>COVID-19 has caused operational changes in animal shelters across the country. Most notably the reduction in staff to maintain social distancing requirements and managed intake.</p> <p>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 establish a Holiday Wellness Weeks program to provide free wellness for city of Houston resident pet owners with free wellness services. The wellness services will cover Bravetco, which is a medication used to treat skin issues on pets.</p>	\$ 2,070.00	ARA - BARC
SPD-JSA-12092020-012	133643 STAPLES CONTRACT & COMMERCIAL INC	<p>The Library buildings have been closed to in person service since March 2020 to COVID-19 and is currently providing curbside services for customers. The library needs Liquid hand sanitizer refills for HPL staffs as part of a comprehensive strategy to ensure the safety and health of staff members, frequently sanitizing between customer delivery in the new COVID-19 service environment.</p>	\$ 6,988.50	HPL
SPD-JSA-12092020-013	ACME Architectural Hardware	<p>A lease location has been secured to centralize and support the onboarding of required personnel for the COVID response. This request to re-core/rekey occupied spaces is required to secure sensitive files and communications related to COVID 19 information management. This product needs to be in place and available prior to occupation of the space and document transfer on December 17, 2020.</p>	\$ 9,524.28	HHD
SPD-JSA-12102020-001	Safety Management systems, LLC, Acadian Ambulance Service Inc.	<p>This vendor is currently providing operation and management services for City of Houston COVID-19 testing sites. They service they are providing includes testing, counseling of persons who test positive, billing, data collection, reporting, and transporting specimens to the laboratory. This contract is needed in order to maintain the current Covid testing capacity.</p> <p>CRF funds will be used for the first two months of the service begin December 31, 2020 and ELC Cares funding will be used thereafter.</p>	\$ 2,630,566.00	HHD
SPD-JSA-12102020-002	Baylor Miraca Genetics Laboratories, LLC d/b/a Baylor Genetics	<p>The need for this emergency purchase is a result of the current Covid-19 pandemic for which the Secretary of Health and Human Services has declared a public health emergency.</p> <p>Baylor Genetics is a laboratory that has been supporting the City's COVID-19 testing efforts by conducting the testing of the specimens collected from different community testing sites throughout the City, including at specified Federally Qualified Health Centers, nursing homes, and other identified testing locations. This vendor's service is imperative to the City's ability to continue adequately ensure COVID-19 testing and resulting throughout the community. CRF funds will be used for the first two months of the service and ELC Cares funding will be used thereafter.</p>	\$ 1,829,360.00	HHD

SPD-JSA-12102020-003	United Medical Memorial Center	<p>The need for this emergency purchase is a result of the current Covid-19 pandemic for which the Secretary of Health and Human Services has declared a public health emergency.</p> <p>UMMC will continue to manage Houston area community based COVID-19 testing sites as of December 31, 2020. They will continue to provide the following services: testing, counseling of persons testing positive, billing, data collection, reporting, and transporting lab specimens. CRF funds will be used for the first two months of the service and ELC Cares funding will be used thereafter.</p>	\$ 2,273,250.00	HHD
SPD-JSA-12102020-004	Boehringer Ingelheim Animal Health	<p>COVID-19 has caused operational changes in animal shelters across the country. Most notably the reduction in staff to maintain social distancing requirements and managed intake.</p> <p>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 establish a Holiday Wellness Weeks program to provide free wellness for city of Houston resident pet owners with free wellness services. The wellness services will cover heartworm treatment, core vaccines and heartworm prevention and anti-inflammatory and antibiotics. This is a request to purchase Heartworm treatment medications for a total cost of \$13,950.00.</p>	\$ 13,950.00	ARA - BARC
SPD-JSA-12102020-005	HoustonPetSet	<p>COVID-19 has hurt the local economy with the Houston region having a current unemployment rate of 9.8%. The ability to properly care for the animal isn't an option when money gets tight. This is also a concern for public safety, should the animal get loose. A loose animal may become desperate and could attack people or animals in addition, the climate in Houston is such that one animal can have multiple litters each year. As such, BARC, in conjunction with HoustonPetset will be sponsoring a three-day emergency mobile clinic for up to 10 animals a day for those affected by the pandemic that are unable to afford emergency veterinary services. The two will team up for a massive spay neuter event to occur on December 16 ad 17. Overflow will occur throughout the month of December as subcontractors have spacing to</p>	\$ 256,000.00	ARA - BARC

SPD-JSA-12102020-006	Walmart	<p>COVID-19 has hurt the local economy with the Houston region having a current unemployment rate of 9.8%. The need at local food banks has increased by double annual asks and some are seeing almost triple request for assistance. Pet pantries are needed now more than ever. Also, the ability to properly care for the animal isn't an option when money gets tight. This is also a concern for public safety, should the animal get loose. We are seeking the approval to purchase dog houses and leashes to hand out at the pet pantry and supply distribution. The request for Walmart includes 5 pop up tents for our staff to use during the distribution to be out of the sun or undercover from rain during the event. BARC does not currently have these tents available therefore the need to purchase is urgent.</p>	\$ 9,583.93	ARA - BARC
SPD-JSA-12102020-007	Home Depot	<p>COVID-19 has hurt the local economy with the Houston region having a current unemployment rate of 9.8%. The need at local food banks has increased by double annual asks and some are seeing almost triple request for assistance. Pet pantries are needed now more than ever. Also, the ability to properly care for the animal isn't an option when money gets tight. This is also a concern for public safety, should the animal get loose. We are seeking approval to purchase crates to pass out to citizens impacted by COVID in need of pet supplies. The approval is also for animal traps. Citizens come to BARC to seek assistance in trapping stray animals that are around their property. During the pandemic the requests for traps has far exceed the supply of traps owned by BARC. BARC is also in need of an additional refrigerator to maintain all vaccines for the wellness event at proper temperature. The purchase is for the crates in various sizes, stray animal traps and refrigerator</p>	\$ 24,656.50	ARA - BARC
SPD-JSA-12102020-008	110872 WW GRAINGER	<p>The Houston Health Department's logistic teams is utilizing the Grainger Contract to procure packaging/moving supplies, cleaning supplies, trash grabbers, tables, chairs and trash cans for use at the testing sites.</p>	\$ 40,000.00	HHD
SPD-JSA-12102020-009	110888 HACH COMPANY	<p>The City of Houston will be purchasing additional battery chargers to support the existing waste water samplers. We need 20 charger assembly L-Acid 3 pin, 1215V and 10 - 12volt lead acid battery with 3 pin connectors. These will be used with the All Weather Sampler to sample wastewater across the city for SARS-Co V-2. HHD will expand its wastewater sampling project to provide sampling across the City of Houston to identify where testing and prevention activities need to be focused to prevent the spread of COVID-19</p>	\$ 7,818.50	HHD

SPD-JSA-12102020-010	Houston Independent School District	The Houston Independent School District (HISD) has been an Instrumental partner since the onset of the Covid-19 pandemic in Houston. They authorized the City to use two of its stadiums, Butler and Delmar Stadiums, as drive through Covid testing sites. They also provided staffing at these two testing sites between May 21 – June 30, 2020. During that time 30 staff from the HISD police department and 6 staff from the HISD Athletics Department provided	\$ 170,640.94	HHD
SPD-JSA-12102020-011	136369 NETSYNC NETWORK SOLUTIONS	<ul style="list-style-type: none"> •The Meraki MR52 Cloud Managed Access Points will be installed at the Kirby Dr location for the contact tracers. This equipment will be used as a back-up system in case the system goes down. CRF Funding: \$21,057 Fund 2010: \$6,771. •Jabra wireless headsets to be installed in the call centers for the contact tracers. CRF Funding: \$71,820.00 •Zoom Purchase needed to set-up virtual meeting for the COVID-19 call centers CRF Funding: \$537,416 	\$ 630,293.00	HHD
SPD-JSA-12102020-012	100117 A-1 PERSONNEL INC - A-1 PERSONNEL OF HOUSTON, INC	<p>the Secretary of Health and Human Services declaring a public health emergency due to the COVID-19 pandemic.</p> <p>Since the onset of COVID-19 pandemic in Houston, over 670 temporary employees have been hired under the CRF funding to support the City's COVID-19 response. The CRF funding expires on December 30, 2020. It is imperative that the City maintain the staffing operations beyond that date in order for the City to continue its efforts to contain the spread of COVID-19, particularly if we are facing a surge of cases and an increase in hospitalizations. The temporary staff is required to support the City's response to COVID-19 in several areas including, but not limited to, contract tracing for the general public, in schools, universities, nursing homes and in other specialty populations; specimen testing and collection; planning and data analysis of COVID-19 data; staffing the COVID hotline and epidemiology call centers; and other disease prevention and control activities.</p> <p>Therefore, the Human Resources Department is requesting \$4,283,370 to meet the demand of temporary personnel needed to support these activities in Houston Health Department beginning December 31, 2020. These funds will support payments to staffing agencies and protective</p>	\$ 4,283,370.00	HR
SPD-JSA-12102020-013	THE RESERVES NETWORK, INC - 100018 EXECUTEAM CORPORATION	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	\$ 217,721.00	HR
SPD-JSA-12102020-014	136420 LANESTAFFING	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	\$ 473,276.00	HR
SPD-JSA-12102020-015	121098 SMITH & DEAN, INC.	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	\$ 239,464.00	HR
SPD-JSA-12102020-016	160790 EIGHT ELEVEN GROUP, LLC	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	\$ 329,964.00	HR
SPD-JSA-12102020-017	129527 INSIGHT GLOBAL INC	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	\$ 1,434,344.00	HR

SPD-JSA-12102020-018	Gilbreath	<p>The Pew Research Center released on December 3, 2020 the results of a national survey conducted Nov. 18 to 29 among 12,648 U.S. adults. It found that 71% of those surveyed think the worst of the COVID-19 outbreak is still to come, up from 59% who said this in June.</p> <p>Also, about half of the respondents said (52%) they think hospitals in their area will struggle to handle the number of people seeking treatment for the coronavirus in the coming months and slightly fewer (47%) think their local medical providers will be able to handle the number of patients.</p> <p>Regarding taking a COVID-19 vaccine, the Pew survey also found that Black Americans are much less inclined to get vaccinated than other racial and ethnic groups: 42% would do so, compared with 63% of Hispanic and 61% of White adults. English-speaking Asian Americans are even more likely to say they would definitely or probably get vaccinated (83%).</p> <p>To address culturally specific reluctance and antipathy to try new medical treatments, the Houston Health Department and Mayor's Health Equity Response (H.E.R.) Task Force are seeking to</p>	\$ 350,000.00	MYR
SPD-JSA-12102020-023	115251 SHI-GOVERNMENT SOLUTIONS INC	<p>The purpose of this request is to purchase 2 Surface Hubs, stands, 2 year warranty, and setup of two additional City Council conference rooms supporting Mayor Pro Tem Dave Martin. These 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.</p>	\$ 23,678.86	HITS
SPD-JSA-12102020-024	158400 FEDERAL EASTERN INTERNATIONAL, LLC	<p>Germ X Hand Sanitizer - Size 32 oz Quart - 15,700-\$7.40/each</p>	\$ 116,180.00	Jerry
SPD-JSA-12112020-001	Baylor College of Medicine	<p>The need for this emergency purchase is a result of the current COVID-19 pandemic for which the Secretary of Health and Human Services has declared a public health emergency.</p> <p>Baylor College of Medicine (BCM) is a laboratory that has been supporting the City's COVID-19 testing efforts by conducting the testing of the specimens collected from different community testing sites throughout the City, including at specified Federally Qualified Health Centers, nursing homes, and other identified testing locations. This vendor's service is imperative to the City's ability to continue adequately ensure COVID-19 testing and resulting throughout the community. CRF funds will be used from 12/31/2020 – 2/28/2020.</p>	\$ 1,000,000.00	HHD

SPD-JSA-12112020-002	Technology Movers	This EPO is for Technology Movers, a commercial computer moving service, to transfer the computer equipment being used at the George R. Brown Convention Center for contact tracing and call center activity to the new location at 9250 Kirby Drive. The movers will prep the for the move on 12/18/2020 and complete the move on 12/19/2020. The movers will provide preprinted labels for tagging monitors, CPU or Dock, keyboard bag, printer, etc.; they will disconnect cords and cables, gather cords, keyboard, mouse, and small accessories into large antistatic keyboard bags that get labeled; protect monitors, laptops and other equipment with bubble, blankets or foam sleeves. In the new location, they will unpack, place at the new desk, and reconnect.	\$ 10,000.00	HHD
SPD-JSA-12112020-003	General Truck & Body	Refurbish & Purchase Mobile Surveillance Trailers	\$ 616,999.00	HPD
SPD-JSA-12112020-004	Gioblue Technologies	Docking Stations & accessories	\$ 16,906.00	HPD
SPD-JSA-12112020-005	Teksys Inc.	Rapid Deployment Cameras	\$ 115,620.00	HPD
SPD-JSA-12112020-006	Trailer Wheel & Frame	20' Tandem Axle trailer	\$ 11,081.00	HPD
SPD-JSA-12112020-007	Epic Solutions Worldwide LLC	Barricade Racks (150 units)	\$ 12,750.00	HPD
SPD-JSA-12112020-008	Dell Marketino LP - 116424	The HHD Bureau of Laboratory Services has recently been asked to provide COVID-19 testing services to 20 nursing homes in the Houston area. This comprises an additional 3,500-7,000 samples weekly in addition to the cmTent testing. This additional sample load requires an expansion of cunent capacity for entering in sample Infonnation as well as reviewing and reporting data. The delivery of these results is time sensitive due to a state mandated 48-hour turnaround time. In order to accomplish this task HHD is requesting to purchase IO laptops with accessories.	\$ 25,170.04	HHD
SPD-JSA-12112020-009	Foodservice Equipment Rental	Foodservice Equipment Rental will be leasing refrigerator rentals to HHD to house the COVID-19 vaccines. This is for 9 Turbo Air Reach in Refrigerators to ensure adherence to manufacturer and FDA recommendations. This product needs to be in place as soon as possible to ensure the city is prepared once the COVID-19 vaccines are received. EPO for approval for Foodservice Equipment Rental. Foodservice Equipment Rental will be leasing refrigerators to HHS to house the COVID-19 vaccines. This is for 9 Turbo Air Reach in Refrigerators to ensure the adherence to manufacturer and FDA recommendations. This product needs to be in place as soon as possible to ensure the City is prepared once the COVID19 vaccines are received.	\$ 20,963.52	HHD

SPD-JSA-12112020-010	100588 ATIWA COMPUTING INC	for the lease of 80 laptop computers for the Immunization Bureau. These laptops will be used by staff to input data pertaining to patients/clients receiving services at the HHD COVID -19 testing sites. The project cost of the CRF fund project is \$30,000 with the anticipated end date of February 28, 2021.	\$ 30,000.00	HHD
SPD-JSA-12112020-011	127497 PACIFIC STAR CORPORATION	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. Because of the SARS-CoV-2 pandemic the laboratory's need for laboratory supplies has increased greatly. Pacific Star is the contracted vendor for laboratory supplies.	\$ 1,000,000.00	HHD
SPD-JSA-12112020-012	122780 HOWSE BROTHERS SANITATION SERVICES INC DBA UNITED SITE SERVICES	Hand Sanitizing Stations -- The Houston Health Department (HHD) is needing to rent hand sanitizer stands for employees at Kirby and other HHD locations.	\$ 25,000.00	HHD
SPD-JSA-12112020-013	117983 SINGLE SOURCE EVENTS	Rental and installation of covered structure for the COVID-19 virus drive-up testing sites. Sites designed for optimal safety of workers, expedient handling of testing, and safe and efficient curbside testing for the public	\$ 150,000.00	HHD
SPD-JSA-12112020-014	ARC/RIOT -- VN ID# 100157	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.	\$ 25,000.00	HHD
SPD-JSA-12112020-015	123356 Texas Outhouse	Portable toilet rental and services for various HHD COVID-19 testing sites. The vendor will be responsible for all supervision, labor, parts, tools, materials, supplies, engineering and facilities necessary. The supplemental restroom will be for clients at the testing sites.	\$ 150,000.00	HHD
SPD-JSA-12112020-016	117591 PRESIDIO NETWORKED SOLUTIONS GROUP LLC	This EPO is for additional specialized cabling and supplies that are required for the implementation of the new HHD Server and Storage Infrastructure project at the Cyrus One datacenter to support COVID operations. This new infrastructure will support applications currently supporting the COVID operations. This infrastructure will be installed at the CyrusOne datacenter. .	\$ 30,000.00	HHD

SPD-JSA-12112020-017	Houston Area Women Center 161723	<p>This funding will support Houston Area Women's Center (HA WC) 24-hour domestic violence and sexual assault hotlines, which have seen a large increase in demand during the COVID-19 pandemic, as they also have during other crises this city has faced -from natural disasters to economic recessions. As a result, many expenses that are being incurred were unexpected, from answering service to the additional equipment necessary for advocates to continue extended remote operation. Below is a description of the program.</p> <p>Clients access the HA WC crisis support the moment they walk through the doors, call the 24/7 hotlines or go to the hospital. Highly trained advocates provide survivors with information and resources to assess their danger, make a safety plan, find safe harbor and link them to resources. The outcome of this program is for survivors in Houston to access safety on demand.</p>	\$ 49,500.00	HHD
SPD-JSA-12112020-018	Perkin Elmer	<p>Perkin-Elmer is the primary provider of equipment and supplies for high throughput diagnostic COVID-19 testing at HHD Bureau of Laboratory Services. These equipment and supplies are required for continued high-throughput diagnostic testing. The supplies include pipette tips, RNA extraction kits and PCR testing kits. The equipment to be purchased is a robotic pipettor.</p>	\$ 250,000.00	HHD
SPD-JSA-12112020-019	IVC Productions	<p>Due to the continuous increase in data as a result of COVID cases and COVID testing, the amount of stress put on HHD's Disease Surveillance System caused an operational overload creating an unstable environment that is required to produce COVID reports for internal and external purposes. Without being able to depend on the Disease Surveillance System HHD is experiencing resource constraints and increased workarounds to provide this critical information to the City, State and other governing bodies.</p> <p>IVC Productions will work in conjunction with the Health department to improve automation required to stabilize the environment and increase its processing power to handle the current increased load as well as anticipated increases. This system is needed to report on all necessary data and provide adhoc reporting capabilities critical COVID 19 activities.</p>	\$ 250,000.00	HHD
SPD-JSA-12112020-020	Bayou City Event Center	<p>Bayou City Event Center will be one of the mass distribution sites for the public to receive the Coronavirus vaccine</p>	\$ 30,000.00	HHD

SPD-JSA-12112020-021	CONDUENT	<p>Due to the continuous increase in data as a result of COVID cases and COVID testing, the amount of stress put on HHD's Disease Surveillance System caused an operational overload creating an unstable environment that is required to produce COVID reports for internal and external purposes. Without being able to depend on the Disease Surveillance System HHD is experiencing resource constraints and increased workarounds to provide this critical information to the City, State and other governing bodies.</p> <p>Conduent will work in conjunction with the Health department to improve automation required to stabilize the environment and increase its processing power to handle the current increased load as well as anticipated increases. This system is needed to report on all necessary data and provide adhoc reporting capabilities critical COVID 19 activities.</p>	\$ 75,000.00	HHD
SPD-JSA-12112020-022	Safety Management systems, LLC, Acadian Ambulance Service Inc.	<p>The City of Houston will be receiving COVID-19 vaccines very soon and will need the assistance of the appropriate medical personnel in to operate and staff the sites. This vendor will provide vaccination site staffing services upon the arrival of the vaccines. This engagement will take place through February 28, 2020.</p>	\$ 1,809,756.00	HHD
SPD-JSA-12112-2--023	Clean Earth	<p>The vendor will collect the hazardous waste that is generated at the COVID-19 testing sites as well as the vaccination sites.</p>	\$ 300,000.00	HHD
		Total:	\$ 22,072,031.25	



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

ALL

Item Creation Date: 12/8/2020

MYR - GSI Abatement - Amend Chpt 44

Agenda Item#: 20.

Summary:

ORDINANCE AMENDING ARTICLE IV OF CHAPTER 44 OF THE CODE OF ORDINANCES, HOUSTON, TEXAS, relating to Tax Abatement and related Fees

Background:

SUBJECT: An Ordinance amending Article IV of Chapter 44 of the Code of Ordinances, Houston, Texas, relating to tax abatement and related fees

RECOMMENDATION:

Approve an Ordinance amending Article IV of Chapter 44 of the Code of Ordinances, Houston, Texas, relating to tax abatement and related fees

SPECIFIC EXPLANATION:

Texas Tax Code Section 312.002(c) requires cities to adopt tax abatement guidelines and criteria before entering into tax abatement agreements, and each approved abatement agreement must meet those guidelines. On May 13, 2020, by Ordinance No. 2020-424, City Council approved the City's renewal of the tax abatement guidelines and criteria ("Tax Abatement Ordinance") for two years, pursuant to the requirements of Texas Tax Code Chapter 312. The Mayor's Office of Economic Development is now recommending an amendment to the Tax Abatement Ordinance to (i) create a new green storm water infrastructure ("GSI") tax abatement incentive, (ii) increase the percentages for the existing LEED tax abatement incentive, and (iii) provide for assessment of application fees for each tax abatement incentive to recoup a portion of the costs incurred by the City in administering the tax abatement program.

The GSI tax abatement is intended to advance the goals of Resilient Houston and implement the recommendations from the Incentives for Green Development Report, which aim to encourage the implementation of GSI for a holistic water management approach. The proposed GSI tax abatement program will encourage adoption of GSI in private development to minimize the downstream impacts of development and provide additional benefits to address localized flooding, water quality, climate hazards, economic growth, and health and quality of life. To further improve the LEED tax abatement program and to build consistency between programs, the LEED tax abatement program is also amended to increase the tax abatement percentages for the Silver, Gold and Platinum LEED certification levels.

The proposed changes to the tax abatement program will.

1. Establish a new green stormwater infrastructure tax abatement for eligible projects
2. Remove a LEED tax abatement for projects with a “Basic Certified Level” and increases the tax abatement for Silver, Gold, and Platinum certifications to up to 5%, 10%, and 15% respectively
3. Modify the amount of application fees collected for each type of existing tax abatement and establish an application fee for the GSI tax abatement to reflect the appropriate level of effort required to review, process, recommend, and present a tax abatement to City Council for its approval.

Andrew F. Icken, Chief Development Officer

Prior Council Action:

PCA 020-424 Approved 05/13/2020

Amount of Funding:

No Funding Required

Contact Information:

Gwendolyn Tillotson

Phone: (832.393.0937)

ATTACHMENTS:

Description

Cover Sheet
Blackline of Ordinance

Type

Signed Cover sheet
Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

ALL

Item Creation Date: 12/8/2020

MYR - GSI Abatement - Amend Chpt 44

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DocuSigned by:

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Andrew F. Icken, Chief Development Officer

Prior Council Action:

PCA 020-424 Approved 05/13/2020

Amount of Funding:

No Funding Required

Contact Information:

Gwendolyn Tillotson

Phone: (832.393.0937)

ATTACHMENTS:

Description

MYR - GSI Abatement 2020
Caption

Type

Backup Material
Other

Certificate Of Completion

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Certificate Pages: 1	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Disabled	Estella Ortega
Time Zone: (UTC-06:00) Central Time (US & Canada)	611 Walker St.
	HITS
	Houston, TX 77002
	Estella.Ortega@houston.tx.gov
	IP Address: 104.8.86.212

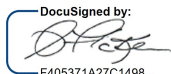
Record Tracking

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Security Appliance Status: Connected	Pool: FedRamp	
Storage Appliance Status: Connected	Pool: City of Houston IT Services	Location: DocuSign

Signer Events

Andy Icken
 Andy.Icken@houston.tx.gov
 City of Houston IT Services
 Security Level: Email, Account Authentication (None)

Signature

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Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

Gwedolyn Tillotson
 Gwedolyn.Tilloston@houston.tx.gov
 Security Level: Email, Account Authentication (None)

Sent: 12/10/2020 3:23:32 PM

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
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Payment Events	Status	Timestamps

Chapter 44

TAXATION

* * *

ARTICLE IV. TAX ABATEMENT

Sec. 44-121. Definitions.

As used in this article, the following terms shall have the meanings ascribed in this section unless the context of their usage clearly indicates another meaning:

Contract employee means an individual who is not a permanent employee or an affiliate of the abatement recipient but who does work for the abatement recipient in the reinvestment zone on a contract basis, either on a full- or part-time basis.

Conventional stormwater detention means stormwater detention that does not meet the applicable design criteria for a low impact development design approach described in chapter 9 of the design manual.

Deferred maintenance means improvements necessary for continued operations that do not improve productivity or alter the process technology.

Design manual has the meaning ascribed in section 42-1 of this Code.

Deteriorated/demolished property means any real property located in a reinvestment zone designated pursuant to item (1), (2), or (3) of section 44-122(d) of this Code, and on which improvements subject to an order and any extensions granted by the department of neighborhoods were declared dangerous or were demolished not more than one year before the date that a complete application for tax abatement is filed, and pursuant to a permit for demolition issued by the city with which the owner complied, and on which the owner has filed with the city an application for a building permit to construct new improvements no later than one year after the date that a complete application for tax abatement was filed.

Chapter 44, Article IV, City Code of Ordinances Blackline 12.12.20

Deteriorated/demolished property redevelopment means a residential facility with structures containing four or fewer dwelling units per structure constructed as part of a unified plan on contiguous property comprising at least one existing block.

Director means the mayor, or the person designated by the mayor to administer these guidelines and criteria.

Dwelling unit means a structure, or a portion of a structure, that has independent living facilities including provisions for non-transient sleeping, cooking and sanitation.

Economic life means the number of years a property improvement is expected to be in service in a facility.

Eligible jurisdiction means any county, municipality or college district that levies ad valorem taxes upon and provides services to property located within a proposed or existing reinvestment zone.

Expansion means the addition of buildings, structures, fixed machinery or equipment for purposes of increasing production capacity.

Facility means property improvements, completed or in the process of construction or expansion, that together comprise an integral whole.

Full-time equivalent means a job that is equivalent to 1,750 hours of work annually performed in the reinvestment zone by one or more contract employees or part-time employees.

Green stormwater infrastructure means infrastructure designed and constructed for stormwater management to minimize the downstream impacts of development while providing additional environmental, social, or ecosystem benefits or services, which may include mitigating risk of flooding, reducing heat island effect or other climate-related hazards, improving water quality, sequestering carbon, encouraging water conservation, restoring native ecosystems, creating economic growth, or addressing quality of life challenges.

LEED means Leadership in Energy and Environmental Design, a green building rating system developed by the USGBC that provides a framework and standard for green building design, construction, operations, and performance.

LEED certification means a Silver, Gold, or Platinum rating level certification obtained from USGBC.

Chapter 44, Article IV, City Code of Ordinances Blackline 12.12.20

Manufacturing facility means buildings and structures, including fixed machinery and equipment, the primary purpose of which is or will be the manufacture of tangible goods or materials or the processing of such goods or materials by physical or chemical change.

Mixed-use facility means a facility used or to be used for more than one of the types of facilities defined in this section.

Modernization means the replacement and upgrading of existing facilities that increase the productive input or output, extend the economic life of a facility, update the technology or substantially lower the unit cost of the operation of a facility. Modernization may result from the construction, alteration or installation of buildings, structures or fixed machinery or equipment, but construction, alteration or installation for the purpose of reconditioning, refurbishing or repairing to meet local, state, or federal regulations shall not be considered modernization.

New commercial facility means a new facility, other than a residential facility that consists of one structure containing four or fewer dwelling units, that is an authorized facility described in section 44-127(a) of this Code.

New facility means improvements on property previously undeveloped that is placed into service by means other than or in conjunction with expansion or modernization.

Order means an order issued by the city pursuant to article IX of chapter 10 of this Code requiring the improvements on property to be demolished.

Other basic industry facility means buildings and structures, including fixed machinery and equipment not elsewhere described, that meet the economic development objectives of the general policy stated in section 44-120 of this Code.

Owner means the person or entity responsible for paying property taxes on taxable real property or tangible personal property located on the real property or an interest therein including one or more leasehold interests.

Part-time employee means an individual who works for, and is an employee of, the abatement recipient in the reinvestment zone, but is not a permanent employee.

Permanent employee means an individual who is an employee of the abatement recipient or an affiliate of the abatement

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recipient, works a minimum of 35 hours in a seven-day period, and reports to work in the reinvestment zone, excluding any contract employee, seasonal employee or part-time employee.

Qualifying census tract means any population census tract where (1) the poverty rate for such tract is at least 20 percent; or (2) the median family income for such tract does not exceed 80 percent of the metropolitan area median family income for the Houston-The Woodlands-Sugar Land Metropolitan Statistical Area as defined by the Office of Management and Budget in the Executive Office of the President of the United States.

Regional distribution center facility means buildings and structures, including fixed machinery and equipment, used or to be used primarily to receive, store, service or distribute goods or materials owned by the facility operator, where a majority of the goods or services are distributed to points at least 100 miles from any part of Harris County, unless there is no facility in Harris County that receives, services or distributes such goods and services to businesses and residents of Harris County.

Regional entertainment facility means buildings and structures, including fixed machinery and equipment, used or to be used to provide entertainment through the admission of the general public, where the majority of users reside at least 100 miles from any part of Harris County, unless there is no facility providing the same or similar entertainment in Harris County.

Regional service facility means buildings and structures, including fixed machinery and equipment, used or to be used to service goods, where a majority of the goods being serviced originate at least 100 miles from any part of Harris County, unless there is no facility in Harris County where businesses and residents of the county can obtain such service.

Research and development facility means buildings and structures, including machinery and equipment, used or to be used primarily for research or experimentation to improve or develop current technology, including but not limited to bio-medicine, electronics or pre-commercial emerging industries.

Research facility means buildings and structures, including fixed machinery and equipment, used or to be used primarily for research or experimentation.

Residential facility means one or more buildings and structures, including machinery and equipment, used or to be used

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primarily for living, sleeping, cooking and eating, that are intended to be used or occupied as dwelling places whether or not attached.

Retail facility means buildings and structures, including machinery and equipment, used or to be used primarily for the sale or service of goods or foods to consumers.

Target area means an area that qualifies for Texas Enterprise Zone designation pursuant to the Texas Enterprise Zone Act.

Texas Enterprise Zone Act means Chapter 2303 of the Texas Government Code, as amended from time to time.

TCEQ means the Texas Commission on Environmental Quality or other agency of the state of Texas that administers the voluntary cleanup program authorized in Subchapter S, Chapter 361, Texas Health & Safety Code.

Total green stormwater infrastructure cost means, with respect to a facility that is eligible for a green stormwater infrastructure tax abatement, the total cost to the owner for the construction of green stormwater infrastructure, including soft costs, such as planning and design, and, for green stormwater infrastructure described in subsection (c)(ii) of section 44-132, two years of maintenance costs, but excluding the costs associated with construction of conventional stormwater detention.

Total project cost means, with respect to a facility that is eligible for a LEED tax abatement or a green stormwater infrastructure tax abatement, the total cost of construction to the owner, including soft costs such as planning and design, but excluding the costs of the acquisition of land.

USGBC means the U.S. Green Building Council.

Sec. 44-122. Reinvestment zones.

- (a) Tax abatement shall only be allowed in a reinvestment zone.
- (b) Reinvestment zones in the city for the purpose of tax abatement shall be considered for designation by city council upon the recommendation of the director subject to the criteria of this section. The city council may approve the creation of reinvestment zones on a zone-by-zone basis after a public hearing before the city council.
- (c) The city council shall not adopt an ordinance designating a reinvestment zone until it has held a public hearing at which interested persons are entitled to speak and present evidence for or

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against the designation. Notice of the hearing shall be given not later than the seventh day before the date of the hearing by:

- (1) Publication in a newspaper of general circulation in the city; and
- (2) Delivery in writing to the presiding officer of each eligible jurisdiction.

The notice shall contain the location, time, and place of the public hearing and a description of the proposed boundaries of the reinvestment zone.

- (d) To be designated as a reinvestment zone an area must:
 - (1) Substantially impair or arrest the sound growth of the city, retard the provision of housing accommodations or constitute an economic or social liability and be a menace to the public health, safety, morals, or welfare in its present condition and use by reasons of the presence of:
 - a. A substantial number of substandard, slum, deteriorated, or deteriorating structures;
 - b. The predominance of defective or inadequate sidewalks or streets;
 - c. Faulty size, adequacy, accessibility or usefulness of lots;
 - d. Unsanitary or unsafe conditions;
 - e. The deterioration of site or other improvements;
 - f. Tax or special assessment delinquency exceeding the fair value of the land;
 - g. Defective or unusual conditions of title;
 - h. Conditions that endanger life or property by fire or other cause; or
 - i. Any combination of these factors or conditions;
 - (2) Be predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements or other factors, substantially impair or arrest the sound growth of the city;

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- (3) Be designated a local or state-federal enterprise zone under the Texas Enterprise Zone Act;
 - (4) Be located wholly within an eligible area under Section 119 of the Housing and Community Development Act of 1974, as identified from time to time by city council; or
 - (5) Be reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the property and the larger community and that would contribute to the economic development of the city.
- (e) The goals and objectives expressed above and the standards and restrictions expressed in Chapter 312 of the Texas Tax Code, as amended, are not exhaustive and shall be supplemented by such further and additional goals, objectives, rules, standards and restrictions as the city council may from time to time impose.
- (f) The designation of a reinvestment zone hereunder shall expire five years after the date of its designation and may be renewed for periods not to exceed five years. The expiration of a designation, however, shall not affect any existing agreement entered into pursuant to ~~section 44-128, 44-130, or 44-133 of this Code~~ this article.

Sec. 44-123. Abatement application.

- (a) Any present or potential owner in the city may request tax abatement by filing a written request with the director.
- (b) The application shall consist of a complete application form accompanied by a ~~\$1,000.00~~ nonrefundable application fee in the amount stated for the applicable provision in the city fee schedule, subject to subsection (k) of this section, and, unless otherwise provided herein:
- (1) A general description of the new improvements to be undertaken;
 - (2) A descriptive list of the improvements for which abatement is requested;
 - (3) A list of the kind, number and location of all proposed improvements of the property;
 - (4) A map and legal description of the property;

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- (5) A time schedule for undertaking and completing the proposed improvements;
 - (6) Financial information including but not limited to items (i) demonstrating the role of property tax costs in the economics of the proposed improvements; (ii) stating concisely the amounts and sources of financing for the proposed improvements, including all sources and terms of debt and equity financing; and (iii) demonstrating the overall financial impact of the proposed improvements on the local and regional economy, using reliable economic forecast modeling tools in such form as approved by the director;
 - (7) If the applicant is considering a location outside the city for the proposed improvements, evidence of abatement or other financial incentive from other local, state, or federal governmental entities; and
 - (8) A statement describing how the proposed improvements are consistent with the general policy stated in section 44-120 of this Code.
- (c) The complete application for an economic development abatement shall consist of a complete application form accompanied by a nonrefundable application fee in the amount stated for this provision in the city fee schedule and must also include:
- (1) A certification of the current number of permanent, part-time, and contract employees of the applicant, by category, at the time of the application;
 - (2) If the applicant is considering a location outside the city for the project, information regarding the project's competitive siting, including written evaluation of competing locations for expansion, relocation, or new operations, including identification of specific sites in those locations;
 - (3) For a project located in a leased facility, the name and address of the lessor and, if executed, a copy of the lease; and
 - (4) For modernization, a statement of the assessed value of the existing facility for the tax year immediately preceding the application year, separately stated for real and tangible personal property; ~~and~~
- (d) The complete application for a brownfield development abatement shall consist of a complete application form accompanied by a

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nonrefundable application fee in the amount stated for this provision in the city fee schedule and:

- (1) A description of the intended use of the proposed brownfield facility; and
 - (2) A copy of a voluntary cleanup agreement with the TCEQ for the proposed brownfield facility or a certificate of completion for the property issued by TCEQ for the proposed brownfield facility.
- (e) The complete application for a deteriorated/demolished property abatement shall consist of a complete application form accompanied by a ~~\$1,000.00~~ nonrefundable application fee in the amount stated for this provision in the city fee schedule; and
- (1) The information required by items (1) through (5) of subsection (b) of this section;
 - (2) A copy of the order;
 - (3) A copy of the demolition permit issued by the city for the demolition of the improvements subject to the order; and
 - (4) Photographs showing the current conditions of the deteriorated/demolished property.
- (f) The complete application for a LEED tax abatement shall consist of a complete application form accompanied by a nonrefundable application fee in the amount stated for this provision in the city fee schedule and:
- (1) The information required by items (1) through (5) of subsection (b) of this section;
 - (2) The total project cost; and
 - (3) Documentation that the applicant has registered with USGBC seeking LEED certification for the new commercial facility for which it is seeking a tax abatement.
- (g) The complete application for a green stormwater infrastructure tax abatement shall consist of a complete application form accompanied by a nonrefundable application fee in the amount stated for this provision in the city fee schedule and:
- (1) The information required by items (1) through (5) of subsection (b) of this section;

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- (2) Proposed strategy to obtain all required plans and approvals to construct the green stormwater infrastructure;
 - (3) Proposed strategy to maintain, during the abatement period, the green stormwater infrastructure in accordance with the applicable detention volume or stormwater quality design criteria from the design manual;
 - (4) The total project cost;
 - (5) The total green stormwater infrastructure cost; and
 - (6) An analysis that indicates that the green stormwater infrastructure will mitigate risk of flooding, reduce heat island effect or other climate-related hazards, improve water quality, sequester carbon, encourage water conservation, or restore native ecosystems through green stormwater infrastructure. The analysis must demonstrate how the green stormwater infrastructure of the facility for which the applicant is seeking a tax abatement provides (i) hazard mitigation and additional environmental, social, or ecosystem benefits or services, and (ii) a net public benefit. The analysis must use a methodology that (i) is promoted or utilized by federal agencies, or (ii) has otherwise been peer-reviewed and is academically-accepted in the field of green infrastructure and stormwater management.
- ~~(f)~~(h) The application form may require such financial and other information as the director deems appropriate for evaluation of the financial capacity and other factors of the applicant.
- ~~(g)~~(i) The city shall not enter into an agreement if it finds that the request for the abatement was filed after the commencement of construction, alteration, or installation of improvements related to a proposed modernization, expansion or new facility. An applicant is ineligible for abatement if a decision to commence a modernization, expansion or new facility in the city has been formally announced on or before an application for abatement has been filed with the city.
- ~~(h)~~(j) Upon receipt of a complete application for abatement, the director shall notify in writing the presiding officer of the governing body of each eligible jurisdiction of the abatement application, which notice shall include a copy of the application.
- (k) An applicant who submits an application for more than one type of tax abatement shall only be required to submit one nonrefundable application fee, which, if applicable, shall be in the amount stated for the type of tax abatement with the highest application fee.

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- (l) The application fees established in this section shall not be subject to the annual adjustment provided for in section 1-13 of this Code.

Sec. 44-128. Agreement for economic development abatement.

Upon designation of a reinvestment zone, the city may enter into an agreement that shall include:

- (1) Estimated value to be abated and the base year value;
- (2) Percent of value to be abated each year as provided in this article;
- (3) The commencement date and the termination date of abatement;
- (4) The proposed use of the facility, nature of construction, time schedule, map, property description and improvement list as provided in this article;
- (5) Contractual obligations regarding the event of default, violation of terms or conditions, delinquent taxes, recapture of all previously abated taxes, administration, and assignment as provided in this article and other provisions that may be required for uniformity or by state law;
- (6) Amount of investment and total permanent employees to be retained or created and total full-time equivalent jobs to be retained or created;
- (7) A requirement that the abatement recipient, on or before ~~not later than~~ February 1 of each year the tax abatement agreement is in effect, provide the director an affidavit that includes a delineation of the number of permanent employees, contract employees and part-time employees of the abatement recipient as of the immediately preceding December 1, who report to work in the reinvestment zone at each site covered by the agreement;

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- (8) A requirement that the abatement recipient annually file the appropriate form with the appropriate county appraisal district to qualify for the abatement;
- (9) A provision that contract employees and part-time employees may be used to comply with the abatement recipient's contractual obligation to create/retain jobs on a full-time equivalency basis for any number of jobs; provided that full-time equivalent jobs shall only be used to satisfy the abatement recipient's contractual obligation if the abatement recipient maintains a minimum of 25 permanent employees who work on the project within the reinvestment zone;
- (10) A requirement that property in a reinvestment zone that is owned or leased at any time during the term of an abatement agreement by a member of the city council or by a member of the city planning commission is ineligible for and excluded from tax abatement;
- (11) A requirement that the abatement recipient's chief financial officer, or the officer's designee, on or before January 1 of each year that the agreement is in effect, provide the director an affidavit that the recipient is and has been in compliance in the prior year with all agreement provisions;
- (12) A requirement that the abatement recipient's chief financial officer, or the officer's designee, who cannot make the affidavit required by item (11) of this section on any January 1 shall provide the director with a written statement identifying any provision of the agreement with which the abatement recipient is or has not been in full compliance;
- (13) A provision that failure by the abatement recipient's chief financial officer, or the officer's designee, to timely provide the director with either the affidavit required by item (11) of this section or the statement required by item (12) of this section will result in automatic default under the agreement for which no notice of default or opportunity to cure shall be required; and
- (14) A provision that the city may amend the agreement in lieu of termination pursuant to section 44-134135(d) of this Code.

Sec. 44-130. Agreement for brownfield development abatement.

Upon designation of a reinvestment zone, the city may enter into an agreement with the owner of the brownfield facility. The agreement shall include:

- (1) The estimated value to be abated;
- (2) The percent of value to be abated each year as provided in this article;
- (3) The commencement date and the termination date of abatement;
- (4) The proposed use of the facility as indicated on the certificate of completion issued pursuant to Section 361.609 of the Texas Health and Safety Code, a map showing the location of the brownfield facility, and a property description of eligible improvements;
- (5) Contractual obligations regarding the event of default, violation of terms or conditions, delinquent taxes, recapture, administration, and assignment as provided in this article and other provisions that may be required for uniformity or by state law;
- (6) A requirement that the owner of the eligible property subject to abatement annually file with the appraisal district the appropriate form for qualifying for the abatement;
- (7) A requirement that property in a reinvestment zone that is owned or leased at any time during the term of an abatement agreement by a member of the city council or by a member of the city planning commission is ineligible for and excluded from tax abatement;
- (8) A requirement that the abatement recipient's chief financial officer, or his or her designee, on or before January 1 of each year that the agreement is in effect, provide the director an affidavit that the recipient is and has been in full compliance with all agreement provisions;
- (9) A requirement that the abatement recipient's chief financial officer who cannot make the affidavit required by item (8) of this section on any January 1 shall provide the director with a written statement identifying any provision of the agreement with which the abatement recipient is or has not been in compliance;

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- (10) A provision that failure by the abatement recipient's chief financial officer, or the officer's designee, of an abatement recipient to timely provide the director with either the affidavit required by item (8) of this section or the affidavit required by item (9) of this section will result in automatic default under the agreement for which no notice of default or opportunity to cure shall be required; and
- (11) A provision that the city may amend the agreement in the event of default or in lieu of termination pursuant to section 44-134135(d) of this Code.

**Sec. 44-131. ~~Leadership in energy and environmental design (LEED~~
~~®) tax abatement.~~ LEED tax abatement.**

~~If the owner of a new or refurbished commercial facility has registered with the U.S. Green Building Council ("USGBC") seeking LEED Certification, then the Mayor's Office of Economic Development or a successor may recommend approval by the city council of a partial tax abatement for the incremental investment associated with obtaining such certification. The agreement shall be effective up to ten years, at a percentage based upon the level of certification actually obtained after completion of construction or refurbishment:~~

- ~~(1) LEED Certification Level and "Imputed LEED Related Value Increment:"~~

a.	Basic "Certified" Level	1.0%
b.	Silver Level	2.5%
c.	Gold Level	5.0%
d.	Platinum Level	10%

- ~~(2) The minimum value increase requirement derived from the "Imputed LEED Related Value Increment" to meet eligibility test is \$100,000.00.~~
- ~~(3) This type of tax abatement may be a stand-alone abatement or part of a standard economic development tax abatement. When an applicant seeks only a LEED Certification tax abatement, no job creation target will be required in order to~~

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~~qualify. The investment requirement will be at least \$1 million for a commercial structure with Platinum LEED Certification, and at least \$10 million for a commercial structure with Basic Certification (assumes percentages from preceding table and minimum value increase of \$100,000.00).~~

- ~~(4) The applicant must register with USGBC seeking LEED Certification prior to submitting its application to the city.~~
- ~~(5) The application for a LEED Certification tax abatement must be submitted to the city prior to commencing construction or refurbishment of the applicable development.~~
- ~~(6) The agreement shall become effective in the year the application is approved by the city council and may remain in effect up to ten years. The tax abatement benefit (i.e., partial exemption of value from ad valorem taxes) shall not commence until construction or refurbishment of the project is completed and LEED Certification is obtained by the applicant. The value of the tax abatement shall be calculated on the appraised value after LEED Certification is obtained.~~

(a) Authorized facility. A facility is eligible for a LEED tax abatement if:

- (1) It is a new commercial facility whose owner has registered with USGBC to apply for LEED certification for the facility;
- (2) Construction of the facility has not commenced prior to the application for abatement; and
- (3) The total project cost is reasonably expected by the applicant to be at least \$3,000,000.

This type of tax abatement may be a stand-alone abatement or part of a standard economic development abatement.

(b) Value and term of abatement. Abatement shall be granted effective upon the January 1 valuation date immediately following the date that both of the following events have occurred: (i) construction of the facility has been completed in accordance with the terms of the agreement, and (ii) a LEED certification has been obtained for the facility. The abatement may remain in effect for up to ten years. A facility described in subsection (a) of this section is eligible for abatement for the percentage of the increase in the facility's value over the base year value that corresponds to the applicable LEED certification level obtained for the facility according to the following sliding scale:

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	<u>LEED Certification Level</u>	<u>Percentage of Increase Over Base Year Value Abated</u>
(1)	<u>Silver</u>	<u>5%</u>
(2)	<u>Gold</u>	<u>10%</u>
(3)	<u>Platinum</u>	<u>15%</u>

(c) *Agreement.* Upon designation of a reinvestment zone, the city may enter into an abatement agreement that shall include:

- (1) The items listed in items (3) – (5), (7), (8), and (10) – (14) of section 44-128 of this Code;
- (2) The estimated value to be abated and the base year value;
- (3) The percentage of value abated based upon the applicable LEED certification level;
- (4) The total project cost; and
- (5) A requirement that the facility be constructed pursuant to and in compliance with all applicable permitting requirements.

(d) *Taxability.* From the date of the city’s execution of the abatement agreement to the end of the abatement period, the value of a facility described by subsection (a) of this section shall be taxable in the manner described in subsection (b) of this section.

Sec. 44-132. Green stormwater infrastructure tax abatement.

(a) *Authorized facility.* A facility is eligible for a green stormwater infrastructure tax abatement if:

- (1) It is either an authorized facility as described in section 44-127(a) of this Code or a brownfield redevelopment facility;
- (2) Construction or alteration of the facility has not commenced prior to the application for abatement; and
- (3) The total project cost is reasonably expected to be at least \$3,000,000, with a minimum total green stormwater infrastructure cost of \$100,000.

This type of tax abatement may be a stand-alone abatement or part of a standard economic development abatement.

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- (b) Value and term of abatement. Abatement shall be granted effective upon the January 1 valuation date immediately following the date that both of the following events have occurred: (i) all permits required by the design manual for the green stormwater infrastructure have been obtained, and (ii) the construction or alteration of the facility has been completed under the terms of the agreement. The abatement may remain in effect for up to ten years. A facility described in subsection (a) of this section is eligible for abatement for 100 percent of the increase in facility's value over the base year value; provided, however, that the amount of abatement shall not exceed the total green stormwater infrastructure cost.
- (c) Eligible green stormwater infrastructure. To be eligible for abatement, a facility described in subsection (a) of this section must include at least one type of green stormwater infrastructure that either (i) meets the applicable design criteria for a low impact development design approach described in chapter 9 of the design manual; or (ii) involves urban forestry and native ecosystem restoration through the planting of trees or shrubs listed in appendices A-1, A-2 and D of chapter 33 of this Code.
- (d) Qualifications. To be eligible for abatement, a facility described in subsection (a) of this section must:
- (1) Include green stormwater infrastructure that is (i) expected to mitigate risk of flooding, reduce heat island effect or other climate-related hazards, improve water quality, sequester carbon, encourage water conservation, or restore native ecosystems, and (ii) designed in accordance with the design manual and the applicable water quantity and stormwater quality design criteria from the design manual;
 - (2) Provide an economic benefit to the city, taking into consideration all relevant factors, including the size of the abatement, income from sales tax and franchise fees generated by the planned improvement, and any additional expense to the city in providing city services as a result of the improvement; and
 - (3) Be reasonably expected to increase the value of the real or tangible personal property within the reinvestment zone.
- (e) Agreement. Upon designation of a reinvestment zone, the city may enter into an abatement agreement that shall include:
- (1) The items listed in items (3) – (5), (7), (8), and (10) – (14) of section 44-128 of this Code;

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- (2) The estimated value to be abated and the base year value, provided that the amount of the abatement may not exceed the total green stormwater infrastructure cost;
 - (3) The total project cost and the total green stormwater infrastructure cost;
 - (4) A requirement that the facility and the green stormwater infrastructure be constructed pursuant to and in compliance with all applicable permitting requirements;
 - (5) A requirement that the green stormwater infrastructure is maintained in compliance with the applicable design manual requirements, including annual stormwater quality permits and annual certification requirements;
 - (6) A requirement that the owner maintain, and provide to the city for inspection, records with respect to the stormwater quality and water quantity benefits of the green stormwater infrastructure, such as mitigating risk of flooding, reducing heat island effect or other climate-related hazards, improving water quality, sequestering carbon, encouraging water conservation, or restoring native ecosystems; and
 - (7) A requirement that the green stormwater infrastructure be made accessible to others for purposes of study and education regarding best practices for design, construction and maintenance of green stormwater infrastructure.
- (f) Taxability. From the date of execution of the abatement agreement to the end of the abatement period, the value of a facility described by subsection (a) of this section shall be taxable in the manner described in subsection (b) of this section.

Sec. 44-1323. Deteriorated/demolished property abatement authorized.

- (a) *Creation.* A property tax abatement program may be granted for deteriorated/demolished properties that meet the requirements of this section.
- (b) *Authorized facility.* A facility shall be eligible for abatement if:
 - (1) It is a deteriorated/demolished property;
 - (2) It is not an improvement project financed by tax increment bonds;

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- (3) It is constructed pursuant to and in compliance with a valid building permit issued by the city;
 - (4) Construction has not commenced prior to the application for abatement; and
 - (5) It is not a facility eligible for economic development abatement pursuant to section 44-127 of this Code.
- (c) *Eligible property.* The following types of property are eligible for deteriorated/demolished property abatement:
- (1) Buildings;
 - (2) Structures;
 - (3) Fixed machinery and equipment; and
 - (4) Site improvements.
- (d) *Ineligible property.* The following types of property are ineligible for deteriorated/demolished property abatement:
- (1) Land;
 - (2) The value of improvements on deteriorated/demolished properties prior to demolition;
 - (3) Residential facilities containing four or fewer dwelling units per structure other than a deteriorated/demolished property redevelopment;
 - (4) Modernization;
 - (5) Inventory;
 - (6) Supplies;
 - (7) Tools;
 - (8) Vehicles, vessels and aircraft;
 - (9) Deferred maintenance investments;
 - (10) Property that is owned or used by the State of Texas or its political subdivisions or by an organization owned, operated or directed by a political subdivision of the State of Texas;

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- (11) Property that is owned or leased at any time during the term of an abatement agreement by a member of city council or by a member of the city planning commission; and
 - (12) Property receiving a historic site exemption as provided in section 44-29 of this Code.
- (e) *Value and term of the abatement.* Abatement shall be granted effective upon the January 1 valuation date following the year in which the owner receives a final certificate of occupancy for the improvements constructed on the property. Absent extraordinary conditions as determined by the director in the exercise of his or her professional judgment, the amount of abatement shall not exceed 90% for properties located in a target area and shall not exceed 50% for properties not located in a target area.
- (f) *Economic qualifications.* To be eligible for abatement, the planned new improvement shall:
- (1) Provide an economic benefit to the city, taking into consideration all relevant factors, including the impact of the new improvements on the neighborhood in which the property is located; and
 - (2) Be reasonably expected to increase the value of the real deteriorated/demolished property by the lesser of \$1,000,000.00 or 1.5 × the value of the demolished improvements on the deteriorated/demolished property.
- (g) *Taxability.* From the date of execution of the abatement agreement to the end of the abatement period, the value of eligible property shall be taxable in the manner described in subsection (l) of section 44-127 of this Code.

Sec. 44-1334. Agreement for deteriorated/demolished property abatement.

Upon designation of a reinvestment zone, the city may enter into an agreement with the owner of the facility to be constructed on the deteriorated/demolished property. The agreement shall include:

- (1) The estimated value to be abated;
- (2) The percent of value to be abated each year as provided in this article;
- (3) The commencement date and the termination date of abatement;

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- (4) Contractual obligations regarding the event of default, violation of terms or conditions, delinquent taxes, recapture, administration, and assignment as provided in this article and other provisions that may be required for uniformity or by state law;
- (5) A requirement that the owner of the eligible property subject to abatement annually file with the appropriate county appraisal district the appropriate form for qualifying for the abatement;
- (6) A requirement that property that is owned or leased at any time during the term of an abatement agreement by a member of the city council or by a member of the city planning commission is ineligible for and excluded from tax abatement; and
- (7) A provision that the city may amend the agreement in the event of default or in lieu of termination pursuant to section 44-1345(d) of this article.

Sec. 44-1345. Default; recapture.

- (a) *Event of default.* The abatement recipient shall be in default under the agreement if any of the following occur at any time during the term of the agreement:
 - (1) A facility is completed and begins producing or providing the product or service delineated in the agreement, but subsequently discontinues producing or providing the product or service for any reason other than fire, explosion, or other casualty or accident or natural disaster;
 - (2) The abatement recipient fails to comply timely with job creation or investment requirements pursuant to the agreement;
 - (3) The abatement recipient fails to comply timely with any material term of the agreement;
 - (4) The abatement recipient fails to timely file any required report or statement or to timely give any required notice pursuant to the agreement; or
 - (5) Employees or designated representatives of the city determine pursuant to an inspection under section 44-1356 of this Code that the abatement recipient has not complied with the agreement.

Chapter 44, Article IV, City Code of Ordinances Blackline 12.12.20

- (b) *Notice.*
- (1) If the director determines that an event of default has occurred, the director shall notify the abatement recipient in writing at the address stated in the agreement, and if the condition of default is not cured within 30 days after the date of the notice, then the city may take any one or more of the actions set forth in subsection (d) of this section. Provided, however, that the city shall only be required to give a 30-day notice of default for failure to comply with job creation or investment requirements. The abatement recipient's failure to comply with job creation or investment requirements is an "incurable default." Within the 30-day notice period, the abatement recipient shall be entitled to question the accuracy of the city's determination of the incurable default but shall not be entitled to cure the default. After the 30-day notice period, if the city concludes that its determination of the incurable default is correct ("noticed incurable default"), then the city shall be entitled to pursue any one or more of the remedies set forth in subsection (d) of this section.
- (2) If the abatement recipient is in default under subsection (a) of this section, the abatement recipient shall notify the city within 30 days after the default and if the default is one that can be cured hereunder (and is not an incurable default), such default shall be cured within 30 days following the date of the notice of default. If the abatement recipient fails to cure such curable default within the 30-day period, then the city may pursue any one or more of the remedies listed in subsection (d) of this section.
- (c) *Cure.* In curing an event of default based on any of the items set forth in subsection (a) of this section, and assuming such event of default is curable and is not an incurable default, the abatement recipient shall provide sufficient evidence to the director that the default has been cured within 30 days following the date of the notice of default. Sufficient evidence shall include the providing of the information not timely provided and/or providing evidence of the completion of the act(s) not timely performed. The city shall have the right to ask for additional information to confirm the adequate cure of any default.
- (d) *City remedies for default.*
- (1) In the event of a noticed incurable default or a curable default that has not been cured after notice and an opportunity to cure, no tax abatement shall be allowed for the calendar year in which the default occurs (and thereafter), and the city shall

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have the right to pursue any one or more of the following remedies: terminate the agreement; terminate the abatement recipient's right to any future abatement under the agreement without terminating the agreement; pursue any and all remedies allowed under the abatement agreement; and pursue any and all remedies allowed under Texas law;

- (2) In addition to the foregoing, in the event of a noticed incurable default or a curable default that has not been cured after notice and an opportunity to cure, the city, in its sole discretion, may recover all or any part of the taxes abated at any time under the agreement. The abatement recipient shall pay all taxes to the city within 30 days after the city's written demand therefore. Any taxes not paid timely shall bear interest at the rate of 12% annually;
- (3) Notwithstanding the foregoing, the director and the city attorney are hereby authorized to negotiate and enter into amendments and revisions to agreements under which there are noticed incurable defaults or curable defaults that have not been cured after notice and opportunity to cure. In the foregoing circumstances, the parties are also authorized to negotiate and enter into any other and further agreements they determine best protect the city's interests; and
- (4) The city's right and authority to pursue any default and to recover abated taxes under this section shall survive the amendment, revision, expiration, or termination of any tax abatement agreement.

Sec. 44-1356. Administration.

- (a) The chief appraiser of the county appraisal district shall annually determine the value of the real and personal property comprising the reinvestment zone. Each year, the abatement recipient shall furnish the city with any additional information applicable to the tax abatement that may be necessary for the administration of the abatement. Once the value of the real and personal property has been established, the chief appraiser shall notify the eligible jurisdictions of the amount of the assessment.
- (b) The agreement shall stipulate that employees of the city and/or designated representatives will have full access to the reinvestment zone both during and after the expiration or termination of the term of the abatement agreement in order to inspect the facility and shall have full access to any and all abatement recipient records related to the agreement to determine, by audit or otherwise, that the

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abatement recipient is (or has been) in full compliance with the agreement. All inspections will be made only after the giving of 24 hours' notice and will only be conducted in such a manner as to not unreasonably interfere with the construction and/or operation of the facility. All inspections will be made with one or more representatives of the company or individual and in accordance with safety standards.

Sec. 44-1367. Assignment.

An agreement may be assigned to a new owner or lessee of the facility with the written consent of the director, which consent shall not be unreasonably withheld. If the proposed assignee is an affiliated entity of the assignor, then the director may consent to an assignment if the assignor is in compliance with all terms of the agreement. Any assignment of the agreement shall not relieve the assignor of continuing liability under the agreement unless specifically agreed to in a writing signed by both the director and the city attorney. Any assignment shall provide that the assignee shall irrevocably and unconditionally assume all the duties and obligations of the assignor upon the same terms and conditions as set out in the agreement. Any assignment of an agreement shall be to an entity that contemplates the same improvements or repairs to the property, except to the extent such improvements or repairs have been completed. No assignment shall be approved if either the assignor or the assignee is indebted to the city for ad valorem taxes or other obligations.

Sec. 44-1378. Sunset provision.

These guidelines and criteria for tax abatement are readopted and will expire on May 19, 2022. These guidelines and criteria shall apply to all applications subsequently considered by city council prior to the expiration date. At the expiration of these guidelines and criteria, all reinvestment zones and agreements created and entered into pursuant to these provisions shall be reviewed to determine whether the goals have been achieved. Based on that review, the guidelines and criteria may be readopted, amended, repealed or reauthorized, after city council has held a public hearing regarding the proposed readopting, amendment, repeal or reauthorization at which members of the public are given the opportunity to be heard. The expiration of these guidelines shall not affect the validity or enforceability (for the full term thereof) of any agreement entered into when these guidelines were in effect.



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

Item Creation Date: 10/28/2020

PLN - Revisions to Article VI I, Chapter 28, City Code of Ordinances, Hazardous Enterprises

Agenda Item#: 21.

Summary:

ORDINANCE AMENDING CHAPTER 28 OF THE CODE OF ORDINANCES, HOUSTON, TEXAS, by replacing Article VII, the Hazardous Enterprises Ordinance, in its entirety to strengthen enforcement language, expand certain definitions, include a review process for appeals and modifications, and establish related fees; containing findings and other provisions relating to the foregoing subject; declaring certain conduct unlawful and providing for a penalty therefor

Background:

The Planning and Development Department (P&D) recommends City Council adopt an ordinance amending Chapter 28, Article VII related to Hazardous Enterprises. P&D collaborated with the Houston Fire Department, Houston Public Works, and the Legal Department on the proposed amendments to improve the Code based on observations from administering the ordinance over the past two decades. This Article of the Code regulates the location of hazardous enterprises from existing residential and other sensitive land uses. It is important to note that the distance requirements are in addition to other existing rules governing hazardous material, including the Construction Code, the Fire Code, and applicable state and federal laws and regulations. There are no changes to those other rules by this action.

The proposed changes will:

1. Clarify and strengthen enforcement language.
2. Expand the definition of Sensitive Use from childcare facility, healthcare facility, or school to also include a library, church, public park, or community center.
3. Expand the definition of Enterprise to include hazardous material uses both inside and outside of buildings, regardless of the location on a tract. Previous language in the ordinance only applied to hazardous materials inside a facility.
4. Establish a review committee process when an application cannot be approved under this section. Members of the committee include the planning official, the building official, the fire marshal, and the emergency management coordinator. Upon a unanimous consent of all members, the modification request can move forward for further review. the review committee shall consider the modification request with the following standards:

- a. The approval of the modification would:
 - i. Not result in a violation of any other applicable ordinance, regulation, or statute;
 - ii. Not be injurious to the public health, safety, and welfare;
 - iii. Not impose an undue financial or administrative burden on the city; and
 - iv. Be in accordance with the spirit and intent of this article.
- b. The applicant has established appropriate mitigation and safeguard that will be provided and maintained at the facility so the manufacturing, processing, generation, storage, or use of the hazardous material is not reasonably expected to pose a hazard to human health or the environment;
- c. There are no reasonable alternatives to granting the modification that would have an equal or lesser impact on the city, the applicant residents of surround neighborhoods, or to a sensitive use; and
- d. The operation and location of the enterprise is not reasonably expected to prohibit the ability of the city to implement its emergency management plan or otherwise execute the duties of the office of emergency management described in Chapter 13 of this Code.

5. Establish a fee to recover costs associated with:

- a. The review and consideration of a modification request application; and
- b. Investigation of work performed without proper approval.

6. Allow for minor technical amendments to clarify the ordinance language.

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

Samuel Peña
 Fire Chief
 Houston Fire Department

Contact Information:

Hector Rodriguez
Phone: 832-393-6575

ATTACHMENTS:

Description

Coversheet (revised)
 Blackline

Type

Signed Cover sheet
 Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

Item Creation Date: 10/28/2020

PLN - Revisions to Article VI I, Chapter 28, City Code of Ordinances, Hazardous Enterprises

Agenda Item#: 34.

Summary:

ORDINANCE AMENDING CHAPTER 28 of the CODE of ORDINANCES, HOUSTON, TEXAS, by replacing Article VII, the Hazardous Enterprises Ordinance, in its entirety to strengthen enforcement language, expand certain definitions, include a review process for appeals and modifications, and establish related fees; containing findings and other provisions relating to the foregoing subject; declaring certain conduct unlawful and providing for a penalty therefor

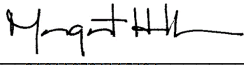
Background:

The Planning and Development Department (P&D) recommends City Council adopt an ordinance amending Chapter 28, Article VII related to Hazardous Enterprises. P&D collaborated with the Houston Fire Department, Houston Public Works, and the Legal Department on the proposed amendments to improve the Code based on observations from administering the ordinance over the past two decades. This Article of the Code regulates the location of hazardous enterprises from existing residential and other sensitive land uses. It is important to note that the distance requirements are in addition to other existing rules governing hazardous material, including the Construction Code, the Fire Code, and applicable state and federal laws and regulations. There are no changes to those other rules by this action.

The proposed changes will:

1. Clarify and strengthen enforcement language.
2. Expand the definition of Sensitive Use from childcare facility, healthcare facility, or school to also include a library, church, public park, or community center.
3. Expand the definition of Enterprise to include hazardous material uses both inside and outside of buildings, regardless of the location on a tract. Previous language in the ordinance only applied to hazardous materials inside a facility.
4. Establish a review committee process when an application cannot be approved under this section. Members of the committee include the planning official, the building official, the fire marshal, and the emergency management coordinator. Upon a unanimous consent of all members, the modification request can move forward for further review. the review committee shall consider the modification request with the following standards:
 - a. The approval of the modification would:
 - i. Not result in a violation of any other applicable ordinance, regulation, or statute;
 - ii. Not be injurious to the public health, safety, and welfare;
 - iii. Not impose an undue financial or administrative burden on the city; and
 - iv. Be in accordance with the spirit and intent of this article.
 - b. The applicant has established appropriate mitigation and safeguard that will be provided and maintained at the facility so the manufacturing, processing, generation, storage, or use of the hazardous material is not reasonably expected to pose a hazard to human health or the environment;
 - c. There are no reasonable alternatives to granting the modification that would have an equal or lesser impact on the city, the applicant residents of surround neighborhoods, or to a sensitive use; and
 - d. The operation and location of the enterprise is not reasonably expected to prohibit the ability of the city to implement its emergency management plan or otherwise execute the duties of the office of emergency management described in Chapter 13 of this Code.
5. Establish a fee to recover costs associated with:
 - a. The review and consideration of a modification request application; and
 - b. Investigation of work performed without proper approval.
6. Allow for minor technical amendments to clarify the ordinance language.


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

DocuSigned by:



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Samuel Peña
Fire Chief
Houston Fire Department

Contact Information:

Hector Rodriguez
Phone: 832-393-6575

ATTACHMENTS:

Description

Cover sheet
Ordinance Package 120920
Blackline

Type

Signed Cover sheet
Ordinance/Resolution/Motion
Backup Material

CHAPTER 28 HAZARDOUS ENTERPRISE
INTERNAL CITY WORKING GROUP DRAFT--10-27-2020 12-08-2020

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ARTICLE VII. HAZARDOUS ENTERPRISES

DIVISION 1. IN GENERAL

Sec. 28-221. Scope and administration.

- (a) This article imposes requirements upon the construction, expansion, and use of certain premises that constitute hazardous occupancies under the Building Code or other facilities falling within the definitions herein and under the Construction Code.
- (b) The planning official is authorized to promulgate rules and procedures for the efficient administration of this article, consistent with applicable state and federal laws and regulations.
- (c) The requirements of this article shall not be construed to preclude the construction or expansion of a building or structure that is not an enterprise under this article.

Sec. 28-222. Definitions.

As used in this article, the following words and terms shall have the meanings ascribed to them in this section, unless the context of their usage clearly indicates another meaning:

Applicant means the individual or entity filing an application under this article.

~~*Child care facility.* A “day care center” or “group day care home” licensed pursuant to chapter 42 of the Texas Human Resources Code or a “family home” registered as such pursuant to chapter 42 of the Texas Human Resources Code. The facility need not be situated within the city.~~

~~*Director.* The director of planning and development and those employees of the planning and development department to whom he may assign the performance duties hereunder.~~

Department means the department of planning and development.

~~*Effective date* means _____.¹ The meaning of the term “effective date” shall be determined as follows: (1) With respect to any area within the corporate limits of the city as the corporate limits existed on December 18,~~

1. The City Secretary is instructed to insert the effective date of the ordinance to which this Exhibit A is attached.

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~~1996, then it means that date. (2) With respect to any area annexed into the corporate limits of the city after December 18, 1996, then it means the effective date of the annexation.~~

Emergency management coordinator shall have the meaning ascribed in chapter 13 of this Code. The term shall also include the emergency management coordinator's designee.

~~Enterprise A tract upon which any building or structure is situated that by virtue of its use, in whole or in part, constitutes a Group H-1, 2 or 3 occupancy as described in section 307.1 of the Building Code. means a use or activity on, or of, a tract of land or within a building or structure, in whole or in part, that includes storage of, and also includes outside storage or use of hazardous materials exceeding the *Maximum Allowed Quantities* (MAQs) that constitutes a Group H-1, 2 or 3 occupancy as described in section 307 of that volume of the Construction Code known as the City of Houston Building Code. The term also includes any Group H-4 occupancy as so described if any highly toxic material is manufactured, processed, generated, stored or used in the building or structure. , in whole or in part, that includes storage (both interior and exterior) of hazardous materials exceeding the MAQs as described in Building Code section 307 if any highly toxic material is manufactured, processed, generated, stored or used. Otherwise, Group H-4 occupancies are not included. The term also does not include:~~

- (1) Any public water or wastewater treatment facility that is being operated under regulations promulgated by state or federal agencies, including but not limited to the United States Environmental Protection Agency and the Texas Commission on Environmental Quality;
- (2) Areas or spaces up to 500 square feet each in research labs operated under the authority of a hospital, college, or university, and classified as H-2, H-3 or H-4, with an aggregate maximum area of ten percent on each floor; ~~and or~~
- (3) Any areas or spaces containing fuel storage for generators and, fire pumps-, above or underground fuel storage associated with vehicle motor fuel-dispensing facilities.

Enterprise permit or permit means a current and valid license or document issued by the planning official authorizing the holder to operate an enterprise issued under this article. Except where specific reference is made to a restricted permit or an undertreated permit, the term "permit" includes a registration of a nonconforming enterprise.

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Expansion means any change, addition or modification in construction of a building or structure that extends any exterior wall or roof of a building or structure, and includes addition to the types of or increase to the authorized use or storage of quantities of hazardous materials present at the facility.

Fire marshal shall be a holder of a position described in section 34-56 of this Code or the holder's designee.

Hazardous materials ~~These~~ means any chemicals or substances that are physical or health hazards as defined and classified in ~~chapter 27~~ of the Fire Code.

Highly toxic material means any substance so defined in ~~section 3702~~ of the Fire Code.

Hospital. ~~A premises, whether situated within the city or not, that is licensed as a hospital or as a mental hospital under chapter 241 or chapter 577 of the Texas Health and Safety Code or an equivalent facility that is maintained or operated by the state or federal government or one of their agencies.~~

Land use test area means an area determined by creating a closed curve with a radius of 1,000 feet from the tract perimeters when testing for an unrestricted permit or 1,000 feet from the outer walls ~~(existing or proposed)~~ of the building(s) or structure(s) or an existing or proposed horizontal roof line of the building or structure in which hazardous materials will be manufactured, processed, generated, stored or used when testing for a restricted permit. Each tract, including the applicant's tract, that is situated in whole or in part within the radius so created shall be a part of the land use test area.

Multifamily residential ~~A residential~~ means the use of a tract, whether situated within the city or not, that contains three or more separate dwelling units, each with facilities for living, sleeping, cooking and eating.

Nursing home. ~~An institution, whether situated within the city or not, that is licensed under chapter 242 of the Texas Health and Safety Code or a facility that is operated under a certificate of authority issued under chapter 246 of the Texas Health and Safety Code.~~

Permit. ~~A current and valid permit to operate an enterprise issued under this article. Except where specific reference is made to a restricted permit or an unrestricted permit, the term "permit" includes a registration.~~

Rail service. ~~The existence on or contiguous to a tract of a railroad spur or siding that is actually used to receive and/or ship materials that are manufactured, processed, generated, stored or used on the tract.~~

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~~Registration~~ A registration issued under section 28-236 of this Code to an enterprise in operation on the effective date. means an authorization of an enterprise that was previously a nonconforming enterprise as of December 18, 1996, or that became a nonconforming enterprise on the effective date of this ordinance.

~~Residential~~ Pertaining to the use of land, whether situated within the city or not, for premises such as homes, townhomes, patio homes, manufactured homes, duplexes, condominiums and apartment complexes, which contain habitable rooms for nontransient occupancy and which are designed primarily for living, sleeping, cooking, and eating therein. A premises that is designed primarily for living, sleeping, cooking and eating therein shall be deemed to be residential in character unless it is actually occupied and used exclusively for other purposes. Hotels, motels, boarding houses, nursing homes, hospitals, and nursery schools shall not be considered to be residential. has the meaning ascribed in chapter 42 of this Code.

~~Restricted permit~~ means a permit under which manufacture, processing, generation, storage or use of hazardous materials will take place only within the covered roof area of a buildings or structures that are is so designated on the tract to which the permit pertains.

~~Review committee~~ means the group of licensed or otherwise qualified technical professionals established by section 28-228 of this Code.

~~School~~ means a building, whether situated within the city or not, where persons regularly assemble for the primary purpose of instruction or education, together with the playgrounds, stadia and other structures or grounds used in conjunction therewith. The term is limited to:

- (1) Public and private schools used for primary or secondary education, in which any regular kindergarten or grades one through 12 classes are taught; and
- (2) Special educational facilities in which students who have physical or learning disabilities receive specialized education in lieu of attending regular classes in kindergarten or any of grades one through 12.

~~Sensitive use~~ A child care facility, hospital, nursing home or school. means the use of a building, structure, or tract of land for a public park or community center, school, library, church, licensed day care center, licensed group day-care home, licensed family home, hospital, licensed continuing care facility, licensed convalescent and nursing facility, or any related institution.

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Tract means a contiguous parcel or parcels of land under common ownership or control, whether situated within the city or not.

Unrestricted permit means a permit under which the manufacture, processing, generation, storage or use of hazardous materials may take place both within buildings or structures and out of doors on the tract to which the permit pertains.

Sec. 28-223. Prohibited activities.

- (a) It shall be unlawful for any person or entity to own, use or operate or to cause to be used or operated any enterprise located within the city unless there is a an approved enterprise permit. A An enterprise permit is valid only for enterprise operation as authorized in this article for the type of permit held.
- (b) The enterprise permit shall be conspicuously posted upon the tract in a manner prescribed by the ~~director~~ planning official. In any prosecution under this article, it shall be presumed that there is no enterprise permit if a ~~permit~~ one is not properly posted.

Sec. 28-224. Provisions cumulative.

The provisions of this article are cumulative of all other provisions of this Code and other city ordinances, including, without limitation, the Construction Code and the Fire Code, as well as all applicable state and federal laws and regulations. Compliance with this article does not excuse compliance with any other law, and permit holders are required to obtain ~~any~~ all other permits, licenses and authorizations required by law.

Sec. 28-225. Penalty and enforcement.

- (a) Violation of this article is unlawful. Any person violating any provision of this article shall, upon conviction, be fined not less than \$100.00 nor more than \$2,000.00 for each violation. Each day that any violation continues shall constitute and be punishable as a separate offense.
- (b) The fire marshal and the planning official shall each have the authority to enforce violations of this article.
- (c) The remedies set forth in this article are cumulative of all other remedies available to the city in the enforcement of this article. The city attorney may institute any legal or equitable remedy to enforce this ordinance or enjoin or otherwise cause the abatement of any condition described in this article, and to recover all expenses incurred in connection therewith, including without limitation, administrative and legal expenses, attorneys' fees and costs, and civil penalties by law.

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Sec. 28-226. Regulations Fees and costs.

~~Consistent with the provisions of this article, the director may promulgate regulations relating to the application for and issuance and use of permits. A copy of the regulations shall be maintained in the director's office for inspection, and copies may be purchased at the fee prescribed by law.~~

- ~~(a) Payment of all applicable fees as set forth in the city fee schedule is a condition of the acceptance and processing of any application under this article.~~
- ~~(b) The planning official may, from time to time, with the assistance of the department of finance, pursuant to Administrative Procedure 4-9, prepare and submit for the mayor's approval and placement on the city council agenda a recommendation for revision of the fees charged in this article. If city council authorizes revisions to the city fee schedule, applicant shall pay such fees for services performed by the department under this chapter. The fees approved under this provision shall be included in the city fee schedule.~~
- ~~(c) Any person who commences any work on a tract or within a building or structure for use as an enterprise before obtaining an enterprise permit shall pay the fee established pursuant to section 42-54(b) of this Code, in the amount stated in the city fee schedule.~~
- ~~(d) Each applicant for a modification shall be responsible for the payment of all costs for any expert deemed necessary by the review committee for the evaluation of the modification request. The city may require the applicant to provide to the city a reasonable amount to be placed in escrow for payment of such costs. Full payment shall be made within 30 days after the date of written notice from the city official, and the permit for the modification will not be released by the planning official until full payment is received by the city. If full payment is not made as provided herein, the modification shall be deemed denied, and the city may proceed with collection of any costs due under this section.~~

Sec. 28-227. Notice; certain information deemed confidential by law.

- ~~(a) As soon as practicable following receipt of a complete application for an enterprise permit under section 28-231 of this Code, or a modification request under division 3 of this article, the planning official shall:
 - ~~(1) Cause a map of the land use test area to be created;~~
 - ~~(2) Provide notice of the application to:~~~~

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- a. Each district council member in whose district any portion of the tract included in the enterprise permit application or modification request is located, and
 - b. Each neighborhood association with defined boundaries registered with the department of neighborhoods in which any portion of the lot or tract included in the enterprise permit application or modification request is located.
- (b) Certain information that is submitted by an applicant for an application including supporting information submitted for an enterprise permit, or utilized for notice, issuance of an enterprise permit, or enforcement of this article may be confidential by law or not subject to public inspection, including but not limited to section 418.178 of the Texas Government Code, or other homeland security laws.

Sec. 28-228. Establishment of the review committee.

There is hereby created a review committee to evaluate and make technical findings on a modification request submitted in accordance with division 3 of this article. Membership of the committee shall include the planning official, the building official, the fire marshal, and the emergency management coordinator. The committee may establish procedures necessary for the conduct of its business and may conduct its review via electronic mail or in-person meetings. In order to move a request for modification of standards forward for further review, unanimous consent of all members is required.

Secs. 28-2279—28-230. Reserved.

DIVISION 2. PERMITS

Sec. 28-231. Enterprise permit applications.

- ~~(a) A permit may only be issued to the owner of the tract or the owner's authorized designee. Separate applications and permits are required for each tract.~~
- ~~(b) A tract owner who desires to obtain a permit shall submit an application to the director in a form promulgated for that purpose, which shall include the following:
 - ~~(1) The applicant's name, telephone number, mailing address and street address, if different.~~
 - ~~(2) Proof of ownership of the tract in the form of a copy of a deed or other evidence of legal title. Also, if the applicant is not the owner, proof that the applicant is authorized to act for the owner.~~
 - ~~(3) A legal description of the tract.~~~~

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- ~~(4) Whether the application is for a restricted permit, an unrestricted permit or a registration.~~
- ~~(5) If the application is for a restricted permit or a registration, a survey diagram drawn to scale showing the exact location (existing or proposed) of the building(s) or structure(s) in which hazardous materials will be manufactured, processed, generated, stored or used for which the permit is sought.~~
- ~~(6) If the application is for a registration, proof that the tract was in operation or in process of construction for use as an enterprise on the effective date; proof of whether the tract had rail service on the effective date; and proof of whether the tract had out of doors manufacture, processing, generation, storage or use of hazardous materials on the effective date.~~
- ~~(7) The specific occupancy divisions (1, 2, 3 and/or 4) within Class H for which the tract will be used. Note: See the definition of "enterprise."~~
- ~~(8) The telephone number and name of the person who may be contacted by members of the public for information about the intended use of the tract.~~
- ~~(9) Any other information reasonably required by the director for purposes of processing the application under the requirements of this article.~~
- ~~(10) The nonrefundable processing fee stated for this provision in the city fee schedule for a restricted permit, an unrestricted permit, or a registration.~~
- ~~(c) An application for a restricted permit or unrestricted permit may be amended by the applicant at any time prior to the issuance of mailed or published notice as provided in section 28-232 of this Code.~~
- (a) Enterprise permits are categorized as restricted, unrestricted, or registration. A permit may only be issued to the owner of the tract where the enterprise will be located. The owner may designate, in writing and submitted with the application, an individual or company to represent them as applicant. A separate application and permit are required for each tract.
- (b) An applicant who desires to obtain a permit under this article shall file an application with the department. The application shall be in the form prescribed by the planning official and shall include:
 - (1) The non-refundable fee set forth for this provision in the city fee schedule;
 - (2) Proof of ownership of the tract in the form of a certified copy of a deed, lease, or other evidence of legal title. If the applicant is not the title owner of

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the tract where the enterprise is located, proof that the applicant is authorized to act for the owner.

- (3) A survey sealed by a state licensed surveyor, drawn to scale, and showing the exact location (existing or proposed) of any building or structure, or the location on the tract, in which hazardous materials will be manufactured, processed, generated, stored, or used.
- (4) The specific occupancy divisions within Class H for the enterprise.
- (5) If the application is for a registration of a nonconforming enterprise, the applicant shall provide evidence to the satisfaction of the planning official that one or more of the following conditions existed on the effective date:
 - a. The tract was in operation or in process of construction for use as an enterprise;
 - b. The tract was served by rail service; or
 - c. The active status of out of doors manufacture, processing, generation, storage, or use of hazardous materials.
- (6) Any other information reasonably required by the planning official for the purpose of processing and evaluating the application under the requirements of this article.

~~Sec. 28-232. Notice procedure~~

- ~~(a) As soon as practicable following receipt of an application for a restricted permit or an unrestricted permit, the director shall cause a map of the land use test area to be created and determine the names and addresses of:~~
 - ~~(1) Each person who owns property therein according to the most recent tax roll data available to the director.~~
 - ~~(2) Each civic association that is registered with the director as having any portion of its service area therein.~~
- ~~(b) The director shall provide the names and addresses developed pursuant to subsection (a) to the applicant together with the form of a notice letter regarding the provisions of this article and the intended use of the tract to the applicant who shall furnish one copy of the notice to be mailed by first class mail at the applicant's expense to each person and civic association. The mailing shall be supervised by the director.~~

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~~(c) The director shall also provide the form of a newspaper notice regarding the provisions of this article and the intended use of the tract to the applicant who shall cause the same to be published one time in a newspaper that is published in the city with a daily circulation of 100,000 copies or more in a manner prescribed by the director and provide proof of the publication and the date of publication to the director.~~

Sec. 28-2323. Issuance; or denial; of an enterprise permit.

~~(a) An application shall be approved and the permit issued unless:~~

~~(1) The information provided in the application is materially false or incomplete or the applicant has failed in any material respect to comply with this article.~~

~~(2) One third or more of the tracts within the land use test area are being used for residential purposes. In computing the foregoing percentage, any tract being used for multifamily residential purposes shall be counted as being equal to one tract for each eight dwelling units or fraction thereof upon the tract. Any tract other than the applicants tract that is not improved with one or more buildings or structures shall not be included in the computation.~~

~~(3) Any portion of the tract upon which a sensitive use is situated falls within the land use test area.~~

~~(4) The applicant has had a permit revoked for operations on the tract or any portion thereof during the two year period preceding the date of filing of the application.~~

~~— The foregoing determinations (2) and (3) shall be based upon land uses as they existed on the date the application was filed and shall not be applicable to applications for the issuance of registrations.~~

~~(b) If one or more persons who own property or reside within the land use test area request a hearing regarding an application for a restricted permit or an unrestricted permit or an application filed pursuant to section 28-243(c) of this Code by submitting to the director a written request therefor that is received in the director's office on or before the fifteenth day following the latter of the date of publication or mailing of notices as provided in section 28-232 of this Code, the director shall refer the matter to the planning commission for a hearing with respect to whether the application meets the criteria specified above. If a hearing is timely requested, then the commission shall make the determination whether the permit should be granted. Otherwise, the director shall make that determination.~~

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- ~~(c) If an application is denied, then the applicant shall be afforded a written notice of the reason(s). There shall be no appeal from the denial of an application by the planning commission. However, an applicant whose application is denied by the director shall be entitled to appeal the matter to the planning commission by filing a written notice of appeal in the director's office within 15 days following the date that notice of the denial is mailed to the applicant. If an appeal is timely filed, the director shall cause the matter to be referred to the planning commission, and the commission's determination shall be final.~~
- ~~(d) Each permit shall identify the owner and state whether it is a restricted permit, unrestricted permit or registration. Each permit shall identify the tract to which it pertains, and restricted permits and registrations shall identify the building(s) or structure(s) upon the tract to which they pertain. Registrations shall also state whether the tract had rail service on the effective date and whether the tract had out of doors manufacture, processing, generation, storage or use of hazardous materials on the effective date.~~
- (a) The planning official shall review and approve an application for an enterprise permit meeting the standards set forth in this article unless:
- (1) The information provided in the application is materially false or incomplete, or the applicant has failed in any material respect to comply with this article;
 - (2) The applicant has had a permit revoked for operations on the tract or any portion thereof during the two-year period preceding the date of filing of the application; or
 - (3) The land use test area around a restricted or unrestricted permit meets one or more of the follow conditions:
 - a. One-third or more of the tracts within the land use test area are being used for residential purposes. In computing the foregoing percentage, any tract being used for multifamily residential purposes shall be counted as being equal to one tract for each eight dwelling units or fraction thereof upon the tract. Any tract other than the applicant's tract that is not improved with one or more buildings or structures shall not be included in the computation; or
 - b. Any portion of the tract upon which a sensitive use is situated falls within the land use test area.
- Evaluation of these conditions shall be made based upon the land uses that existed on the date the application is filed with the department.

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- (b) When an application cannot be approved under this section, the planning official shall send notice via electronic mail to the applicant stating the reasons the application was denied. An applicant of an application denied pursuant to subsection (a)(3) of this section may submit written notice of intent to file a modification application, or a complete modification application, under the provisions of division 3 of this article within 90 business days of the date notice of the denial is sent by the planning official. A modification application will be held open for 1 year from the date of the notice of intent to file a modification application or a complete modification application is filed with the planning official. After a period of 1 year, an incomplete application for modification will be closed. An extension to complete an application for modification may be requested in writing by the applicant and may be granted by the planning official for a period not to exceed one year from the original date of the notice of intent to file a modification application or a complete modification application. Other than the opportunity to file a modification application, there shall be no appeal from the denial of an application.
- (c) Each enterprise permit issued pursuant to this article shall include:
- (1) The identity, type of legal entity, and legal address of the owner;
 - (2) The tract to which the permit pertains;
 - (3) The type of enterprise permit: restricted, unrestricted, or registration;
 - (4) A detailed statement identifying the historical and current status of the enterprise as:
 - a. An existing nonconforming enterprise established prior to February 16, 1997;
 - b. A conforming restricted enterprise registered between February 15, 1997 and the effective date;
 - c. A conforming restricted enterprise registered after the effective date;
 - d. A conforming unrestricted enterprise registered after the effective date; or
 - e. An existing unrestricted enterprise that is nonconforming as a result of outside storage exceeding the MAQs as of the effective date.
 - (5) A detailed statement of all activities authorized by the permit;

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- (6) A detailed listing of all current and pre-existing authorizations and exemptions under which the permittee is operating; and
- (7) Any other information required by the planning official, building official, or fire marshal that will facilitate identification of activities authorized by or subject to the permit.

Sec. 28-2334. Transfer.

Upon any change of ownership of the tract to which it pertains, a an enterprise permit may be transferred to the new owner upon request, accompanied by payment of the fee stated for this provision in the city fee schedule and proof of the change of ownership of the tract. A request to transfer ownership shall be made by the applicant in the form prescribed by the planning official and accompanied by:

- (1) Payment of the non-refundable fee stated for this provision in the city fee schedule; and
- (2) Proof of the change of ownership of the tract.

Sec. 28-2345. Revocation.

(a) ~~Following notice and a hearing, a permit may be revoked if it is determined that:~~ The planning official may revoke an enterprise permit if the planning official determines:

- (1) The permit application was materially false or incomplete;
- (2) The permit was issued through error;
- (3) The permit holder has failed to comply with any applicable provision of this article; or
- (4) The use of the tract as an enterprise has been discontinued for a continuous period of 180 days.

~~(b) An least 30 days notice of a revocation hearing shall be provided to the permit holder by depositing the same in the United States mail, first class, certified, return receipt requested, addressed to the last known address of the permit holder; provided that the notice shall be posted at the tract if returned by the U.S. Postal Service. The notice shall set forth the alleged grounds for the revocation and the date, time and place for the hearing.~~

~~(c) The burden of demonstrating that a permit should be revoked shall be upon the city, and the permit holder may also present evidence and cross examine witnesses. The hearing shall be conducted by the planning commission, who shall~~

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~~revoke the permit if they determine by a preponderance of the evidence that grounds exist for revocation. If the grounds are based upon item (a)(3) above, and if the permit holder demonstrates that the violation(s) were not intended and that effective measures have been taken to prevent their reoccurrence, then the commission may suspend the permit for a period of time in lieu of revocation, if it determines that justice would thereby be served. The decision of the planning commission to suspend or revoke a permit shall be made in writing and shall set forth the grounds therefor. The planning commission's determination shall be final.~~

- (b) The planning official shall send notice to the permit holder of a revocation a minimum of 30 days before the date the permit is scheduled for revocation. Notice shall be sent by United States mail, first class, certified, return receipt requested, addressed to the last known address of the permit holder; provided that the notice shall be posted at the tract if returned by the U.S. Postal Service. The notice shall describe the basis of the revocation under subsection (a) of this section and the timeframe and method for the applicant to file a written request for the planning official to reconsider the revocation.
- (c) A permit holder that has received a notice of revocation may, within the above-referenced 30-day notice period, present information to the planning official in writing to refute any determination made under subsection (a) of this section that is cited as a basis for permit revocation.
- (d) If the grounds for revocation are based upon item (3) in subsection (a) of this section, and if the permit holder demonstrates to the satisfaction of the planning official that the violation was not intended and that effective measures have been taken to prevent a reoccurrence, then the planning official may suspend the permit in lieu of revocation. A suspension would continue, at a minimum, until the planning official has determined that the violation has been or will be adequately addressed.
- (e) A decision by the planning official to suspend or revoke a permit under this section shall be made in writing and include the basis of the revocation under subsection (a) of this section. The decision of the planning official shall be final.
- (f) An application for a permit following revocation of an enterprise permit at the same tract shall be treated as a new permit application under this article. Land use determinations shall be based upon uses in existence at the time the new permit application is filed.
- (g) No application for a new permit or for expansion of operations under a registration that is required under this division shall be considered by the planning official while a revocation proceeding relating to the same tract is in progress under this section. In that instance, the planning official shall notify the applicant that action on the application will be withheld pending the resolution of the revocation proceeding.

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Sec. 28-2356. Registrations.

- (a) To assure public safety and emergency response effectiveness, hazardous enterprises that become non-conforming due to amendment of this article shall review their current hazardous enterprise permit and determine whether they may easily become conforming either as a restricted or unrestricted enterprise. If the enterprise would not qualify under the new rules, then in lieu of or in the alternative to seeking a restricted permit or an unrestricted permit, an enterprise in existence or in process of construction on the effective date may seek a registration pursuant to this section, by making application as required under sections 28-231 through 28-233 of this article.
- (ab) An enterprise in existence or in process of construction on the effective date may continue to operate without a permit for a 60-day period following the effective date during which an application may be filed with the planning official ~~director~~, and thereafter may be authorized by the planning official ~~director~~ to continue to operate while the city is acting upon the application.
- ~~(b) In lieu of seeking or in the alternative to seeking a restricted permit or an unrestricted permit, an enterprise in existence or in process of construction on the effective date may seek a registration.~~
- (c) Applications for registrations shall not be subject to the land use criteria specified in ~~items (2) and (3) of section 28-232(a)~~ of this Code and shall be granted or denied without notice and a hearing as otherwise provided in this division. However, if the applicant alternatively seeks a restricted permit or an unrestricted permit, then the applicant shall be subject to all criteria of this division with respect to the application insofar as it seeks a restricted or unrestricted permit.
- (d) For purposes of this section, a building or structure is considered to be in process of construction when another permit required for its construction is applied for with the jurisdiction having authority to issue the other permit or if no other permit is required, when actual work commences on the ground.
- (e) ~~The director may extend~~ The filing period for a registration may be extended by the planning official if the applicant demonstrates, to the satisfaction of the planning official, upon demonstration to the director by clear and convincing evidence that the enterprise was in fact in operation on the effective date and that the applicant's failure to timely file was based upon an error or misunderstanding and not the result of conscious indifference to the requirements of this article. A decision to extend a filing period is within the sole discretion of the planning official and is not subject to further appeal.

Sec. 28-236. Limitations upon registrations.

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- (a) A registration authorizes enterprise operations within a building or structure identified for that use on the registration.
- (b) A registration authorizes out of doors manufacture, processing, generation, storage or use of hazardous materials on the tract only if so designated on the registration.
- (c) Any expansion of a building or structure to which the registration pertains, conversion of any other building or structure to use for enterprise operations or construction of any additional building or structure for enterprise operations shall be authorized only on the following basis:
 - (1) If the tract had rail service on the effective date and the rail service is designated on the registration, then no restriction exists.
 - (2) If the tract did not have rail service on the effective date, then construction or expansion will only be authorized following the application process for an enterprise permit under this article, except that the residential land use test criteria of section 28-232 of this Code shall be adjusted so that:
 - a. The test shall be based upon two-thirds or more, rather than one-third or more, of the tracts if the tract takes its street access exclusively from a major thoroughfare; or
 - b. The test shall be based upon one-half or more, rather than one-third or more, of the tracts if the tract does not take access exclusively from a major thoroughfare.
- (d) The tract upon which an enterprise operating under a registration is situated may not be expanded, unless the enterprise seeks and obtains a new restricted or unrestricted permit.

Sec. 28-237. Restricted enterprise permits—Expansion or construction.

A restricted enterprise permit is valid only for enterprise operations within the building or structure identified thereon for that purpose. Any expansion of the building or structure to which the enterprise permit pertains, conversion of any other building or structure to use for enterprise operations or construction of any additional building or structure for enterprise operations shall require the application for and issuance of a new permit under this article. The holder of a restricted enterprise permit may not manufacture, process, generate, store, or use hazardous materials out of doors upon the tract without first obtaining an unrestricted enterprise permit.

Sec. 28-238. Unrestricted enterprise permits—Expansion or construction.

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The holder of an unrestricted enterprise permit may construct additional buildings or structures, convert the use of buildings or structures or undertake expansion of existing buildings or structures upon the tract to which the enterprise permit pertains without first obtaining a new permit under this article. The holder of an unrestricted enterprise permit may not expand the size of the tract to which the permit pertains without first obtaining a new unrestricted enterprise permit for the expanded tract.

Secs. 28-2397—28-240. Reserved.

DIVISION 3. EXPANSION, ETC. MODIFICATION TO STANDARDS.

~~Sec. 28-241. Restricted permits—Expansion or construction.~~

~~A restricted permit is valid only for enterprise operations within the building(s) and/or structure(s) identified thereon for that purpose. Any expansion of the building(s) or structure(s) to which the permit pertains, conversion of any other building or structure to use for enterprise operations or construction of any additional building(s) or structure(s) for enterprise operations shall require the application for and issuance of a new permit under this article. The holder of a restricted permit may not manufacture, process, generate, store or use hazardous materials out of doors upon the tract without first obtaining a new unrestricted permit.~~

Sec. 28-241. In general.

- (a) A modification to the standards of this article may be requested by an applicant within the time period described in section 28-232(b) of this Code. The requested modification must meet or exceed the level of public safety standards enumerated in section 28-242 of this Code, and as otherwise required in this article or other chapters of this Code or state and federal law.
- (b) The planning official is authorized to issue an enterprise permit for an application denied previously based upon the criteria of section 28-232 of this Code when a modification is approved under the provisions of this division. To qualify for a modification of these standards, the applicant shall:
 - (1) File an application in the form prescribed by the planning official;
 - (2) Include the material provided with the previously denied enterprise permit application;
 - (3) Provide technical information and other relevant documentation of specific evidence or data that justifies the required findings under subsection (c) of section 28-242 of this Code; and

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- (4) Pay all applicable fees as set forth for this provision in the city fee schedule, which shall include the fee for review of plans using alternative methods of construction, if the modification request includes alternative methods.
- (c) Any modification approved under the provisions of this division shall apply only to the specific enterprise permit considered with the application and shall not constitute a change of this article, or any part hereof, or establish any policy or precedent, rule or regulation contrary to the provisions of this article.

Sec. 28-242. Unrestricted permits- Expansion or construction.

~~The holder of an unrestricted permit may construct additional buildings or structures, convert the use of buildings or structures or undertake expansion of existing buildings or structures upon the tract to which the permit pertains without first obtaining a new permit under this article. The holder of an unrestricted permit may not expand the size of the tract to which the permit pertains without first obtaining a new permit for the expanded tract.~~

Sec. 28-242. Procedure and standards.

- (a) Within five business days after receiving a complete application pursuant to section 28-241 of this Code, the planning official shall send an electronic copy of the modification request to the building official and fire marshal, for a technical review of the efficacy of the alternate materials or methods proposed.
- (b) The building official and fire marshal shall submit their recommendations on the technical review detailed in subsection (a) of this section to the planning official within ten business days after the date their recommendations are completed. The planning official shall distribute the modification request and the technical review recommendation to the review committee within five business days after receipt of same.
- (c) The review committee may request additional evaluation by other city departments or divisions, or hire experts to provide advice, and may request that the consulting experts or the applicant attend one or more meetings of the review committee to provide additional information for their thorough review. The review committee shall consider the modification request, the technical review recommendations of the building official and fire marshal, and the following standards:
 - (1) The approval of the modification would:
 - a. Not result in a violation of any other applicable ordinance, regulation, or statute;
 - b. Not be injurious to the public health, safety, and welfare;

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- c. Not impose an undue financial or administrative burden on the city; and
 - d. Be in accordance with the spirit and intent of this article.
- (2) The applicant has established appropriate mitigation and safeguards that will be provided and maintained at the facility so the manufacturing, processing, generation, storage, or use of the hazardous material is not reasonably expected to pose a hazard to human health or the environment;
 - (3) There are no reasonable alternatives to granting the modification that would have an equal or lesser impact on the city, the applicant, residents of surrounding neighborhoods, or to a sensitive use; and
 - (4) The operation and location of the enterprise is not reasonably expected to prohibit the ability of the city to implement its emergency management plan or otherwise execute the duties of the office of emergency management described in chapter 13 of this Code.
- (d) A unanimous recommendation of the review committee is required to grant a modification from the standards of this article. The review committee is authorized to impose any condition on the enterprise permit for which a modification is requested that the review committee determines is reasonably related to the request and furthers the intent and purpose of this article, specifically including a requirement to sign and submit a release and indemnification as determined by the review committee in favor of the city.
 - (e) The planning official shall advise the applicant of the decision by the review committee or request more information on behalf of the review committee within 30 business days after the date a complete application is submitted to the planning official. The decision of the review committee shall be final.
 - (f) The planning official shall provide an electronic copy of the approved modification application to applicant and the review committee within five business days after approval by the committee.

Sec. 28-243. Limitations upon registrations.

- ~~(a) A registration authorizes enterprise operations within building(s) and structure(s) identified for that use on the registration.~~
- ~~(b) A registration authorizes out of doors manufacture, processing, generation, storage or use of hazardous materials on the tract only if so designated on the registration.~~

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- ~~(c) Any expansion of the building(s) or structure(s) to which the registration pertains, conversion of any other building or structure to use for enterprise operations or construction of any additional building(s) or structure(s) for enterprise operations shall be authorized only on the following basis:~~
- ~~(1) If the tract had rail service on the effective date and the rail service is designated on the registration, then no restriction exists.~~
 - ~~(2) If the tract did not have rail service on the effective date, then construction or expansion will only be authorized following application, notice, a hearing, if requested, and permission of the director or the planning commission as provided in sections 28-231 through 28-233 of this Code, except that the residential land use test criteria of section 28-233(a)(2) shall be adjusted so that:
 - ~~a. The test shall be based upon two-thirds or more, rather than one-third or more, of the tracts if the tract takes its street access exclusively from a major thoroughfare;~~
 - ~~b. The test shall be based upon one-half or more, rather than one-third or more, of the tracts if the tract does not take access exclusively from a major thoroughfare.~~~~
- ~~(d) The tract upon which an enterprise operating under a registration is situated may not be expanded, unless the enterprise seeks and obtains a new restricted or unrestricted permit.~~

~~Sec. 28-244. New permits; etc.~~

- ~~(a) Applications for new permits, where required under this division, shall in all respects be treated as original permit applications under division 2 of this article. Without limitation, land use determinations shall be based upon uses in existence at the time that the new permit application is filed.~~
- ~~(b) Applications for construction or expansion under registrations that are filed under section 28-243(c) of this Code shall be processed in the same manner as new restricted permit applications. Land use determinations thereunder shall be based upon uses in existence at the time that the application for construction or expansion is filed.~~

~~Sec. 28-245. Other buildings.~~

~~The provisions of this division shall not be construed to preclude the construction or expansion of buildings that do not constitute H-1, 2 or 3 occupancies or constitute H-4 occupancies, as defined in section 307.1 of the Building Code where any highly toxic~~

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~~material is manufactured, processed, generated, stored or used. However, it shall be the duty of any holder of a registration or a restricted permit undertaking such expansion or construction to first notify the director in writing.~~

~~**Sec. 28-246. When revocation proceedings are pending.**~~

~~No application for a new permit or for expansion of operations under a registration that is required under this division shall be considered by the director or the planning commission while a revocation proceeding relating to the same tract is in progress under section 28-235 of this Code. In that instance, the director shall notify the applicant that action on the application will be withheld pending the resolution of the revocation proceeding.~~

~~**Secs. 28-2437–28-250. Reserved.**~~



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

Item Creation Date: 10/23/2020

PLN - Amendment to Chapter 33, Sections 14 and 18

Agenda Item#: 22.

Summary:

ORDINANCE AMENDING SECTIONS 33-14 AND 33-18 OF THE CODE OF ORDINANCES, HOUSTON, TEXAS, relating to composition of the Planning Commission and selection of a Chairman for the Commission

Background:

The Planning and Development Department recommends amending Chapter 33 of the Code of Ordinances, Sections 14 and 18. The amendments will add a representative of Harris County Flood Control District (HCFCD) to the commission as an ex-officio member and adjust the term of the Planning Commission Chairperson, to align it with the tenure of elected officials.

The proposed amendment to Chapter 33, Section 14, will increase the number of Planning Commission members from 25 to 26 by adding one, non-voting, ex officio member. The ex officio member will be the Executive Director of the HCFCD or his or her designee. HCFCD is currently a consulting partner with the Planning & Development Department on development and subdivision plat review. Adding this position as an ex officio member of the Planning Commission will bring its role in line with other partners such as Houston Public Works and METRO, as both organizations have an ex officio appointment on the commission.

The proposed amendment to Chapter 33, Section 18, will remove the requirement for annual elections of chair, for continuity, but we anticipate addressing election of chairman in the Commission's rules of procedure. Additionally, it extends the tenure of the Chairman from "not more than six consecutive years" to "not more than eight consecutive years." The current tenure was established when Mayoral terms were a maximum of three two-year terms. The proposed amendment will align the Planning Commission Chair's tenure with the current Mayoral term limit not to exceed two four-year terms.

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

Contact Information:

Anna Sedillo

Phone: 832-393-6578

ATTACHMENTS:

Description

Blackline of Ordinance
Coversheet (revised)

Type

Backup Material
Signed Cover sheet

REDLINE for Sections 33-14 and 33-18

Sec. 33-14. Created.

There is hereby created a commission composed of ~~25~~ 26 members. ~~Four~~ Five of the ~~25~~ 26 members shall be nonvoting ex officio members. The director or his designee shall serve as ex officio member and secretary to the commission. The ~~three~~ four additional ex officio members shall be (1) the Director of ~~the~~ Houston Public Works or his designee; (2) a designee of the Board of Directors of the Metropolitan Transit Authority of Harris County, Texas; ~~and~~ (3) the Executive Director of the Harris County Flood Control District or his designee; and (4) the most recent former chair of the commission. In the event that the most recent former chair of the commission is unable or unwilling to serve as an ex officio member of the commission, any former member of the commission with five years' experience on the commission may be appointed by the mayor, subject to confirmation by the city council, to serve in the former chair nonvoting ex officio position. The director may request that directors of other city departments or their designees meet with the commission from time to time when the commission has business affecting their departments.

* * *

Sec. 33-18. Chairman.

The chairman of the commission shall be selected from the commission and elected by a majority of the entire commission, ~~for a term of one year~~. An individual may serve for not more than ~~six~~ eight consecutive years as chairman.



CITY OF HOUSTON - CITY COUNCIL

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

Contact Information:

Anna Sedillo
Phone: 832-393-6578

ATTACHMENTS:

Description	Type
Blackline of Ordinance	Backup Material
Ordinance (final)	Ordinance/Resolution/Motion



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

ALL

Item Creation Date: 10/9/2020

HCD20-144 The Impact Center Professional Service

Agenda Item#: 23.

Summary:

ORDINANCE approving and authorizing agreement between City of Houston ("City") and **THE AMERICAN DEMOCRACY INSTITUTE, INC, doing business as IMPACT CENTER** using up to \$366,300.00 of previously appropriated Tax Increment Reinvestment Zone (TIRZ) Affordable Housing Funds to provide Organizational and Leadership Development for the City's Housing and Community Development Department Senior Staff - TIRZ Affordable Housing Funds

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing an Agreement between The City of Houston (City) and The Impact Center for up to \$366,300.00 in previously appropriated TIRZ Affordable Housing funds, to provide organizational and leadership development for senior staff. Services will include executive coaching, team strategy meetings and leadership building tools to produce more effective management, leadership and teams in executing HCDD's work. The agreement covers executive coaching and management development for the next two years.

The Impact Center has engaged with HCDD since early 2019, originally as HUD-funded technical assistance, providing organizational and leadership development for the senior team. Based on the work that The Impact Center has done in the past year, HCDD would now like to expand its services to include coaching and leadership training to the middle management level of the department, developing current managers to be better equipped both to manage in their current roles and to lead HCDD in their future roles.

The Impact Center has provided executive coaching to a broad range of public and private organizations including the U.S. Department of Housing and Urban Development (HUD), the Central Intelligence Agency (CIA), the White House and other governmental entities. Its leadership is trained on talent development and performance management. This agreement will provide continuity with the Impact Center's prior work with both HUD and HCDD.

MWBE Participation:

Zero-percentage goal document approved by the Office of Business Opportunity

-

Hire Houston First:

This procurement is exempt from the City's Hire Houston First Ordinance. Bid/proposal was not

solicited because the department is utilizing this 3-person operation that is providing a specialized service based on the required needs of HCD.

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

Fiscal Note:

Funding for this item is included in the FY2021 budget. Therefore, no fiscal note is required as stated in the financial policies.

Tom McCasland, Director

Jerry Adams, Chief Procurement Officer

Prior Council Action:

2017-860 (O) 11/1/2017

Amount of Funding:

\$366,300.00

TIRZ Affordable Housing Fund

Fund 2409

Previously Appropriated

Contact Information:

Roxanne Lawson

Phone: (832) 394-6307

ATTACHMENTS:

Description

Revised Cover sheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

ALL

Item Creation Date: 10/9/2020

HCD20-144 The Impact Center Professional Service

Agenda Item#: 23.

Summary:

ORDINANCE approving and authorizing agreement between City of Houston ("City") and **THE AMERICAN DEMOCRACY INSTITUTE, INC, doing business as IMPACT CENTER** using up to \$366,300.00 of previously appropriated Tax Increment Reinvestment Zone (TIRZ) Affordable Housing Funds to provide Organizational and Leadership Development for the City's Housing and Community Development Department Senior Staff - TIRZ Affordable Housing Funds

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing an Agreement between The City of Houston (City) and The Impact Center for up to \$366,300.00 in previously appropriated TIRZ Affordable Housing funds, to provide organizational and leadership development for senior staff. Services will include executive coaching, team strategy meetings and leadership building tools to produce more effective management, leadership and teams in executing HCDD's work. The agreement covers executive coaching and management development for the next two years.

The Impact Center has engaged with HCDD since early 2019, originally as HUD-funded technical assistance, providing organizational and leadership development for the senior team. Based on the work that The Impact Center has done in the past year, HCDD would now like to expand its services to include coaching and leadership training to the middle management level of the department, developing current managers to be better equipped both to manage in their current roles and to lead HCDD in their future roles.

The Impact Center has provided executive coaching to a broad range of public and private organizations including the U.S. Department of Housing and Urban Development (HUD), the Central Intelligence Agency (CIA), the White House and other governmental entities. Its leadership is trained on talent development and performance management. This agreement will provide continuity with the Impact Center's prior work with both HUD and HCDD.

MWBE Participation:

Zero-percentage goal document approved by the Office of Business Opportunity

Hire Houston First:

This procurement is exempt from the City's Hire Houston First Ordinance. Bid/proposal was not solicited because the department is utilizing this 3-person operation that is providing a specialized service based on the required needs of HCD.

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

Fiscal Note:

Funding for this item is included in the FY2021 budget. Therefore, no fiscal note is required as stated in the financial policies.

DocuSigned by:

Tom McCasland

Tom McCasland, Director

DocuSigned by:

Jerry Adams

Jerry Adams, Chief Procurement Officer

Prior Council Action:

2017-860 (O) 11/1/2017

Amount of Funding:

\$366,300.00

TIRZ Affordable Housing Fund

Fund 2409

Previously Appropriated

Contact Information:

Roxanne Lawson

Phone: (832) 394-6307

ATTACHMENTS:

Description

Ordinance 2017-860
Delinquent Tax Report
Affidavit of Ownership
SAP Funding Information
OA Details
Funding Information SAP
MWBE Goal Modification Waiver
Impact Center Professional svcs justification
Cover Sheet
Contract
Ordinance

Type

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



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

ALL

Item Creation Date: 10/28/2020

HCD20-153A HRP Guidelines Amendments (1 of 3)

Agenda Item#: 24.

Summary:

ORDINANCE approving and authorizing amendments to the City's Home Repair Program Guidelines, authorized pursuant to Ordinance No. 2018-22, as amended by Ordinance No. 2020-115, to add Emergency Repair Assistance as a new Project Classification and increase the Maximum Project Cost Cap

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance amending HCDD's Home Repair Program (HRP) Guidelines with respect to Tier I – Emergency Repair Assistance and the Maximum Project Cost Increase.

The objective of the City of Houston's (City) HRP is to ease life, health, and safety hazards resulting from substandard conditions in a home owned and occupied by low- and moderate-income homeowners.

The amendment to the HRP Guidelines will reflect the following:

1. The addition of the Emergency Repair Assistance to the Tier I Assistance section. Emergency Repairs are defined as damage or deficiencies to a 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**).
2. The maximum project cost cap will be increased from 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 City's HRP. As a result, the HRP MCA, Tri-Party Agreement, and all related legal documents currently indicate project costs and grant amounts are not to exceed \$200,000.00. With the cost of repairs (base reconstruction) routinely approaching and even surpassing the existing \$200,000.00 limit, there is little to no available project budget to address the site-specific environmental hazards to the home, such as lead, asbestos remediation, and mold abatement. The maximum project cost cap will be increased from **\$200,000.00** to **\$250,000.00**, with the intent of providing sufficient funding to accommodate a majority of homes requiring reconstruction plus any additional site-specific costs to address items such as accessibility enhancements and asbestos remediation.

The aforementioned HRP Guidelines Amendments are funded through local TIRZ Affordable Housing funds, while other HRP activities are funded by the federal Community Development Block Grant (CDBG) entitlement program.

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

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: 12/15/2020

ALL

Item Creation Date: 10/28/2020

HCD20-153A HRP Guidelines Amendments

Agenda Item#: 83.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance amending HCDD's Home Repair Program (HRP) Guidelines with respect to Tier I – Emergency Repair Assistance and the Maximum Project Cost Increase.

The objective of the City of Houston's (City) HRP is to ease life, health, and safety hazards resulting from substandard conditions in a home owned and occupied by low- and moderate-income homeowners.

The amendment to the HRP Guidelines will reflect the following:

1. The addition of the Emergency Repair Assistance to the Tier I Assistance section. Emergency Repairs are defined as damage or deficiencies to a 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)**.
2. The maximum project cost cap will be increased from 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 City's HRP. As a result, the HRP MCA, Tri-Party Agreement, and all related legal documents currently indicate project costs and grant amounts are not to exceed \$200,000.00. With the cost of repairs (base reconstruction) routinely approaching and even surpassing the existing \$200,000.00 limit, there is little to no available project budget to address the site-specific environmental hazards to the home, such as lead, asbestos remediation, and mold abatement. The maximum project cost cap will be increased from **\$200,000.00 to \$250,000.00**, with the intent of providing sufficient funding to accommodate a majority of homes requiring reconstruction plus any additional site-specific costs to address items such as accessibility enhancements and asbestos remediation.

The aforementioned HRP Guidelines Amendments are funded through local TIRZ Affordable Housing funds, while other HRP activities are funded by the federal Community Development Block Grant (CDBG) entitlement program.

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

HCD 2012-334 - Minor Critical

HCD 2018-056 - Master Contractor Agreement

Type

Backup Material

Public Notice

Ordinance/Resolution/Motion

Ordinance/Resolution/Motion



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

ALL

Item Creation Date:

HCD20-167 HRP Legal Documents Amendment (2 or 3)

Agenda Item#: 25.

Summary:

ORDINANCE approving and authorizing first amendment to Master Contractor Agreement for City of Houston Home Repair Program to be executed by the City of Houston and each of the following contractors (each a "Contractor"): **SLSCO, LTD.; PMG CONSTRUCTION, INC; THE BAPTISTE GROUP LLC; DSW HOMES, LLC; HOUSTON HABITAT FOR HUMANITY, INC; CROWN RIDGE BUILDERS, LLC; THOMPSON CONSTRUCTION GROUP, INC; BURGHLI INVESTMENTS INC. dba BURGHLI HOMES; MAYBERRY HOMES, INC; REBUILDING TOGETHER – HOUSTON; JAMES W. TURNER CONSTRUCTION, LTD.;** and **BYRDSON SERVICES LLC dba EXCELLO HOMES** to incorporate Emergency Repair Assistance and Substantial Gut Rehabilitation Projects and increase the maximum project cost cap in accordance with the Home Repair Program Guidelines; and approving and authorizing revised forms of the Tri-Party Agreement, Deed of Trust and Promissory Note for use in the City of Houston Home Repair Program to incorporate Emergency Repair Assistance and Substantial Gut Rehabilitation Projects and increase the maximum project cost cap in accordance with the Home Repair Program Guidelines

This item should only be considered after passage of Item 24 above

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance (i) authorizing a First Amendment to the Master Contractor Agreement for HCDD's Home Repair Program (HRP) between the City of Houston, Texas and the twelve (12) contractors authorized under the HRP and (ii) amending the forms of the Tri-Party Agreement, Promissory Note, and Deed of Trust under the HRP. Such amendments shall be made with respect to incorporating Tier I – Emergency Repair Assistance, Tier III – Substantial Gut Rehabilitation, and the Maximum Project Cost Increase under the HRP Guidelines.

The objective of the City of Houston's (City) HRP is to ease life, health, and safety hazards resulting from substandard conditions in a home owned and occupied by low- and moderate-income homeowners.

On February 19, 2020, by Ordinance No. 2020-115, the City Council authorized an amendment to the HRP Guidelines to add a new classification entitled "Substantial Gut Rehabilitation – Tier III," to allow homeowners to preserve existing homes that are structurally sound through Substantial Gut Rehabilitation versus demolition/reconstruction.

Immediately prior to City Council's consideration of this recommended ordinance, City Council shall adopt an ordinance authorizing an amendment to the HRP Guidelines by adding Tier I – Emergency Repair Assistance and the Maximum Project Cost Increase.

The aforementioned amendment to HRP legal documents is funded through the federal Community Block Grant (CDBG) Entitlement Program.

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

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: 12/15/2020

ALL

Item Creation Date:

HCD20-167 HRP Legal Documents Amendment

Agenda Item#: 80.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance (i) authorizing a First Amendment to the Master Contractor Agreement for HCDD's Home Repair Program (HRP) between the City of Houston, Texas and the twelve (12) contractors authorized under the HRP and (ii) amending the forms of the Tri-Party Agreement, Promissory Note, and Deed of Trust under the HRP. Such amendments shall be made with respect to incorporating Tier I – Emergency Repair Assistance, Tier III – Substantial Gut Rehabilitation, and the Maximum Project Cost Increase under the HRP Guidelines.

The objective of the City of Houston's (City) HRP is to ease life, health, and safety hazards resulting from substandard conditions in a home owned and occupied by low- and moderate-income homeowners.

On February 19, 2020, by Ordinance No. 2020-115, the City Council authorized an amendment to the HRP Guidelines to add a new classification entitled "Substantial Gut Rehabilitation – Tier III," to allow homeowners to preserve existing homes that are structurally sound through Substantial Gut Rehabilitation versus demolition/reconstruction.

Immediately prior to City Council's consideration of this recommended ordinance, City Council shall adopt an ordinance authorizing an amendment to the HRP Guidelines by adding Tier I – Emergency Repair Assistance and the Maximum Project Cost Increase.

The aforementioned amendment to HRP legal documents is funded through the federal Community Block Grant (CDBG) Entitlement Program.

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

DocuSigned by:



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

HCD 2012-334 - Minor Critical

HCD 2018-056 - Master Contractor Agreement

PNFDF

Type

Ordinance/Resolution/Motion

Ordinance/Resolution/Motion

Public Notice



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

ALL

Item Creation Date: 11/17/2020

HCD20-152 HRP Emergency Repair Assistance Funding
Appropriation (3 of 3)

Agenda Item#: 26.

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 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

This item should only be considered after passage of Item 25 above

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.

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:

A handwritten signature in black ink that reads "Tom McLasland".

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

Coversheet
Ordinance 2016-298
Ordinance 2016-679
Ordinance 2017-11
Ordinance 2017-518

Type

Signed Cover sheet
Ordinance/Resolution/Motion
Ordinance/Resolution/Motion
Ordinance/Resolution/Motion
Ordinance/Resolution/Motion



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District I

Item Creation Date: 10/14/2020

25CF82 Lease renewal for ARA Parking Management at
2020 McKinney

Agenda Item#: 27.

Summary:

ORDINANCE approving and authorizing first amendment to Lease Agreement between **ORANGESTONE MCKINNEY, LLC**, as Landlord, and City of Houston, Texas, as Tenant, for property located at 2020 McKinney, Houston, Harris County, Texas, for use by the Parking Management Division of the Administration and Regulatory Affairs Department - 1 Year with a one-year option - \$277,631.00 - ParkHouston Special Revenue Fund - **DISTRICT I - GALLEGOS**

Background:

RECOMMENDATION: Approve and authorize a First Amendment to Lease Agreement between OrangeStone McKinney, LLC, as successor in interest to Levan Properties, L.P., (Landlord) and the City of Houston (Tenant) at 2020 McKinney Street, Houston, Texas, for the Parking Management Division of the Administration and Regulatory Affairs Department.

SPECIFIC EXPLANATION: The General Services Department recommends approval of a First Amendment to Lease Agreement with OrangeStone McKinney, LLC for approximately 11,411 square feet of office space and all surface parking at 2020 McKinney Street for the Parking Management Division. Parking Management uses the lease space for Administration and Customer Service, Parking Compliance, Parking Programs, and Meter Operations Divisions responsible for regulating on-street parking.

The original Lease Agreement provides for a ten-year base term, with an option to renew the lease up to ten years at the current market rate. The lease commenced on March 9, 2011 and will terminate on March 8, 2021. The leased property will soon be acquired by the Texas Department of Transportation; therefore, the parties desire to amend the lease to extend the base term for an additional twelve-month period with one renewal term of twelve months. The extended base term will expire on March 8, 2022. The monthly payment shall remain the same at \$19,969.25 (\$239,631.00 per annum) plus taxes and insurance estimated at \$38,000, totaling \$277,631.00 per annum. The rental rate during the renewal term shall be equal to the rental rate for the extended base term.

All other terms and conditions of the original lease remain the same.

Estimated Spending Authority:

	FY2021	Out-Year	Total
Rent	\$ 79,877.00	\$159,754.00	\$239,631.00
One-time (estimated taxes and insurance)		\$ 38,000.00	\$ 38,000.00
TOTAL	\$ 79,877.00	\$197,754.00	\$277,631.00

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:

C. J. Messiah, Jr.
General Services Department

Tina Paez
Administration and Regulatory Affairs

Prior Council Action:

Ordinance No. 2010-0734; September 22, 2010

Amount of Funding:

\$277,631.00
ParkHouston Special Revenue Fund
Fund 8700

FUNDING SUMMARY:

\$ 79,877.00 - 3/9/21-4/8/21; 4/9/21-5/8/21; 5/9/21-6/8/21; 6/9/21-7/8/21; 4 months FY21 at \$19,969.25

\$159,754.00 - Out-going year

\$239,631.00 Total Rent

\$ 38,000.00 One-time (estimated taxes and insurance)

\$277,631.00 TOTAL

Contact Information:

Calvin Curtis
Phone: 832.393.8024

ATTACHMENTS:

Description	Type
Coversheet (revised)	Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District I

Item Creation Date: 10/14/2020

25CF82 Lease renewal for ARA Parking Management at 2020 McKinney

Agenda Item#: 40.

Summary:

ORDINANCE approving and authorizing the first amendment to lease agreement between **ORANGESTONE MCKINNEY, LLC**, as landlord, and the City of Houston, Texas, as tenant, for the property located at 2020 McKinney, Houston, Harris County, Texas, for use by the Parking Management Division of the Administration and Regulatory Affairs Department - **DISTRICT I - GALLEGOS**

Background:

RECOMMENDATION: Approve and authorize a First Amendment to Lease Agreement between OrangeStone McKinney, LLC, as successor in interest to Levan Properties, L.P., (Landlord) and the City of Houston (Tenant) at 2020 McKinney Street, Houston, Texas, for the Parking Management Division of the Administration and Regulatory Affairs Department.

SPECIFIC EXPLANATION: The General Services Department recommends approval of a First Amendment to Lease Agreement with OrangeStone McKinney, LLC for approximately 11,411 square feet of office space and all surface parking at 2020 McKinney Street for the Parking Management Division. Parking Management uses the lease space for Administration and Customer Service, Parking Compliance, Parking Programs, and Meter Operations Divisions responsible for regulating on-street parking.

The original Lease Agreement provides for a ten-year base term, with an option to renew the lease up to ten years at the current market rate. The lease commenced on March 9, 2011 and will terminate on March 8, 2021. The leased property will soon be acquired by the Texas Department of Transportation; therefore, the parties desire to amend the lease to extend the base term for an additional twelve-month period with one renewal term of twelve months. The extended base term will expire on March 8, 2022. The monthly payment shall remain the same at \$19,969.25 (\$239,631.00 per annum) plus taxes and insurance estimated at \$38,000, totaling \$277,631.00 per annum. The rental rate during the renewal term shall be equal to the rental rate for the extended base term.

All other terms and conditions of the original lease remain the same.

Estimated Spending Authority:

	FY2021	Out-Year	Total
Rent	\$ 79,877.00	\$159,754.00	\$239,631.00
One-time (estimated taxes and insurance)		\$ 38,000.00	\$ 38,000.00
TOTAL	\$ 79,877.00	\$197,754.00	\$277,631.00

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:
C. J. Messiah, Jr 12/7/2020
1E174AD77D5841F...

C. J. Messiah, Jr.
General Services Department

DocuSigned by:
Tina Paez 12/7/2020
606AE9FC66A94CC...

Tina Paez

Prior Council Action:

Ordinance No. 2010-0734; September 22, 2010

Amount of Funding:

\$277,631.00

ParkHouston Special Revenue Fund
Fund 8700

FUNDING SUMMARY:

\$ 79,877.00 - 3/9/21-4/8/21; 4/9/21-5/8/21; 5/9/21-6/8/21; 6/9/21-7/8/21; 4 months FY21 at \$19,969.25

\$159,754.00 - Out-going year

\$239,631.00 Total Rent

\$ 38,000.00 One-time (estimated taxes and insurance)

\$277,631.00 TOTAL

Contact Information:

Calvin Curtis

Phone: 832.393.8024

ATTACHMENTS:

Description	Type
Signed coversheet	Signed Cover sheet
SAP - RX	Financial Information
1st Lease Amendment	Contract/Exhibit
Prev Lease Agreement	Backup Material
Prev Ordinance	Backup Material
Prev RCA	Backup Material
Ordinance	Ordinance/Resolution/Motion



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

ALL

Item Creation Date: 7/28/2020

Q29369 - Technical Advisory Services - ORDINANCE

Agenda Item#: 28.

Summary:

ORDINANCE appropriating of \$500,000.00 out of Airports Renewal and Replacement Fund and approving and authorizing Professional Service Contracts between City of Houston and **ANSER ADVISORY, LLC, CIVIL PES, PLLC, and SUNLAND GROUP INC** for Technical Advisory Services for the Houston Airport System; providing a maximum contract amount and contingency - 3 Years with two one-year options

Background:

Request for Qualifications received April 9, 2020 for S36-Q29369 - Approve an ordinance authorizing the appropriation of \$500,000.00 out of the HAS Renewal and Replacement Fund (8010) and approve awarding professional service contracts as follows: (1) Anser Advisory, LLC, (2) Civil PEs, PLLC, and (3) Sunland Group Inc. in the maximum amount not to exceed \$500,000.00 for technical advisory services for the Houston Airport System.

Specific Explanation:

The Director of the Houston Airport System and the Chief Procurement Officer recommend that City Council approve an ordinance authorizing the appropriation of \$500,000.00 out of the HAS Renewal and Replacement Fund and approve awarding a **three-year professional services contract with two one-year options** to (1) **Anser Advisory, LLC**, (2) **Civil PEs, PLLC**, and (3) **Sunland Group Inc.** in the maximum amount not to exceed **\$500,000.00** to provide technical advisory services for the Houston Airport System. The Director of the Houston Airport System or the Chief Procurement Officer may terminate this contract at any time upon 30 days written notice to the contractor.

The scope of work requires the Contractors to provide labor, materials and supervision to provide professional technical advisory services to the City Engineer involving Houston Airport System (HAS) construction and renovation contracts as directed by the City Engineer. The technical advisory services include, but are not limited to the following:

- Assist the HAS City Engineer in the evaluation of contractual disputes;
- Provide technical input from an experience industry perspective; and
- Evaluate the merit of the issues presented to the HAS City Engineer and provide impartial advice to inform the Engineer's Decision.

The Request for Qualifications (RFQ) was advertised in accordance with the requirements of the

State of Texas bid laws. As a result, responses were received from eight (8) firms: Anser Advisory, LLC, Civil PEs PLLC, FD Architecture PLLC, IA Interior Architects, KJ Architects LLC, Martin Construction Management & Designs LLC, NATEX Corporation dba NATEX Architects, Sunland Group, Inc. The evaluation committee consisted of evaluators from the General Services Department, Houston Public Works, and the Houston Airport System. The evaluation was based on the following criteria:

1. Responsiveness of Submission
2. Technical Competence

The following firms received the highest overall scores and were deemed the best qualified to perform the requirements as outlined in the RFQ and are recommend for contract award.

Technical Advisory Services	
Firms Name	Maximum Contract Award
Anser Advisory, LLC	\$166,666.66
Civil PEs, PLLC	\$166,666.67
Sunland Group Inc.	\$166,666.67
Total	\$500,000.00

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, Anser Advisory, LLC, Civil PEs, PLLC and Sunland Group Inc. provide health benefits to eligible employees in compliance with City policy.

Hire Houston First:

The proposed contract requires compliance with the City's Hire Houston First (HHF) ordinance that promotes opportunity for Houston businesses and supports job creation. In this case Civil PEs PLLC and Sunland Group Inc. meet the requirement for HHF designation; no other HHF firms were within three percent.

Fiscal Note:

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

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

Department Approval Authority

Estimated Spending Authority

Department	FY2021	Out Years	Total
Houston Airport System	\$500,000.00	\$0.00	\$500,000.00

Prior Council Action:

Amount of Funding:

\$500,000.00

HAS Renewal and Replacement Fund

Fund No: 8010

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
Todd Curry, Executive Staff Analyst	HAS	(281) 233-1896

ATTACHMENTS:

Description

Cover Sheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/1/2020

ALL

Item Creation Date: 7/28/2020

Q29369 - Technical Advisory Services - ORDINANCE

Agenda Item#: 61.

Summary:

NOT A REAL CAPTION

ORDINANCE approving and authorizing contracts between the City of Houston and **ANSER ADVISORY, LLC, CIVIL PEs, PLLC,** and **SUNLAND GROUP INC.** to provide technical advisory services for the Houston Airport System; setting a maximum contract amount - three-year with two one-year options - \$500,000.00 - Enterprise Fund

Background:

Request for Qualifications received April 9, 2020 for S36-Q29369 - Approve an ordinance authorizing the appropriation of \$500,000.00 out of the HAS Renewal and Replacement Fund (8010) and approve awarding professional service contracts as follows: (1) Anser Advisory, LLC, (2) Civil PEs, PLLC, and (3) Sunland Group Inc. in the maximum amount not to exceed \$500,000.00 for technical advisory services for the Houston Airport System.

Specific Explanation:

The Director of the Houston Airport System and the Chief Procurement Officer recommend that City Council approve an ordinance authorizing the appropriation of \$500,000.00 out of the HAS Renewal and Replacement Fund and approve awarding a **three-year professional services contract with two one-year options** to (1) **Anser Advisory, LLC,** (2) **Civil PEs, PLLC,** and (3) **Sunland Group Inc.** in the maximum amount not to exceed **\$500,000.00** to provide technical advisory services for the Houston Airport System. The Director of the Houston Airport System or the Chief Procurement Officer may terminate this contract at any time upon 30 days written notice to the contractor.

The scope of work requires the Contractors to provide labor, materials and supervision to provide professional technical advisory services to the City Engineer involving Houston Airport System (HAS) construction and renovation contracts as directed by the City Engineer. The technical advisory services include, but are not limited to the following:

- Assist the HAS City Engineer in the evaluation of contractual disputes;
- Provide technical input from an experience industry perspective; and
- Evaluate the merit of the issues presented to the HAS City Engineer and provide impartial advice to inform the Engineer's Decision.

The Request for Qualifications (RFQ) was advertised in accordance with the requirements of the State of Texas bid laws. As a result, responses were received from eight (8) firms: Anser Advisory, LLC, Civil PEs PLLC, FD Architecture PLLC, IA Interior Architects, KJ Architects LLC, Martin Construction Management & Designs LLC, NATEX Corporation dba NATEX Architects, Sunland Group, Inc. The evaluation committee consisted of evaluators from the General Services Department, Houston Public Works, and the Houston Airport System. The evaluation was based on the following criteria:

1. Responsiveness of Submission
2. Technical Competence

The following firms received the highest overall scores and were deemed the best qualified to perform the requirements as outlined in the RFQ and are recommend for contract award.

Technical Advisory Services	
Firms Name	Maximum Contract Award
Anser Advisory, LLC	\$166,666.66
Civil PEs, PLLC	\$166,666.67
Sunland Group Inc.	\$166,666.67
Total	\$500,000.00

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, Anser Advisory, LLC, Civil PEs, PLLC and Sunland Group Inc. provide health benefits to eligible employees.


contractors. In this case, Anser Advisory, LLC, CIVI PES, PLLC and Sunland Group Inc. provide health benefits to eligible employees in compliance with City policy.

Hire Houston First:

The proposed contract requires compliance with the City’s Hire Houston First (HHF) ordinance that promotes opportunity for Houston businesses and supports job creation. In this case Civil PEs PLLC and Sunland Group Inc. meet the requirement for HHF designation; no other HHF firms were within three percent.

Fiscal Note:

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

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11/23/2020

Jerry Adams, Chief Procurement Officer
Finance/Strategic Procurement Division

Department Approval Authority Signature

Estimated Spending Authority

Department	FY2021	Out Years	Total
Houston Airport System	\$500,000.00	\$0.00	\$500,000.00

Prior Council Action:

Amount of Funding:

\$500,000.00

HAS Renewal and Replacement Fund

Fund No: 8010

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
Todd Curry, Executive Staff Analyst	HAS	(281) 233-1896

ATTACHMENTS:

Description	Type
MWBE Goal	Backup Material
City of Houston Ownership Information Form	Backup Material
Delinquent Tax Reports	Backup Material
Form B	Backup Material
Pay or Play Forms	Backup Material
Drug Policy Agreements	Backup Material
Certificates of Insurance	Backup Material
AMBEST Ratings	Backup Material
Secretary of State Registration	Backup Material
Form 1295	Backup Material
Financial Information	Financial Information



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

ALL

Item Creation Date:

L26155.A1 - Portable Fire Extinguisher and Fire Hose Inspection, Maintenance, and Hydrostatic Testing Services - ORDINANCE

Agenda Item#: 29.

Summary:

ORDINANCE amending Ordinance No. **2018-0255** (Passed on March 28, 2018) to increase the maximum contract amount for contract between City of Houston and **FIRETROL PROTECTION SYSTEMS, INC** for Portable Fire Extinguisher and Fire Hose Inspections, Maintenance, and Hydrostatic Testing Services for Various Departments - \$245,289.27 - General and Other Funds

Background:

S19-L26155-A1 - Approve an amending ordinance to Ordinance No. 2018-0255, passed March 28, 2018 to increase the maximum contract amount from \$981,159.00 to \$1,226,448.27 for Contract No. 4600014764 between the City of Houston and Firetrol Protection Systems, Inc. for portable fire extinguisher and fire hose inspection, maintenance, and hydrostatic testing services for various departments.

Specific Explanation:

The Chief Procurement Officer recommends that City Council approve an amending ordinance to increase the maximum contract amount from **\$981,159.00 to \$1,226,448.27** for the contract between the City of Houston and Firetrol Protection Systems, Inc. for portable fire extinguisher and fire hose inspection, maintenance, and hydrostatic testing services for Houston Public Works, Solid Waste Management, Houston Fire and General Services departments.

This contract was awarded on March 28, 2018, by Ordinance No. 2018-0255, for a three-year term with two one-year options in an amount of \$981,159.00. Expenditures as of November 30, 2020 totaled \$806,498.93. The budget shortfall on the current contract is due to funding that was estimated based on spend with the previous contractor. The current contractor, Firetrol Protection Systems, Inc., has higher rates than the previous contractor and it was anticipated that funding would only last the initial three-year term of the contract. As a result of the funding shortfall, the maximum contract amount will be exhausted prior to the end of the entire contract term (three years, plus two one-year renewal options). Therefore, an increase to the maximum contract amount is needed to ensure that these services continue until a new contract is awarded. Strategic Procurement Division will be starting the procurement for a new contract with an Invitation Bid (ITB).

The scope of work requires the contractor to provide all labor, supervision, test equipment,

materials, and transportation to perform annual inspections, maintenance, and hydrostatic testing of over 8,359 portable fire extinguishers and 220 fire hoses citywide. The contractor will also supply, at no cost to the City, loaner fire extinguishers during periods when the City's fire extinguishers are out of service.

M/WBE Subcontracting:

The contract was awarded with a 11% M/WBE participation goal. Firetrol Protection Systems, Inc. is currently achieving 18.89% M/WBE participation.

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
Signature
Finance/Strategic Procurement Division

Department Approval Authority

ESTIMATED SPENDING AUTHORITY

Department	FY2021	OUT YEARS	TOTAL
General Services Department	\$ 0.00	\$90,757.21	\$90,757.21
Houston Public Works	\$20,964.00	\$60,000.00	\$80,964.00
Houston Fire Department	\$68,761.00	\$ 0.00	\$68,761.00
Solid Waste Management	\$ 0.00	\$ 4,807.06	\$ 4,807.06
TOTALS	\$89,725.00	\$155,564.27	\$245,289.27

Prior Council Action:

Ord. No. 2018-0255 - Passed 3-28-18

Amount of Funding:

\$164,325.27 – General Fund (1000)
 \$ 6,750.00 – Stormwater Fund (2302)
 \$ 13,250.00 – Dedicated Drainage and Street Renewal Fund – Metro Et Al (2312)
 \$ 60,964.00 – HPW Water and Sewer System Operating Fund (8300)
\$245,289.27 - Total

Contact Information:

Richard Morris, Division Manager/832-393-8736
 Roy Korthals, Sr. Procurement Specialist/832-393-8734
 Calvin Curtis/832-393-8024

ATTACHMENTS:

Description

Signed Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date:

L26155.A1 - Portable Fire Extinguisher and Fire Hose Inspection, Maintenance, and Hydrostatic Testing Services - ORDINANCE

Agenda Item#: 79.

Background:

S19-L26155-A1 - Approve an amending ordinance to Ordinance No. 2018-0255, passed March 28, 2018 to increase the maximum contract amount from \$981,159.00 to \$1,226,448.27 for Contract No. 4600014764 between the City of Houston and Firetrol Protection Systems, Inc. for portable fire extinguisher and fire hose inspection, maintenance, and hydrostatic testing services for various departments.

Specific Explanation:

The Chief Procurement Officer recommends that City Council approve an amending ordinance to increase the maximum contract amount from **\$981,159.00 to \$1,226,448.27** for the contract between the City of Houston and Firetrol Protection Systems, Inc. for portable fire extinguisher and fire hose inspection, maintenance, and hydrostatic testing services for Houston Public Works, Solid Waste Management, Houston Fire and General Services departments.

This contract was awarded on March 28, 2018, by Ordinance No. 2018-0255, for a three-year term with two one-year options in an amount of \$981,159.00. Expenditures as of November 30, 2020 totaled \$806,498.93. The budget shortfall on the current contract is due to funding that was estimated based on spend with the previous contractor. The current contractor, Firetrol Protection Systems, Inc., has higher rates than the previous contractor and it was anticipated that funding would only last the initial three-year term of the contract. As a result a funding shortfall, the maximum contract amount will be exhausted prior to the end of the entire contract term (three years, plus two one-year renewal options). Therefore, an increase to the maximum contract amount is needed to ensure that these services continue until a new contract is awarded. Strategic Procurement Division will be starting the procurement for a new contract with an Invitation Bid (ITB).

The scope of work requires the contractor to provide all labor, supervision, test equipment, materials, and transportation to perform annual inspections, maintenance, and hydrostatic testing of over 8,359 portable fire extinguishers and 220 fire hoses citywide. The contractor will also supply, at no cost to the City, loaner fire extinguishers during periods when the City's fire extinguishers are out of service.

M/WBE Subcontracting:

The contract was awarded with a 11% M/WBE participation goal. Firetrol Protection Systems, Inc. is currently achieving 18.89% M/WBE participation.

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
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12/1/2020

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Carol Haddock
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Jerry Adams, Chief Procurement Officer
Finance/Strategic Procurement Division

Department Approval Authority Signature

ESTIMATED SPENDING AUTHORITY

Department	FY2021	OUT YEARS	TOTAL
General Services Department	\$ 0.00	\$90,757.21	\$90,757.21
Houston Public Works	\$20,964.00	\$60,000.00	\$80,964.00
Houston Fire Department	\$68,761.00	\$ 0.00	\$68,761.00
Solid Waste Management	\$ 0.00	\$ 4,807.06	\$ 4,807.06
TOTALS	\$89,725.00	\$155,564.27	\$245,289.27

Prior Council Action:

Ord. No. 2018-0255 - Passed 3-28-18

Amount of Funding:

\$164,325.27 – General Fund (1000)

\$ 6,750.00 – Stormwater Fund (2302)

\$ 13,250.00 – Dedicated Drainage and Street Renewal Fund – Metro Et Al (2312)

\$60,964.00 – HPW Water and Sewer System Operating Fund (8300)

\$245,289.27 - Total

Contact Information:

Richard Morris, Division Manager/832-393-8736

Roy Korthals, Sr. Procurement Specialist/832-393-8734

Calvin Curtis/832-393-8024

ATTACHMENTS:

Description	Type
Contract 4600014764	Contract/Exhibit
Ordinance 2018-0255	Ordinance/Resolution/Motion
RCA L26155	Other
Fair Campaign Ordinance (Form B)	Backup Material
Ownership Information Form	Backup Material
GSD Funding	Financial Information
HPW Funding	Financial Information
SWM Funding	Financial Information
HFD Funding	Backup Material
Tax Clearance Report	Backup Material
MWBE Verification	Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

ALL

Item Creation Date:

E29716 - Master Intergovernmental Cooperative Purchasing Agreement - ORDINANCE (1 of 2)

Agenda Item#: 30.

Summary:

ORDINANCE approving and authorizing the execution of Master Intergovernmental Cooperative Purchasing Agreement between City of Houston and the Interlocal Purchasing System

Background:

E29706 - Approve an Ordinance authorizing a Master Intergovernmental Cooperative Purchasing Agreement between the City of Houston and The Interlocal Purchasing System (TIPS).

Specific Explanation:

The Chief Procurement Officer recommends that City Council approve an ordinance authorizing the execution of a Master Intergovernmental Cooperative Purchasing Agreement between the City of Houston and The Interlocal Purchasing System (TIPS).

This ordinance authorizes the City of Houston to participate in a cooperative purchasing program with TIPS. Chapter 271, Subchapter F of the Texas Local Government Code allows local governments to participate in cooperative purchasing programs with another local government or local cooperative organizations to purchase goods or services utilizing contracts currently existing between another local government and its vendors. This process satisfies the states competitive bid law requirements.

The City of Houston will utilize contracts between TIPS and various vendors under the same terms and conditions. Under this agreement, goods or services purchased equal to or greater than the State of Texas bid law requirements must be approved by Houston City Council.

Participation in cooperative purchasing programs enable the City to take advantage of the nationally leveraged and aggregated pricing and services offered through contracts established by these organizations, which ultimately result in savings of valuable taxpayers dollars. These alternative purchasing vehicles save staff time and the costs associated with advertising, preparing and printing of bid documents, in addition to reducing procurement lead-time, thus enabling the user departments to receive goods and services available on contracts established by these organizations in an expeditious manner.

This agreement is part of the Strategic Procurement Division's ongoing effort to improve the City

of Houston's purchasing process.

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

Amount of Funding:

No Funding Required

Contact Information:

Carolyn Hanahan 832-393-9127
Jerry Adams 832-393-9126
Lena Farris 832-393-8729

ATTACHMENTS:

Description

Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

ALL

Item Creation Date:

E29716 - Master Intergovernmental Cooperative Purchasing Agreement - ORDINANCE

Agenda Item#:

Background:

E29706 - Approve an Ordinance authorizing a Master Intergovernmental Cooperative Purchasing Agreement between the City of Houston and The Interlocal Purchasing System (TIPS).

Specific Explanation:


The Chief Procurement Officer recommends that City Council approve an ordinance authorizing the execution of a Master Intergovernmental Cooperative Purchasing Agreement between the City of Houston and The Interlocal Purchasing System (TIPS).

This ordinance authorizes the City of Houston to participate in a cooperative purchasing program with TIPS. Chapter 271, Subchapter F of the Texas Local Government Code allows local governments to participate in cooperative purchasing programs with another local government or local cooperative organizations to purchase goods or services utilizing contracts currently existing between another local government and its vendors. This process satisfies the states competitive bid law requirements.

The City of Houston will utilize contracts between TIPS and various vendors under the same terms and conditions. Under this agreement, goods or services purchased equal to or greater than the State of Texas bid law requirements must be approved by Houston City Council.

Participation in cooperative purchasing programs enable the City to take advantage of the nationally leveraged and aggregated pricing and services offered through contracts established by these organizations, which ultimately result in savings of valuable taxpayers dollars. These alternative purchasing vehicles save staff time and the costs associated with advertising, preparing and printing of bid documents, in addition to reducing procurement lead-time, thus enabling the user departments to receive goods and services available on contracts established by these organizations in an expeditious manner.

This agreement is part of the Strategic Procurement Division's ongoing effort to improve the City of Houston's purchasing process.

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12/7/2020

Jerry Adams, Chief Procurement Officer
Finance/Strategic Procurement Division

Amount of Funding:

No Funding Required

Contact Information:

Carolyn Hanahan 832-393-9127
Jerry Adams 832-393-9126
Lena Farris 832-393-8729



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

Item Creation Date:

E29706 – Vehicle Leasing – ORDINANCE (2 of 2)

Agenda Item#: 31.

Summary:

ORDINANCE approving and authorizing Master Equity Lease Agreement between City of Houston and **ENTERPRISE FM TRUST** for Leasing of Vehicles through an Interlocal Purchase with the Interlocal Purchasing System for the Houston Fleet Management Department; providing a maximum contract amount - 3 Years with two one-year options - \$2,933,662.20 - General Fund

This item should only be considered after passage of Item 30 above

Background:

S38-E29706 – Approve an ordinance awarding an agreement with Enterprise FM Trust for the leasing of vehicles through an interlocal purchase with The Interlocal Purchasing System (TIPS) in an amount not to exceed \$2,933,662.20 for the Fleet Management Department on behalf of the Houston Fire Department.

SPECIFIC EXPLANATION:

The Director of the Fleet Management Department and the Chief Procurement Officer recommend that City Council approve an ordinance awarding an agreement with **Enterprise FM Trust** for a **three (3) year term with two (2) one-year options** to lease vehicles through an Inter-local purchasing agreement using the TIPS existing contract with Enterprise Fleet Management in the maximum contract amount not to exceed **\$2,933,662.20** for the Houston Fire Department.

The scope of work requires the contractor to furnish all supervision, labor, parts, tools, materials equipment, supplies, facilities and other miscellaneous items necessary to provide leased vehicle services for the City of Houston Fire Department.

This pilot program will provide 105 vehicles to the Houston Fire Department for a twelve month period. By utilizing this program the City will refresh the lease vehicle fleet every twelve months and have full service maintenance of the vehicles, therefore; reducing maintenance cost and eliminating the need for capital expenditures.

Revenues generated from the sale of 103 existing City owned vehicles that have reached their useful life expectancy will be used to offset the initial contract term vehicle lease cost. At the end of every 12 month lease cycle, the existing lease fleet will be turned in to Enterprise and liquidated. The funds from those liquidated vehicles will be used to offset the cost of the next year's replacement vehicles. It is emphasized that the quantities may vary considerably due to changes in

budget, personnel and events requiring extra vehicles. The contractor agrees to furnish leased vehicles as needed, in compliance with all local, state and federal requirements.

This recommendation is made pursuant to Section 791.025(a) of the Texas Government Code, which provides an exemption for Interlocal Cooperation Contracts for "A local government, including a council of governments, may agree with another local government or with the state or a state agency, including the comptroller, to purchase goods and services".

M/WBE Subcontracting:

M/WBE Zero Percentage Goal document approved by the Office of Business Opportunity.

Hire Houston First:

This procurement is exempt from the City's Hire Houston Ordinance. Bids/proposals were not solicited because the department is utilizing an Interlocal Purchasing Agreement for this purchase.

Fiscal Note:

Funding for this item is included in the FY 2021 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

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

Department Approval Department

Department	<u>Estimated Spending Authority:</u>		Total
	FY 2021	Out Years	
Houston Fire Department	\$197,286.60	\$2,736,375.60	\$2,933,662.20

Amount of Funding:

\$2,933,661.60
General Fund
Fund 1000

Contact Information:

Lena Farris	SPD	832-393-8729
Ruy Lozano	HFD	832-394-6745
Victor Ayers	FMD	832-393-6901

ATTACHMENTS:

Description	Type
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CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

ALL

Item Creation Date: 11/18/2020

HHD – HIP (Helping Through Intervention and Prevention Program)

Agenda Item#: 32.

Summary:

ORDINANCE approving and authorizing Bilateral Contract Amendment to a Continuation Grant Contract between City and **TEXAS DEPARTMENT OF FAMILY PROTECTIVE SERVICES** for Helping through Intervention and Prevention (“HIP”) Program; authorizing the Houston Health Department Director to accept and expend the grant funds, as awarded, and to apply for and accept all subsequent awards, if any, pertaining to the HIP Program

Background:

The Houston Health Department (HHD) requests City Council approval of an amendment to a continuation grant contract from Texas Department of Family Protective Services (DFPS) for its Helping Through Intervention and Prevention Program (HIP). The original contract grant amount of \$300,000.00 (approved by **Contract No. FC 78222 NCA**) is amended by adding \$200,000.00 in DFPS funding, for a total contract amount not to exceed \$500,000.00. The contract period is from 11/01/2019 to 08/31/2022 and can be extended for two (2) additional years as necessary to complete the mission of the grant. City matching funds are not required.

HHD also requests City Council authorize the Mayor to execute all future related contracts, agreements and documents with the approval as to form of the City Attorney in connection with the grant assistance program and to authorize the Director or his designee to act as the City's representative to apply for, accept and expend the grant funds as awarded, and to accept and expend all subsequent supplemental awards, if ~~and to~~ extend the term and/or budget and project period not to exceed five years, if extended by DFPS ~~d u~~ the ~~project~~ period, and cash matching funds are not required.

Funds from this grant is cost reimbursement for providing home visits, parent education and support to families to reduce the incidence of child abuse and neglect. The continuation of services will support:

- Families who have a child under the age of two and previously had their parental rights terminated in the two years preceding the birth month of the new child, due to child abuse or neglect;
- Families who have a child under the age of two and previously had a child die in the two years preceding the birth month of the new child, with the cause identified as child abuse or neglect;
- Foster youth (current and former) who are pregnant, who have recently given birth or are parenting a child up to two years of age. This includes teen fathers who are foster youth (current

and former).

Since November 2019 a total of 16 clients have been served in the HIP program and 124 home visits completed. HHD anticipates serving 70 clients annually.

Fiscal Note

No Fiscal Note is required on grant items.

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

Amount of Funding:

\$200,000.00 - Federal/Local/State Pass Through Fund (5030)

Contact Information:

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

ATTACHMENTS:

Description	Type
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CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District C

Item Creation Date: 9/3/2020

PLN - Special Minimum Lot Size Block Application No. 769
(2200 block of Columbia Street, east and west sides,
between East 22nd Street and East 23rd Street)

Agenda Item#: 33.

Summary:

ORDINANCE establishing the east and west sides of the 2200 block of Columbia Street, within the City of Houston 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 2211 Columbia Street, LT 4, Block 62, in the Houston Heights community 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 79% of the block. The Planning and Development Department mailed notifications to sixteen (16) 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. Since no protest was filed, in accordance with the Code, no action is required by the Houston Planning Commission, and 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 2200 block of Columbia Street, east and west sides, between East 22nd Street and East 23rd Street.

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

Contact Information:

Anna Sedillo
832-393-6578

Bennie Chambers III
832-393-6636

ATTACHMENTS:

Description

cover sheet

Map

Type

Signed Cover sheet

Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 11/17/2020

District C

Item Creation Date: 9/3/2020

PLN - Special Minimum Lot Size Block Application No. 769 (2200 block of Columbia Street, east and west sides, between East 22nd Street and East 23rd Street)

Agenda Item#: 11.

Background:

In accordance with Section 42-197 of the Code of Ordinances, the property owner of 2211 Columbia Street, LT 4, Block 62, in the Houston Heights community 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 79% of the block. The Planning and Development Department mailed notifications to sixteen (16) 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. Since no protest was filed, in accordance with the Code, no action is required by the Houston Planning Commission, and 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 2200 block of Columbia Street, east and west sides, between East 22nd Street and East 23rd Street.

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

Contact Information:

Anna Sedillo
832-393-6578

Bennie Chambers III
832-393-6636

ATTACHMENTS:

Description	Type
Map	Backup Material

EAST 23RD STREET

2247

2248

2243

2224

2223

2220

2219

2216

2215

0

2212

2211

2206

2207

2202

2203


COLUMBIA STREET

EAST 22ND STREET



0 20 40 80 120 Feet

**Special Minimum Lot Size
2200 block of Columbia Street, east and
west sides, between East 22nd Street and
East 23rd Street
6,600 Square Feet**

 Special Minimum Lot Size Boundary

Source: Harris County Appraisal District
Date: September 16, 2020
Reference: MLS 769

All properties within the application area are single family unless noted as such:

- MF Multi Family
- COM Commercial
- VAC Vacant
- EXC Excluded

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: 12/15/2020

District D

Item Creation Date: 10/23/2020

PLN - Special Minimum Lot Size Block App No. 770 (2100
block of Alabama Street, north side)

Agenda Item#: 34.

Summary:

ORDINANCE establishing the north side of the 2100 block of Alabama 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 D -EVANS-SHABAZZ**

Background:

In accordance with Section 42-197 of the Code of Ordinances, the property owner of 2113 Alabama Street, Lot 10, Block 4, of the Holman Outlot 47 Subdivision initiated an application for the designation of a Special Minimum Lot Size Block (SMLS B). The application includes written evidence of support from the owners of 60% of the block. The Planning and Development Department mailed notifications to five (5) property owners indicating that the SMLS B 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. One written protest was filed. The Houston Planning Commission considered the protested application on October 1, 2020 and voted to recommend that the City Council establish the SMLS B.

The Planning and Development Department recommends that City Council adopt an ordinance establishing a Special Minimum Lot Size of 5,000 square feet for the 2100 block of Alabama Street, north side.

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

Contact Information:

Anna Sedillo
832-393-6578

Abraham Zorrilla
832-393-6634

ATTACHMENTS:

Description

Cover sheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District D

Item Creation Date: 10/23/2020

PLN - Special Minimum Lot Size Block App No. 770 (2100 block of Alabama Street, north side)

Agenda Item#: 4.

Background:

In accordance with Section 42-197 of the Code of Ordinances, the property owner of 2113 Alabama Street, Lot 10, Block 4, of the Holman Outlot 47 Subdivision initiated an application for the designation of a Special Minimum Lot Size Block (SMLS B). The application includes written evidence of support from the owners of 60% of the block. The Planning and Development Department mailed notifications to five (5) property owners indicating that the SMLS B 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. One written protest was filed. The Houston Planning Commission considered the protested application on October 1, 2020 and voted to recommend that the City Council establish the SMLS B.

The Planning and Development Department recommends that City Council adopt an ordinance establishing a Special Minimum Lot Size of 5,000 square feet for the 2100 block of Alabama Street, north side.

DocuSigned by:

2A61A07011A5494

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

Contact Information:

Anna Sedillo
832-393-6578

Abraham Zorrilla
832-393-6634

ATTACHMENTS:

Description	Type
Map	Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020
District C, District G, District J
Item Creation Date: 12/7/2020

MYR - Uptown Bond (#16) Authorization

Agenda Item#: 35.

Summary:

ORDINANCE approving the issuance of bonds by the **UPTOWN DEVELOPMENT AUTHORITY**

Background:

By various prior ordinances, City Council has authorized the Uptown Development Authority ("Authority") to issue bonds or notes in an aggregate principal amount of up to \$220M million outstanding at any one time. The Authority currently has approximately \$192,345,000 in bonds outstanding which reflects \$189,470,000 on infrastructure bonds and \$2,875,000 on affordable housing bonds. The remaining \$27,655,000 in authorization is necessary to meet the Authority's contractual obligations to Memorial Park Conservancy ("MPC") pursuant to a 2018 tri-party agreement between the City, the Authority and the MPC relating to Memorial Park.

The Authority, in cooperation with the City of Houston's Housing and Community Development Department ("HCDD"), desires to increase affordable housing within the city through the rehab and repair of existing affordable housing as well as the design, construction and delivery of new affordable housing. The HCDD plan comprises three programs to repair and/or renovate existing homes and one program to design and construct new housing. To implement this affordable housing plan, the Authority will need to obtain financing through the issuance of \$112,860,000 in bonds or other debt to fund HCDD's affordable housing programs. The debt analysis prepared by the Authority's financial advisors reflects that the \$112.86M in debt will generate \$100M for four HCDD affordable housing programs, including the small repair home program, the rehabilitation program, the reconstruction program, and the land trust program for new housing.

In order to implement HCDD's affordable housing plan, the Authority must obtain City Council's approval of an increase of \$112,860,000 in the total amount of bonds the Authority is **authorized** to issue. Approval of this Ordinance will allow the Authority to provide funding for HCDD's affordable housing programs.

Andrew F. Icken, Chief Development Officer

Prior Council Action:

Ord. No. 1999-1341, 12/15/99; Ord. No. 2000-1060, 12/06/00; Ord. No. 2003-176, 2/19/03; Ord. No. 2007-320, 3/21/07; Ord. No. 2009-886, 9/23/09; Ord. No. 2013-471, 5/15/13; Ord. No. 2017-111, 2/22/2017

Contact Information:

Gwendolyn F. Tillotson
Phone (832) 393-0937

ATTACHMENTS:

Description

Cover Sheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020
District C, District G, District J
Item Creation Date: 12/7/2020

MYR - Uptown Bond (#16) Authorization

Agenda Item#: 35.

Summary:

ORDINANCE approving the issuance of bonds by the **UPTOWN DEVELOPMENT AUTHORITY**

Background:

By various prior ordinances, City Council has authorized the Uptown Development Authority ("Authority") to issue bonds or notes in an aggregate principal amount of up to \$220M million outstanding at any one time. The Authority currently has approximately \$192,345,000 in bonds outstanding which reflects \$189,470,000 on infrastructure bonds and \$2,875,000 on affordable housing bonds. The remaining \$27,655,000 in authorization is necessary to meet the Authority's contractual obligations to Memorial Park Conservancy ("MPC") pursuant to a 2018 tri-party agreement between the City, the Authority and the MPC relating to Memorial Park.

The Authority, in cooperation with the City of Houston's Housing and Community Development Department ("HCDD"), desires to increase affordable housing within the city through the rehab and repair of existing affordable housing as well as the design, construction and delivery of new affordable housing. The HCDD plan comprises three programs to repair and/or renovate existing homes and one program to design and construct new housing. To implement this affordable housing plan, the Authority will need to obtain financing through the issuance of \$112,860,000 in bonds or other debt to fund HCDD's affordable housing programs. The debt analysis prepared by the Authority's financial advisors reflects that the \$112.86M in debt will generate \$100M for four HCDD affordable housing programs, including the small repair home program, the rehabilitation program, the reconstruction program, and the land trust program for new housing.

In order to implement HCDD's affordable housing plan, the Authority must obtain City Council's approval of an increase of \$112,860,000 in the total amount of bonds the Authority is **authorized** to issue. Approval of this Ordinance will allow the Authority to provide funding for HCDD's affordable housing programs.

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Andrew F. Icken, Chief Development Officer

Prior Council Action:

Ord. No. 1999-1341, 12/15/99; Ord. No. 2000-1060, 12/06/00; Ord. No. 2003-176, 2/19/03; Ord. No. 2007-320, 3/21/07; Ord. No. 2009-886, 9/23/09; Ord. No. 2013-471, 5/15/13; Ord. No. 2017-111, 2/22/2017

Contact Information:

Gwendolyn F. Tillotson
Phone (832) 393-0937

ATTACHMENTS:

Description	Type
PCA 1999-1341	Backup Material
PCA 2000-1060	Backup Material
PCA 2003-176	Backup Material
PCA 2007-320	Backup Material
PCA 2009-886	Backup Material
PCA 2013-471	Backup Material
PCA 2017-111	Backup Material
Coversheet	Signed Cover sheet
Caption	Other



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District C, District D

Item Creation Date:

MYR - TIRZ 2 Boundary Enlargement (Midtown Zone)

Agenda Item#: 36.

Summary:

ORDINANCE enlarging the boundaries of **REINVESTMENT ZONE NUMBER TWO, CITY OF HOUSTON, TEXAS (MIDTOWN ZONE) - DISTRICTS C - KAMIN and D - EVANS-SHABAZZ**

Background:

City of Houston Tax Reinvestment Zone Number Two, City of Houston, Texas ("Zone"), was created by Ordinance No. 1994-1345 on December 14, 1994. City Council authorized the creation of the Midtown Redevelopment Authority by Resolution No. 1995-0096 on June 28, 1995. City Council approved a boundary enlargement of the Zone by Ordinance No. 1995-1322 on December 13, 1995, Ordinance No. 1999-849 on August 11, 1999, Ordinance No. 2009-1396 on December 29, 2009, and Ordinance No. 2015-1000 on October 14, 2015.

On October 29, 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") which adds 1.2 acres of land to the Zone. The Zone Board transmitted the Amended Plan to City Council for consideration and approval.

The annexation provides for the funding of the Affordable Housing Operations Center and the LULAC 60 Clubhouse located at 3004 Bagby Street. The Affordable Housing Operations Center will be a mixed-use facility that will serve as a hub for addressing affordable housing initiatives and community needs. The primarily goal of adding the historic LULAC 60 Clubhouse to the Zone is to preserve and restore the site.

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 the City Council approve the proposed annexation.

All tri-party agreements, creation documents, project plans and reinvestment zone financing plans can be found at the following web address: <https://www.houstontx.gov/ecodev/tirz.html>

Andrew F. Icken, Chief Development Officer

Prior Council Action:

Ordinance No. 2015-1000, 10/14/15

Contact Information:

Gwendolyn F. Tillotson

Phone: (832) 393 - 0981

ATTACHMENTS:

Description

Coversheet

Property Description

Type

Signed Cover sheet

Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District C, District D

Item Creation Date:

MYR - TIRZ 2 Boundary Enlargement

Agenda Item#: 50.

Background:

City of Houston Tax Reinvestment Zone Number Two, City of Houston, Texas ("Zone"), was created by Ordinance No. 1994-1345 on December 14, 1994. City Council authorized the creation of the Midtown Redevelopment Authority by Resolution No. 1995-0096 on June 28, 1995. City Council approved a boundary enlargement of the Zone by Ordinance No. 1995-1322 on December 13, 1995, Ordinance No. 1999-849 on August 11, 1999, Ordinance No. 2009-1396 on December 29, 2009, and Ordinance No. 2015-1000 on October 14, 2015.

On October 29, 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") which adds 1.2 acres of land to the Zone. The Zone Board transmitted the Amended Plan to City Council for consideration and approval.

The annexation provides for the funding of the Affordable Housing Operations Center and the LULAC 60 Clubhouse located at 3004 Bagby Street. The Affordable Housing Operations Center will be a mixed-use facility that will serve as a hub for addressing affordable housing initiatives and community needs. The primary goal of adding the historic LULAC 60 Clubhouse to the Zone is to preserve and restore the site.

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 the City Council approve the proposed annexation.

*All tri-party agreements, creation documents, project plans and reinvestment zone financing plans can be found at the following web address:
<https://www.houstontx.gov/ecodev/tirz.html>*

DocuSigned by:

Andrew F. Ickler, Chief Development Officer

Prior Council Action:

Ordinance No. 2015-1000, 10/14/15

Contact Information:

DS

Gwendolyn F. Tillotson

Phone: (832) 393 - 0981

ATTACHMENTS:

Description

Property Description
PCA 2015-1000

Type

Backup Material
Backup Material

Boundary Description – Operations Center

STATE OF TEXAS

§

§

§

COUNTY OF HARRIS

§

Metes & Bounds Description

A tract of land containing 0.3123 Acre, in Unrestricted Reserve "A", Block 1, Emancipation One Center a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 687019 of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds as follows: (Bearings based on Film Code No. 687019 of the Map Records of Harris County, Texas)

COMMENCING at the intersection of the northerly right-of-way line of Elgin Street (platted as Elgin Avenue, 80 Feet wide) and the easterly right-of-way line of Emancipation Avenue (80 Feet wide);

THENCE, NORTH 32° 52' 001" EAST, with said easterly right-of-way line, a distance of 10.04 Feet to a point at the southwesterly corner and POINT OF BEGINNING of this tract;

THENCE, NORTH 32° 52' 001" EAST, continuing with said easterly right-of-way line, a distance of 182.08 Feet to a point at the northwesterly corner of this tract;

THENCE, across and through the aforementioned Unrestricted Reserve "A" the following

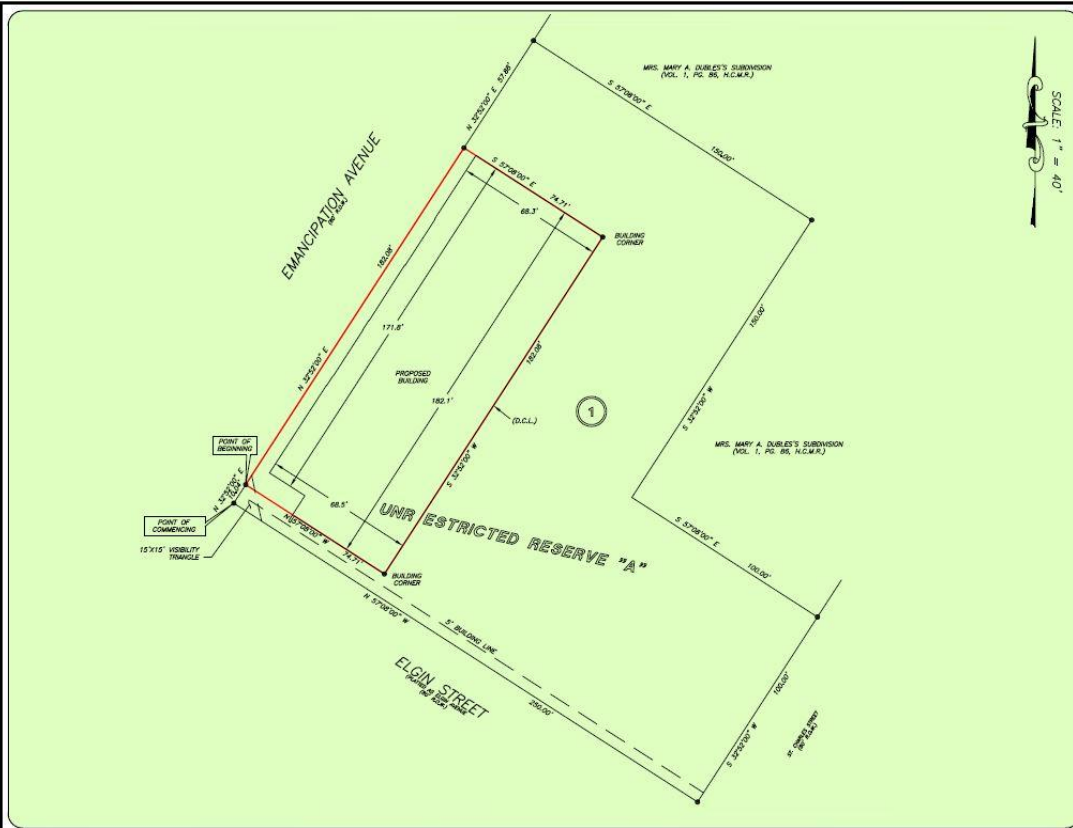
three (3) courses:

1. SOUTH 57° 08' 00" EAST, a distance of 74.71 Feet to a point at the northeasterly corner of this tract;
2. SOUTH 32° 52' 00" WEST, a distance of 182.08 Feet to a point at the southeasterly corner of this tract;
3. NORTH 57° 08' 00" WEST, a distance of 74.71 Feet to the POINT OF BEGINNING and containing 0.3123 Acre of land.

See attached drawing)



Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. 19-08444
October 14, 2019



ADDRESS: 2401 ELGIN STREET
HOUSTON, TEXAS 77004
ORDERED BY: MARLON MARSHALL

**PLOT PLAN:
0.3123 ACRE
BEING PART OF
UNRESTRICTED RESERVE "A"
BLOCK 1
EMANCIPATION ONE CENTER**

A SUBDIVISION IN HARRIS COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
UNDER FILM CODE NO. 687019 OF THE MAP RECORDS
OF HARRIS COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS)

NOTE: PLOT PLAN ONLY. ADDITIONAL IMPROVEMENTS MAY NOT BE SHOWN.
NOTE: PROPOSED RESIDENCE BASED ON PLANS PROVIDED
BY "CUSTOMER/DEVELOPER/PROPERTY AUTORITY"
NOTE: MAY BE SUBJECT TO EASE RESTRICTIONS AND/OR
ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.
NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT.
OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.

THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS PER FIRM
FIRM NO. 4831C 2000 W
MAP REVISION: 01/05/2017
BASED ONLY ON VISUAL EXAMINATION OF MAPS.
ACCURACIES OF FEMA MAPS PRESENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY.

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: FILM CODE NO. 687019, H.C.M.R.

DRAWN BY: RC

TERRANCE MSH
NO. 4981
JULY NO. 19-0844
SOFTWARE 2.1, 2018
REVISED: OCTOBER 11, 2019



PRECISION
surveyors

1-800-LANDSURVEY
www.precisionsurveyors.com
281-496-1585 FAX 281-496-1867 210-829-4941 FAX 210-829-1555
850 THUNDERBOLT STREET SUITE 150 HOUSTON, TEXAS 77079 1717 HE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217
FORM NO. 10063700

Boundary Description – LULAC 60 Clubhouse (3004 Bagby)

**JURISDICTIONAL BOUNDARY DESCRIPTION OF AREA TO BE ANNEXED TO
TAX INCREMENT REINVESTMENT ZONE NUMBER TWO (MIDTOWN)
CITY OF HOUSTON**

Tract 1 of 1 being a +/- 0.92 acre tract of land, centered on 3004 Bagby St in the O. Smith Abstract 696, City of Houston, Harris County, Texas and being more particularly described by the following: **Beginning** at intersection of east right-of-way of Bagby St and north right-of-way of Anita St, same being boundary line City of Houston TIRZ No. 2 Midtown (and west corner of +/- 1.43 acre LOVETTE SQUARE CONDO Property);

Then generally south southwest along east right-of-way of Bagby St to a point east and in line with south right-of-way line of Avondale St;

Then west across Bagby St and along south right-of-way line of Avondale St to a point due south of west right-of-way line of Baldwin St;

Then north along west right-of-way of Baldwin St to northeast corner of 0.0298 acre tract (TR 1F BLK 6 3000 BALDWIN STT/H U/R AVONDALE);

Then east by south across Baldwin St to east right-of-way of Baldwin St and north right-of-way of Anita St, same being corner 0.1214 acre tract (TR 1 & TR 12A BLK 6 FAIRGROUNDS);

Then east southeast along north right-of-way of Anita St, across Bagby St to east right-of-way of Bagby St, same being boundary line City of Houston TIRZ No. 2 Midtown (and west corner of +/- 1.43 acre LOVETTE SQUARE CONDO Property), and **point of beginning** of +/- 0.92 acre tract



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District C, District D

Item Creation Date: 11/23/2020

MYR - TIRZ 2 Project Plan Amendment (Midtown Zone)

Agenda Item#: 37.

Summary:

ORDINANCE approving seventh amended Project Plan and Reinvestment Zone Financing Plan for **REINVESTMENT ZONE NUMBER TWO, CITY OF HOUSTON, TEXAS (MIDTOWN ZONE)**; authorizing the City Secretary to distribute such plan; extending the duration of the Zone to December 31, 2050 -**DISTRICTS C - KAMIN and D - EVANS-SHABAZZ**

This item should only be considered after passage of Item 36 above

Background:

Reinvestment Zone Number Two, City of Houston, Texas ("Zone"), was created by Ordinance No. 1994-1345 on December 14, 1994. City Council authorized the creation of the Midtown Redevelopment Authority by Resolution No. 1995-0096 on June 28, 1995 and approved a Project Plan and Reinvestment Zone Financing Plan (Plan) for the Midtown Zone by Ordinance No. 1997-0600 on May 28, 1997. Subsequently, City Council approved the First Amendment to the Plan by Ordinance No. 1997-1338 on October 22, 1997, the Second Amendment to the Plan by Ordinance No. 1999-0850 on August 11, 1999, the Third Amendment to the Plan by Ordinance No. 2009-1395 on December 29, 2009, the Fourth Amendment to the Plan by Ordinance No. 2011-0534 on June 22, 2011, the Fifth Amendment to the Plan by Ordinance No. 2013-0638 on July 10, 2013, and the Sixth Amendment to the Plan by Ordinance 2015-1001 on October 14, 2015.

On October 29, 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 to City Council for consideration and approval. The Amended Plan will be coordinated with a proposed change to the boundaries of the Midtown Zone to allow for the annexation and funding of the Affordable Housing Operations Center and the historic LULAC 60 Clubhouse located at 3004 Bagby Street. The Amended Plan also includes a ten-year life extension to 2050 which will allow adequate time for project improvements such as the North Houston Highway Improve Project (NHHIP) that will include the redevelopment of the Pierce Elevated area, State Highway 288/Interstate Highway 69 bridge enhancements and the development of greenspace cap parks.

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 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 at the following web address: <https://www.houstontx.gov/ecodev/tirz.html>

Andrew F. Icken, Chief Development Officer

Prior Council Action:

Ord. No. 1994-1345, 12/14/94; Res. No. 1995-0096, 6/28/95; Ord. No. 1997-0600, 5/28/97; Ord. No. 1997-1338, 10/22/97; Ord. No. 1999-0850, 8/11/99; Ord. No. 2009-1395, 12/29/09; Ord No. 2011-0534, 6/22/11; Ord. No. 2013-0638, 7/10/13; Ord. No. 2015-1001, 10/14/15

Contact Information:

Gwendolyn F. Tillotson

Phone: (832) 393 - 0937

ATTACHMENTS:

Description

Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District C, District D

Item Creation Date: 11/23/2020

MYR - TIRZ 2 Project Plan Amendment

Agenda Item#: 51.

Background:

Reinvestment Zone Number Two, City of Houston, Texas ("Zone"), was created by Ordinance No. 1994-1345 on December 14, 1994. City Council authorized the creation of the Midtown Redevelopment Authority by Resolution No. 1995-0096 on June 28, 1995 and approved a Project Plan and Reinvestment Zone Financing Plan (Plan) for the Midtown Zone by Ordinance No. 1997-0600 on May 28, 1997. Subsequently, City Council approved the First Amendment to the Plan by Ordinance No. 1997-1338 on October 22, 1997, the Second Amendment to the Plan by Ordinance No. 1999-0850 on August 11, 1999, the Third Amendment to the Plan by Ordinance No. 2009-1395 on December 29, 2009, the Fourth Amendment to the Plan by Ordinance No. 2011-0534 on June 22, 2011, the Fifth Amendment to the Plan by Ordinance No. 2013-0638 on July 10, 2013, and the Sixth Amendment to the Plan by Ordinance 2015-1001 on October 14, 2015.

On October 29, 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 to City Council for consideration and approval. The Amended Plan will be coordinated with a proposed change to the boundaries of the Midtown Zone to allow for the annexation and funding of the Affordable Housing Operations Center and the historic LULAC 60 Clubhouse located at 3004 Bagby Street. The Amended Plan also includes a ten-year life extension to 2050 which will allow adequate time for project improvements such as the North Houston Highway Improve Project (NHHIP) that will include the redevelopment of the Pierce Elevated area, State Highway 288/Interstate Highway 69 bridge enhancements and the development of greenspace cap parks.

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 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 at the following web address:
<https://www.houstontx.gov/ecodev/tirz.html>*

DocuSigned by:

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

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Andrew F. Icken, Chief Development Officer

Prior Council Action:

Ordinance No. 2015-1001, 10/14/15

Contact Information:

DS

A handwritten signature in black ink, appearing to read "G. Tillotson".

Gwendolyn F. Tillotson

Phone: (832) 393 - 0937

ATTACHMENTS:

Description	Type
PCA 2015 - 1001	Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District D

Item Creation Date: 11/23/2020

MYR - TIRZ 7 Boundary Reduction (OST/ALMEDA ZONE)

Agenda Item#: 38.

Summary:

ORDINANCE reducing the boundaries of **REINVESTMENT ZONE NUMBER SEVEN, CITY OF HOUSTON, TEXAS (OLD SPANISH TRAIL/ALMEDA CORRIDORS ZONE) - DISTRICT D - EVANS-SHABAZZ**

Background:

City of Houston Reinvestment Zone Number Seven, City of Houston, Texas (the "OST/Almeda Zone") was created by Ordinance No. 1997-478 on May 7, 1997, and initially consisted of approximately 656 acres. City Council approved a Project Plan and Reinvestment Zone Financing Plan (the "Plan") for the Zone by Ordinance No. 1997-539, on May 14, 1997, and created the Old Spanish Trail Almeda Redevelopment Authority by Resolution No. 1998-0028 on July 8, 1998, to implement the Plan.

The City approved the First Amendment to the Plan by Ordinance No. 1998-1146 on December 9, 1998; the Second Amendment to the Plan by Ordinance No. 1999-0829 on August 11, 1999; the Third Amendment to the Plan by Ordinance No. 2006-1110 on November 8, 2006, the Fourth Amendment to the Plan by Ordinance No. 2008-419 on May 14, 2008, the Fifth Amendment to the Plan by Ordinance No. 2013-787 on September 11, 2013, Sixth Amendment to the Plan by Ordinance No. 2016-757 on December 7, 2016, and Seventh Amendment to the Plan by Ordinance No. 2019-986 on December 4, 2019. The City Council approved enlarging the boundaries of the Zone by Ordinance No. 1999-1145 on December 9, 1998 (adding 559 acres), Ordinance No. 2008-418 on May 14, 2008 (adding 497 acres), Ordinance No. 2013-796 on September 17, 2013 (adding 5.15 acres), Ordinance No. 2016-957 on December 7, 2016 (adding 327 acres), and Ordinance No. 2019-985 on December 4, 2019 (adding 94.8 acres).

The proposed de-annexation will remove approximately 0.3 acres of land out of the OST/Almeda Zone boundaries and will allow for Reinvestment Zone Two, Midtown (the "Midtown Zone"), to annex this land which is currently home to an Affordable Housing Operations Center.

The Midtown Zone was created as a petition Zone, Texas Tax Code 311.005(a)(4), which requires the Zone to set-aside 1/3rd of tax increment revenue for affordable housing. The Midtown Zone has historically spent their affordable housing tax increment in the Third Ward area, including significant investments made in the construction of the Affordable Housing Operations Center. Thus, the administration recommends the de-annexation of this property from the OST/Almeda Zone into the Midtown Zone

All tri-party agreements, creation documents, project plans and reinvestment zone financing plans can be found at the following web address: <https://www.houstontx.gov/ecodev/tirz.html>

Andrew F. Icken, Chief Development Officer

Prior Council Action:

Ord. No.1997-478, 05/07/1997; Ord. No. 1997-539, 05/14/1997; Ord. No. 1998-0028, 06/08/1998; Ord. No. 1998-1145, 12/9/1998; Ord. No. 1998-1146, 12/9/1998; Ord. No. 1999-829, 08/11/1999; Ord. No. 2006-1110, 11/08/2006; Ord No 2008-418, 05/14/2008; Ord. No. 2008-419, 05/14/2008; Ord. No. 2013-796, 09/11/2013; Ord. No. 2016-956, 12/07/2016; Ord. No. 2016-957; 12/07/2016; Ord. No. 2019-985, 12/04/2019; Ord. No 2019-986, 12/4/2019

Contact Information:

Gwendolyn F. Tillotson

Phone: (832) 393 - 0937

ATTACHMENTS:

Description

Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District D

Item Creation Date: 11/23/2020

MYR - TIRZ 7 Boundary Reduction

Agenda Item#: 55.

Background:

City of Houston Reinvestment Zone Number Seven, City of Houston, Texas (the "OST/Almeda Zone") was created by Ordinance No. 1997-478 on May 7, 1997, and initially consisted of approximately 656 acres. City Council approved a Project Plan and Reinvestment Zone Financing Plan (the "Plan") for the Zone by Ordinance No. 1997-539, on May 14, 1997, and created the Old Spanish Trail Almeda Redevelopment Authority by Resolution No. 1998-0028 on July 8, 1998, to implement the Plan.

The City approved the First Amendment to the Plan by Ordinance No. 1998-1146 on December 9, 1998; the Second Amendment to the Plan by Ordinance No. 1999-0829 on August 11, 1999; the Third Amendment to the Plan by Ordinance No. 2006-1110 on November 8, 2006, the Fourth Amendment to the Plan by Ordinance No. 2008-419 on May 14, 2008, the Fifth Amendment to the Plan by Ordinance No. 2013-787 on September 11, 2013, Sixth Amendment to the Plan by Ordinance No. 2016-757 on December 7, 2016, and Seventh Amendment to the Plan by Ordinance No. 2019-986 on December 4, 2019. The City Council approved enlarging the boundaries of the Zone by Ordinance No. 1999-1145 on December 9, 1998 (adding 559 acres), Ordinance No. 2008-418 on May 14, 2008 (adding 497 acres), Ordinance No. 2013-796 on September 17, 2013 (adding 5.15 acres), Ordinance No. 2016-957 on December 7, 2016 (adding 327 acres), and Ordinance No. 2019-985 on December 4, 2019 (adding 94.8 acres).

The proposed de-annexation will remove approximately 0.3 acres of land out of the OST/Almeda Zone boundaries and will allow for Reinvestment Zone Two, Midtown (the "Midtown Zone"), to annex this land which is currently home to an Affordable Housing Operations Center.

The Midtown Zone was created as a petition Zone, Texas Tax Code 311.005(a)(4), which requires the Zone to set-aside 1/3rd of tax increment revenue for affordable housing. The Midtown Zone has historically spent their affordable housing tax increment in the Third Ward area, including significant investments made in the construction of the Affordable Housing Operations Center. Thus, the administration recommends the de-annexation of this property from the OST/Almeda Zone into the Midtown Zone

All tri-party agreements, creation documents, project plans and reinvestment zone financing plans can be found at the following web address: <https://www.houstontx.gov/ecodev/tirz.html>

DocuSigned by:

Andrew F. Ticken, Chief Development Officer

Prior Council Action:

Ord. No. 1997-478, 05/07/1997; Ord. No. 1997-539, 05/14/1997; Ord. No. 1998-0028, 06/08/1998; Ord. No. 1998-1145, 12/9/1998; Ord. No. 1998-1146, 12/9/1998; Ord. No. 1999-829, 08/11/1999; Ord. No. 2006-1110, 11/08/2006; Ord. No. 2008-418, 05/14/2008; Ord. No. 2008-419, 05/14/2008; Ord. No. 2013-796, 09/11/2013; Ord. No. 2016-956, 12/07/2016; Ord. No. 2016-957; 12/07/2016; Ord. No. 2019-985, 12/04/2019; Ord. No. 2019-986, 12/4/2019

Contact Information:

DS

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

ATTACHMENTS:

Description

Property Description

Type

Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District D

Item Creation Date: 11/23/2020

MYR - TIRZ 7 Project Plan Amendment (OST/ALMEDA
ZONE)

Agenda Item#: 39.

Summary:

ORDINANCE approving eighth amended Project Plan and Reinvestment Zone Financing Plan for **REINVESTMENT ZONE NUMBER SEVEN, CITY OF HOUSTON, TEXAS (OLD SPANISH TRAIL/ALMEDA CORRIDORS ZONE)**; authorizing the City Secretary to distribute such plans - **DISTRICT K - CASTEX-TATUM**

This item should only be considered after passage of Item 38 above

Background:

Reinvestment Zone Number Seven, City of Houston, Texas (the "OST/Almeda Zone") was created by Ordinance No. 1997-478 on May 7, 1997, and initially consisted of approximately 656 acres. City Council approved a Project Plan and Reinvestment Zone Financing Plan (the "Plan") for the Zone by Ordinance No. 1997-539, on May 14, 1997, and created the Old Spanish Trail Almeda Redevelopment Authority by Resolution No. 1998-0028 on July 8, 1998, to implement the Plan.

The City approved the First Amendment to the Plan by Ordinance No. 1998-1146 on December 9, 1998; the Second Amendment to the Plan by Ordinance No. 1999-0829 on August 11, 1999; the Third Amendment to the Plan by Ordinance No. 2006-1110 on November 8, 2006, the Fourth Amendment to the Plan by Ordinance No. 2008-419 on May 14, 2008, the Fifth Amendment to the Plan by Ordinance No. 2013-787 on September 11, 2013, Sixth Amendment to the Plan by Ordinance No. 2016-757 on December 7, 2016, and Seventh Amendment to the Plan by Ordinance No. 2019-986 on December 4, 2019. The City approved enlarging the boundaries of the Zone by Ordinance No. 1998-1145 on December 9, 1998 (adding 559 acres), Ordinance No. 2008-418 on May 14, 2008 (adding 497 acres), Ordinance No. 2013-796 on September 17, 2013 (adding 5.15 acres), Ordinance No. 2016-957 on December 7, 2016 (adding 327 acres), and Ordinance No. 2019-985 on December 4, 2019 (adding 94.8 acres).

On December 7, 2020, the Board of Directors of the OST/Almeda Zone approved a proposed Eighth Amendment to the Project Plan and Reinvestment Zone Financing Plan (the "Amended Plan") and transmitted it to City Council for consideration and approval. The Amended Plan, which will be coordinated with a proposed de-annexation of 0.3 acres of land, which allows for Reinvestment Zone Two, Midtown, to annex this land for an Affordable Housing Operations Center.

The Midtown Zone was created as a petition Zone, Texas Tax Code 311.005(a)(4), which requires the Zone to set-aside 1/3rd of tax increment revenue for affordable housing. The Midtown Zone has historically spent their affordable housing tax increment in the Third Ward area including significant

historically spent their affordable housing tax increment in the Third Ward area, including significant investments made in the construction of the Affordable Housing Operations Center. Thus, the administration recommends the de-annexation of this property from the OST/Almeda Zone to be annexed into the Midtown Zone

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 Eighth Amendment to the Project Plan for the Zone.

All tri-party agreements, creation documents, project plans and reinvestment zone financing plans can be found at the following web address: <https://www.houstontx.gov/ecodev/tirz.html>

Andrew F. Icken, Chief Development Officer

Prior Council Action:

Ord. No.1997-478, 05/07/1997; Ord. No. 1997-539, 05/14/1997; Ord. No. 1998-0028, 06/08/1998; Ord. No. 1998-1145, 12/9/1998; Ord. No. 1998-1146, 12/9/1998; Ord. No. 1999-829, 08/11/1999; Ord. No. 2006-1110, 11/08/2006; Ord No 2008-418, 05/14/2008; Ord. No. 2008-419, 05/14/2008; Ord. No. 2013-796, 09/11/2013; Ord. No. 2016-956, 12/07/2016; Ord. No. 2016-957; 12/07/2016; Ord. No. 2019-985, 12/04/2019; Ord. No 2019-986, 12/4/2019

Contact Information:

Gwendolyn F. Tillotson

Phone: (832) 393 - 0937

ATTACHMENTS:

Description

Coversheet

Project Plan and Reinvestment Zone Financing Plan

Type

Signed Cover sheet

Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District D

Item Creation Date: 11/23/2020

MYR - TIRZ 7 Project Plan Amendment

Agenda Item#: 56.

Summary:

Background:

Reinvestment Zone Number Seven, City of Houston, Texas (the "OST/Almeda Zone") was created by Ordinance No. 1997-478 on May 7, 1997, and initially consisted of approximately 656 acres. City Council approved a Project Plan and Reinvestment Zone Financing Plan (the "Plan") for the Zone by Ordinance No. 1997-539, on May 14, 1997, and created the Old Spanish Trail Almeda Redevelopment Authority by Resolution No. 1998-0028 on July 8, 1998, to implement the Plan.

The City approved the First Amendment to the Plan by Ordinance No. 1998-1146 on December 9, 1998; the Second Amendment to the Plan by Ordinance No. 1999-0829 on August 11, 1999; the Third Amendment to the Plan by Ordinance No. 2006-1110 on November 8, 2006, the Fourth Amendment to the Plan by Ordinance No. 2008-419 on May 14, 2008, the Fifth Amendment to the Plan by Ordinance No. 2013-787 on September 11, 2013, Sixth Amendment to the Plan by Ordinance No. 2016-757 on December 7, 2016, and Seventh Amendment to the Plan by Ordinance No. 2019-986 on December 4, 2019. The City approved enlarging the boundaries of the Zone by Ordinance No. 1998-1145 on December 9, 1998 (adding 559 acres), Ordinance No. 2008-418 on May 14, 2008 (adding 497 acres), Ordinance No. 2013-796 on September 17, 2013 (adding 5.15 acres), Ordinance No. 2016-957 on December 7, 2016 (adding 327 acres), and Ordinance No. 2019-985 on December 4, 2019 (adding 94.8 acres).

On December 7, 2020, the Board of Directors of the OST/Almeda Zone approved a proposed Eighth Amendment to the Project Plan and Reinvestment Zone Financing Plan (the "Amended Plan") and transmitted it to City Council for consideration and approval. The Amended Plan, which will be coordinated with a proposed de-annexation of 0.3 acres of land, which allows for Reinvestment Zone Two, Midtown, to annex this land for an Affordable Housing Operations Center.

The Midtown Zone was created as a petition Zone, Texas Tax Code 311.005(a)(4), which requires the Zone to set-aside 1/3rd of tax increment revenue for affordable housing. The Midtown Zone has historically spent their affordable housing tax increment in the Third Ward area, including significant investments made in the construction of the Affordable Housing Operations Center. Thus, the administration recommends the de-annexation of this property from the OST/Almeda Zone to be annexed into the Midtown Zone

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 Eighth Amendment to the Project Plan for the Zone.

All tri-party agreements, creation documents, project plans and reinvestment zone financing plans can be found at the following web address: <https://www.houstontx.gov/ecodev/tirz.html>

DocuSigned by:

Andrew F. Ticken, Chief Development Officer

Prior Council Action:

Ord. No. 1997-478, 05/07/1997; Ord. No. 1997-539, 05/14/1997; Ord. No. 1998-0028, 06/08/1998; Ord. No. 1998-1145, 12/9/1998; Ord. No. 1998-1146, 12/9/1998; Ord. No. 1999-829, 08/11/1999; Ord. No. 2006-1110, 11/08/2006; Ord. No. 2008-418, 05/14/2008; Ord. No. 2008-419, 05/14/2008; Ord. No. 2013-796, 09/11/2013; Ord. No. 2016-956, 12/07/2016; Ord. No. 2016-957; 12/07/2016; Ord. No. 2019-985, 12/04/2019; Ord. No. 2019-986, 12/4/2019

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**REINVESTMENT ZONE NUMBER SEVEN
CITY OF HOUSTON, TEXAS**

OLD SPANISH TRAIL/ALMEDA CORRIDORS ZONE

**Eighth Amended Project Plan
And Reinvestment Zone Financing Plan**

December 2020

REINVESTMENT ZONE NUMBER SEVEN, CITY OF HOUSTON, TEXAS

OLD SPANISH TRAIL/ALMEDA CORRIDORS ZONE

Part I – Eighth Amended Project Plan and Reinvestment Zone Financing Plan

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- M-1 Proposed Annexation Map
- M-2 Existing and Proposed Land Use Map

Exhibits:

- Exhibit 1 – Project Cost Schedule
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- Exhibit 2f – Revenue Schedule – 2019 Annexed Area – City of Houston
- Exhibit 3 – Revenue Schedule – Original Area Houston ISD
- Exhibit 3a – Revenue Schedule – 1998 Annexed Area Houston ISD

REINVESTMENT ZONE NUMBER SEVEN, CITY OF HOUSTON, TEXAS
OLD SPANISH TRAIL/ALMEDA CORRIDORS ZONE
EIGHTH AMENDED PROJECT PLAN
AND REINVESTMENT ZONE FINANCING PLAN

Introduction:

The purpose of the Project Plan and Reinvestment Zone Financing Plan ("Plan") for Reinvestment Zone Number Seven, City of Houston, Texas (Old Spanish Trail/Almeda Corridors Zone) (herein referred to as the "TIRZ" or the "Zone") is to set forth goals, expectations and redevelopment plans and programs necessary to create and support an environment attractive to private investment along the Almeda Road, Old Spanish Trail, Griggs Road and Emancipation Avenue corridors and in the historic Third Ward area of the City. The intent of the Plan is to ensure that the improvements will result in the long-term stability and viability of this area.

The City created the TIRZ on May 7, 1997, by Ordinance No. 1997-478, as an area located primarily along and adjacent to Almeda Road and Old Spanish Trail in southeast Houston. The City adopted a project plan and reinvestment zone financing plan for the TIRZ on May 14, 1997 (the "Part A Plan") by Ordinance No. 1997-0539.

On December 9, 1998, by Ordinance No. 1998-1145, the City approved an enlargement of the TIRZ boundaries, and by Ordinance No. 1998-1146, the City approved the Amended Project Plan and Reinvestment Zone Financing Plan for the TIRZ (the "Part B Plan"). The enlarged TIRZ area squared off the Almeda Road corridor northern sector and included several areas for which property owners requested annexation, including several tracts located west of Almeda Road in the Ewing Street and Binz Street area, and an area of the Almeda corridor south of Old Spanish Trail, generally bounded by Old Spanish Trail, Almeda Road, Corder Street, and State Highway 288.

On August 11, 1999, by Ordinance No. 1999-829, the City approved the Second Amended Project Plan and Reinvestment Zone Financing Plan, necessitated by changes in Texas law specific to school district participation in TIRZs (the "Part C Plan").

On November 8, 2006, by Ordinance No. 2006-1110, the City approved the Third Amended Project Plan and Reinvestment Zone Financing Plan, which consisted predominately of a reallocation of funds within the approved Part C Plan and the addition of new project cost categories, including park improvements (the "Part D Plan").

On May 14, 2008, by Ordinance No. 2008-0418, the City approved the annexation of the Brays Bayou channel between Almeda Road and Martin Luther King Boulevard, along with street rights-of-way, parks and other public lands, and by Ordinance No. 2008-0419, the City approved a Fourth Amended Project Plan and Reinvestment Zone Financing Plan (the "Part E Plan").

On September 11, 2013, by Ordinance No. 2013-796, the City approved the annexation of an area north of Emancipation Park bounded by Tuam Street, Hutchins Street, Dennis Street and Emancipation Avenue, and by Ordinance No. 2013-797, the City approved a Fifth Amended Project Plan and Reinvestment Zone Financing Plan (the "Part F Plan").

On December 7, 2016, by Ordinance No. 2016-956, the City approved the annexation of an area within the historic Third Ward, and by Ordinance No. 2016-957, the City approved a Sixth Amended Project Plan and Reinvestment Zone Financing Plan (the "Part G Plan"), which extended the duration of the Zone to December 31, 2038.

On December 4, 2019, by Ordinance No. 2019-986, the City approved the annexation into the Zone of approximately 94.8 acres primarily along economic development corridors to facilitate public parking, façade improvements and enhancement of a transportation network in the Zone to bolster economic development that is safe, efficient and equitable for bicyclists, pedestrians, transit users, and motorists.

Section One:

The Part A Plan: The primary focus of the Part A Plan was to facilitate the construction of new single family and multi-family housing and associated retail and commercial development. The intent was to compensate for the continued loss of existing housing stock in the greater Third Ward/Alameda/OST areas. Focus was also placed on either the repositioning of existing or construction of new multi-family and commercial development within the Alameda Road and Old Spanish Trail corridors. The proposed public works improvements defined in the Part A Plan consisted primarily of roadway and street reconstruction, including public utilities, street lighting, and sidewalk construction. Additional efforts emphasized the creation of pedestrian environments, environmental remediation and real property acquisition.

The Part B Plan: The Part B Plan sought to build upon the goals previously defined in the Part A Plan and expanded the TIRZ boundaries. The Part B Plan further defined TIRZ functions specific to assisting in commercial, multi-family and single-family residential development and provided for strategically located planned improvements within the footprints of Griggs Road and Martin Luther King Boulevard, including proposed improvements as recommended in the Houston Small Business Development Corporation 1995 Master Plan. The Part B Plan sought to implement the redefined goals while remaining consistent with the Part A Plan through continued focus on roadway and street reconstruction, public utility replacement and system upgrades, street lighting, and improvements in the pedestrian realm through the construction of sidewalks, street lighting, landscaping, street furniture, and other pedestrian amenities and the acquisition of real property.

The Part C Plan: The Part C Plan both restated and further defined the fundamental goals and objectives identified in the Part A and B Plans. However, the primary purpose of the Part C Plan was to incorporate changes in the HISD participation in the TIRZ.

The Part D Plan: The Part D Plan reallocated funds between existing public improvement project

costs categories and included a new project cost category for parks and park improvements. The Part A, B, and C Plans had no provision for parks and park improvements.

The Part E Plan: The Part E Plan provided for a second expansion of the TIRZ to include Emancipation Park, MacGregor Park, Brays Bayou and several street rights-of-way in northern Third Ward and along the Metropolitan Transit Authority (METRO)'s Southeast and proposed University light rail alignments. The Part E Plan included provisions for the reconstruction of public utility systems/public infrastructure, including roadways and streets, pedestrian amenities, renovation of the historic Emancipation Park, construction of parking, cultural and other public facilities improvements, specifically a new library in the Palm Center area, and historic preservation and affordable housing in the northern Third Ward area.

The Part F Plan: The Part F Plan provided for expansion of the TIRZ boundaries to provide off-site parking for Emancipation Park. The geographic area covered by the Part F Plan included the areas covered by the Part A, B, C, D and E Plans.

The Part G Plan: The Part G Plan provided for the annexation of land into the Zone and extended the duration of the Zone to December 31, 2038, to facilitate (i) the improvement of public infrastructure, public utilities and public parking to support and induce the acquisition/remediation, construction and development of urban, pedestrian-oriented retail/commercial, multi-family and mixed-use development along major economic development corridors (Almeda Road, Griggs Road, Old Spanish Trail, Emancipation Avenue, etc.) as well as other economic development nodes within the Zone; (ii) redevelopment/development of certain historic, cultural, public facilities and public spaces that reflect the unique culture of the historic African-American neighborhood surrounding Emancipation Park to enhance and grow tourism within the Zone; (iii) redevelopment/development of open green space, parks, public plazas and other similar improvements within the Zone; and (iv) enhancement of a transportation network in the Zone to bolster economic development that is safe, efficient and equitable for bicyclists, pedestrians, transit users, and motorists.

The Part H Plan: The Part H Plan provided for the annexation into the Zone of approximately 94.8 acres to facilitate, cause or undertake the public improvements, development and redevelopment discussed above in the Part G Plan.

The TIRZ and the City now desire to further amend the Part A, B, C, D, E, F, G and H Plans as described below in the Part I Plan.

Section Two:

The Part I Plan: The Part I Plan provides for the de-annexation of .3123 acres of land that is the site of the Affordable Housing Operations Center.

A. Summary of Redevelopment Efforts

Significant redevelopment and reinvestment has occurred in the Zone since its inception. The Zone will continue to partner with the Greater Southeast Management District, Texas

Department of Transportation (TXDOT), METRO, other public entities and community/neighborhood organizations to achieve these goals.

B. Redevelopment Plan Goals

The redevelopment goals of the Part I Plan restate the prior redevelopment goals of the Part A, B, C, D, E, F, G and H Plans and include updates based on the results of the Zone's redevelopment efforts. To the extent that prior statements of redevelopment concepts in the Part A, B, C, D, E, F, G and H Plans conflict with the concepts and goals articulated in the Part Plan, the concepts and goals outlined below control.

Goal 1: The creation of pedestrian-friendly, safe environments through the reconstruction of streets and sidewalks, with ample lighting and streetscape amenities.

Streetscape enhancements are required to create an environment that will help stimulate investment in retail, residential, and commercial developments. Enhanced streetscape components will include: sidewalks, lighting, signage, street trees, landscaping, public art, benches and other pedestrian amenities. The reconstruction of major thoroughfares and key streets will enhance the level of service in the area. The construction of sidewalk systems including ADA complaint ramps and other treatments will improve pedestrian safety, enhance the visual environment and provide connectivity both within the Zone and to adjacent areas. All improvements will be coordinated with the street reconstruction programs of the City of Houston, METRO, TxDOT and other public entities. Attention will be placed on leveraging TIRZ monies to obtain federal, state and local funding to expand the scope and quantity of projects implemented in the Zone, specifically to work closely with Greater Southeast Management District, an FTA grantee, to identify mobility infrastructure improvements which are eligible for federal and state funding.

Goal 2: Redevelopment and upgrades to public green space, parks, trails, greenways and other recreational facilities including Emancipation Park and MacGregor Park.

Public infrastructure, pedestrian bridges, regional trail systems and other enhancements to area parks, Brays Bayou and other public open green space will attract and support redevelopment and improve the quality of life of area neighborhoods and visitors by increasing the attractiveness of the area.

Goal 3: Reinforcement of pedestrian-attractive retail, office, mixed-use and other commercial developments along economic development corridors, specifically Almeda Road, Old Spanish Trail, Griggs Road, Emancipation Avenue and Scott Street as well as economic development nodes along Gray Street, McGowan Street, Elgin Street, Ennis Street, Blodgett Street, Holman Street and other streets within the Zone.

The retention and expansion of retail, office, mixed-use and commercial developments along Almeda, Old Spanish Trail, Griggs Road, Emancipation Avenue and Scott Street is of key importance to the successful redevelopment of the area. To redevelop historic Emancipation Avenue into a key arterial/town center, through the implementation of a program resulting in an enhanced pedestrian environment with an emphasis on parking, lighting, street trees,

landscaping, wider sidewalks, public art and adequate pedestrian amenities, is a main goal of the Zone.

Goal 4: *Complementing the revitalization activities proposed to occur along METRO's Southeast light rail and future University light rail alignments.*

The Zone will continue to complement METRO funding of public transit systems along the Southeast and University light rail alignments by funding the design and construction of streetscape upgrades, right-of-way acquisition, and parking to serve retail needs. Additional focus will be placed on inducing emerging business enterprises and developers to increase revitalization efforts and spur the highest and best land uses of this mixed-use community for all users and stakeholders.

Goal 5: *Cultural, Public Facilities, Historic Preservation and Affordable Housing.*

The Zone will continue to invest in public and cultural facilities, historic preservation programs and affordable housing for current Third Ward residents as well as the universities, downtown and the medical center workforce, by leveraging TIRZ funds with private, public, and non-profit developers to integrate cultural and historic preservation initiatives with affordable housing in the historic Third Ward area.

Goal 6: *Economic Development.*

In cases where improving public infrastructure alone is insufficient or inadequate to stimulating private investment and economic development, the TIRZ will seek to fund an economic development program that would directly incentivize private enterprise that affects the TIRZ and serve as a catalyst for other business developments.

C. Authorized Projects and Project Costs

Exhibit 1 is a schedule of the Zone's project costs for the Part I Plan along with the Part A, B, C, D, E, F, G and H Plans. 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 impact actual costs, the amounts may be amended from time to time by the Board of Directors of the Zone, upon approval of applicable annual budgets by the City Council.

Existing and Proposed Uses of Land within the Zone (Texas Tax Code § 311.011(b)(1)): Map 1 reflects the boundary map of the proposed de-annexation area and the existing Zone boundaries. Map 2 reflects the existing and proposed land uses 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 done in conformance with existing rules and regulations of the City of Houston. There are no proposed changes of any city ordinance, master plan, or building codes.

Estimated Non-Project Cost Items (Texas Tax Code § 311.011(b)(3)): It is estimated that Greater Southeast Management District will generate approximately \$2.3 million in annual

revenues, a portion of which will be expended within the TIRZ to fund public safety programs, graffiti abatement, beautification, landscape maintenance, illegal dumping cleanup, marketing, and business development programs.

Statement of Method of Relocating Persons to be displaced as a Result of Implementing the Plan (Texas Tax Code § 311.011(b)(4)): It is not anticipated that residents will be displaced by any of the projects to be undertaken by the TIRZ.

D. **Economic Development Programs**

As an alternative to direct investment in capital improvements or public infrastructure to stimulate private investment, the Zone may fund an economic development program and enter into economic development agreements, subject to City Council approval, to incentivize private enterprise in the Zone and serve as a catalyst for other business developments. The Zone may adopt a more formal program to address future conditions, subject to City Council approval.

E. **Maintenance and Sustainability**

As a direct consequence of an expanding list of projects, particularly park and public space projects, the Zone must provide for the maintenance and operation of the Zone's existing and planned projects in the near term and in years to come beyond the duration of the Zone. In order to adequately provide for maintenance and sustainability, maintenance and operation is added as a project cost in Exhibit 1 attached hereto in an amount of up to 5% of total project costs for the Zone regardless of project cost category.

F. **Reinvestment Zone Financing Plan**

Estimated Project Costs (Texas Tax Code § 311.011(c)(1)): **Exhibit 1** is a detailed listing of the estimated project costs of the Zone, including administrative and educational project costs. **Exhibit 1** lists costs for the Part A, B, C, D, E, F, G, H and I Plans, as those projects remain part of the overall Plan.

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 in the Part I Plan and listed in the Exhibit 1 – Project Cost Schedule which includes roadways, parks, and streetscape enhancements.

Economic Feasibility (Texas Tax Code § 311.011(c)(3)): Economic feasibility studies have been completed that demonstrate the economic potential of the TIRZ including the Market Demand Study, Proposed 61-Lot Subdivision Located in the Third Ward, prepared by CDS Market Research, October 1997; the Almeda Road Land Use and Parking Analysis and Facilities Design Assessment Study, prepared by the City of Houston Planning and Development Department, January 17, 2003; and the Infrastructure Assessment Study, prepared by PTI, Incorporated, April 4, 2007. **Exhibits 2** through **3** are updated revenue estimates for both the original Zone and the areas subsequently annexed into the Zone. These estimates detail the total appraised value, the captured appraised value, and the net revenue from each taxing entity participating in the TIRZ

over the remaining life of the TIRZ. The estimated total project cost of the Part I Plan, as noted in Exhibit 1, is **\$364,237,383**. Projects will be funded in accordance with priority and availability of revenue. The Zone and the City find and determine that the Part A, B, C, D, E, F, G, H and I 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)): Bonds have been issued by the TIRZ. Additional bond issues are anticipated. The value and timing of these future bond issues will correlate to the debt capacity as derived from the revenue and project schedules attached hereto, and by actual market conditions for the issue and sale of such bonds. The TIRZ will explore other financing methods, as well, including short-term notes, 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 1998 was the base year for the Zone and the Zone will terminate Tax Year 2038. Approximately \$290.7 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 Zone and in the 1998, 2008, 2013, 2016, and 2019 annexed areas. An HISD contribution of \$1.1331/\$100 of assessed valuation in the Original Zone and 1998 Annexed Area is also included in the increment calculation.

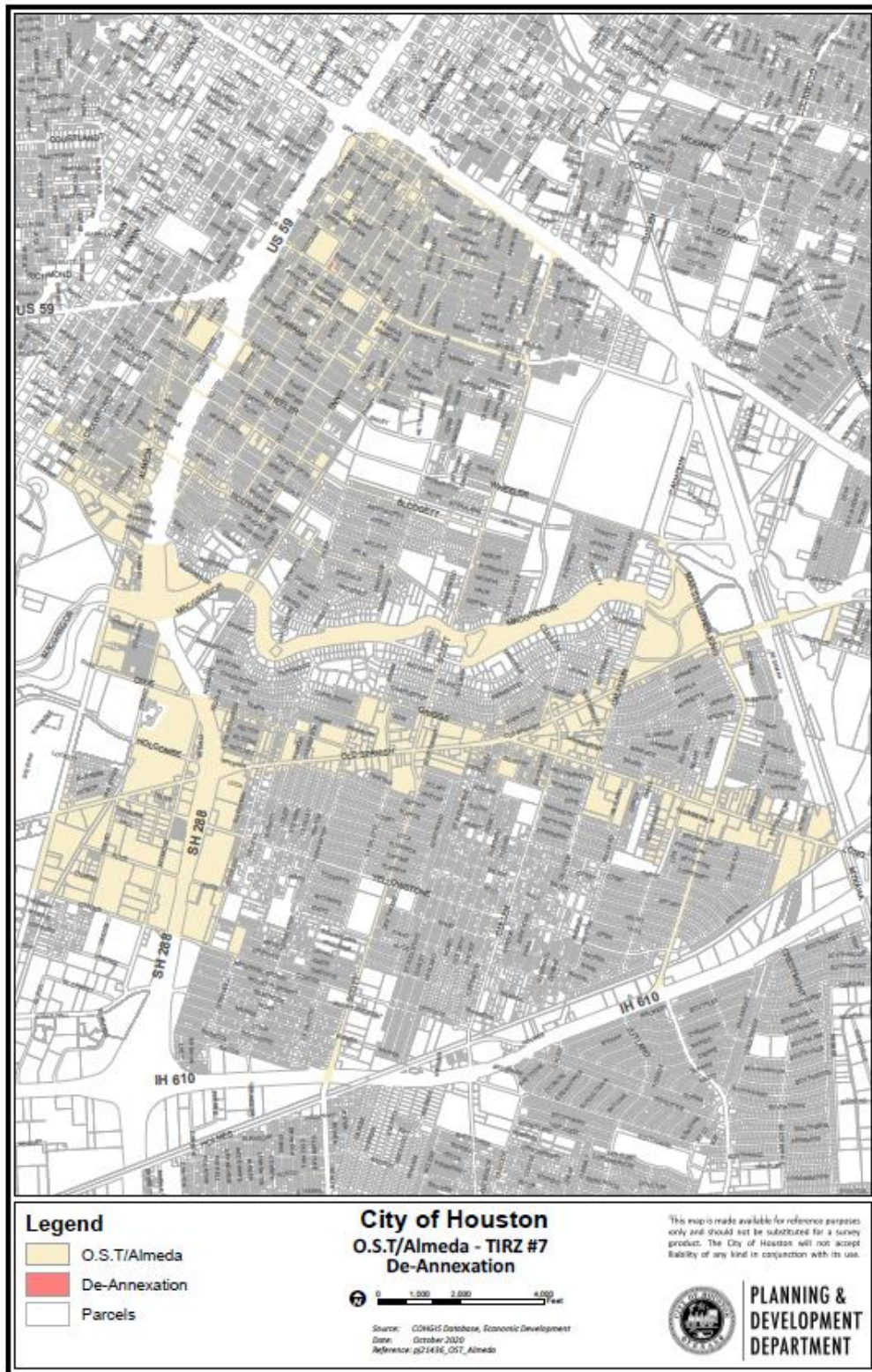
Current Total Appraised Value of Taxable Real Property (Texas Tax Code § 311.011(c)(7)): In 2019, the current appraised value of taxable real property in the Zone is **\$2,252,549,611**. The proposed de-annexation area is Exempt; therefore, taxable value will not be affected.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code § 311.011(c)(8)): The estimated captured appraised value of the Zone during each remaining year of the Zone's duration is shown in Exhibits 2 through 3a.

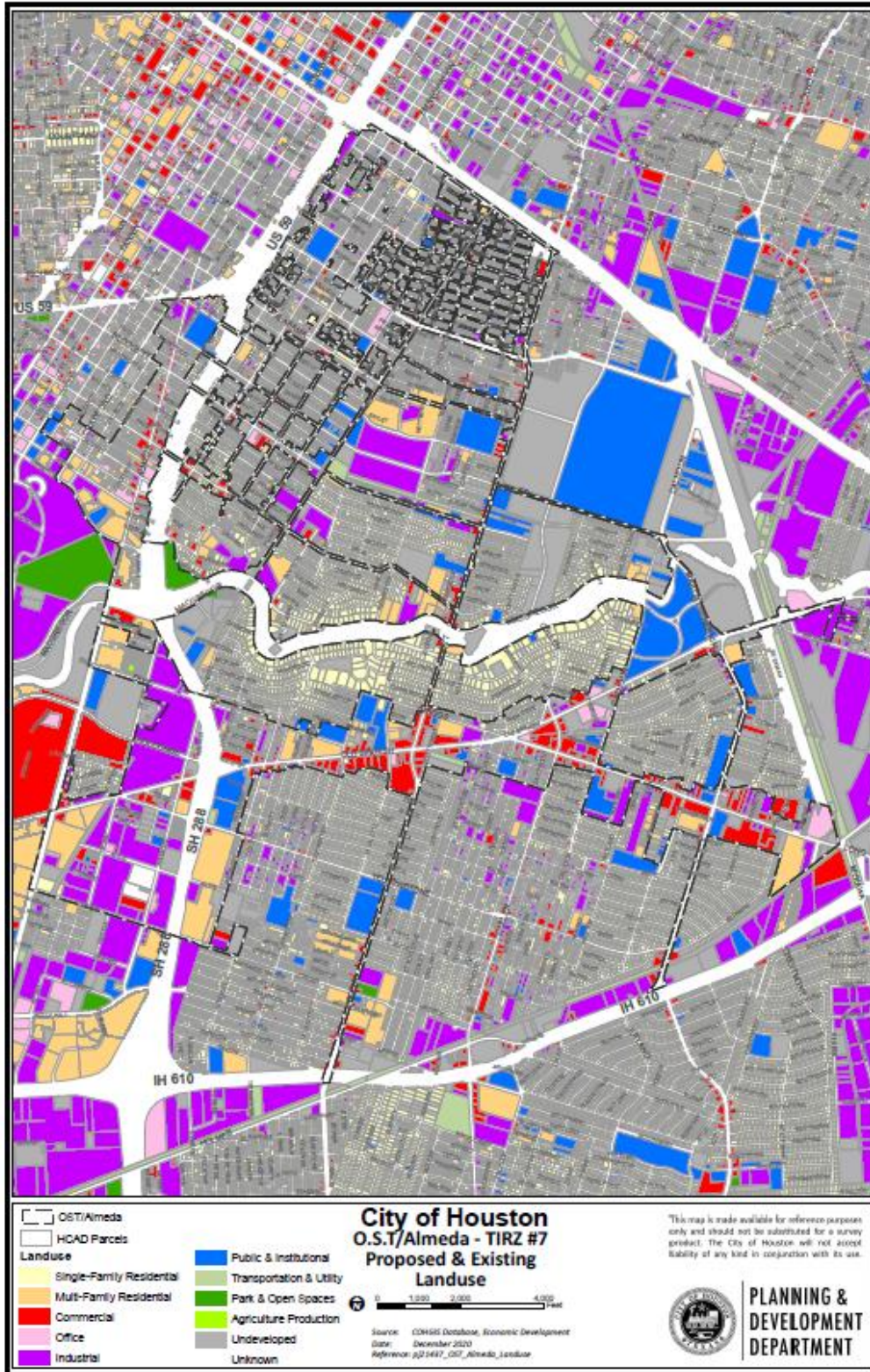
Reinvestment Zone Duration (Texas Tax Code § 311.011(c)(9)): When initially created by City Council on May 7, 1997, the term of the Zone was established at 30 years. The Part G Plan extended the duration of the Zone to December 31, 2038.

MAPS

M-1 Proposed Annexation Map



M-2 Existing and Proposed Land Use Map



EXHIBITS

Exhibit 1 – Project Cost Schedule

Project Cost Amendments: The following table includes the approved project costs for the Part A, Part B, Part C, Part D, Part E, Part F, Part G and Part H Plans and the changes made to those budgets through this Part I Amendment:											
	1997 (A) Plan	1998 (B) Plan	1999 (C) Plan	2006 (D) Plan	2008 (E) Plan	2013 (F) Plan	2016 (G) Plan	2019 (H) Plan	2019 (I) Plan	Through	Remaining
	Estimated Costs	Estimated Costs	Estimated Costs	Estimated Costs	Estimated Costs	Estimated Costs	Estimated Costs	Estimated Costs	Estimated Costs	6/30/2019	Costs
Infrastructure Improvements:											
Roadways, Sidewalk, & Public Utility Improvements	11,598,450	15,309,796	13,309,336	14,313,070	81,248,913	73,195,449	139,740,400	139,740,400	139,740,400	25,814,741	\$ 113,925,659
Total Infrastructure Improvements	11,598,450	15,309,796	13,309,336	14,313,070	81,248,913	73,195,449	139,740,400	139,740,400	139,740,400	25,814,741	\$ 113,925,659
Total Other Project Costs											
Parks, Recreational Facilities, and Other Public Spaces Improvements	-	-	-	3,596,763	10,000,000	30,853,465	80,966,567	80,966,567	80,966,567	34,269,786	\$ 46,696,781
Public Facilities and Public Parking Improvements	-	-	-	-	6,000,000	8,200,000	30,200,000	30,200,000	30,200,000	8,407,217	\$ 21,792,783
Brays Bayou Improvements	-	-	-	-	10,000,000	10,000,000	-	-	-	-	\$ -
Land Acquisition	1,500,000	3,000,000	5,000,000	5,000,000	9,500,000	9,500,000	25,200,000	25,200,000	25,200,000	5,359,141	\$ 19,840,859
Business Development & Catalyst Projects	-	-	-	-	5,000,000	5,000,000	7,000,000	7,000,000	7,000,000	1,605	\$ 6,998,395
Economic Development Infrastructure Projects	-	-	-	-	-	-	19,000,000	19,000,000	19,000,000	1,846,226	\$ 17,153,774
School and Educational Facilities	-	-	26,260,451	26,260,451	26,260,451	26,260,451	26,260,451	26,260,451	26,260,451	17,655,356	\$ 8,605,095
Affordable Housing	-	-	-	-	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	-	\$ 3,500,000
Financing Costs	-	-	8,924,294	8,924,294	8,924,294	8,924,294	19,500,000	19,500,000	19,500,000	14,228,445	\$ 5,271,555
Zone Administration	-	-	1,550,000	2,706,948	6,958,035	6,958,035	12,869,965	12,869,965	12,869,965	8,156,385	\$ 4,713,580
Project Plan Total	13,098,450	18,309,796	55,044,081	60,801,526	167,391,693	182,391,694	364,237,383	364,237,383	364,237,383	115,738,902	248,498,481

Exhibit 2 – Revenue Schedule – All Jurisdictions

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	\$ 9,934,627	\$ 1,543,798	\$ 11,478,425	\$ 496,731	\$ 500,494	\$ 25,000	\$ 1,022,225	\$ 10,456,200
2021	\$ 10,431,043	\$ 1,543,798	\$ 11,974,841	\$ 521,552	\$ 500,494	\$ 25,000	\$ 1,047,046	\$ 10,927,795
2022	\$ 10,947,315	\$ 1,543,798	\$ 12,491,113	\$ 547,366	\$ 500,494	\$ 25,000	\$ 1,072,859	\$ 11,418,254
2023	\$ 11,484,311	\$ 1,543,798	\$ 13,028,108	\$ 574,216	\$ 500,494	\$ 25,000	\$ 1,099,709	\$ 11,928,399
2024	\$ 12,042,852	\$ 1,543,798	\$ 13,586,650	\$ 602,143	\$ 500,494	\$ 25,000	\$ 1,127,636	\$ 12,459,014
2025	\$ 12,623,735	\$ 1,543,798	\$ 14,167,533	\$ 631,187	\$ 500,494	\$ 25,000	\$ 1,156,680	\$ 13,010,852
2026	\$ 13,227,853	\$ 1,543,798	\$ 14,771,651	\$ 661,393	\$ 500,494	\$ 25,000	\$ 1,186,886	\$ 13,584,765
2027	\$ 13,856,136	\$ 1,543,798	\$ 15,399,934	\$ 692,807	\$ 500,494	\$ 25,000	\$ 1,218,300	\$ 14,181,634
2028	\$ 14,509,551	\$ 1,543,798	\$ 16,053,348	\$ 725,478	\$ 500,494	\$ 25,000	\$ 1,250,971	\$ 14,802,377
2029	\$ 15,189,102	\$ -	\$ 15,189,102	\$ 759,455	\$ -	\$ -	\$ 759,455	\$ 14,429,647
2030	\$ 15,895,835	\$ -	\$ 15,895,835	\$ 794,792	\$ -	\$ -	\$ 794,792	\$ 15,101,043
2031	\$ 16,630,837	\$ -	\$ 16,630,837	\$ 831,542	\$ -	\$ -	\$ 831,542	\$ 15,799,295
2032	\$ 17,395,239	\$ -	\$ 17,395,239	\$ 869,762	\$ -	\$ -	\$ 869,762	\$ 16,525,477
2033	\$ 18,190,218	\$ -	\$ 18,190,218	\$ 909,511	\$ -	\$ -	\$ 909,511	\$ 17,280,707
2034	\$ 19,016,995	\$ -	\$ 19,016,995	\$ 950,850	\$ -	\$ -	\$ 950,850	\$ 18,066,145
2035	\$ 19,876,844	\$ -	\$ 19,876,844	\$ 993,842	\$ -	\$ -	\$ 993,842	\$ 18,883,002
2036	\$ 20,771,086	\$ -	\$ 20,771,086	\$ 1,038,554	\$ -	\$ -	\$ 1,038,554	\$ 19,732,532
2037	\$ 21,701,099	\$ -	\$ 21,701,099	\$ 1,085,055	\$ -	\$ -	\$ 1,085,055	\$ 20,616,044
2038	\$ 22,668,312	\$ -	\$ 22,668,312	\$ 1,133,416	\$ -	\$ -	\$ 1,133,416	\$ 21,534,896
	\$ 296,392,990	\$ 13,894,178	\$ 310,287,168	\$ 14,819,649	\$ 4,504,442	\$ 225,000	\$ 19,549,092	\$ 290,738,076

Notes:

(1) The Zone is scheduled to terminate in Tax Year 2038

(2) Houston Independent School District participation ends with tax year 2028.

(3) Collection rate of 98% is assumed; Growth of 4% is assumed.

Exhibit 2a – Revenue Schedule – Original Area – City of Houston

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	89,520,330	\$ 1,187,732,897	\$ 1,098,212,567	98.00%	0.56184	\$ 6,046,794	\$ 302,340	\$ 5,744,454
2021	89,520,330	\$ 1,235,242,213	\$ 1,145,721,883	98.00%	0.56184	\$ 6,308,381	\$ 315,419	\$ 5,992,962
2022	89,520,330	\$ 1,284,651,901	\$ 1,195,131,571	98.00%	0.56184	\$ 6,580,433	\$ 329,022	\$ 6,251,411
2023	89,520,330	\$ 1,336,037,977	\$ 1,246,517,647	98.00%	0.56184	\$ 6,863,366	\$ 343,168	\$ 6,520,198
2024	89,520,330	\$ 1,389,479,497	\$ 1,299,959,167	98.00%	0.56184	\$ 7,157,617	\$ 357,881	\$ 6,799,736
2025	89,520,330	\$ 1,445,058,676	\$ 1,355,538,346	98.00%	0.56184	\$ 7,463,638	\$ 373,182	\$ 7,090,456
2026	89,520,330	\$ 1,502,861,023	\$ 1,413,340,693	98.00%	0.56184	\$ 7,781,899	\$ 389,095	\$ 7,392,804
2027	89,520,330	\$ 1,562,975,464	\$ 1,473,455,134	98.00%	0.56184	\$ 8,112,891	\$ 405,645	\$ 7,707,247
2028	89,520,330	\$ 1,625,494,483	\$ 1,535,974,153	98.00%	0.56184	\$ 8,457,123	\$ 422,856	\$ 8,034,267
2029	89,520,330	\$ 1,690,514,262	\$ 1,600,993,932	98.00%	0.56184	\$ 8,815,124	\$ 440,756	\$ 8,374,368
2030	89,520,330	\$ 1,758,134,833	\$ 1,668,614,503	98.00%	0.56184	\$ 9,187,445	\$ 459,372	\$ 8,728,073
2031	89,520,330	\$ 1,828,460,226	\$ 1,738,939,896	98.00%	0.56184	\$ 9,574,659	\$ 478,733	\$ 9,095,926
2032	89,520,330	\$ 1,901,598,635	\$ 1,812,078,305	98.00%	0.56184	\$ 9,977,361	\$ 498,868	\$ 9,478,493
2033	89,520,330	\$ 1,977,662,581	\$ 1,888,142,251	98.00%	0.56184	\$ 10,396,172	\$ 519,809	\$ 9,876,363
2034	89,520,330	\$ 2,056,769,084	\$ 1,967,248,754	98.00%	0.56184	\$ 10,831,735	\$ 541,587	\$ 10,290,148
2035	89,520,330	\$ 2,139,039,847	\$ 2,049,519,517	98.00%	0.56184	\$ 11,284,720	\$ 564,236	\$ 10,720,484
2036	89,520,330	\$ 2,224,601,441	\$ 2,135,081,111	98.00%	0.56184	\$ 11,755,825	\$ 587,791	\$ 11,168,034
2037	89,520,330	\$ 2,313,585,499	\$ 2,224,065,169	98.00%	0.56184	\$ 12,245,774	\$ 612,289	\$ 11,633,485
2038	89,520,330	\$ 2,406,128,919	\$ 2,316,608,589	98.00%	0.56184	\$ 12,755,321	\$ 637,766	\$ 12,117,555
						\$ 171,596,276	\$ 8,579,814	\$ 163,016,462
Notes:								
(1) Reinvestment Zone is scheduled to terminate in Tax Year 2038								
(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 2b – Revenue Schedule – 1998 Annexation – City of Houston

Tax Year	Base Value 1998 Annexation	Taxable Value Annexation	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	City Admin (5%)	Net Revenue (Less Transfers)
2020	87,881,410	\$ 694,746,538	\$ 606,865,128	98.00%	0.56184	\$ 3,341,419	\$ 167,071	\$ 3,174,348
2021	87,881,410	\$ 722,536,400	\$ 634,654,990	98.00%	0.56184	\$ 3,494,431	\$ 174,722	\$ 3,319,709
2022	87,881,410	\$ 751,437,856	\$ 663,556,446	98.00%	0.56184	\$ 3,653,563	\$ 182,678	\$ 3,470,885
2023	87,881,410	\$ 781,495,370	\$ 693,613,960	98.00%	0.56184	\$ 3,819,061	\$ 190,953	\$ 3,628,108
2024	87,881,410	\$ 812,755,185	\$ 724,873,775	98.00%	0.56184	\$ 3,991,178	\$ 199,559	\$ 3,791,619
2025	87,881,410	\$ 845,265,392	\$ 757,383,982	98.00%	0.56184	\$ 4,170,180	\$ 208,509	\$ 3,961,671
2026	87,881,410	\$ 879,076,008	\$ 791,194,598	98.00%	0.56184	\$ 4,356,343	\$ 217,817	\$ 4,138,526
2027	87,881,410	\$ 914,239,048	\$ 826,357,638	98.00%	0.56184	\$ 4,549,952	\$ 227,498	\$ 4,322,454
2028	87,881,410	\$ 950,808,610	\$ 862,927,200	98.00%	0.56184	\$ 4,751,305	\$ 237,565	\$ 4,513,740
2029	87,881,410	\$ 988,840,954	\$ 900,959,544	98.00%	0.56184	\$ 4,960,712	\$ 248,036	\$ 4,712,676
2030	87,881,410	\$ 1,028,394,592	\$ 940,513,182	98.00%	0.56184	\$ 5,178,496	\$ 258,925	\$ 4,919,571
2031	87,881,410	\$ 1,069,530,376	\$ 981,648,966	98.00%	0.56184	\$ 5,404,991	\$ 270,250	\$ 5,134,741
2032	87,881,410	\$ 1,112,311,591	\$ 1,024,430,181	98.00%	0.56184	\$ 5,640,545	\$ 282,027	\$ 5,358,518
2033	87,881,410	\$ 1,156,804,055	\$ 1,068,922,645	98.00%	0.56184	\$ 5,885,522	\$ 294,276	\$ 5,591,246
2034	87,881,410	\$ 1,203,076,217	\$ 1,115,194,807	98.00%	0.56184	\$ 6,140,298	\$ 307,015	\$ 5,833,283
2035	87,881,410	\$ 1,251,199,266	\$ 1,163,317,856	98.00%	0.56184	\$ 6,405,265	\$ 320,263	\$ 6,085,002
2036	87,881,410	\$ 1,301,247,236	\$ 1,213,365,826	98.00%	0.56184	\$ 6,680,831	\$ 334,042	\$ 6,346,790
2037	87,881,410	\$ 1,353,297,126	\$ 1,265,415,716	98.00%	0.56184	\$ 6,967,419	\$ 348,371	\$ 6,619,048
2038	87,881,410	\$ 1,407,429,011	\$ 1,319,547,601	98.00%	0.56184	\$ 7,265,471	\$ 363,274	\$ 6,902,198
						\$ 96,656,982	\$ 4,832,849	\$ 91,824,133

Notes:

- (1) Reinvestment Zone is scheduled to terminate in Tax Year 2038
- (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 – Revenue Schedule – 2008 Annexation – City of Houston

Tax Year	Base Value 2008 Annexation	Taxable Value Annexation	Captured Appraised Value	Collectio n Rate	Tax Rate	Increment Revenue	City Admin (5%)	Net Revenue (Less Transfers)
2020	627,440	\$ 569,446	\$ (57,994)	98.00%	0.56184	\$ -	\$ -	\$ -
2021	627,440	\$ 592,224	\$ (35,216)	98.00%	0.56184	\$ -	\$ -	\$ -
2022	627,440	\$ 615,913	\$ (11,527)	98.00%	0.56184	\$ -	\$ -	\$ -
2023	627,440	\$ 640,549	\$ 13,109	98.00%	0.56184	\$ 72	\$ 4	\$ 69
2024	627,440	\$ 666,171	\$ 38,731	98.00%	0.56184	\$ 213	\$ 11	\$ 203
2025	627,440	\$ 692,818	\$ 65,378	98.00%	0.56184	\$ 360	\$ 18	\$ 342
2026	627,440	\$ 720,531	\$ 93,091	98.00%	0.56184	\$ 513	\$ 26	\$ 487
2027	627,440	\$ 749,352	\$ 121,912	98.00%	0.56184	\$ 671	\$ 34	\$ 638
2028	627,440	\$ 779,326	\$ 151,886	98.00%	0.56184	\$ 836	\$ 42	\$ 794
2029	627,440	\$ 810,499	\$ 183,059	98.00%	0.56184	\$ 1,008	\$ 50	\$ 958
2030	627,440	\$ 842,919	\$ 215,479	98.00%	0.56184	\$ 1,186	\$ 59	\$ 1,127
2031	627,440	\$ 876,636	\$ 249,196	98.00%	0.56184	\$ 1,372	\$ 69	\$ 1,303
2032	627,440	\$ 911,701	\$ 284,261	98.00%	0.56184	\$ 1,565	\$ 78	\$ 1,487
2033	627,440	\$ 948,169	\$ 320,729	98.00%	0.56184	\$ 1,766	\$ 88	\$ 1,678
2034	627,440	\$ 986,096	\$ 358,656	98.00%	0.56184	\$ 1,975	\$ 99	\$ 1,876
2035	627,440	\$ 1,025,540	\$ 398,100	98.00%	0.56184	\$ 2,192	\$ 110	\$ 2,082
2036	627,440	\$ 1,066,562	\$ 439,122	98.00%	0.56184	\$ 2,418	\$ 121	\$ 2,297
2037	627,440	\$ 1,109,224	\$ 481,784	98.00%	0.56184	\$ 2,653	\$ 133	\$ 2,520
2038	627,440	\$ 1,153,593	\$ 526,153	98.00%	0.56184	\$ 2,897	\$ 145	\$ 2,752
						\$ 21,697	\$ 1,085	\$ 20,612
Notes:								
(1) Reinvestment Zone is scheduled to terminate in Tax Year 2038								
(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 2d – Revenue Schedule – 2013 Annexation – City of Houston

Tax Year	Base Value 2013 Annexation	Taxable Value Annexation	Captured Appraised Value	Collectio n Rate	Tax Rate	Increment Revenue	City Admin (5%)	Net Revenue (Less Transfers)
2020	\$ 1,409,377	\$ 1,983,135	\$ 573,758	98.00%	0.56184	\$ 3,159	\$ 158	\$ 3,001
2021	\$ 1,409,377	\$ 2,062,460	\$ 653,083	98.00%	0.56184	\$ 3,596	\$ 180	\$ 3,416
2022	\$ 1,409,377	\$ 2,144,959	\$ 735,582	98.00%	0.56184	\$ 4,050	\$ 203	\$ 3,848
2023	\$ 1,409,377	\$ 2,230,757	\$ 821,380	98.00%	0.56184	\$ 4,523	\$ 226	\$ 4,296
2024	\$ 1,409,377	\$ 2,319,987	\$ 910,610	98.00%	0.56184	\$ 5,014	\$ 251	\$ 4,763
2025	\$ 1,409,377	\$ 2,412,787	\$ 1,003,410	98.00%	0.56184	\$ 5,525	\$ 276	\$ 5,249
2026	\$ 1,409,377	\$ 2,509,298	\$ 1,099,921	98.00%	0.56184	\$ 6,056	\$ 303	\$ 5,753
2027	\$ 1,409,377	\$ 2,609,670	\$ 1,200,293	98.00%	0.56184	\$ 6,609	\$ 330	\$ 6,278
2028	\$ 1,409,377	\$ 2,714,057	\$ 1,304,680	98.00%	0.56184	\$ 7,184	\$ 359	\$ 6,824
2029	\$ 1,409,377	\$ 2,822,619	\$ 1,413,242	98.00%	0.56184	\$ 7,781	\$ 389	\$ 7,392
2030	\$ 1,409,377	\$ 2,935,524	\$ 1,526,147	98.00%	0.56184	\$ 8,403	\$ 420	\$ 7,983
2031	\$ 1,409,377	\$ 3,052,945	\$ 1,643,568	98.00%	0.56184	\$ 9,050	\$ 452	\$ 8,597
2032	\$ 1,409,377	\$ 3,175,063	\$ 1,765,686	98.00%	0.56184	\$ 9,722	\$ 486	\$ 9,236
2033	\$ 1,409,377	\$ 3,302,066	\$ 1,892,689	98.00%	0.56184	\$ 10,421	\$ 521	\$ 9,900
2034	\$ 1,409,377	\$ 3,434,148	\$ 2,024,771	98.00%	0.56184	\$ 11,148	\$ 557	\$ 10,591
2035	\$ 1,409,377	\$ 3,571,514	\$ 2,162,137	98.00%	0.56184	\$ 11,905	\$ 595	\$ 11,310
2036	\$ 1,409,377	\$ 3,714,375	\$ 2,304,998	98.00%	0.56184	\$ 12,691	\$ 635	\$ 12,057
2037	\$ 1,409,377	\$ 3,862,950	\$ 2,453,573	98.00%	0.56184	\$ 13,509	\$ 675	\$ 12,834
2038	\$ 1,409,377	\$ 4,017,468	\$ 2,608,091	98.00%	0.56184	\$ 14,360	\$ 718	\$ 13,642
						\$ 154,706	\$ 7,735	\$ 146,971
Notes:								
(1) Reinvestment Zone is scheduled to terminate in Tax Year 2038								
(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 2e – Revenue Schedule – 2016 Annexation – City of Houston

Tax Year	Base Value 2016 Annexation	Taxable Value Annexation	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	City Admin (5%)	Net Revenue (Less Transfers)
2020	\$ 161,598,066	\$ 239,414,396	\$ 77,816,330	98.00%	0.56184	\$ 428,459	\$ 21,423	\$ 407,036
2021	\$ 161,598,066	\$ 248,990,972	\$ 87,392,906	98.00%	0.56184	\$ 481,188	\$ 24,059	\$ 457,129
2022	\$ 161,598,066	\$ 258,950,611	\$ 97,352,545	98.00%	0.56184	\$ 536,026	\$ 26,801	\$ 509,225
2023	\$ 161,598,066	\$ 269,308,635	\$ 107,710,569	98.00%	0.56184	\$ 593,058	\$ 29,653	\$ 563,405
2024	\$ 161,598,066	\$ 280,080,981	\$ 118,482,915	98.00%	0.56184	\$ 652,371	\$ 32,619	\$ 619,752
2025	\$ 161,598,066	\$ 291,284,220	\$ 129,686,154	98.00%	0.56184	\$ 714,056	\$ 35,703	\$ 678,353
2026	\$ 161,598,066	\$ 302,935,589	\$ 141,337,523	98.00%	0.56184	\$ 778,209	\$ 38,910	\$ 739,298
2027	\$ 161,598,066	\$ 315,053,012	\$ 153,454,946	98.00%	0.56184	\$ 844,928	\$ 42,246	\$ 802,681
2028	\$ 161,598,066	\$ 327,655,133	\$ 166,057,067	98.00%	0.56184	\$ 914,316	\$ 45,716	\$ 868,600
2029	\$ 161,598,066	\$ 340,761,338	\$ 179,163,272	98.00%	0.56184	\$ 986,479	\$ 49,324	\$ 937,155
2030	\$ 161,598,066	\$ 354,391,791	\$ 192,793,725	98.00%	0.56184	\$ 1,061,528	\$ 53,076	\$ 1,008,452
2031	\$ 161,598,066	\$ 368,567,463	\$ 206,969,397	98.00%	0.56184	\$ 1,139,580	\$ 56,979	\$ 1,082,601
2032	\$ 161,598,066	\$ 383,310,162	\$ 221,712,096	98.00%	0.56184	\$ 1,220,754	\$ 61,038	\$ 1,159,716
2033	\$ 161,598,066	\$ 398,642,568	\$ 237,044,502	98.00%	0.56184	\$ 1,305,175	\$ 65,259	\$ 1,239,916
2034	\$ 161,598,066	\$ 414,588,271	\$ 252,990,205	98.00%	0.56184	\$ 1,392,972	\$ 69,649	\$ 1,323,324
2035	\$ 161,598,066	\$ 431,171,802	\$ 269,573,736	98.00%	0.56184	\$ 1,484,282	\$ 74,214	\$ 1,410,068
2036	\$ 161,598,066	\$ 448,418,674	\$ 286,820,608	98.00%	0.56184	\$ 1,579,243	\$ 78,962	\$ 1,500,281
2037	\$ 161,598,066	\$ 466,355,421	\$ 304,757,355	98.00%	0.56184	\$ 1,678,004	\$ 83,900	\$ 1,594,104
2038	\$ 161,598,066	\$ 485,009,637	\$ 323,411,571	98.00%	0.56184	\$ 1,780,714	\$ 89,036	\$ 1,691,679
						\$ 19,571,342	\$ 978,567	\$ 18,592,775

Notes:

- (1) Reinvestment Zone is scheduled to terminate in Tax Year 2038
- (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 2f – Revenue Schedule – 2019 Annexation – City of Houston

Tax Year	Base Value 2019 Annexation	Taxable Value Annexation	Captured Appraised Value	Collectio n Rate	Tax Rate	Increment Revenue	City Admin (5%)	Net Revenue (Less Transfers)
2020	109,237,088	\$ 130,086,334	\$ 20,849,246	98.00%	0.56184	\$ 114,797	\$ 5,740	\$ 109,057
2021	109,237,088	\$ 135,289,787	\$ 26,052,699	98.00%	0.56184	\$ 143,447	\$ 7,172	\$ 136,275
2022	109,237,088	\$ 140,701,379	\$ 31,464,291	98.00%	0.56184	\$ 173,243	\$ 8,662	\$ 164,581
2023	109,237,088	\$ 146,329,434	\$ 37,092,346	98.00%	0.56184	\$ 204,232	\$ 10,212	\$ 194,020
2024	109,237,088	\$ 152,182,611	\$ 42,945,523	98.00%	0.56184	\$ 236,459	\$ 11,823	\$ 224,636
2025	109,237,088	\$ 158,269,916	\$ 49,032,828	98.00%	0.56184	\$ 269,976	\$ 13,499	\$ 256,478
2026	109,237,088	\$ 164,600,712	\$ 55,363,624	98.00%	0.56184	\$ 304,834	\$ 15,242	\$ 289,592
2027	109,237,088	\$ 171,184,741	\$ 61,947,653	98.00%	0.56184	\$ 341,086	\$ 17,054	\$ 324,031
2028	109,237,088	\$ 178,032,131	\$ 68,795,043	98.00%	0.56184	\$ 378,788	\$ 18,939	\$ 359,848
2029	109,237,088	\$ 185,153,416	\$ 75,916,328	98.00%	0.56184	\$ 417,998	\$ 20,900	\$ 397,098
2030	109,237,088	\$ 192,559,552	\$ 83,322,464	98.00%	0.56184	\$ 458,776	\$ 22,939	\$ 435,837
2031	109,237,088	\$ 200,261,935	\$ 91,024,847	98.00%	0.56184	\$ 501,186	\$ 25,059	\$ 476,126
2032	109,237,088	\$ 208,272,412	\$ 99,035,324	98.00%	0.56184	\$ 545,292	\$ 27,265	\$ 518,027
2033	109,237,088	\$ 216,603,308	\$ 107,366,220	98.00%	0.56184	\$ 591,162	\$ 29,558	\$ 561,604
2034	109,237,088	\$ 225,267,441	\$ 116,030,353	98.00%	0.56184	\$ 638,867	\$ 31,943	\$ 606,923
2035	109,237,088	\$ 234,278,138	\$ 125,041,050	98.00%	0.56184	\$ 688,480	\$ 34,424	\$ 654,056
2036	109,237,088	\$ 243,649,264	\$ 134,412,176	98.00%	0.56184	\$ 740,078	\$ 37,004	\$ 703,074
2037	109,237,088	\$ 253,395,234	\$ 144,158,146	98.00%	0.56184	\$ 793,739	\$ 39,687	\$ 754,052
2038	109,237,088	\$ 263,531,044	\$ 154,293,956	98.00%	0.56184	\$ 849,547	\$ 42,477	\$ 807,070
						\$ 8,391,986	\$ 419,599	\$ 7,972,387
Notes:								
(1) Reinvestment Zone is scheduled to terminate in Tax Year 2038								
(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 3 – Revenue Schedule – Original Area Houston ISD

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	89,239,610	\$ 1,192,823,245	\$ 1,103,583,635	\$ 73,890,000	98.00%	1.1331	\$ 820,503	266,004	12,500	541,999
2021	89,239,610	\$ 1,240,536,175	\$ 1,151,296,565	\$ 73,890,000	98.00%	1.1331	\$ 820,503	266,004	12,500	541,999
2022	89,239,610	\$ 1,290,157,622	\$ 1,200,918,012	\$ 73,890,000	98.00%	1.1331	\$ 820,503	266,004	12,500	541,999
2023	89,239,610	\$ 1,341,763,927	\$ 1,252,524,317	\$ 73,890,000	98.00%	1.1331	\$ 820,503	266,004	12,500	541,999
2024	89,239,610	\$ 1,395,434,484	\$ 1,306,194,874	\$ 73,890,000	98.00%	1.1331	\$ 820,503	266,004	12,500	541,999
2025	89,239,610	\$ 1,451,251,863	\$ 1,362,012,253	\$ 73,890,000	98.00%	1.1331	\$ 820,503	266,004	12,500	541,999
2026	89,239,610	\$ 1,509,301,938	\$ 1,420,062,328	\$ 73,890,000	98.00%	1.1331	\$ 820,503	266,004	12,500	541,999
2027	89,239,610	\$ 1,569,674,015	\$ 1,480,434,405	\$ 73,890,000	98.00%	1.1331	\$ 820,503	266,004	12,500	541,999
2028	89,239,610	\$ 1,632,460,976	\$ 1,543,221,366	\$ 73,890,000	98.00%	1.1331	\$ 820,503	266,004	12,500	541,999
							\$ 7,384,524	2,394,036	112,500	4,877,988
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%										

Exhibit 3a – Revenue Schedule – Annexed Houston ISD

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						
2020	87,995,210	\$ 699,013,280	\$ 611,018,070	\$ 65,136,000	98.00%	1.1331	\$ 723,295	\$ 234,490	12,500	\$ 476,305
2021	87,995,210	\$ 726,973,811	\$ 638,978,601	\$ 65,136,000	98.00%	1.1331	\$ 723,295	\$ 234,490	12,500	\$ 476,305
2022	87,995,210	\$ 756,052,764	\$ 668,057,554	\$ 65,136,000	98.00%	1.1331	\$ 723,295	\$ 234,490	12,500	\$ 476,305
2023	87,995,210	\$ 786,294,874	\$ 698,299,664	\$ 65,136,000	98.00%	1.1331	\$ 723,295	\$ 234,490	12,500	\$ 476,305
2024	87,995,210	\$ 817,746,669	\$ 729,751,459	\$ 65,136,000	98.00%	1.1331	\$ 723,295	\$ 234,490	12,500	\$ 476,305
2025	87,995,210	\$ 850,456,536	\$ 762,461,326	\$ 65,136,000	98.00%	1.1331	\$ 723,295	\$ 234,490	12,500	\$ 476,305
2026	87,995,210	\$ 884,474,797	\$ 796,479,587	\$ 65,136,000	98.00%	1.1331	\$ 723,295	\$ 234,490	12,500	\$ 476,305
2027	87,995,210	\$ 919,853,789	\$ 831,858,579	\$ 65,136,000	98.00%	1.1331	\$ 723,295	\$ 234,490	12,501	\$ 476,304
2028	87,995,210	\$ 956,647,941	\$ 868,652,731	\$ 65,136,000	98.00%	1.1331	\$ 723,295	\$ 234,490	12,502	\$ 476,303
							\$ 6,509,654	\$ 2,110,406	\$ 112,503	\$ 4,286,745
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: 12/15/2020

District E

Item Creation Date: 11/23/2020

MYR - TIRZ 10 Boundary Enlargement (LAKE HOUSTON ZONE)

Agenda Item#: 40.

Summary:

ORDINANCE enlarging the boundaries of **REINVESTMENT ZONE NUMBER TEN, CITY OF HOUSTON, TEXAS (LAKE HOUSTON ZONE) - DISTRICT E - MARTIN**

Background:

Reinvestment Zone Number Ten, City of Houston, Texas ("Zone") was created by City Council ("City") Ordinance No 1997-1589 on December 17, 1997. Subsequently, City Council approved a Project Plan and Reinvestment Zone Financing Plan ("Plan") for the Zone by Ordinance No. 1999-387 on April 21, 1999; City Council also created the Lake Houston Redevelopment Authority by Resolution No. 2013-62 on December 4, 2013.

City Council approved boundary enlargements of the Zone through the following Ordinances: Ordinance No. 1999-853 approved August 11, 1999, Ordinance No. 2011-741 approved August 24, 2011, Ordinance No 2014-254 approved April 2, 2014 and 2018-996 approved December 12, 2018.

The proposed annexation will add approximately 350 acres of land into the Zone boundaries, including Taylor's Gully Drainage Easement and nearby parcels, to aid the Zone in its continuing efforts to improve drainage and mitigate flooding in the Kingwood area. A Sixth Amendment to the Project Plan and Reinvestment Zone Financing Plan contemplates annexing this additional territory into the Zone and will be considered by City Council contemporaneously with this proposed annexation.

Accordingly, the Administration recommends that City Council approve enlarging the boundaries of the Zone.

All tri-party agreements, creation documents, project plans and reinvestment zone financing plans can be found at the following web address: <https://www.houstontx.gov/ecodev/tirz.html>

Andrew F. Icken, Chief Development Officer

Prior Council Action:

Ordinance No. 2018-996, 12/12/18

Contact Information:

Gwendolyn F. Tillotson

Phone: (832) 393 - 0937

ATTACHMENTS:

Description

Coversheet

Property Description - Harris County

Property Description - Montgomery County

Type

Signed Cover sheet

Backup Material

Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District E

Item Creation Date: 11/23/2020

MYR - TIRZ 10 Boundary Enlargement

Agenda Item#: 48.

Background:

Reinvestment Zone Number Ten, City of Houston, Texas ("Zone") was created by City Council ("City") Ordinance No 1997-1589 on December 17, 1997. Subsequently, City Council approved a Project Plan and Reinvestment Zone Financing Plan ("Plan") for the Zone by Ordinance No. 1999-387 on April 21, 1999; City Council also created the Lake Houston Redevelopment Authority by Resolution No. 2013-62 on December 4, 2013.

City Council approved boundary enlargements of the Zone through the following Ordinances: Ordinance No. 1999-853 approved August 11, 1999, Ordinance No. 2011-741 approved August 24, 2011, Ordinance No 2014-254 approved April 2, 2014 and 2018-996 approved December 12, 2018.

The proposed annexation will add approximately 350 acres of land into the Zone boundaries, including Taylor's Gully Drainage Easement and nearby parcels, to aid the Zone in its continuing efforts to improve drainage and mitigate flooding in the Kingwood area. A Sixth Amendment to the Project Plan and Reinvestment Zone Financing Plan contemplates annexing this additional territory into the Zone and will be considered by City Council contemporaneously with this proposed annexation.

Accordingly, the Administration recommends that City Council approve enlarging the boundaries of the Zone.

*All tri-party agreements, creation documents, project plans and reinvestment zone financing plans can be found at the following web address:
<https://www.houstontx.gov/ecodev/tirz.html>*

DocuSigned by:

Andrew F. Icken, Chief Development Officer

Prior Council Action:

Ordinance No. 2018-996, 12/12/18

Contact Information:

DS

Gwendolyn F. Tillotson

Phone: (832) 393 - 0937

ATTACHMENTS:

Description

Property Description - Harris County
Property Description - Montgomery County
PCA 2018-996

Type

Backup Material
Backup Material
Backup Material

TIRZ 10
State of Texas
Harris County

Description of properties located in Harris County that are to be annexed into the boundaries of TIRZ No. 10. The properties are situated in the following surveys; the John W. Asbury Survey, A-91; the Gory Gary Survey, A-303; the Thomas S. Foster Survey, A-1720; the H.T. & B. R.R. Co. No. 5 Survey, A-422; the Harrison McClain Survey, A-529; the Richard Williams Survey, A-1721; and the M. H. Short Survey, A-1722; comprising the Taylor Gully Drainage Easement, recorded under Harris County Clerk File Number F856410 on November 15, 1978, and described in three tracts as follows:

(Subdivisions and Roads marked with an asterisk (*) are already part of TIRZ 10.)

TRACT ONE

Being a tract of land located in the Gory Gary Survey, Abstract No. 303 and the John W. Asbury Survey, Abstract No. 91, Harris County, Texas;

BEGINNING at a south corner of Mills Creek Village, Section 6*, also being in the northeast Right-Of-Way (ROW) line of Mills Branch Drive* (width varies);

THENCE northeasterly, with the southeast line of said Mills Creek Village, Section 6* and the southeast line of Mills Creek Village, Section 4* to the east corner of said Mills Creek Village, Section 4;

THENCE northeasterly, easterly, and southeasterly, following the southwest line of Woodstream Community Association Tract 1C-1* of the Gory Gary Survey, Abstract No. 303 and the westerly line of Woodstream Community Association Tract 2E* of the John W. Asbury Survey, Abstract No. 91 to the northeast line of Mills Creek Village, Section 3;

THENCE northwesterly and southwesterly, following the northerly line of said Mills Creek Village, Section 3, and the northwesterly lines of Mills Creek Village, Section 2 and Mills Creek Village Section 1, to the intersection with said northeasterly ROW line of Mills Branch Drive;

THENCE northwesterly, along the said northeast ROW line of Mills Branch Drive to the POINT OF BEGINNING.

TRACT TWO

Being a tract of land located in the Gory Gary Survey, Abstract No. 303, the John W. Asbury Survey, Abstract No. 91 and the Harrison McClain Survey, Abstract No. 529, Harris County, Texas;

BEGINNING at the southeasterly corner of Mills Branch Village Section 6* in the southwesterly Right-Of-Way (ROW) line of Mills Branch Drive* (width varies);

THENCE southeasterly, with the southwesterly ROW line of said Mills Branch Drive to the northeasterly corner of Mills Branch Village, Section 1;

THENCE westerly and northwesterly, along the northerly lines of Mills Branch Village, Section 1, and Mills Branch Village, Section 3, to the easterly ROW line of West Lake Houston Parkway* (width varies);

THENCE northerly, along said easterly ROW line of West Lake Houston Parkway to the southwest corner of Mills Branch Village, Section 4;

THENCE easterly and southeasterly, along the southerly line of Mills Branch Village, Section 4, Mills Branch Village, Section 5, and Mills Branch Village, Section 6, to the POINT OF BEGINNING.

TRACT THREE

Being a tract of land located in the Richard Williams Survey, Abstract No. 1721, the Thomas S. Foster Survey, Abstract No. 1720, the H.T. & B. R.R. Co. No. 5 Survey, Abstract No. 422, the M. H. Short Survey, Abstract No. 1722 and the Harrison McClain Survey, Abstract No. 529, Harris County, Texas;

BEGINNING at the northerly corner of Elm Grove Village, Section 2 at the common line between Montgomery and Harris Counties, Texas;

THENCE northeasterly, along said common County line to a point in the westerly line of the North Kingwood Forest* subdivision;

THENCE southerly then easterly, along the westerly line of said North Kingwood Forest*, North Kingwood Forest, Partial Replat No. 1*, and Elm Grove Village, Section 3, to the westerly Right-Of-Way (ROW) of West Lake Houston Parkway* (width varies);

THENCE southerly, along said westerly ROW of West Lake Houston Parkway to the north line of the south portion of Elm Grove Village, Section 3;

THENCE westerly and northerly, along said north line of Elm Grove Village, Section 3, and the northeasterly line of Elm Grove Village, Section 2, to the POINT OF BEGINNING.

TIRZ 10
State of Texas
Montgomery County

Description of property located in Montgomery County that is to be annexed into the boundaries of TIRZ No. 10. The property is situated in the following surveys; the Richard Williams Survey, Abstract No. 660, the Thomas S. Foster Survey, Abstract No. 718, the H.T. & B. R.R. Co. No. 5 Survey, Abstract No. 282, and the H.T. & B. R.R. Co. No. 3 Survey, Abstract No. 283 and described as follows:

(Subdivisions and Roads marked with an asterisk (*) are already part of TIRZ 10.)

BEGINNING at a point in the north line of the Richard Williams Survey, Abstract No. 660 and the westerly Right-Of-Way (ROW) of Ford Road (80' width);

THENCE southerly, approximately 588 feet along said westerly ROW of Ford Road to the northeast corner of a called 1.19-acre tract to David H Guthrie;

THENCE westerly, along the north lines of said 1.19-acre tract and a called 13.92-acre tract to L. Quarles Property, LLC to the NW corner of said 13.92-acre tract;

THENCE southerly, approximately 915 feet along the westerly lines of said 13.92-acre tract, a called 9.9263-acre tract to Dorthey Manhart, and a called 3.45-acre tract to Hardy Ford to the southwest corner of said 3.45-acre tract;

THENCE easterly, along the south line of said 3.45-acre tract to the southeast corner of said 3.45-acre tract in the westerly line of a called 12.8042-acre tract to Dorthey Manhart;

THENCE southerly, along the westerly line of said 12.0842-acre tract and the westerly line of North Kingwood Forest subdivision* to the line common to Montgomery and Harris Counties;

THENCE southwesterly, approximately 5065 feet along the Montgomery-Harris County line to the easterly ROW of Woodland Hills Drive* (100' wide);

THENCE northerly, along said easterly ROW of Woodland Hills Drive and the easterly line of Woodridge Forest, Section 7 to a point in the south line of a called 0.432-acre tract to Woodridge Residential, LP;

THENCE easterly, along the south line of said 0.432-acre tract to the southeast corner of said 0.432-acre tract in the southwest line of Porter Place subdivision;

THENCE southeasterly, along the southwest line of said Porter Place to the westerly southeast corner of said Porter Place;

THENCE northeasterly, along the southeast line of said Porter Place to the easterly southeast corner off said Porter Place;

THENCE northerly, a total distance of approximately 5243 feet through the H.T. & B. R.R. Co. No. 5 Survey, Abstract No. 282, then along the westerly line of the Thomas S. Foster Survey, Abstract No. 718, and along the westerly line of the Richard Williams Survey, Abstract No. 660 to the northwest corner of said Richard Williams Survey;

THENCE easterly, approximately 4205 feet along the northerly line of said Richard Williams Survey, Abstract No. 660 to the POINT OF BEGINNING.



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District E

Item Creation Date: 11/23/2020

MYR - TIRZ 10 Lake Houston Project Plan Amend

Agenda Item#: 41.

Summary:

ORDINANCE approving sixth amended Project Plan and Reinvestment Zone Financing Plan for **REINVESTMENT ZONE NUMBER TEN, CITY OF HOUSTON, TEXAS (LAKE HOUSTON ZONE)**; authorizing the City Secretary to distribute such plan - **DISTRICT E - MARTIN**
This item should only be considered after passage of Item 40 above

Background:

Reinvestment Zone Number Ten, City of Houston, Texas ("Zone") was created by City Council ("City") on December 17, 1997 by Ordinance No. 1997-1589. City Council approved a Project Plan and Reinvestment Zone Financing Plan ("Plan") for the Zone by Ordinance No. 1999-387 on April 21, 1999 and created the Lake Houston Redevelopment Authority by Resolution No. 2013-62 on December 4, 2013.

The City approved the First Amendment to the Plan by Ordinance No. 1999-854 on August 11, 1999; the Second Amendment to the Plan by Ordinance No. 2008-337 on April 23, 2008; the Third Amendment to the Plan by Ordinance No. 2011-742 on August 24, 2011; the Fourth Amendment to the Plan by Ordinance No. 2014-255 on April 2, 2014; and the Fifth Amendment to the Plan by Ordinance No. 2018-997 on December 12, 2018.

On December 10, 2020, the Board of Directors of the Zone will approve a proposed Sixth Amendment to the Project Plan and Reinvestment Zone Financing Plan (the "Amended Plan") and transmit it to City Council for consideration and approval. The Amended Plan provides for the Zone Board to continue efforts to improve drainage and mitigate flooding in the Kingwood area by annexing Taylor's Gully Drainage Easement and nearby parcels, into the Lake Houston Zone's boundaries.

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 Sixth Amendment to the Project Plan for the Zone.

All tri-party agreements, creation documents, project plans and reinvestment zone financing plans can be found at the following web address: <https://www.houstontx.gov/ecodev/tirz.html>

Andrew F. Icken, Chief Development Officer

Prior Council Action:

Ordinance No. 2018-997, 12/12/18

Contact Information:

Gwendolyn F. Tillotson

Phone: (832) 393 - 0937

ATTACHMENTS:

Description

Type

Coversheet

Signed Cover sheet

Project Plan and Reinvestment Zone Financing
Plan

Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District E

Item Creation Date: 11/23/2020

MYR - TIRZ 10 Lake Houston Project Plan Amend

Agenda Item#: 49.

Background:

Reinvestment Zone Number Ten, City of Houston, Texas ("Zone") was created by City Council ("City") on December 17, 1997 by Ordinance No. 1997-1589. City Council approved a Project Plan and Reinvestment Zone Financing Plan ("Plan") for the Zone by Ordinance No. 1999-387 on April 21, 1999 and created the Lake Houston Redevelopment Authority by Resolution No. 2013-62 on December 4, 2013.

The City approved the First Amendment to the Plan by Ordinance No. 1999-854 on August 11, 1999; the Second Amendment to the Plan by Ordinance No. 2008-337 on April 23, 2008; the Third Amendment to the Plan by Ordinance No. 2011-742 on August 24, 2011; the Fourth Amendment to the Plan by Ordinance No. 2014-255 on April 2, 2014; and the Fifth Amendment to the Plan by Ordinance No. 2018-997 on December 12, 2018.

On December 10, 2020, the Board of Directors of the Zone will approve a proposed Sixth Amendment to the Project Plan and Reinvestment Zone Financing Plan (the "Amended Plan") and transmit it to City Council for consideration and approval. The Amended Plan provides for the Zone Board to continue efforts to improve drainage and mitigate flooding in the Kingwood area by annexing Taylor's Gully Drainage Easement and nearby parcels, into the Lake Houston Zone's boundaries.

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 Sixth Amendment to the Project Plan for the Zone.

All tri-party agreements, creation documents, project plans and reinvestment zone financing plans can be found at the following web address:

<https://www.houstontx.gov/ecodev/tirz.html>

DocuSigned by:

Andrew E. Loken, Chief Development Officer

Prior Council Action:

Ordinance No. 2018-997, 12/12/18

Contact Information:

Gwendolyn F. Tillotson

Phone: (832) 393 - 0937

ATTACHMENTS:

Description

PCA 2018-997

Type

Backup Material

REINVESTMENT ZONE NUMBER TEN, CITY OF HOUSTON, TEXAS

LAKE HOUSTON ZONE

Sixth Amended
Project Plan and Reinvestment Zone Financing Plan

December 10, 2020

REINVESTMENT ZONE NUMBER TEN, CITY OF HOUSTON, TEXAS
 LAKE HOUSTON ZONE
 Part G – Sixth Amended Project Plan and Reinvestment Zone Financing Plan

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Introduction

The purpose of the Project Plan and Reinvestment Zone Financing Plan (Parts A, B, C, D, E, F and G Plans are collectively defined herein as the “Plans”) for Reinvestment Zone Number Ten, City of Houston, Texas (herein referred to as the “TIRZ”), is to set forth goals, expectations, redevelopment plans and programs to facilitate planned residential and commercial developments in a manner consistent with the Kingwood Annexation Service Plan, included as an exhibit to Ordinance No. 96-1115, adopted by City Council on October 23, 1996, which annexed the area into the City of Houston (“City”). The intent of the Plans is to ensure that the improvements will result in the long-term stability and viability of the TIRZ.

The City created the TIRZ by Ordinance No. 1997-1589, adopted by City Council on December 17, 1997, which covered approximately 1,351 acres located primarily in the vicinity of Lake Houston, also known as Kingwood. The City adopted a Project Plan and Reinvestment Zone Financing Plan for the TIRZ on April 21, 1999 by Ordinance No. 1999-387 (the “Part A Plan”). On August 11, 1999, by Ordinance No. 1999-853, City Council approved the annexation of approximately 508 additional acres into the TIRZ, and by Ordinance No. 1999-854, City Council approved a First Amendment to the Project Plan and Reinvestment Zone Financing Plan for the TIRZ (the “Part B Plan”). The enlarged TIRZ included the following tracts: Kingwood Lakes South, North Tract, Woodstream Forest and Riverchase Village Subdivisions, as well as several public rights-of-ways including Mills Branch Drive, North Park Drive, Kingwood Drive and Woodland Hills Drive.

On April 23, 2008, by Ordinance No. 2008-337, City Council adopted a Second Amendment to the Project Plan and Reinvestment Zone Financing Plan for the TIRZ (the “Part C Plan”). The Part C Plan included provisions for the design and construction of public benefit facilities. On August 24, 2011, by Ordinance No. 2011-741, City Council approved the annexation of approximately 1,249 acres to the TIRZ, and by Ordinance No. 2011-742, City Council approved a Third Amendment to the Project Plan and Reinvestment Zone Financing Plan for the TIRZ (the “Part D Plan”). The Part D Plan included provisions for land acquisition along with design and construction of a fire station to be located within the newly-annexed territory. On April 2, 2014, by Ordinance No. 2014-254, the City Council approved the annexation of approximately 370 acres into the boundaries of the TIRZ, and by Ordinance No. 2014-255, the City Council approved a Fourth Amendment to the Project Plan and Reinvestment Zone Financing Plan for the TIRZ (the “Part E Plan”). On December 12, 2018, by Ordinance No. 2018-996, the City Council approved the annexation of approximately 36.18 acres into the boundaries of the TIRZ, and by Ordinance No. 2018-997, the City Council approved a Fifth Amendment to the Project Plan and Reinvestment Zone Financing Plan for the TIRZ and extended the duration of the TIRZ to December 31, 2048 (the “Part F Plan”).

On December 4, 2013, by Resolution No. 2013-62, the City Council approved the creation of the Lake Houston Redevelopment Authority (the “Authority”), delegated the responsibility of implementing the Plans to the Authority, and assigned to the Authority the tax increment revenues for such purpose pursuant to an agreement by and among the City, the Board of Directors of the TIRZ (“TIRZ Board”), and the Authority, approved by City Council on January 22, 2014, by Ordinance No. 2014-50 (the “Tri-Party Agreement”).

Section One

The Part A Plan: The Part A Plan covered approximately 1,351 acres. The primary focus of the Part A Plan was to facilitate the design and construction of water, wastewater, and drainage facilities in order to facilitate the development of new residential and commercial properties. The area included within the boundaries of the Part A Plan 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 Part B Plan: The Part B Plan sought to build upon the goals previously defined in the Part A Plan and

expanded the TIRZ boundaries by approximately 508 acres. The Part B Plan included provisions for street reconstruction and utility system upgrades on North Park Drive from Lake Houston Parkway to Mills Branch Drive, Kingwood Drive from Willow Terrace to Mills Branch Drive; and Woodland Hills Drive from Kingwood Drive to Hamblin Road. The Part B Plan also provided for the participation of Humble Independent School District in the TIRZ.

The Part C Plan: The Part C Plan both restated and further defined the fundamental goals and objectives identified in the Part A and Part B Plans. The Part C Plan also included provisions for funding the construction of a new library and the conversion of the existing library into a community center, both of which were located outside the boundaries of the TIRZ. By Ordinance No. 2008-0337, City Council found that the library and community center were areas of public assembly for the purposes of Texas Tax Code §311.010(b) and that the library and community center would benefit the property within the TIRZ.

The Part D Plan: The Part D Plan restated the goals and objectives of the Part A, Part B, Part C Plans, and included provisions for the annexation of approximately 1,249 acres of territory into the TIRZ. Located west of Interstate 59 and within the limits of Montgomery County, Texas, the newly annexed territory consisted primarily of open undeveloped or underdeveloped tracts of land. In addition to providing for the construction of a fire station, the Part D Plan also included provisions for the dedication of public rights-of-way and the design and construction of primary and secondary roadway networks and related public utility systems.

The Part E Plan: The Part E Plan restated the goals and objectives of the Part A, Part B, Part C, and Part D Plans and provided for the annexation of approximately 370 acres of territory into the TIRZ. Provisions included in the Part E Plan provided for the development of a mixed-use retail and commercial development and facilitated the development of a 700-home residential community.

The Part F Plan:

The Part F Plan restated the goals and objectives of the Parts A through E Plans and included provisions for the annexation of approximately 36.18 acres of territory into the TIRZ, which included public rights-of-way on Northpark Drive and a City-owned drainage easement located in Montgomery County, Texas. A fundamental goal of the Part F Plan was the design and construction of mobility improvements identified in the Kingwood Area Mobility Study (“Study”), a collective effort conducted by the Authority and Houston Public Works, published in May 2015. Priority projects identified in the Study include the reconstruction of Northpark Drive and the grade separation on Northpark Drive at Loop 494, which would improve mobility in the TIRZ, provide an evacuation route during a major storm event as well as mitigate flooding in the TIRZ. Together, the Plans provide the tools needed to alleviate deteriorated, congested and unsafe streets, roadways and related site conditions, obsolete public services and facilities, and will encourage the sound growth of residential, retail, and commercial development in the TIRZ.

The TIRZ and the City now desire to further amend the TIRZ Project Plan and Reinvestment Zone Financing Plan as further described below (the “Part G Plan”).

Section Two

The Part G Plan:

The Part G Plan contemplates the annexation of approximately 349.29 acres of additional territory into the boundaries of the TIRZ, consisting primarily of a drainage channel commonly referred to as Taylor Gully and various tracts of contiguous parcels designated to be developed into the future Woodridge Village Detention Basin and a future City of Houston regional wastewater treatment plant.

Proposed Goals for Improvements in the TIRZ

As detailed below, public improvements proposed in the Part G Plan are in relationship to the original goals of the TIRZ and other City of Houston tax increment reinvestment zones of similar size and function:

Goal 1: *Streets and Mobility.*

Public streets and public utility systems are required to create an environment that will stimulate private investments in retail, commercial and mixed-use developments. The reconstruction of key streets and major thoroughfares will enhance the level of service in the area. The construction of sidewalk systems including ADA compliant ramps will improve pedestrian safety, enhance the visual environment and provide connectivity both within the community and to adjacent districts. All improvements will be integrated with the street reconstruction programs of the City, the Texas Department of Transportation, Harris and Montgomery Counties, and other public entities, with a focus on the leveraging of TIRZ monies through the funding of elements not addressed by the capital improvement programs of sister agencies.

Goal 2: *Drainage and Detention.*

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.

Goal 3: *Redevelopment and upgrades to the public green space, pocket parks, regional parks, plazas, squares, and other appropriate recreational facilities including pedestrian bridges or tunnels and hike and bike trails.*

Public infrastructure, pedestrian bridges or tunnels, 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 and improve quality of life of area neighborhoods and visitors by increasing the attractiveness of the community.

Goal 4: *The reinforcement of pedestrian-attractive retail developments along primary and secondary corridors.*

The creation of pedestrian-friendly, safe environments through upgrades and improvements to streets and sidewalks, with ample lighting and streetscape amenities. Streetscape enhancements are required to create an environment that will help stimulate investment in retail, residential, and commercial developments. Enhanced streetscape components will include sidewalks, lighting, signage, street trees, landscaping, benches and other pedestrian amenities.

Goal 5: *Cultural and Public Facilities.*

Increasing public and cultural facilities for the Kingwood community has emerged as an important public policy goal since the Part C Plan. Providing improved infrastructure, more fire, police, library, and cultural/community centers will lead to improved security and enhance the quality of life for residents, visitors and businesses.

Goal 6: Economic Development Program.

In cases where capital improvements to public infrastructure alone is insufficient or inadequate to stimulate private investment and economic development, the TIRZ may develop and fund an economic development program to incentivize private enterprise in the TIRZ 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 TIRZ, eliminate underemployment in the TIRZ, and develop or expand transportation, business and commercial activity in the TIRZ. The Program could also be used to provide funding for business development and retention, business loss mitigation 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 TIRZ may use any available legal authority to facilitate such development. The Program could be promulgated by the TIRZ or the City and would be subject to City Council approval, as would any agreement providing incentives to a third party pursuant to the Program. The Program as outlined in this Plan constitutes an economic development program of the TIRZ for purposes of Texas Tax Code § 311.010(h).

Project Plan and Reinvestment Zone Financing Plan for the TIRZ

A. Project Plan

Existing and Proposed Uses of Land (Texas Tax Code §311.011(b)(1)): Map 1 attached hereto depicts the existing land and proposed 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, undeveloped and agricultural production 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 costs that the City, Harris County, Harris County Flood Control District, Montgomery County, and the Texas Department of Transportation will fund towards infrastructure improvements within the greater Kingwood area, in conjunction with the TIRZ, as part of their ongoing capital improvement 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 maybe incurred to finance eligible public improvements, projects, and programs inside or outside the TIRZ 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 Kingwood area 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 redevelopment and infrastructure improvements in the TIRZ. The Plans estimate total project costs of \$1,035,582,794. The TIRZ Board finds and determines that the 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 or on behalf of the TIRZ will occur as tax increment revenues allow. The amount of such bonds will be determined by the increment available and shall be in the amount of the Project Costs, plus the costs of issuance. 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.

By Ordinance No. 2018-1025, adopted by the City on December 19, 2018, the City approved and authorized the Authority to issue its bonds and notes secured by Tri-Party Agreement Revenues (as defined in such ordinance) in an aggregate principal amount not to exceed \$60 million dollars outstanding at any one time. Debt in excess of such authorization is subject to approval as provided in the Tri-Party Agreement.

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 Year 1997 is the base year for the original TIRZ boundaries. Tax Year 2048 is the scheduled final year for participation by the City and Tax Year 2027 is the scheduled final year for participation by Humble Independent School District.

As outlined in Exhibits 2 through 4, an estimated \$312,842,146 million 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 95% and a City contribution of \$0.561840/\$100 of assessed valuation, and a Humble Independent School District contribution of \$1.38405/\$100 of assessed valuation.

Current Total Appraised Value of Taxable Real Property (Texas Tax Code §311.011(c)(7)): The current appraised value of taxable real property in the TIRZ, as of October 2020, is \$1,265,590,974. Base year values are computed with regard to the original TIRZ boundaries, and all annexations, 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 Exhibits 3A-3F and 4.

TIRZ Duration (Texas Tax Code §311.011(c)(9)): The TIRZ was established by the City on December 17, 1997 and is scheduled to terminate December 31, 2048.

Map 1 – Existing and Proposed Land Uses

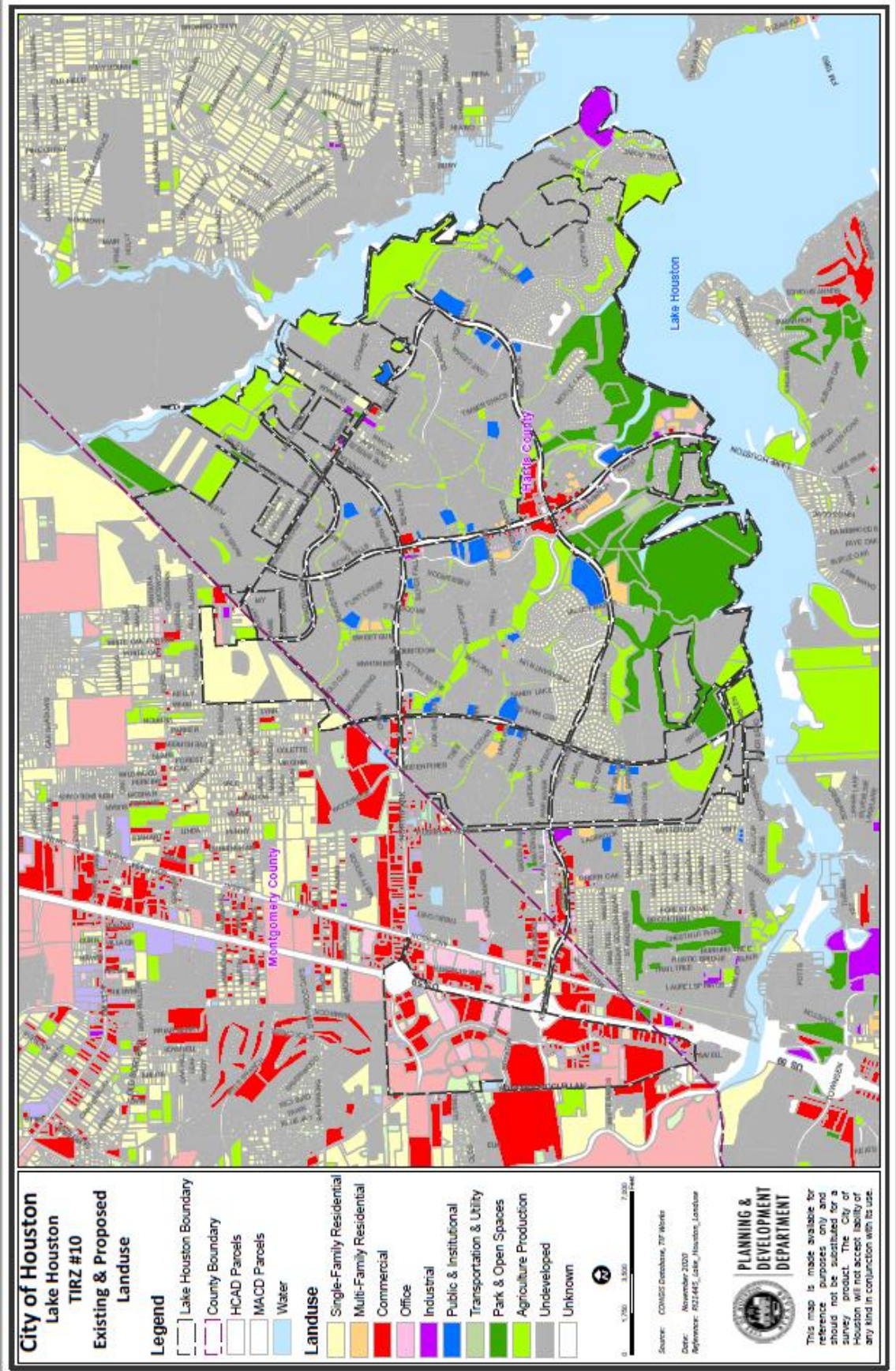


EXHIBIT 1 - PROJECT COST SCHEDULE

Project Cost Amendments: The following table includes the approved project cost for the Parts A, B, C, D, E and F Plans and the changes made to those budgets through this Part G Amendment:

	Part A Estimated Plan Costs	Part B Estimated Plan Costs	Part C Estimated Plan Costs	Part D Estimated Plan Costs	Part E Estimated Plan Costs	Part F Estimated Plan Costs	Part G Estimated Plan Costs	Costs to Date as of 06/30/20	Total Estimated Remaining
Infrastructure Improvements									
Public Utilities	\$ 13,261,000	\$ 19,525,000	\$ 28,030,640	\$ 38,030,640	\$ 53,030,640	\$ 125,000,000	\$ 125,000,000	\$ 38,806,533	\$ 86,193,467
Street Reconstruction	\$ -	\$ 5,000,000	\$ 5,000,000	\$ 25,000,000	\$ 60,000,000	\$ 225,000,000	\$ 225,000,000	\$ 11,253,567	\$ 213,746,433
Drainage and Detention	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 254,409,140	\$ 304,409,140	\$ -	\$ 254,409,140
Parks and Recreational Facilities	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 80,000,000	\$ 20,000,000	\$ -	\$ 80,000,000
Cultural and Public Facilities	\$ -	\$ -	\$ 9,100,000	\$ 20,559,850	\$ 36,059,850	\$ 25,000,000	\$ 25,000,000	\$ 7,710,269	\$ 17,289,731
Economic Development Programs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000,000	\$ 25,000,000	\$ -	\$ 25,000,000
Wastewater Treatment	\$ -	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000	\$ 8,330,000	\$ 8,330,000	\$ 8,330,000	\$ -	\$ 8,330,000
Total	\$ 13,261,000	\$ 31,525,000	\$ 49,130,640	\$ 90,590,490	\$ 162,420,490	\$ 742,739,140	\$ 732,739,140	\$ 57,770,369	\$ 684,968,771
TIRZ Creation	\$ 200,000	\$ 260,000	\$ 260,000	\$ 260,000	\$ 260,000	\$ 260,000	\$ 260,000	\$ 260,000	\$ -
TIRZ Administration and Management	\$ 795,000	\$ 540,000	\$ 540,000	\$ 1,540,000	\$ 2,040,000	\$ 3,000,000	\$ 3,000,000	\$ 2,671,124	\$ 328,876
Educational Facilities Project Costs	\$ -	\$ 60,000,000	\$ 60,000,000	\$ 60,000,000	\$ 60,000,000	\$ 299,583,654	\$ 299,583,654	\$ 147,519,900	\$ 152,063,754
PROJECT PLAN TOTAL	\$ 14,256,000	\$ 92,325,000	\$ 109,930,640	\$ 152,390,490	\$ 224,720,490	\$ 1,045,582,794	\$ 1,035,582,794	\$ 208,221,393	\$ 837,361,401

Exhibit 2 Revenue and Transfer Schedule

Tax Year	Increment Revenue											Transfers			Net Revenue (Total Increment Revenue less Transfers)		
	Original Area			1999 Annex Area			2011 Annex Area	2014 Annex Area	2018 Annex Area	2020 Annex Area	Total			Humble ISD Educational Facilities		City Admin Fees	Total Educational Facilities & Transfers
	City	Humble ISD	Total	City	Humble ISD	Total	City	City	City	City	City	Humble ISD	Total				
2020	\$ 2,385,597	\$ 7,587,439	\$ 9,973,036	\$ 1,284,329	\$ 3,909,981	\$ 5,194,310	\$ 1,415,038	\$ 666,440	\$ -	\$ -	\$ 5,751,404	\$ 11,497,420	\$ 17,248,824	\$ 11,497,420	\$ 287,570	\$ 11,784,990	\$ 5,463,834
2021	\$ 2,482,670	\$ 7,971,888	\$ 10,454,558	\$ 1,335,966	\$ 4,106,294	\$ 5,442,260	\$ 1,506,527	\$ 696,443	\$ -	\$ -	\$ 6,021,606	\$ 12,078,182	\$ 18,099,788	\$ 12,078,182	\$ 301,080	\$ 12,379,262	\$ 5,720,526
2022	\$ 2,583,625	\$ 8,375,560	\$ 10,959,185	\$ 1,389,669	\$ 4,312,422	\$ 5,702,091	\$ 1,601,675	\$ 727,647	\$ -	\$ -	\$ 6,302,616	\$ 12,687,983	\$ 18,990,599	\$ 12,687,983	\$ 315,131	\$ 13,003,114	\$ 5,987,485
2023	\$ 2,688,619	\$ 8,799,415	\$ 11,488,034	\$ 1,445,520	\$ 4,528,857	\$ 5,974,377	\$ 1,700,630	\$ 760,099	\$ -	\$ -	\$ 6,594,868	\$ 13,328,273	\$ 19,923,141	\$ 13,328,273	\$ 329,743	\$ 13,658,016	\$ 6,265,125
2024	\$ 2,797,812	\$ 9,244,464	\$ 12,042,276	\$ 1,503,605	\$ 4,756,114	\$ 6,259,719	\$ 1,803,543	\$ 793,850	\$ -	\$ -	\$ 6,898,810	\$ 14,000,577	\$ 20,899,387	\$ 14,000,577	\$ 344,941	\$ 14,345,518	\$ 6,553,869
2025	\$ 2,911,373	\$ 9,711,764	\$ 12,623,137	\$ 1,564,014	\$ 4,994,733	\$ 6,558,747	\$ 1,910,572	\$ 828,950	\$ -	\$ -	\$ 7,214,909	\$ 14,706,497	\$ 21,921,406	\$ 14,706,497	\$ 360,745	\$ 15,067,242	\$ 6,854,164
2026	\$ 3,029,476	\$ 10,202,430	\$ 13,231,906	\$ 1,626,839	\$ 5,245,284	\$ 6,872,123	\$ 2,021,882	\$ 865,454	\$ -	\$ -	\$ 7,543,651	\$ 15,447,713	\$ 22,991,364	\$ 15,447,713	\$ 377,183	\$ 15,824,896	\$ 7,166,468
2027	\$ 3,152,304	\$ 10,717,628	\$ 13,869,932	\$ 1,692,176	\$ 5,508,362	\$ 7,200,538	\$ 2,137,645	\$ 903,419	\$ -	\$ -	\$ 7,885,544	\$ 16,225,990	\$ 24,111,534	\$ 16,225,990	\$ 394,277	\$ 16,620,267	\$ 7,491,267
2028	\$ 3,280,044	\$ -	\$ 3,280,044	\$ 1,760,128	\$ -	\$ 1,760,128	\$ 2,258,038	\$ 942,902	\$ -	\$ -	\$ 8,241,112	\$ -	\$ 8,241,112	\$ -	\$ 412,056	\$ 412,056	\$ 7,829,056
2029	\$ 3,412,895	\$ -	\$ 3,412,895	\$ 1,830,797	\$ -	\$ 1,830,797	\$ 2,383,248	\$ 983,964	\$ -	\$ -	\$ 8,610,904	\$ -	\$ 8,610,904	\$ -	\$ 430,545	\$ 430,545	\$ 8,180,359
2030	\$ 3,551,059	\$ -	\$ 3,551,059	\$ 1,904,293	\$ -	\$ 1,904,293	\$ 2,513,465	\$ 1,026,669	\$ -	\$ -	\$ 8,995,486	\$ -	\$ 8,995,486	\$ -	\$ 449,774	\$ 449,774	\$ 8,545,712
2031	\$ 3,694,750	\$ -	\$ 3,694,750	\$ 1,980,729	\$ -	\$ 1,980,729	\$ 2,648,891	\$ 1,071,082	\$ -	\$ -	\$ 9,395,452	\$ -	\$ 9,395,452	\$ -	\$ 469,773	\$ 469,773	\$ 8,925,679
2032	\$ 3,844,188	\$ -	\$ 3,844,188	\$ 2,060,223	\$ -	\$ 2,060,223	\$ 2,789,734	\$ 1,117,271	\$ -	\$ -	\$ 9,811,416	\$ -	\$ 9,811,416	\$ -	\$ 490,571	\$ 490,571	\$ 9,320,845
2033	\$ 3,999,604	\$ -	\$ 3,999,604	\$ 2,142,896	\$ -	\$ 2,142,896	\$ 2,936,211	\$ 1,165,308	\$ -	\$ -	\$ 10,244,019	\$ -	\$ 10,244,019	\$ -	\$ 512,201	\$ 512,201	\$ 9,731,818
2034	\$ 4,161,237	\$ -	\$ 4,161,237	\$ 2,228,876	\$ -	\$ 2,228,876	\$ 3,088,547	\$ 1,215,267	\$ -	\$ -	\$ 10,693,927	\$ -	\$ 10,693,927	\$ -	\$ 534,696	\$ 534,696	\$ 10,159,231
2035	\$ 4,329,335	\$ -	\$ 4,329,335	\$ 2,318,295	\$ -	\$ 2,318,295	\$ 3,246,977	\$ 1,267,224	\$ -	\$ -	\$ 11,161,831	\$ -	\$ 11,161,831	\$ -	\$ 558,092	\$ 558,092	\$ 10,603,739
2036	\$ 4,504,157	\$ -	\$ 4,504,157	\$ 2,411,291	\$ -	\$ 2,411,291	\$ 3,411,743	\$ 1,321,259	\$ -	\$ -	\$ 11,648,450	\$ -	\$ 11,648,450	\$ -	\$ 582,423	\$ 582,423	\$ 11,066,027
2037	\$ 4,685,971	\$ -	\$ 4,685,971	\$ 2,508,007	\$ -	\$ 2,508,007	\$ 3,583,100	\$ 1,377,456	\$ -	\$ -	\$ 12,154,534	\$ -	\$ 12,154,534	\$ -	\$ 607,727	\$ 607,727	\$ 11,546,807
2038	\$ 4,875,059	\$ -	\$ 4,875,059	\$ 2,608,592	\$ -	\$ 2,608,592	\$ 3,761,312	\$ 1,435,900	\$ -	\$ -	\$ 12,680,863	\$ -	\$ 12,680,863	\$ -	\$ 634,043	\$ 634,043	\$ 12,046,820
2039	\$ 5,071,710	\$ -	\$ 5,071,710	\$ 2,713,200	\$ -	\$ 2,713,200	\$ 3,946,652	\$ 1,496,682	\$ -	\$ -	\$ 13,228,244	\$ -	\$ 13,228,244	\$ -	\$ 661,412	\$ 661,412	\$ 12,566,832
2040	\$ 5,276,227	\$ -	\$ 5,276,227	\$ 2,821,992	\$ -	\$ 2,821,992	\$ 4,139,405	\$ 1,559,896	\$ -	\$ -	\$ 13,797,520	\$ -	\$ 13,797,520	\$ -	\$ 689,876	\$ 689,876	\$ 13,107,644
2041	\$ 5,488,924	\$ -	\$ 5,488,924	\$ 2,935,136	\$ -	\$ 2,935,136	\$ 4,339,869	\$ 1,625,638	\$ -	\$ -	\$ 14,389,567	\$ -	\$ 14,389,567	\$ -	\$ 719,478	\$ 719,478	\$ 13,670,089
2042	\$ 5,710,130	\$ -	\$ 5,710,130	\$ 3,052,806	\$ -	\$ 3,052,806	\$ 4,548,351	\$ 1,694,010	\$ -	\$ -	\$ 15,005,297	\$ -	\$ 15,005,297	\$ -	\$ 750,265	\$ 750,265	\$ 14,255,032
2043	\$ 5,940,183	\$ -	\$ 5,940,183	\$ 3,175,182	\$ -	\$ 3,175,182	\$ 4,765,173	\$ 1,765,116	\$ -	\$ -	\$ 15,645,654	\$ -	\$ 15,645,654	\$ -	\$ 782,283	\$ 782,283	\$ 14,863,371
2044	\$ 6,179,439	\$ -	\$ 6,179,439	\$ 3,302,454	\$ -	\$ 3,302,454	\$ 4,990,668	\$ 1,839,067	\$ -	\$ -	\$ 16,311,628	\$ -	\$ 16,311,628	\$ -	\$ 815,581	\$ 815,581	\$ 15,496,047
2045	\$ 6,428,265	\$ -	\$ 6,428,265	\$ 3,434,816	\$ -	\$ 3,434,816	\$ 5,225,182	\$ 1,915,976	\$ -	\$ -	\$ 17,004,239	\$ -	\$ 17,004,239	\$ -	\$ 850,212	\$ 850,212	\$ 16,154,027
2046	\$ 6,687,044	\$ -	\$ 6,687,044	\$ 3,572,473	\$ -	\$ 3,572,473	\$ 5,469,077	\$ 1,995,961	\$ -	\$ -	\$ 17,724,555	\$ -	\$ 17,724,555	\$ -	\$ 886,228	\$ 886,228	\$ 16,838,327
2047	\$ 6,956,174	\$ -	\$ 6,956,174	\$ 3,715,636	\$ -	\$ 3,715,636	\$ 5,722,727	\$ 2,079,146	\$ -	\$ -	\$ 18,473,683	\$ -	\$ 18,473,683	\$ -	\$ 923,684	\$ 923,684	\$ 17,549,999
2048	\$ 7,576,983	\$ -	\$ 7,576,983	\$ 3,864,526	\$ -	\$ 3,864,526	\$ 6,268,567	\$ 2,165,658	\$ -	\$ -	\$ 19,875,734	\$ -	\$ 19,875,734	\$ -	\$ 993,787	\$ 993,787	\$ 18,881,947
\$	127,684,854	\$ 72,610,589	\$ 200,295,443	\$ 68,184,466	\$ 37,362,047	\$ 105,546,513	\$ 96,134,449	\$ 37,303,754	\$ -	\$ -	\$ 329,307,523	\$ 109,972,636	\$ 439,280,159	\$ 109,972,636	\$ 16,465,377	\$ 126,438,013	\$ 312,842,146

Exhibit 3A
Revenue Schedule: City of Houston Original Area

Tax Year	Base Value	Projected Value	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	Admin Fee	Net Revenue
2020	\$ 7,721,300	\$ 454,673,303	\$ 446,952,003	95%	0.56184	\$ 2,385,597	119,280	\$ 2,266,317
2021	\$ 7,721,300	\$ 472,860,235	\$ 465,138,935	95%	0.56184	\$ 2,482,670	124,134	\$ 2,358,536
2022	\$ 7,721,300	\$ 491,774,645	\$ 484,053,345	95%	0.56184	\$ 2,583,625	129,181	\$ 2,454,444
2023	\$ 7,721,300	\$ 511,445,630	\$ 503,724,330	95%	0.56184	\$ 2,688,619	134,431	\$ 2,554,188
2024	\$ 7,721,300	\$ 531,903,456	\$ 524,182,156	95%	0.56184	\$ 2,797,812	139,891	\$ 2,657,921
2025	\$ 7,721,300	\$ 553,179,594	\$ 545,458,294	95%	0.56184	\$ 2,911,373	145,569	\$ 2,765,804
2026	\$ 7,721,300	\$ 575,306,777	\$ 567,585,477	95%	0.56184	\$ 3,029,476	151,474	\$ 2,878,002
2027	\$ 7,721,300	\$ 598,319,049	\$ 590,597,749	95%	0.56184	\$ 3,152,304	157,615	\$ 2,994,689
2028	\$ 7,721,300	\$ 622,251,811	\$ 614,530,511	95%	0.56184	\$ 3,280,044	164,002	\$ 3,116,042
2029	\$ 7,721,300	\$ 647,141,883	\$ 639,420,583	95%	0.56184	\$ 3,412,895	170,645	\$ 3,242,250
2030	\$ 7,721,300	\$ 673,027,558	\$ 665,306,258	95%	0.56184	\$ 3,551,059	177,553	\$ 3,373,506
2031	\$ 7,721,300	\$ 699,948,661	\$ 692,227,361	95%	0.56184	\$ 3,694,750	184,738	\$ 3,510,012
2032	\$ 7,721,300	\$ 727,946,607	\$ 720,225,307	95%	0.56184	\$ 3,844,188	192,209	\$ 3,651,979
2033	\$ 7,721,300	\$ 757,064,471	\$ 749,343,171	95%	0.56184	\$ 3,999,604	199,980	\$ 3,799,624
2034	\$ 7,721,300	\$ 787,347,050	\$ 779,625,750	95%	0.56184	\$ 4,161,237	208,062	\$ 3,953,175
2035	\$ 7,721,300	\$ 818,840,932	\$ 811,119,632	95%	0.56184	\$ 4,329,335	216,467	\$ 4,112,868
2036	\$ 7,721,300	\$ 851,594,569	\$ 843,873,269	95%	0.56184	\$ 4,504,157	225,208	\$ 4,278,949
2037	\$ 7,721,300	\$ 885,658,352	\$ 877,937,052	95%	0.56184	\$ 4,685,971	234,299	\$ 4,451,672
2038	\$ 7,721,300	\$ 921,084,686	\$ 913,363,386	95%	0.56184	\$ 4,875,059	243,753	\$ 4,631,306
2039	\$ 7,721,300	\$ 957,928,074	\$ 950,206,774	95%	0.56184	\$ 5,071,710	253,586	\$ 4,818,124
2040	\$ 7,721,300	\$ 996,245,197	\$ 988,523,897	95%	0.56184	\$ 5,276,227	263,811	\$ 5,012,416
2041	\$ 7,721,300	\$ 1,036,095,005	\$ 1,028,373,705	95%	0.56184	\$ 5,488,924	274,446	\$ 5,214,478
2042	\$ 7,721,300	\$ 1,077,538,805	\$ 1,069,817,505	95%	0.56184	\$ 5,710,130	285,507	\$ 5,424,623
2043	\$ 7,721,300	\$ 1,120,640,357	\$ 1,112,919,057	95%	0.56184	\$ 5,940,183	297,009	\$ 5,643,174
2044	\$ 7,721,300	\$ 1,165,465,971	\$ 1,157,744,671	95%	0.56184	\$ 6,179,439	308,972	\$ 5,870,467
2045	\$ 7,721,300	\$ 1,212,084,610	\$ 1,204,363,310	95%	0.56184	\$ 6,428,265	321,413	\$ 6,106,852
2046	\$ 7,721,300	\$ 1,260,567,994	\$ 1,252,846,694	95%	0.56184	\$ 6,687,044	334,352	\$ 6,352,692
2047	\$ 7,721,300	\$ 1,310,990,714	\$ 1,303,269,414	95%	0.56184	\$ 6,956,174	347,809	\$ 6,608,365
2048	\$ 7,721,300	\$ 1,363,430,343	\$ 1,355,709,043	95%	0.58831	\$ 7,576,983	378,849	\$ 7,198,134
				12		\$ 127,684,854	6,384,245	\$ 121,300,609

Exhibit 3B
Revenue Schedule: City of Houston 1999 Annexed Area

Tax Year	Base Value	Projected Value	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	Admin Fee	Net Revenue
2020	\$ 1,237,780	\$ 241,862,351	\$ 240,624,571	95%	0.56184	\$ 1,284,329	\$ 64,216	\$ 1,220,113
2021	\$ 1,237,780	\$ 251,536,845	\$ 250,299,065	95%	0.56184	\$ 1,335,966	\$ 66,798	\$ 1,269,168
2022	\$ 1,237,780	\$ 261,598,319	\$ 260,360,539	95%	0.56184	\$ 1,389,669	\$ 69,483	\$ 1,320,186
2023	\$ 1,237,780	\$ 272,062,252	\$ 270,824,472	95%	0.56184	\$ 1,445,520	\$ 72,276	\$ 1,373,244
2024	\$ 1,237,780	\$ 282,944,742	\$ 281,706,962	95%	0.56184	\$ 1,503,605	\$ 75,180	\$ 1,428,425
2025	\$ 1,237,780	\$ 294,262,531	\$ 293,024,751	95%	0.56184	\$ 1,564,014	\$ 78,201	\$ 1,485,813
2026	\$ 1,237,780	\$ 306,033,033	\$ 304,795,253	95%	0.56184	\$ 1,626,839	\$ 81,342	\$ 1,545,497
2027	\$ 1,237,780	\$ 318,274,354	\$ 317,036,574	95%	0.56184	\$ 1,692,176	\$ 84,609	\$ 1,607,567
2028	\$ 1,237,780	\$ 331,005,328	\$ 329,767,548	95%	0.56184	\$ 1,760,128	\$ 88,006	\$ 1,672,122
2029	\$ 1,237,780	\$ 344,245,541	\$ 343,007,761	95%	0.56184	\$ 1,830,797	\$ 91,540	\$ 1,739,257
2030	\$ 1,237,780	\$ 358,015,363	\$ 356,777,583	95%	0.56184	\$ 1,904,293	\$ 95,215	\$ 1,809,078
2031	\$ 1,237,780	\$ 372,335,977	\$ 371,098,197	95%	0.56184	\$ 1,980,729	\$ 99,036	\$ 1,881,693
2032	\$ 1,237,780	\$ 387,229,416	\$ 385,991,636	95%	0.56184	\$ 2,060,223	\$ 103,011	\$ 1,957,212
2033	\$ 1,237,780	\$ 402,718,593	\$ 401,480,813	95%	0.56184	\$ 2,142,896	\$ 107,145	\$ 2,035,751
2034	\$ 1,237,780	\$ 418,827,337	\$ 417,589,557	95%	0.56184	\$ 2,228,876	\$ 111,444	\$ 2,117,432
2035	\$ 1,237,780	\$ 435,580,430	\$ 434,342,650	95%	0.56184	\$ 2,318,295	\$ 115,915	\$ 2,202,380
2036	\$ 1,237,780	\$ 453,003,647	\$ 451,765,867	95%	0.56184	\$ 2,411,291	\$ 120,565	\$ 2,290,726
2037	\$ 1,237,780	\$ 471,123,793	\$ 469,886,013	95%	0.56184	\$ 2,508,007	\$ 125,400	\$ 2,382,607
2038	\$ 1,237,780	\$ 489,968,745	\$ 488,730,965	95%	0.56184	\$ 2,608,592	\$ 130,430	\$ 2,478,162
2039	\$ 1,237,780	\$ 509,567,495	\$ 508,329,715	95%	0.56184	\$ 2,713,200	\$ 135,660	\$ 2,577,540
2040	\$ 1,237,780	\$ 529,950,195	\$ 528,712,415	95%	0.56184	\$ 2,821,992	\$ 141,100	\$ 2,680,892
2041	\$ 1,237,780	\$ 551,148,202	\$ 549,910,422	95%	0.56184	\$ 2,935,136	\$ 146,757	\$ 2,788,379
2042	\$ 1,237,780	\$ 573,194,131	\$ 571,956,351	95%	0.56184	\$ 3,052,806	\$ 152,640	\$ 2,900,166
2043	\$ 1,237,780	\$ 596,121,896	\$ 594,884,116	95%	0.56184	\$ 3,175,182	\$ 158,759	\$ 3,016,423
2044	\$ 1,237,780	\$ 619,966,772	\$ 618,728,992	95%	0.56184	\$ 3,302,454	\$ 165,123	\$ 3,137,331
2045	\$ 1,237,780	\$ 644,765,443	\$ 643,527,663	95%	0.56184	\$ 3,434,816	\$ 171,741	\$ 3,263,075
2046	\$ 1,237,780	\$ 670,556,060	\$ 669,318,280	95%	0.56184	\$ 3,572,473	\$ 178,624	\$ 3,393,849
2047	\$ 1,237,780	\$ 697,378,303	\$ 696,140,523	95%	0.56184	\$ 3,715,636	\$ 185,782	\$ 3,529,854
2048	\$ 1,237,780	\$ 725,273,435	\$ 724,035,655	95%	0.56184	\$ 3,864,526	\$ 193,226	\$ 3,671,300
						\$ 68,184,466	\$ 3,409,224	\$ 64,775,242

Exhibit 3C
Revenue Schedule: City of Houston 2011 Annexed Area

Tax Year	Base Value	Projected Value	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	Admin Fee	Net Increment
2020	\$ 163,408,199	\$ 428,521,669	\$ 265,113,470	95%	0.56184	\$ 1,415,038	70,752	\$ 1,344,286
2021	\$ 163,408,199	\$ 445,662,536	\$ 282,254,337	95%	0.56184	\$ 1,506,527	75,326	\$ 1,431,201
2022	\$ 163,408,199	\$ 463,489,037	\$ 300,080,838	95%	0.56184	\$ 1,601,675	80,084	\$ 1,521,591
2023	\$ 163,408,199	\$ 482,028,599	\$ 318,620,400	95%	0.56184	\$ 1,700,630	85,032	\$ 1,615,598
2024	\$ 163,408,199	\$ 501,309,743	\$ 337,901,544	95%	0.56184	\$ 1,803,543	90,177	\$ 1,713,366
2025	\$ 163,408,199	\$ 521,362,132	\$ 357,953,933	95%	0.56184	\$ 1,910,572	95,529	\$ 1,815,043
2026	\$ 163,408,199	\$ 542,216,618	\$ 378,808,419	95%	0.56184	\$ 2,021,882	101,094	\$ 1,920,788
2027	\$ 163,408,199	\$ 563,905,282	\$ 400,497,083	95%	0.56184	\$ 2,137,645	106,882	\$ 2,030,763
2028	\$ 163,408,199	\$ 586,461,494	\$ 423,053,295	95%	0.56184	\$ 2,258,038	112,902	\$ 2,145,136
2029	\$ 163,408,199	\$ 609,919,953	\$ 446,511,754	95%	0.56184	\$ 2,383,248	119,162	\$ 2,264,086
2030	\$ 163,408,199	\$ 634,316,752	\$ 470,908,553	95%	0.56184	\$ 2,513,465	125,673	\$ 2,387,792
2031	\$ 163,408,199	\$ 659,689,422	\$ 496,281,223	95%	0.56184	\$ 2,648,891	132,445	\$ 2,516,446
2032	\$ 163,408,199	\$ 686,076,998	\$ 522,668,799	95%	0.56184	\$ 2,789,734	139,487	\$ 2,650,247
2033	\$ 163,408,199	\$ 713,520,078	\$ 550,111,879	95%	0.56184	\$ 2,936,211	146,811	\$ 2,789,400
2034	\$ 163,408,199	\$ 742,060,881	\$ 578,652,682	95%	0.56184	\$ 3,088,547	154,427	\$ 2,934,120
2035	\$ 163,408,199	\$ 771,743,317	\$ 608,335,118	95%	0.56184	\$ 3,246,977	162,349	\$ 3,084,628
2036	\$ 163,408,199	\$ 802,613,049	\$ 639,204,850	95%	0.56184	\$ 3,411,743	170,587	\$ 3,241,156
2037	\$ 163,408,199	\$ 834,717,571	\$ 671,309,372	95%	0.56184	\$ 3,583,100	179,155	\$ 3,403,945
2038	\$ 163,408,199	\$ 868,106,274	\$ 704,698,075	95%	0.56184	\$ 3,761,312	188,066	\$ 3,573,246
2039	\$ 163,408,199	\$ 902,830,525	\$ 739,422,326	95%	0.56184	\$ 3,946,652	197,333	\$ 3,749,319
2040	\$ 163,408,199	\$ 938,943,746	\$ 775,535,547	95%	0.56184	\$ 4,139,405	206,970	\$ 3,932,435
2041	\$ 163,408,199	\$ 976,501,496	\$ 813,093,297	95%	0.56184	\$ 4,339,869	216,993	\$ 4,122,876
2042	\$ 163,408,199	\$ 1,015,561,556	\$ 852,153,357	95%	0.56184	\$ 4,548,351	227,418	\$ 4,320,933
2043	\$ 163,408,199	\$ 1,056,184,018	\$ 892,775,819	95%	0.56184	\$ 4,765,173	238,259	\$ 4,526,914
2044	\$ 163,408,199	\$ 1,098,431,379	\$ 935,023,180	95%	0.56184	\$ 4,990,668	249,533	\$ 4,741,135
2045	\$ 163,408,199	\$ 1,142,368,634	\$ 978,960,435	95%	0.56184	\$ 5,225,182	261,259	\$ 4,963,923
2046	\$ 163,408,199	\$ 1,188,063,379	\$ 1,024,655,180	95%	0.56184	\$ 5,469,077	273,454	\$ 5,195,623
2047	\$ 163,408,199	\$ 1,235,585,915	\$ 1,072,177,716	95%	0.56184	\$ 5,722,727	286,136	\$ 5,436,591
2048	\$ 163,408,199	\$ 1,285,009,351	\$ 1,121,601,152	95%	0.58831	\$ 6,268,567	313,428	\$ 5,955,139
						\$ 96,134,449	\$ 4,806,723	\$ 91,327,726

Exhibit 3D
Revenue Schedule: City of Houston 2014 Annexed Area

Tax Year	Base Value	Projected Value	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	Admin Fee	Net Increment
2020	\$ 15,673,312	\$ 140,533,651	\$ 124,860,339	95%	0.56184	\$ 666,440	\$ 33,322	\$ 633,118
2021	\$ 15,673,312	\$ 146,154,997	\$ 130,481,685	95%	0.56184	\$ 696,443	\$ 34,822	\$ 661,621
2022	\$ 15,673,312	\$ 152,001,197	\$ 136,327,885	95%	0.56184	\$ 727,647	\$ 36,382	\$ 691,265
2023	\$ 15,673,312	\$ 158,081,245	\$ 142,407,933	95%	0.56184	\$ 760,099	\$ 38,005	\$ 722,094
2024	\$ 15,673,312	\$ 164,404,495	\$ 148,731,183	95%	0.56184	\$ 793,850	\$ 39,693	\$ 754,157
2025	\$ 15,673,312	\$ 170,980,674	\$ 155,307,362	95%	0.56184	\$ 828,950	\$ 41,448	\$ 787,502
2026	\$ 15,673,312	\$ 177,819,901	\$ 162,146,589	95%	0.56184	\$ 865,454	\$ 43,273	\$ 822,181
2027	\$ 15,673,312	\$ 184,932,697	\$ 169,259,385	95%	0.56184	\$ 903,419	\$ 45,171	\$ 858,248
2028	\$ 15,673,312	\$ 192,330,005	\$ 176,656,693	95%	0.56184	\$ 942,902	\$ 47,145	\$ 895,757
2029	\$ 15,673,312	\$ 200,023,206	\$ 184,349,894	95%	0.56184	\$ 983,964	\$ 49,198	\$ 934,766
2030	\$ 15,673,312	\$ 208,024,134	\$ 192,350,822	95%	0.56184	\$ 1,026,669	\$ 51,333	\$ 975,336
2031	\$ 15,673,312	\$ 216,345,099	\$ 200,671,787	95%	0.56184	\$ 1,071,082	\$ 53,554	\$ 1,017,528
2032	\$ 15,673,312	\$ 224,998,903	\$ 209,325,591	95%	0.56184	\$ 1,117,271	\$ 55,864	\$ 1,061,407
2033	\$ 15,673,312	\$ 233,998,859	\$ 218,325,547	95%	0.56184	\$ 1,165,308	\$ 58,265	\$ 1,107,043
2034	\$ 15,673,312	\$ 243,358,814	\$ 227,685,502	95%	0.56184	\$ 1,215,267	\$ 60,763	\$ 1,154,504
2035	\$ 15,673,312	\$ 253,093,166	\$ 237,419,854	95%	0.56184	\$ 1,267,224	\$ 63,361	\$ 1,203,863
2036	\$ 15,673,312	\$ 263,216,893	\$ 247,543,581	95%	0.56184	\$ 1,321,259	\$ 66,063	\$ 1,255,196
2037	\$ 15,673,312	\$ 273,745,568	\$ 258,072,256	95%	0.56184	\$ 1,377,456	\$ 68,873	\$ 1,308,583
2038	\$ 15,673,312	\$ 284,695,391	\$ 269,022,079	95%	0.56184	\$ 1,435,900	\$ 71,795	\$ 1,364,105
2039	\$ 15,673,312	\$ 296,083,207	\$ 280,409,895	95%	0.56184	\$ 1,496,682	\$ 74,834	\$ 1,421,848
2040	\$ 15,673,312	\$ 307,926,535	\$ 292,253,223	95%	0.56184	\$ 1,559,896	\$ 77,995	\$ 1,481,901
2041	\$ 15,673,312	\$ 320,243,596	\$ 304,570,284	95%	0.56184	\$ 1,625,638	\$ 81,282	\$ 1,544,356
2042	\$ 15,673,312	\$ 333,053,340	\$ 317,380,028	95%	0.56184	\$ 1,694,010	\$ 84,701	\$ 1,609,309
2043	\$ 15,673,312	\$ 346,375,474	\$ 330,702,162	95%	0.56184	\$ 1,765,116	\$ 88,256	\$ 1,676,860
2044	\$ 15,673,312	\$ 360,230,493	\$ 344,557,181	95%	0.56184	\$ 1,839,067	\$ 91,953	\$ 1,747,114
2045	\$ 15,673,312	\$ 374,639,713	\$ 358,966,401	95%	0.56184	\$ 1,915,976	\$ 95,799	\$ 1,820,177
2046	\$ 15,673,312	\$ 389,625,301	\$ 373,951,989	95%	0.56184	\$ 1,995,961	\$ 99,798	\$ 1,896,163
2047	\$ 15,673,312	\$ 405,210,313	\$ 389,537,001	95%	0.56184	\$ 2,079,146	\$ 103,957	\$ 1,975,189
2048	\$ 15,673,312	\$ 421,418,726	\$ 405,745,414	95%	0.56184	\$ 2,165,658	\$ 108,283	\$ 2,057,375
						\$ 37,303,754	\$ 1,865,188	\$ 35,438,566

Exhibit 3E
Revenue Schedule: City of Houston 2018 Annexed Area

Tax Year	Base Value	Projected Value	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	Admin Fee	Net Increment
2018	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2019	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2020	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2021	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2022	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2023	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2024	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2025	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2026	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2027	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2028	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2035	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2036	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2037	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2038	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2039	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2040	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2041	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2042	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2043	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2044	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2045	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2046	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2047	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2048	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -

Exhibit 3F
Revenue Schedule: City of Houston 2020 Annexed Area

Tax Year	Base Value	Projected Value	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	Admin Fee	Net Increment
2020	\$ 2,600,000	\$ 2,600,000	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2021	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2022	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2023	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2024	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2025	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2026	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2027	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2028	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2035	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2036	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2037	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2038	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2039	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2040	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2041	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2042	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2043	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2044	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2045	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2046	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2047	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2048	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -

Exhibit 4
Revenue Schedule: Humble Independent School District
Original and 1999 Annexed Areas

Tax Year	Base Values		Captured Appraised Value		Collection Rate	Tax Rate	Increment Revenue			Educational Facilities	Net Revenue (Less Transfers)
	Original	1999 Annexation	Original	1999 Annexation			Original	1999 Annexation	Total		
2020	\$ 7,723,030	\$ 1,237,780	\$ 577,058,495	\$ 297,371,453	95%	1.38405	\$ 7,587,439	\$ 3,909,981	\$ 11,497,420	\$ 11,497,420	\$ -
2021	\$ 7,723,030	\$ 1,237,780	\$ 606,297,571	\$ 312,301,915	95%	1.38405	\$ 7,971,888	\$ 4,106,294	\$ 12,078,182	\$ 12,078,182	\$ -
2022	\$ 7,723,030	\$ 1,237,780	\$ 636,998,601	\$ 327,978,899	95%	1.38405	\$ 8,375,560	\$ 4,312,422	\$ 12,687,983	\$ 12,687,983	\$ -
2023	\$ 7,723,030	\$ 1,237,780	\$ 669,234,683	\$ 344,439,733	95%	1.38405	\$ 8,799,415	\$ 4,528,857	\$ 13,328,273	\$ 13,328,273	\$ -
2024	\$ 7,723,030	\$ 1,237,780	\$ 703,082,569	\$ 361,723,609	95%	1.38405	\$ 9,244,464	\$ 4,756,114	\$ 14,000,577	\$ 14,000,577	\$ -
2025	\$ 7,723,030	\$ 1,237,780	\$ 738,622,848	\$ 379,871,678	95%	1.38405	\$ 9,711,764	\$ 4,994,733	\$ 14,706,497	\$ 14,706,497	\$ -
2026	\$ 7,723,030	\$ 1,237,780	\$ 775,940,142	\$ 398,927,151	95%	1.38405	\$ 10,202,430	\$ 5,245,284	\$ 15,447,713	\$ 15,447,713	\$ -
2027	\$ 7,723,030	\$ 1,237,780	\$ 815,123,301	\$ 418,935,398	95%	1.38405	\$ 10,717,628	\$ 5,508,362	\$ 16,225,990	\$ 16,225,990	\$ -
							\$ 72,610,589	\$ 37,362,047	\$ 109,972,636	\$ 109,972,636	\$ -

Notes:

- (1) Humble Independent School District participation ends in Tax Year 2027
- (2) Base Year is Tax Year 1997 for Original Area; Base Year is Tax Year 1999 for Annexed Area



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District K

Item Creation Date: 11/23/2020

MYR - TIRZ 25 Hiram Clarke/Fort Bend Boundary
Enlargement

Agenda Item#: 42.

Summary:

ORDINANCE enlarging the boundaries of **REINVESTMENT ZONE NUMBER TWENTY-FIVE, CITY OF HOUSTON, TEXAS (HIRAM CLARKE/FORT BEND ZONE) - DISTRICT K - CASTEX-TATUM**

Background:

Reinvestment Zone Number Twenty-Five, City of Houston, Texas (the "Zone") was created by Ordinance No. 2013-708 on August 7, 2013, and initially consisted of approximately 5,633 acres. City Council approved a Project Plan and Reinvestment Zone Financing Plan (the "Plan") for the Zone by Ordinance No. 2014-629, on June 18, 2014, and created the Hiram Clarke/Fort Bend Redevelopment Authority by Resolution No. 2015-19 on May 13, 2015, to implement the Plan.

On November 5, 2020, the Board of Directors of the Zone approved a proposed First Amendment to the Project Plan and Reinvestment Zone Financing Plan (the "Amended Plan") and transmitted it to City Council for consideration and approval. The proposed annexation will add approximately 341 acres of land to the Zone boundaries, including vacant, public and commercial land uses. A First Amendment to the Plan, to be considered by City Council contemporaneously with this proposed annexation, includes provisions for public infrastructure, such as roadways, water, sewer and drainage, blight removal and beautification, public/cultural facilities improvements, and parks, recreation, trails and pedestrian improvements for the enlarged area.

Accordingly, the Administration recommends that City Council approve enlarging the boundaries of the Zone.

All tri-party agreements, creation documents, project plans and reinvestment zone financing plans can be found at the following web address: <https://www.houstontx.gov/ecodev/tirz.html>

Andrew F. Icken, Chief Development Officer

Prior Council Action:

Ordinance No. 2013-708, 8/7/13

Contact Information:

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

ATTACHMENTS:

Description

Coversheet
Property Description
PCA 2013-708

Type

Signed Cover sheet
Backup Material
Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District K

Item Creation Date: 11/23/2020

MYR - TIRZ 25 Hiram Clarke/Fort Bend Boundary Enlargement

Agenda Item#: 71.

Background:

Reinvestment Zone Number Twenty-Five, City of Houston, Texas (the "Zone") was created by Ordinance No. 2013-708 on August 7, 2013, and initially consisted of approximately 5,633 acres. City Council approved a Project Plan and Reinvestment Zone Financing Plan (the "Plan") for the Zone by Ordinance No. 2014-629, on June 18, 2014, and created the Hiram Clarke/Fort Bend Redevelopment Authority by Resolution No. 2015-19 on May 13, 2015, to implement the Plan.

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*All tri-party agreements, creation documents, project plans and reinvestment zone financing plans can be found at the following web address:
<https://www.houstontx.gov/ecodev/tirz.html>*

DocuSigned by:

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

F405371A27C1498
Andrew F. Icken, Chief Development Officer

Prior Council Action:

Ordinance No. 2013-708, 8/7/13

Contact Information:

DS

A handwritten signature in black ink, appearing to read "G. Tillotson".

Gwendolyn F. Tillotson

Phone: (832) 393 - 0937

ATTACHMENTS:

Description	Type
Property Description	Backup Material
PCA 2013-708	Backup Material

**JURISDICTIONAL BOUNDARY DESCRIPTION OF AREAS TO BE ANNEXED TO
TAX INCREMENT REINVESTMENT ZONE NUMBER TWENTY-FIVE
(HIRAM CLARKE/FB HOUSTON)
CITY OF HOUSTON, FORT BEND COUNTY**

Tract 1 of 5 is +/- 61.32 acre tract of land situated in J. Lafayette Abstract 280, City of Houston, Fort Bend County and being more particularly described as follows: **BEGINNING** at boundary line of City of Houston TIRZ 25 and north right-of-way of W Fuqua St;

Then generally east along north right-of-way of W Fuqua St to southwest corner of 0.4683 acre lot (BRIARGATE SEC 2, ACRES 0.4683, RESERVE "A" (PT));

Then north along west boundary of said 0.4683 acre lot to northwest corner of said lot;

Then generally east along north boundary of said 0.4683 acre lot, and BRIARGATE SEC 2, ACRES 0.6275, RESERVE "A" (PT), and BRIARGATE SEC 2, ACRES 0.328, RESERVE A (PT), BRIARGATE SEC 2, ACRES 2.934, RESERVE "A" (PT) to northeast corner of said 2.934 acre lot;

Then east across right-of-way of Blue Ridge, and along north boundary of 0280 J LAFAYETTE, ACRES 2.0, (225 X 387.2) (GULF TRACT #9) to northeast corner of said 2.0 acre lot;

Then south along east boundary of said 2.0 acre tract, and BRIARGATE SEC 2, ACRES 1.554, RESERVE B to southeast corner of said 1.554 acre tract, same being north right-of-way of W Fuqua St;

Then east along north right-of-way of W Fuqua St to west right-of-way of Ridgerock Rd;

Then generally south along west right-of-way of Ridgerock Rd, and east boundary of BRIARGATE SEC 6, ACRES 3.8855, RESERVE B to southeast corner of said 3.8855 acre tract;

Then west along south boundary of said 3.8855 acre tract to southwest corner of said 3.8855 acre tract, same being east boundary of BRIARGATE SEC 6, ACRES 4.330, (PT) RESERVE "A";

Then south along east boundary of said 4.330 acre tract, and BRIARGATE SEC 6, ACRES 3.9991, RESERVE C to southeast corner of said 3.9991 acre tract, same being north right-of-way of Laughlin Dr;

Then west along south boundary of said 3.9991 acre tract, and 0280 J LAFAYETTE, ACRES 9.5672, BRIARGATE ELEMENTARY SCHOOL to southwest corner of said 9.5672 acre tract, same being east right-of-way of Blue Ridge Rd;

Then north along east right-of-way of Blue Ridge Rd to a point east of southeast corner of BRIARGATE SEC 4, ACRES 7.042, RESERVE "A" (PT);

Then west across Blue Ridge Rd, and along south boundary of said 7.042 acre tract, BRIARGATE SEC 4, ACRES 5.502, RESERVE "A"(PT) to southwest corner of said 5.502 acre tract, same being west right-of-way of Ruppstock Rd;

Then north along west right-of-way of Ruppstock Rd to south right-of-way of W Fuqua St;

Then generally west along south right-of-way of W Fuqua St to boundary line of City of Houston TIRZ 25;

Then northeast along boundary line of City of Houston TIRZ 25 across W Fuqua St to north right-of-way of W. Fuqua and beginning point of **+/- 61.32 acre tract 1 of 5**.

Tract 2 of 5 +/- 77.13 acre tract of land situated in J. Lafayette Abstract 280, TTRR Abstract 413, City of Houston, Fort Bend County and being more particularly described as follows: **BEGINNING** at northwest corner of 0280 J LAFAYETTE, ACRES 9.391, DRAINAGE EASEMENT (BETWEEN W FRONTAGE &

BLUE RIDGE RD) and boundary line of City of Houston TIRZ 25;

Then east along north boundary of said 9.391 acre drainage easement across right-of-way of Blue Ridge Rd, and along north boundary of 0280 J LAFAYETTE, ACRES 12.15 to southwest corner of 0413 T T R R, ACRES 5;

Then north along west boundary of 0413 T T R R, ACRES 5, and 0413 T T R R, ACRES 34.5495, and 0413 T T R R, BLOCK 1, ACRES 9.718, RESTRICTED RESERVE "A" (RESTRICTED TO PRIVATE PARK & RELATED USES), WILLOW COMMUNITY PARK, and SOUTH MAIN PLAZA, BLOCK 10 to north corner SOUTH MAIN PLAZA, BLOCK 10, LOT 3,4,5,6;

Then southeast and east along SOUTH MAIN PLAZA, BLOCK 10, 0413 T T R R, ACRES 0.51, 0413 T T R R, ACRES 1, (SAVE & EXCEPT TRACT), 0413 T T R R, ACRES 34.5495 to northeast corner of said 34.5495 acre tract, same being west right-of-way Rockwell Blvd;

Then south along west right-of-way Rockwell Blvd, and east boundary of 0280 J LAFAYETTE, ACRES 12.15 to southeast corner of said 12.15 acre tract;

Then generally west along south boundary of said 12.15 acre tract, across Blue Ridge Rd, and along south boundary of 0280 J LAFAYETTE, ACRES 9.391, DRAINAGE EASEMENT (BETWEEN W FRONTAGE & BLUE RIDGE RD) to southwest corner of said 9.391 acre tract, same being boundary line of City of Houston TIRZ 25;

Then north by east along boundary line of City of Houston TIRZ 25 to northwest corner of said north drainage easement and beginning point of +/- **77.13 acre tract 2 of 5**.

Tract 3 of 5 is +/- 42.78 acre tract of land situated in J. Lafayette Abstract 280, City of Houston, Fort Bend County and being more particularly described as follows: **BEGINNING** at east right-of-way of Fondren Rd, and northwest corner of 0280 J LAFAYETTE, ACRES 11.964;

Then east along north boundary of said 11.964 acre tract to northeast corner of said tract;

Then generally south along east boundary of said 11.964 acre tract, across Chasewood Dr to northeast corner of 0280 J LAFAYETTE, BLOCK 1, ACRES 9.3708, FONDREN BUSINESS PARK, UNRESTRICTED RESERVE "A" (PT);

Then generally south, east and south along east boundary of said 9.3708 acre tract, across Chasewind Dr, and 0280 J LAFAYETTE, ACRES 2.8733, UNRESTRICTED RESERVE "A", FONDREN STORAGE PARK to southeast corner of said 2.8733 acre tract, same being north boundary of 0280 J LAFAYETTE, ACRES 9.733, DRAINAGE EASEMENT, (PT) E OF FONDREN RD;

Then east along north boundary of said 9.733 acre tract to northeast corner of said tract, same being boundary line of City of Houston TIRZ 25;

Then southwest along east boundary of said 9.733 acre tract to southeast corner of said tract;

Then west along south boundary of 9.733 acre tract to southwest corner of said tract, same being east right-of-way of Fondren Rd;

Then north along east right-of-way of Fondren Rd to a point east of southeast corner of 0280 J LAFAYETTE, TRACT 3 (PT), ACRES 1.131;

Then west across right-of-way of Fondren Rd, and along south boundary of said 1.131 acre tract to southwest corner of said tract, and east boundary of 0280 J LAFAYETTE, ACRES 2.154, RESTRICTED RESERVE "A" (COMMERCIAL), BLOCK 1, JOHNSON POINTE;

Then south along east boundary of said 2.154 acre tract to southeast corner of said tract;
Then west along south boundary of said 2.154 acre tract to southwest corner of said tract;
Then generally north along west boundary of said 2.154 acre tract to west right-of-way of Fondren Rd;
Then north along west right-of-way of Fondren Rd to northwest corner of 1444 I & GN RR CO, ACRES 0.0855, FONDREN ROAD ROW (PART), IN CITY OF HOUSTON, and boundary of City of Houston TIRZ 25;
Then east to east right-of-way of Fondren Rd and northwest corner of 0280 J LAFAYETTE, ACRES 11.964, and beginning point of **+/- 42.78 acre tract 3 of 5**.

Tract 4 of 5 is +/- 9.19 acre tract of land situated in J. Lafayette Abstract 280, City of Houston, Fort Bend County and being more particularly described as follows: **BEGINNING** at intersection of north right-of-way of W Fuqua St. and southwest corner of 0280 J LAFAYETTE, ACRES 2.8633, (Pt) Restricted Reserve "A", Block 1, Seventh Day Adventist Fondren at Fuqua;

Then generally north along east right-of-way of Fondren Rd, and west boundary of 0280 J LAFAYETTE, ACRES 2.8633, (PT) RESTRICTED RESERVE "A", BLOCK 1, SEVENTH DAY ADVENTIST FONDREN AT FUQUA, and 0280 J LAFAYETTE, ACRES 1.359, (PT) RESTRICTED RESERVE "A", BLOCK 1, SEVENTH DAY ADVENTIST FONDREN AT FUQUA to northwest corner of said 1.359 acre tract;

Then generally east along north boundary of said 1.359 acre tract, and 0280 J LAFAYETTE, ACRES 2.8633, (PT) RESTRICTED RESERVE "A", BLOCK 1, SEVENTH DAY ADVENTIST FONDREN AT FUQUA, and 0280 J LAFAYETTE, TRACT 2 PART, ACRES 3.1, and 0280 J LAFAYETTE, BLOCK 1, ACRES 1.7638, RESTRICTED RESERVE "C", WEST HILL to northeast corner of said 1.7638 acre tract, and boundary line of City of Houston TIRZ 25;

Then south by west along east boundary of said 1.7638 acre tract to southeast corner of said tract, same being north right-of-way of W Fuqua St;

Then generally west along north right-of-way of W Fuqua St to southwest corner of 0280 J LAFAYETTE, ACRES 2.8633, (Pt) Restricted Reserve "A", Block 1, Seventh Day Adventist Fondren at Fuqua, and beginning point of **+/- 9.19 acre tract 4 of 5**.

Tract 5 of 5 is +/- 150.6 acre tract of land situated in J Pointevent Abstract 305, F F Friedenhaus Abstract 513, City of Houston, Fort Bend County and being more particularly described as follows:

BEGINNING at boundary line of TIRZ 25 and northwest corner of 0305 J POINTEVENT, ACRES 1.3785, RESTRICTED RESERVE "A" (COMMERCIAL), CAJA PLAZA SUBDIVISION;

Then east along north boundary of said 1.3785 acre tract, 0305 J POINTEVENT, ACRES 3.671 to northeast corner of said 3.671 acre tract, and west boundary of 0305 J POINTEVENT, ACRES 4.063, C=R164522;

Then north along west boundary of said 4.063 acre tract to northwest corner of said tract;

Then east along north boundary of said 4.063 acre tract, 0305 J POINTEVENT, ACRES 10.00, BLUE RIDGE ELEMENTARY SCHOOL, 0305 J POINTEVENT, BLOCK 1, ACRES 5.00, RESTRICTED RESERVE "A", CUSTOMER STORAGE PLUS, 0305 J POINTEVENT, ACRES 6.328 to east right-of-way of S Post Oak Rd;

Then south along east right-of-way of S Post Oak Rd to northwest corner of QUAIL BRIDGE SEC 2, ACRES .3371, RESERVE B;

Then east along north boundary of said 0.3371 acre tract to northeast corner of said tract, and west

boundary of 0513 F FRIEDENHAUS, BLOCK 1, ACRES 18.944, INDEPENDENCE BUSINESS PARK, UNRESTRICTED RESERVE "A";

Then north along west boundary of said 18.944 acre tract to northwest corner of said tract;

Then east along north boundary of said 18.944 acre tract to northeast corner of said tract;

Then south along east boundary of said 18.944 acre tract to northwest corner of 0513 F FRIEDENHAUS, ACRES 5.8, TRACT NORTH OF MCHARD ROAD & WEST OF PARK MANOR DRIVE;

Then east along north boundary of said 5.8 acre tract to east right-of-way of Park Manor Dr;

Then south along east right-of-way of Park Manor Dr to north right-of-way of McHard Rd (FM 2234);

Then east along north right-of-way of McHard Rd (FM 2234) to a point south of southwest corner of RIDGEMONT SEC 6, ACRES 8.137, 175' DRAINAGE EASEMENT (W OF HIRAM CLARKE RD);

Then north across GREEN VALLEY ESTATES SEC 1, ACRES 1.057, HIRAM CLARK RD to southwest corner of said 8.137 acre tract;

Then northeast and east along north boundary of said 8.137 acre tract to northeast corner of said tract;

Then east across right-of-way Hiram Clarke Rd, and generally east along north boundary of RIDGEMONT SEC 6, ACRES 4.015, 175' DRAINAGE EASEMENT (E OF HIRAM CLARKE RD) to west boundary of 0513 F FRIEDENHAUS, ACRES 22.3202;

Then north along west boundary of said 22.3202 acre tract to northwest corner of said tract;

Then east along north boundary of said 22.3202 acre tract, and 0286 M MERRITT, ACRES 13.5986 to northeast corner of said 13.5986 acre tract;

Then south along east boundary of 13.5986 acre tract to northwest corner of CLARKE SPRINGS SEC 3, ACRES 6.888, RESTRICTED RESERVE "B" (DETENTION AND DRAINAGE);

Then east along north boundary of said 6.888 acre tract to interior corner of said tract, same being southeast corner of CLARKE SPRINGS SEC 3, BLOCK 1, LOT 10;

Then north along east boundary of CLARKE SPRINGS SEC 3, BLOCK 1, LOT 10 to northeast corner of said LOT 10, same being CLARKE SPRINGS SEC 3, ACRES 0.3107, NEXUS ROAD ROW;

Then east along south boundary of said acres 0.3107 tract (ROW) to west boundary of 0755 E A GIRAUD, ACRES 12.1;

Then north along west boundary of said 12.1 acre tract to northwest corner of said tract (Harris County Line);

Then east southeast along north boundary of said 12.1 acre tract to northeast corner of said tract;

Then south along east boundary of said 12.1 acre tract, and 0668 I C STAFFORD, ACRES 2.173, PT 14.89 ACRE TRACT IN CITY OF HOUSTON to southeast corner of said 2.173 acre tract;

Then west along south boundary of said 2.173 acre tract, and 0668 I C STAFFORD, ACRES 2.897, PT 10.1 ACRE TRACT IN CITY OF HOUSTON, and CLARKE SPRINGS SEC 3, ACRES 6.888, RESTRICTED RESERVE "B" (DETENTION AND DRAINAGE) to southeast corner of CLARKE SPRINGS SEC 3, BLOCK 3, LOT 30;

Then north along east boundary of CLARKE SPRINGS SEC 3, BLOCK 3 to northeast corner of CLARKE SPRINGS SEC 3, BLOCK 3, LOT 16;

Then generally west along north boundary of CLARKE SPRINGS SEC 3, BLOCK 3 to northwest corner of

CLARKE SPRINGS SEC 3, BLOCK 3, LOT 15;

Then south along west boundary of CLARKE SPRINGS SEC 3, BLOCK 3 to southwest corner of CLARKE SPRINGS SEC 3, BLOCK 3, LOT 1, same being City of Houston Municipal Limits;

Then west along City of Houston Municipal Limits, and south boundary CLARKE SPRINGS SEC 3, ACRES 6.888, RESTRICTED RESERVE "B" (DETENTION AND DRAINAGE) to southeast corner of 0286 M MERRITT, ACRES 13.5986, same being City of Houston Municipal Limits;

Then west along south boundary of said 13.5986 acre tract, same being City of Houston Municipal Limits to southwest corner of said 13.5986 acre tract and east boundary of 0513 F FRIEDENHAUS, ACRES 22.3202;

Then south along east boundary of said 22.3202 acre tract, same being City of Houston Municipal Limits to southeast corner of said 22.3202 acre tract;

Then west along south boundary of said 22.3202 acre tract, same being City of Houston Municipal Limits to southwest corner of said 22.3202 acre tract;

Then north along west boundary of said 22.3202 acre tract to southwest corner 0513 F FRIEDENHAUS, ACRES 7.0592, RESTRICTED RESERVE "A", BLOCK 1, AAA MCHARD ROAD;

Then west along south boundary said 7.0592 acre tract, and 0513 F FRIEDENHAUS, ACRES 2 to southwest corner of said 2 acre tract;

Then north along west boundary of 2 acre tract, and said 7.0592 acre tract to south boundary of RIDGEMONT SEC 6, ACRES 4.015, 175' DRAINAGE EASEMENT (E OF HIRAM CLARKE RD);

Then west along south boundary of said 4.015 acre tract to east right-of-way of Hiram Clarke Rd;

Then generally south along east right-of-way of Hiram Clarke Rd to northwest corner of 0513 F FRIEDENHAUS, TRACT NORTHSIDE MC HARD RD, ACRES 1.999, (295.20 X 295.20), EXEMPT;

Then east along north boundary of said 1.999 acre tract to northeast corner of said tract;

Then south along east boundary of said 1.999 acre tract to southeast corner of said tract;

Then west along south boundary of said 1.999 acre tract to west right-of-way of Hiram Clarke Rd;

Then north along west right-of-way of Hiram Clarke Rd to southeast corner of GREEN VALLEY ESTATES SEC 1, ACRES 1.830, R/P, UNRESTRICTED RESERVE "A" (FORMERLY RIDGEMONT SEC 6 RES A 79750 SFT);

Then west along south boundary of said 1.830 acre tract to southwest corner of said tract;

Then north along west boundary of said 1.830 acre tract to northwest corner of said tract;

Then east along north boundary of said 1.830 acre tract to northeast corner of said tract, and west right-of-way of Hiram Clarke Rd;

Then generally north along west right-of-way of Hiram Clarke Rd to south boundary of RIDGEMONT SEC 6, ACRES 8.137, 175' DRAINAGE EASEMENT (W OF HIRAM CLARKE RD);

Then west and southwest along south boundary of said 8.137 acre tract to southeast corner of said tract, same being north boundary of GREEN VALLEY ESTATES SEC 1, ACRES 1.057, HIRAM CLARK RD;

Then due south across said 1.057 acre tract, and 0513 F FRIEDENHAUS, ACRES 10.243, FM 2234 ROW to City of Houston Municipal Limits;

Then west along south boundary of 0513 F FRIEDENHAUS, ACRES 10.243, FM 2234 ROW, same being

City of Houston Municipal Limits to southwest corner of said 10.243 acre tract;

Then north along west boundary of said 10.243 acre tract to northwest corner of said tract, and southeast corner of QUAIL BRIDGE SEC 2, ACRES .3371, RESERVE B, same being City of Houston Municipal Limits;

Then west along City of Houston Municipal Limits to east right-of-way of Chimney Rock Rd, same being southwest corner of 0305 J POINTEVENT, ACRES 1.3785, RESTRICTED RESERVE "A" (COMMERCIAL), CAJA PLAZA SUBDIVISION;

Then generally north along east right-of-way of Chimney Rock Rd, same being west boundary of said 1.3785 acre tract to northwest corner of said tract, and point of beginning of **+/- 150.6 acre tract 5 of 5**.

City of Houston, Texas, Ordinance No. 2013 - 708

AN ORDINANCE DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN THE CITY OF HOUSTON LOCATED SOUTHWEST OF THE CENTRAL CITY OF HOUSTON GENERALLY BOUNDED BY SOUTH MAIN STREET ON THE NORTH, MICHARD ROAD ON THE SOUTH, AND INTERSTATE 288 ON THE EAST AS REINVESTMENT ZONE NUMBER TWENTY-FIVE, CITY OF HOUSTON, TEXAS (HIRAM CLARKE/FORT BEND ZONE), FOR TAX INCREMENT FINANCING PURPOSES PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE; CREATING A BOARD OF DIRECTORS FOR SUCH ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, pursuant to Chapter 311 of the Texas Tax Code, as amended (“Code”), the City may designate a contiguous or noncontiguous area within the City as a reinvestment zone if the area satisfies the requirements of certain sections of the Code; and

WHEREAS, the City has prepared a preliminary reinvestment zone financing plan for the designation of a proposed reinvestment zone within a contiguous area of the City known as the “Hiram Clarke” and “Fort Bend” areas (“proposed zone”) which provides that City of Houston ad valorem taxes are to be deposited into the tax increment fund; and

WHEREAS, a notice of the July 31, 2013 public hearing on the designation of the proposed zone was published on July 22, 2013 in the Houston Chronicle, a newspaper of general circulation in the City; and

WHEREAS, at the public hearing on July 31, 2013, interested persons were allowed to speak for or against the designation of the proposed zone, its boundaries, or the concept of tax increment financing; and

WHEREAS, evidence was received and presented at the public hearing in favor of the designation of the proposed zone and its proposed boundaries pursuant to the provisions of the Code; and

WHEREAS, no owner of real property in the proposed zone protested the inclusion of his property in the proposed zone; and

WHEREAS, the City has done all things required by the Code or other law as a condition to the designation of the proposed zone; and

WHEREAS, the total appraised value of taxable real property in the proposed zone and all other reinvestment zones previously designated by the City is approximately \$21,491,922,483; and

WHEREAS, the total appraised value of taxable real property in the City and in the industrial districts created by the City is approximately \$154,924,737,804; and

WHEREAS, the total area within the proposed zone is approximately 5,633 acres; and

WHEREAS, less than thirty percent (30%) of the property in the proposed zone is currently used for residential purposes, as that term is defined in Code Section 311.006(d); and

WHEREAS, the City intends to participate in the proposed zone by contributing tax increment to the tax increment fund for the proposed zone from taxes levied and collected by the City at one hundred percent (100%) of its tax rate for the first ten (10) years of the proposed zone, ninety percent (90%) of its tax rate for the next ten (10) years of the proposed zone, and not more than eighty percent (80%) of its tax rate for the remaining ten (10) years of the proposed zone; **NOW, THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON,
TEXAS:**

Section 1. Findings.

(a) That the findings and recitals contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are adopted as part of this Ordinance for all purposes.

(b) That the City Council further finds and declares that the proposed improvements in the proposed zone will significantly enhance the value of all taxable real property in the proposed zone and will be of general benefit to the City.

(c) That the City Council further finds and declares that the proposed zone meets the criteria and requirements of Code Section 311.005 because the area substantially arrests and impairs the sound growth of the City, retards the provision of housing accommodations and constitutes an economic and social liability, and is a menace to the public health, safety, morals and welfare in its present condition and use because of the presence of:

- (1) A substantial number of substandard, slum, deteriorated, and deteriorating structures;
- (2) The predominance of defective or inadequate sidewalk or street layout;
- (3) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (4) Unsanitary and unsafe conditions;
- (5) The deterioration of site and other improvements; and

(6) Conditions that endanger life or property by fire or other cause.

(d) That the City Council further finds and declares that the proposed zone meets the criteria and requirements of Code Section 311.005 because the area is predominately open and undeveloped, and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City.

(e) That the City Council, pursuant to the requirements of the Code, further finds and declares:

(1) That the proposed zone is a contiguous geographic area located wholly within the corporate limits of the City of Houston;

(2) That less than thirty percent (30%) of the property in the proposed zone is used for residential purposes within the meaning of Code Section 311.006(d);

(3) That the total appraised value of taxable real property in the proposed zone and in the City's existing reinvestment zones does not exceed twenty-five percent (25%) of the total appraised value of taxable real property in the City and the industrial districts created by the City; and

(4) That development or redevelopment of the property within the boundaries of the proposed zone will not occur solely through private investment in the reasonably foreseeable future.

Section 2. Exception to Guidelines. That the City hereby excepts the proposed zone from compliance with any City tax increment reinvestment zone guidelines established by the City pursuant to Resolution No. 90-203 that are applicable

to and not satisfied by the proposed zone. Section 1 of Resolution No. 90-203 specifically authorizes the City Council to grant exceptions on a zone-by-zone basis.

Section 3. Designation of Zone. That the City, acting pursuant to the provisions of the Code, specifically Section 311.005(a), does hereby designate as a reinvestment zone the area described in Exhibit "A" attached hereto and depicted on the map attached hereto as Exhibit "B" to promote the redevelopment of the area. The reinvestment zone shall hereafter be named for identification as Reinvestment Zone Number Twenty-Three, City of Houston, Texas ("Zone").

Section 4. Board of Directors. That there is created a Board of Directors for the Zone, which shall consist of seven (7) members appointed by the City. Any other taxing unit that levies taxes on real property in the Zone and has approved the payment of all or part of the tax increment produced by the taxing unit into the tax increment fund for the Zone may appoint one director. Any taxing unit that appoints a director shall be assigned a Board position number in the order the appointment is received by the City. Failure of a taxing unit to appoint a director by January 1, 2014, shall be deemed a waiver of the right to appoint a director, and the City shall be entitled to appoint persons to the position, which shall be filled as provided below. If more than two (2) taxing units that levy taxes on real property in the Zone and have approved the payment of all or part of the tax increment produced by the taxing unit into the tax increment fund for the Zone appoint a director, the number of directors on the Board of Directors shall be increased by one (1) for each taxing unit above two (2) that appoints a director to the Board, provided, if more than four (4) taxing units that levy taxes on real property in the Zone and have approved the payment of all or part of the tax increment produced by the

taxing unit into the tax increment fund for the Zone appoint a director, the number of directors on the Board of Directors shall be increased by two (2) for each taxing unit above four (4) that appoints a director to the Board, provided further that the maximum number of directors shall not exceed fifteen (15). The City shall be entitled to appoint a person to one (1) position of each of the two (2) positions created as a result of more than four (4) taxing units appointing directors, which position shall be filled as provided below.

The Mayor is hereby authorized to nominate and appoint the directors to Positions One through Seven of the Board of Directors, any position unfilled on January 1, 2014, and any City position created by the appointment of a director by more than two taxing units that levy taxes on real property in the Zone and have approved the payment of all or part of the tax increment produced by the taxing unit into the tax increment fund for the Zone, subject to the consent and approval of the City Council. The directors appointed to odd-numbered positions shall be appointed for two-year terms, beginning on the effective date of this ordinance, while the directors appointed to even-numbered positions shall be appointed to one-year terms, beginning on the effective date of this ordinance. All subsequent appointments shall be for two-year terms. The Mayor shall annually nominate and appoint, subject to City Council approval, a director to serve as chair for a term of one year beginning January 1st of the following year. The City Council authorizes the Board of Directors to elect from its members a vice chairman and such other officers as the Board of Directors deem appropriate.

The Board of Directors shall make recommendations to the City Council concerning the administration of the Zone. The Board of Directors shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone as described in Code Section 311.011, and shall submit such plans to the City Council for approval. The City, pursuant to Code Section 311.010(a), hereby authorizes the Board of Directors to exercise all of the City's powers necessary to administer, manage, or operate the Zone and to prepare the project plan and reinvestment zone financing plan, including the power to employ consultants, legal counsel, and financial advisors, or enter into any reimbursement agreements with consultants, legal counsel, and financial advisors payable solely from the tax increment fund established pursuant to Section 8 of this Ordinance that may be reasonably necessary or convenient to assist the Board of Directors in the administration, management, or operation of the Zone and the preparation of the project plan and reinvestment zone financing plan, or to implement the project plan and reinvestment zone financing plan.

Notwithstanding the foregoing, the Board of Directors shall not be authorized to issue bonds, impose taxes or fees, exercise the power of eminent domain, or give final approval to the project plan and reinvestment zone financing plan. The Board of Directors of the Zone may not exercise any power granted to the City by Code Section 311.008 without additional authorization from the City.

Section 5. Duration of the Zone. That the Zone shall take effect immediately upon the passage and approval of this Ordinance, and termination of the operation of the Zone shall occur on December 31, 2042, or at an earlier or later time designated by

subsequent ordinance, or at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, and the interest thereon, have been paid in full, in accordance with Code Section 311.017.

Section 6. Tax Increment Base. That the tax increment base of the City or any other taxing unit participating in the Zone for the Zone is the total appraised value of all real property taxable by the City or other taxing unit participating in the Zone and located in the Zone, determined as of January 1st of the year in which the Zone is designated as a reinvestment zone ("Tax Increment Base").

Section 7. Approval of the City's Level of Participation in the Zone. That the City will participate in the Zone by contributing tax increment to the tax increment fund for the Zone from taxes levied and collected by the City at the rates and in the amounts reflected in the project plan and reinvestment zone financing plan for the Zone, which rates may be amended from time to time, beginning on January 1, 2014.

Section 8. Tax Increment Fund. That there is hereby created and established a Tax Increment Fund for the Zone which may be divided into subaccounts as authorized by subsequent ordinances. All Tax Increments, as defined below, shall be deposited into the Tax Increment Fund. The Tax Increment Fund and any subaccount shall be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. The annual Tax Increment shall equal the property taxes levied and collected by the City and any other taxing unit participating in the Zone for that year on the captured appraised value, as defined in Code Section 311.012, of real property located in the Zone that is taxable by the City or any other taxing unit participating in the Zone, less any amounts that are to be allocated

from the Tax Increment pursuant to the Code. All revenues from the sale of any tax increment bonds, notes, or other obligations hereafter issued by the City for the benefit of the Zone, if any; revenues from the sale of property acquired as part of the project plan and reinvestment zone financing plan, if any; and other revenues to be used in the Zone shall be deposited into the Tax Increment Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs for the Zone, as defined by the Code, to satisfy the claims of holders of tax increment bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Code Section 311.010(b).

Section 9. Severability. If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or set of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or regulations connected herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any portion hereof, and all provisions of this Ordinance are declared severable for that purpose.

Section 10. Emergency. There exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event

that the Mayor fails to sign this Ordinance within five days of its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 7th day of August, 2013.

APPROVED this _____ day of _____, 2013.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is AUG 13 2013.



City Secretary

(Prepared by Legal Department: 
(August 2, 2013, Senior Assistant City Attorney)
(Requested by Andrew F. Icken, Chief Development Officer)
(L.D. File No. 0421300087001)
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AYE	NO	
✓		MAYOR PARKER
....	COUNCIL MEMBERS
✓		BROWN
✓		DAVIS
✓		COHEN
✓		ADAMS
✓		MARTIN
✓		HOANG
	ASSENT-ON PERSONAL BUSINESS	PENNINGTON
✓		GONZALEZ
✓		RODRIGUEZ
✓		LASTER
✓		GREEN
✓		COSTELLO
✓		BURKS
✓		NORIEGA
✓		BRADFORD
✓		CHRISTIE
CAPTION	ADOPTED	

EXHIBIT "A"

CITY OF HOUSTON
TAX INCREMENT REINVESTMENT ZONE NUMBER TWENTY-FIVE, HOUSTON, HARRIS COUNTY, TEXAS

1 DESCRIPTION
2
3 HARRIS COUNTY, TEXAS
4
5 TRACT 1
6
7 Lying wholly in Harris County Texas, and being 4,191 acres of land situated in southwest Houston, south
8 of Main St./US 90 Hwy., west of SH 288, north of Sam Houston Pkwy. with beginning point at
9 intersection of east right-of-way (ROW) of S. Main St./US 90 Hwy. and north ROW of N. Holmes Rd.
10 (westbound), and coincident with boundary of City of Houston Tax Increment Reinvestment Zone (TIRZ
11 24);
12 Then south southwest across ROW of Holmes Rd, and along west boundary of 2.8528 ac. parcel (TR 30
13 OF TR 3 ABST 172 BBB&CRR CO), and 2.608 ac. parcel (TR 2 ABST 172 BBB&CRR CO) to west corner of
14 said 2.608 ac. parcel;
15 Then south southeast along west boundary of said 2.608 ac. parcel to southwest corner of said parcel,
16 and coincident north ROW of Holmes Rd. (eastbound);
17 Then east northeast along south boundary of said 2.608 ac. parcel and north ROW of Holmes Rd.
18 (eastbound) to point north of northeast corner of 8.756 ac. parcel (TR 6 (001*TR 21A) ABST 172
19 BBB&CRR CO);
20 Then south across Holmes Rd. (eastbound), and along east boundary of said 8.756 ac. parcel to
21 southeast corner of said parcel, and coincident north boundary of 9.717 ac. parcel (TRS 24A 45 & 51
22 ABST 172 BBB&CRR CO);
23 Then east along north boundary of said 9.717 ac. parcel to northeast corner of said parcel and
24 coincident west easement of drainage channel;
25 Then south along east boundary of said 9.717 ac. parcel, and west boundary of drainage channel
26 easement to southeast corner of 23.4 ac. parcel (RES B UPTOWN BUSINESS PARK SEC 1 R/P);
27 Then west along south boundary of said 23.4 ac. parcel, and RES J-P UPTOWN BUSINESS PLAZA to east
28 ROW of Hiram Clarke Rd.;
29 Then south along east ROW of Hiram Clarke Rd. to point east of northeast corner of 0.2867 ac. parcel (W
30 37.5 FT OF LT 39 BLK 1 ALLUM ACRE HOME);
31 Then west across ROW of Hiram Clarke Rd., and utility easement, and north boundary of said 0.2867 ac.
32 parcel, and 1 ac. parcels (LTS 36-38 BLK 1 ALLUM ACRE HOME), to southeast corner of 54.317 ac. parcel
33 (TRS 4 24 25 & 27 & TR 1A-1 ABST 135 W N BRONAUGH ABST 96 G ALLEN);
34 Then west along south boundary of said 54.317 ac. parcel to southwest corner of said parcel and
35 coincident east boundary of San Pablo Subdivision Sec. 2;

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- 36 Then north along east boundary of San Pablo Subdivision Sec. 2-3 to northeast corner of said
37 Subdivision;
- 38 Then west along north boundary of said San Pablo Subdivision Sec. 3, and Sec. 1 to northwest corner of
39 0.1333 ac. parcel (LT 27 BLK 1 SAN PABLO SEC 1);
- 40 Then south along west boundary of said 0.1333 ac. parcel to northeast corner of said 0.1333 ac. parcel;
- 41 Then west along north boundary of said 0.1333 ac. parcel, and San Pablo Subdivision Sec. 1 to east ROW
42 of S. Post Oak Rd.;
- 43 Then south along east ROW of S. Post Oak Rd. to point east of southeast corner of 0.8738 ac. parcel (RES
44 A BLK 1 DIEN VO RETAIL AT POST OAK);
- 45 Then west across ROW of S. Post Oak Rd. and along south boundary of said 0.8738 ac. parcel, and 26.95
46 ac. parcel (TRS 1K 2J & 3J ABST 96 GEO ALLEN), and 3.464 ac. parcel (RES F BLK 1 (DETENTION) POST OAK
47 PLACE SEC 8) to southwest corner of said 3.464 ac. parcel;
- 48 Then north along west boundary of said 3.464 ac. parcel to south boundary of 0.3291 ac. parcel (RES A
49 BLK 4 POST OAK PLACE SEC 8);
- 50 Then west along south boundary of said 0.3291 ac. parcel to southwest corner of said 0.3291 ac. parcel;
- 51 Then northeast along north boundary of said 0.3291 ac. parcel, and 26.95 ac. parcel (TRS 1K 2J & 3J ABST
52 96 GEO ALLEN) to west boundary of 4.74 ac. parcel (W 1/2 OF TR 5 BLK 16 ABST 96 G ALLEN);
- 53 Then north along west boundary of said 4.74 ac. parcel to southeast corner of 16.15 ac. parcel (TR 1L
54 ABST 96 G ALLEN);
- 55 Then southwest along south boundary of said 16.15 ac. parcel to southwest corner of said parcel, and
56 east boundary of Chadwick Manor Subdivision;
- 57 Then north along east boundary of Chadwick Manor Subdivision to northeast corner of said subdivision;
- 58 Then west along north of Chadwick Manor Subdivision to northwest corner of said subdivision;
- 59 Then south along west boundary of Chadwick Manor Subdivision to southwest corner of 0.1639 ac.
60 parcel (LT 3 BLK 1 CHADWICK MANOR);
- 61 Then east along south boundary of said 0.1639 ac. parcel to southeast corner of said parcel and
62 coincident northeast corner of 3.3869 ac. parcel (LT 2 & TR 31 ABST 96 G ALLEN CHADWICK MANOR);
- 63 Then south along east boundary of 3.3869 ac. parcel, and 3.4104 ac. parcel (LT 1 BLK 1 TR 3S ABST 96 G
64 ALLEN CHADWICK MANOR) to south boundary of 7 ac. parcel (TRS 2B 15A 22B & 22B-1 16C) (PT NM)
65 ABST 96 G ALLEN);

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- 66 Then southwest along south boundary of said 7 ac. parcel to point north of northeast corner of 0.9397
67 ac. parcel (RES A BLK 1 POST OAK PLACE SEC 9);
- 68 Then south along east boundary of 0.9397 ac. parcel and Post Oak Place Subdivision Sec. 9 to southeast
69 corner of said Subdivision;
- 70 Then west along south boundary of said Subdivision, and 0.7825 ac. parcel (TR 3K-1 (SEWAGE TRTMNT
71 PLANT SITE C-113) ABST 96 G ALLEN) to southwest corner of said parcel and coincident north boundary
72 of Greenpark Subdivision Sec. 8;
- 73 Then west southwest along north boundary of Greenpark Subdivision Sec. 8, and Green Park Subdivision
74 Sec. 2 Amend. to point south of southeast corner of Green Park Subdivision Sec. 4;
- 75 Then north across said 7 ac. parcel and along east boundary of Green Park Subdivision Sec. 4 to
76 northeast corner of said Subdivision;
- 77 Then west southwest along north boundary of Green Park Subdivision Sec. 3-4 to northwest corner of
78 said Subdivision;
- 79 Then south along west boundary of said Subdivision to west corner of 0.1869 ac. parcel (LT 33 BLK 1
80 GREEN PARK SEC 3);
- 81 Then south southeast along west boundary of said 0.1869 ac. parcel, across 7 ac. parcel (TRS 2B 15A 22B
82 & 22B-1 16C) (PT NM) ABST 96 G ALLEN) to northwest corner of 0.2162 ac. parcel (LT 11 BLK 3 GREEN
83 PARK SEC 3);
- 84 Then south along west boundary of said 0.2162 ac. parcel, and Green Park Sec. 5 Subdivision, and
85 6.3891 ac. parcel (RES A BLK 1 GREENPARK SEC 5) to southwest corner of said 6.3891 ac. parcel and
86 coincident north boundary of 34.86 ac. parcel (TR 1B ABST 736 J STAMPS);
- 87 Then west along north boundary of said 34.86 ac. parcel, across ROW of Chimney Rock Rd. and along
88 north boundary of Southwest Crossing Subdivision Sections 7, 4 and 2 to northwest corner of Sec. 2;
- 89 Then south along west boundary of Southwest Crossing Subdivision Sec. 2-3 to southwest corner of Sec.
90 3 and coincident north ROW of W. Orem Dr.;
- 91 Then east and east northeast along north ROW of W. Orem Dr., across ROW of Chimney Rock Rd. to
92 southeast corner of 0.5398 ac. parcel (RES A BLK 8 SOUTHWEST CROSSING SEC 7);
- 93 Then south across ROW of W. Orem Dr. and along 0.459 ac. parcel (RES D BLK 10 SOUTHWEST
94 CROSSING SEC 7), 0.736 ac. parcel (RES C BLK 10 SOUTHWEST CROSSING SEC 7), 0.9285 ac. parcel (TR 23
95 ABST 101 C W ADAMS), 195.55 ac. parcel (TR 1 ABST 101 C W ADAMS) to southeast corner of said
96 195.55 ac. parcel;
- 97 Then west along south boundary of said 195.55 ac. parcel to northeast corner of 56 ac. parcel (TRS 2 3 &
98 4 ABST 674 A B REEVES);

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- 99 Then south along east boundary of said 56 ac. parcel to southeast corner of said parcel;
- 100 Then west along south boundary of said 56 ac. parcel to southwest corner of said parcel and coincident
101 northwest corner of 0.2374 ac. parcel (TR 8 BLK 3 SOUTH MAIN PLAZA);
- 102 Then southwest along west boundary of said 0.2374 ac. parcel, and South Main Plaza Subdivision to
103 north ROW of frontage road (westbound) of S. Sam Houston Pkwy. W.;
- 104 Then south southeast along north ROW of frontage road (westbound) of S. Sam Houston Pkwy W. to
105 northwest corner of 2.2692 ac. parcel (RES A5 BLK 1 FUQUA PLAZA ONE) and coincident south boundary
106 of South Main Plaza Subdivision;
- 107 Then east along south boundary of South Main Plaza Subdivision to southeast corner of said Subdivision
108 and west boundary of 1.1887 ac. parcel (RES A3 BLK 1 FUQUA PLAZA ONE);
- 109 Then north along east boundary of South Main Plaza Subdivision, and coincident west boundary of
110 1.1887 ac. parcel (RES A3 BLK 1 FUQUA PLAZA ONE), 120.94 ac. parcel (TRS 3 & 17 & TRS 3 & 17 ABST
111 674 A B REEVES ABST 209 G W CLEVELAND), 41.0869 ac. parcel (TRS 2 & 4 & TRS 2 & 4 ABST 674 A B
112 REEVES ABST 209 G W CLEVELAND) to northwest corner of said 41.0869 ac. parcel;
- 113 Then east along north boundary of 41.0869 ac. parcel (TRS 2 & 4 & TRS 2 & 4 ABST 674 A B REEVES ABST
114 209 G W CLEVELAND) to west ROW of S. Post Oak Rd.;
- 115 Then north along west ROW of S. Post Oak Rd. to north ROW of Brookfield St.;
- 116 Then east across ROW of S. Post Oak Rd to intersection of east ROW of S. Post Oak Rd. and north ROW
117 of Fuqua Garden View Rd.;
- 118 Then east along north ROW of Fuqua Garden View Rd. to southwest corner of 1.044 ac. parcel (RES A
119 BLK 2 WESTHAMPTON R/P);
- 120 Then north along west boundary of said 1.044 ac. parcel to northwest corner of said parcel;
- 121 Then west along north boundary of said 1.044 ac. parcel, across ROW of Campden Hill Rd., and north
122 boundary of 0.756 ac. parcel (RES B BLK 3 WESTHAMPTON R/P) to northwest corner of said 0.756 ac.
123 parcel;
- 124 Then south along east boundary of said 0.756 ac. parcel to northwest corner of 0.5984 ac. parcel (RES C1
125 BLK 3 WESTHAMPTON R/P);
- 126 Then east along north boundary of said 0.5984 ac. parcel northeast corner and west ROW of Buxley St.;
- 127 Then north along west ROW of Buxley St. to point west of northwest corner of 1.573 ac. parcel (RES D
128 BLK 5 WESTHAMPTON R/P);
- 129 Then east along north boundary of said 1.573 ac. parcel to northeast corner of said parcel and west
130 boundary of 1.9553 ac. parcel (TRS 46 & 56 PIERCE JUNCTION BLUE RIDGE ABST 145 J BAILEY);

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- 131 Then north along west boundary of said 1.9553 ac. parcel to northwest corner of said parcel;
- 132 Then east along north boundary of said 1.9553 ac. parcel, and TRS 47A & 57B, 47, 47B & 57C, 48, 49,
133 49A, 50A, 66A (PIERCE JUNCTION BLUE RIDGE ABST 145 J BAILEY to west boundary of 0.239 ac. parcel (S
134 18 FT OF LT 7 & N 58 FT OF LT 8 BLK 6 DUMBARTON OAKS SEC 1);
- 135 Then south along west boundary of said 0.239 ac. parcel, 0.239 ac. parcel (LT 9 & S 9 FT OF LT 8 BLK 6
136 DUMBARTON OAKS SEC 1), 0.2112 ac. parcel (LT 10 BLK 6 DUMBARTON OAKS SEC 1) to southwest
137 corner of said 0.2112 ac. parcel;
- 138 Then east along south boundary of said 0.2112 ac. parcel, across ROW of HIRAM CLARKE Rd., and along
139 south boundary of Dumbarton Oaks Subdivision Sections 1 and 2, to 0.4272 ac. parcel (LT 9 BLK 12
140 DUMBARTON OAKS SEC 2 R/P);
- 141 Then north along east boundary of said 0.4272 ac. parcel, and 0.2447 ac. parcel (LT 8 BLK 12
142 DUMBARTON OAKS SEC 2 R/P) to point west of southwest corner of 0.1979 ac. parcel (LT 25 BLK 22
143 SOUTHGLEN SEC 4);
- 144 Then east along south boundary of Southglen Subdivision Sec. 4, and 9.11 ac. parcel (TR 2H ABST 492 J
145 JEFFRIES), and Southglen Subdivision Sec. 3, and Plantation Oaks Subdivision, to southeast corner of
146 0.1446 ac. parcel (LT 2 BLK 7 PLANTATION OAKS R/P) and coincident northeast corner of 0.6868 ac.
147 parcel (RES B BLK 7 PLANTATION OAKS R/P);
- 148 Then south along east boundary of said of 0.6868 ac. parcel to point west of southwest corner of 0.1834
149 ac. parcel (LT 5 BLK 1 ALMEDA MANOR SEC 3);
- 150 Then east along south boundary of Almeda Manor Subdivision Sections 3, 1 and 4 to southeast corner of
151 Sec. 4;
- 152 Then north along east boundary of Almeda Manor Subdivision Sec. 4 to northeast corner of 0.1781 ac.
153 parcel (LT 11 BLK 3 ALMEDA MANOR SEC 4) and south ROW of Platzer Dr.;
- 154 Then east along south ROW of Platzer Dr., and south boundary of 0.2153 ac. parcel (LT 17 BLK 1 PIERCE
155 JUNCTION VILLAGE SEC 3) to southwest corner of said 0.2153 ac. parcel and coincident northeast corner
156 of 4.981 ac. parcel (TR 4 ABST 661 C M ROBERTS);
- 157 Then south along east boundary of said 4.981 ac. parcel, and west ROW of Ambrose St. to point west of
158 northwest corner of 1.033 ac. parcel (BLK 3 ALMEDA RANCH R/P & EXTN);
- 159 Then east across ROW of Ambrose St. to northwest corner of said 1.033 ac. parcel and west corner of
160 2.9394 ac. parcel (RES A WITCO BROOKFIELD);
- 161 Then north along west boundary of said 2.9394 ac. parcel to northwest corner of said parcel;
- 162 Then east along north boundary of said 2.9394 ac. parcel to northeast corner of said parcel and west
163 boundary of 2.3995 ac. parcel (TR 4M ABST 661 C M ROBERTS);

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- 164 Then north along west boundary of said 2.3995 ac. parcel to northwest corner of said parcel;
- 165 Then east along north boundary of said 2.3995 ac. parcel, 1.08 ac. parcel (RES A BLK 1 AG) to east ROW
166 of Almeda Rd.;
- 167 Then south southwest along east ROW of Almeda Rd. to north ROW of Almeda Genoa Rd;
- 168 Then east along north ROW of Almeda Genoa Rd. to west ROW of frontage road of southbound SH 288;
- 169 Then south along west ROW of frontage road of southbound SH 288 to City of Houston Corporate Limit
170 Boundary;
- 171 Then west along City of Houston Corporate Limit Boundary to east ROW of Labrador Rd.;
- 172 Then north along east ROW of Labrador Rd. to southwest corner of 0.3757 ac. parcel (TRS 49 1/2A & 50
173 1/2A ALLISON RICHEY GULF COAST HOMES SEC S ABST 176 BBB&CRR CO);
- 174 Then east along south boundary of said 0.3757 ac. parcel, across ROW of Del Papa St., and along south
175 boundary of 1.6443 ac. parcel (LTS 24 THRU 36 BLK 1 BECK PARK) to southeast corner of 1.6443 ac.
176 parcel;
- 177 Then north along east boundary of Beck Park Subdivision to northeast corner of said Subdivision;
- 178 Then west along north boundary of Beck Park Subdivision to west ROW of Del Papa St.;
- 179 Then north along west ROW of Del Papa St. to southeast corner of 4.772 ac. parcel (TR 47 ALLISON
180 RICHEY GULF COAST HOMES SEC S ABST 176 BBB&CRR CO);
- 181 Then west along south boundary of said 4.772 ac. parcel to southwest corner of said parcel and
182 coincident east boundary of 9.12 ac. parcel (TRS 48 & 48 1/2 ALLISON RICHEY GULF COAST HOMES SEC S
183 ABST 176 BBB&CRR CO);
- 184 Then south along east boundary of said 9.12 ac. parcel to southeast corner of said parcel;
- 185 Then west along south boundary of said 9.12 ac. parcel to southwest corner of said parcel and east ROW
186 of Labrador Rd.;
- 187 Then north along east ROW of Labrador Rd. and west boundary of said 9.12 ac. parcel to northwest
188 corner of said parcel;
- 189 Then east along north boundary of said 9.12 ac. parcel, and 4.772 ac. parcel (TR 47 ALLISON RICHEY
190 GULF COAST HOMES SEC S ABST 176 BBB&CRR CO) to east ROW of Del Papa St.;
- 191 Then north along east ROW of Del Papa St. to point east of northeast corner 0.2497 ac. parcel (LT 7 BLK
192 2 GLEN ELLYN ESTATES);
- 193 Then west across ROW of Del Papa St., and along north boundary of said 0.2497 ac. parcel, and Glen
194 Elyn Estates Subdivision to northwest corner of said Subdivision;

CITY OF HOUSTON

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- 195 Then south along west boundary of Glen Ellyn Estates Subdivision to south ROW of E. Anderson Rd.;
- 196 Then west along south ROW of Anderson Rd. to northwest corner of 0.6667 ac. parcel (LTS 10 THRU 15
197 BLK 3 BIRDSALL);
- 198 Then north across ROW of Anderson Rd., and along east boundary of Almeda Oaks Subdivision Sec. 2 to
199 northeast corner of said Subdivision;
- 200 Then west along north boundary of said Subdivision, Sec. 2 and 1, to northwest corner of 0.2029 ac.
201 parcel (LT 10 BLK 2 ALMEDA OAKS SEC 1);
- 202 Then south along west boundary of said 0.2029 ac. parcel to northeast corner of 0.1818 ac. parcel (LT 9
203 BLK 2 ALMEDA OAKS SEC 1);
- 204 Then west along north boundary of said 0.1818 ac. parcel, and Almeda Oaks Subdivision Sec. 1 to
205 northwest corner of said Subdivision;
- 206 Then south along west boundary of said Almeda Oaks Subdivision Sec. 1 to south ROW of Anderson Rd.;
- 207 Then west along south ROW of Anderson Rd. to point south of southeast corner of 0.1869 ac. parcel (LT
208 12 BLK 11 WILDHEATHER SEC 2);
- 209 Then north across ROW of Anderson Rd., and along east boundary of Wildheather Subdivision Sec. 2 to
210 coincident southwest corner of 0.1798 ac. parcel (LT 35 BLK 1 CIELO);
- 211 Then east along south boundary of said 0.1798 ac. parcel, and Cielo Subdivision to west ROW of Buffalo
212 Speedway (planned);
- 213 Then north along west ROW of Buffalo Speedway (planned) to south ROW of W. Fuqua St.;
- 214 Then west along south ROW of W. Fuqua St. to west ROW of Bathurst Dr.;
- 215 Then south along west ROW of Bathurst Dr. to east corner of 0.112 ac. parcel (E 48.37 FT FRONT OF LT
216 14 BLK 2 WILDHEATHER SEC 1);
- 217 Then northwest along east boundary of said 0.112 ac. parcel to north corner of said parcel;
- 218 Then southwest and west along north boundary of said 0.112 ac. parcel, and Wildheather Subdivision
219 Sec. 1 to northwest corner of 0.1692 ac. parcel (LT 1 BLK 2 WILDHEATHER SEC 1);
- 220 Then south along west boundary of said 0.1692 ac. parcel to southwest corner of said parcel and north
221 ROW of Smooth Oak Ln.;
- 222 Then west along north ROW of Smooth Oak Ln. to west ROW of White Heather Dr.;
- 223 Then south along west Row of White Heather Dr. to northeast corner of 0.2412 ac. parcel (LT 8 BLK 3 LA
224 HACIENDA);

CITY OF HOUSTON

TAX INCREMENT REINVESTMENT ZONE NUMBER TWENTY-FIVE, HOUSTON, HARRIS COUNTY, TEXAS

- 225 Then west along north boundary of said 0.2412 ac. parcel, and La Hacienda Subdivision to northwest
226 corner of said Subdivision;
- 227 Then south along west boundary of La Hacienda Subdivision to coincident southeast corner of 12.9169
228 ac. parcel (RES A BLK 1 NEW FAITH CHURCH);
- 229 Then west along south boundary of said 12.9169 ac. parcel to southwest corner of said parcel;
- 230 Then north along west boundary of said 12.9169 ac. parcel to coincident northeast corner of 0.3444 ac.
231 parcel (LT 26 BLK 2 ALMEDA GARDENS);
- 232 Then west along north boundary of said 0.3444 ac. parcel to west ROW of Monrad Dr.;
- 233 Then north along west ROW of Monrad Dr. to south ROW of W. Fuqua St.;
- 234 Then west along south ROW of W. Fuqua St. to east ROW of Hiram Clarke Rd.;
- 235 Then south along east ROW of Hiram Clarke Rd. to point east of southeast corner 0.6975 ac. parcel (TR
236 28 GARDEN PLACE TO ALMEDA);
- 237 Then west across ROW of Hiram Clarke Rd. and along south boundary of said 0.6975 ac. parcel to
238 southwest corner of said parcel;
- 239 Then north along west boundary of said 0.6975 ac. parcel, 0.4045 ac. parcel (TR 28E GARDEN PLACE TO
240 ALMEDA), 0.4222 ac. parcel (RES A BLK 1 HIRAM CLARKE CENTER), 0.5901 ac. parcel (TR 28D GARDEN
241 PLACE TO ALMEDA) to south ROW of W. Fuqua St.;
- 242 Then west along south ROW of W. Fuqua St to northeast corner 4.8455 ac. parcel (RES B BLK 1
243 WESTBROOK);
- 244 Then south along east boundary of said 4.8455 ac. parcel to southeast corner of said parcel and
245 coincident northeast corner of Westbrook Subdivision;
- 246 Then west along north boundary of Westbrook Subdivision to northwest corner of said Subdivision;
- 247 Then south along west boundary of Westbrook Subdivision to north ROW of Anderson Rd.;
- 248 Then west along north ROW of Anderson Rd. to point north of northeast corner of 1.6568 ac. parcel (RES
249 A BLK 1 ANDERSON AT CAMPDEN);
- 250 Then south and southeast across ROW of Anderson Rd. and along east boundary of said 1.6568 ac.
251 parcel, and 1.3295 ac. parcel (RES B BLK 1 ANDERSON AT CAMPDEN);
- 252 Then west along south boundary of said 1.3295 ac. parcel, 1.1116 ac. parcel (TR 4A ABST 819 C UGLOW),
253 1.1116 ac. parcel (TR 4A ABST 819 C UGLOW), 2.284 ac. parcel (TR 5A ABST 819 C UGLOW) to southwest
254 corner of 2.284 ac. parcel and east ROW of Wickbriar Dr.;
- 255 Then north along east ROW of Wickbriar Dr. to north ROW of Anderson Rd.;

CITY OF HOUSTON

TAX INCREMENT REINVESTMENT ZONE NUMBER TWENTY-FIVE, HOUSTON, HARRIS COUNTY, TEXAS

- 256 Then west along north ROW of Anderson Rd. to west ROW of S. Post Oak Rd.;
- 257 Then north along west ROW of S. Post Oak Rd. northeast corner of 0.4056 ac. parcel (RES A BLK 5
258 ANDERSON OAKS R/P);
- 259 Then west along north boundary of said 0.4056 ac. parcel, and Anderson Oaks Subdivision to northwest
260 corner of said Subdivision and east boundary 16.4505 ac. parcel (RES A BLK 1 HOUSTON HAPPYLAND),
261 drainage easement of trib. to Sims Bayou;
- 262 Then south southwest along west boundary of Anderson Oaks Subdivision and coincident east boundary
263 of drainage easement 16.4505 ac. parcel (RES A BLK 1 HOUSTON HAPPYLAND), to southwest corner of
264 said Subdivision;
- 265 Then west along south boundary of 16.4505 ac. parcel (RES A BLK 1 HOUSTON HAPPYLAND), and across
266 drainage channel easement (trib. to Sims Bayou) to west boundary of said drainage channel easement;
- 267 Then south southwest along west boundary of drainage channel to north ROW of frontage road
268 (westbound) of S. Sam Houston Pkwy. W.;
- 269 Then west northwest along north ROW of frontage road (westbound) of S. Sam Houston Pkwy. W. to
270 east ROW of W. Fuqua St.;
- 271 Then southwest along east ROW of W. Fuqua St. to Fort Bend County Line;
- 272 Then west northwest along Fort Bend County Line to west ROW of Hillcroft St.;
- 273 Then generally north along west ROW of Hillcroft to southeast corner of 9.4189 ac. parcel (TRS 20A &
274 20C-1 ABST 101 C W ADAMS);
- 275 Then west along south boundary of said 9.4189 ac. parcel to southwest corner of said parcel;
- 276 Then north along west boundary of said 9.4189 ac. parcel to northwest corner of said parcel and
277 coincident south boundary of drainage easement of Sims Bayou;
- 278 Then west along south boundary of drainage easement of trib. of Sims Bayou and coincident north ROW
279 of Benita St. to east ROW of Zavalla St.;
- 280 Then north along east ROW of Zavalla St. and coincident west boundary of 0.5515 ac. parcel (LTS 1 THRU
281 6 BLK 1 SOUTH MAIN ESTATES) to northwest corner of said 0.5515 ac. parcel;
- 282 Then west across ROW of Zavalla St.. and along north boundary of 0.4485 ac. parcel (LTS 1 & 2 BLK 3
283 SOUTH MAIN ESTATES) to northwest corner of said 0.4485 ac. parcel;
- 284 Then south along west boundary of said 0.4485 ac. parcel and South Main Estates Subdivision to south
285 ROW of frontage road (eastbound) of S. Sam Houston Pkwy. W.;

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TAX INCREMENT REINVESTMENT ZONE NUMBER TWENTY-FIVE, HOUSTON, HARRIS COUNTY, TEXAS

286 Then southeast along south ROW of frontage road (eastbound) of S. Sam Houston Pkwy. W. to point
287 north of northeast corner of 1.9 ac. parcel (TR 5 (001&061*TR 7) ABST 1005 TEXAS TRUNK RR CO 1);

288 Then south along east boundary of said 1.9 ac. parcel to Fort Bend County Line;

289 Then west northwest along Fort Bend County Line to City of Houston Corporate Limit Boundary;

290 Then northwest along City of Houston Corporate Limit Boundary to north ROW of Main St./US Hwy 90;

291 Then east northeast along north ROW of Main St./US Hwy. 90 to point of beginning of 4,191 acre tract;

292 FORT BEND COUNTY, TEXAS

293 TRACT 1

294 Lying wholly in Fort Bend County, Texas and comprised of three tracts, approximately 1,442 acres in size
295 and situated in southwest Houston, south of Sam Houston Parkway, west of Almeda Rd., north of
296 McHard Rd. and east of Missouri City.

297 Tract 2 is 1,304 acres with the beginning at south ROW of Court Rd. and east corner of RIDGEMONT SEC
298 3, ACRES 2.653;

299 Then south southwest along east boundary of said 2.653 ac. parcel, and 0305 J POINTEVENT, BLOCK 1,
300 ACRES 0.8261, Burlington Colony, 0305 J POINTEVENT, ACRES 1.0331, Community Clinic South Post Oak,
301 Block 1, Unrestricted Reserve "A", 0305 J POINTEVENT, ACRES 0.8609, BURLINGTON COLONY, 0305 J
302 POINTEVENT, ACRES 1, Unrestricted Reserve "A", Block 1, Dollar General South Post Oak to southeast
303 corner of said 1 ac. parcel;

304 Then generally west northwest along south boundary of said 1 ac. parcel to west ROW of S. Post Oak
305 Rd.;

306 Then south along west ROW of S. Post Oak Rd. to south ROW of Hobby Rd.;

307 Then west along south ROW of Hobby Rd. to northeast corner of 5.912 ac. parcel (0305 J POINTEVENT,
308 BLOCK 1, ACRES 5.912, RESTRICTED RESERVE "A", FT BEND BOYS & GIRLS CLUB SEC 1, EXEMPT);

309 Then south along east boundary of said 5.912 ac. parcel to southeast corner of said parcel;

310 Then west along south boundary of said 5.912 ac. parcel, and 15.468 ac. parcel (0305 J POINTEVENT,
311 BLOCK 13,14 (PT), ACRES 15.468, BURLINGTON COLONY) to southwest corner of said 15.468 ac. parcel;

312 Then north along west boundary of said 15.468 ac. parcel to coincident southeast corner of 60.956 ac.
313 parcel (0305 J POINTEVENT, ACRES 60.956, WILLOWRIDGE HIGH SCHOOL);

314 Then west along south boundary of said 60.956 ac. parcel to southwest corner of said parcel and east
315 ROW of Chimney Rock Rd.;

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TAX INCREMENT REINVESTMENT ZONE NUMBER TWENTY-FIVE, HOUSTON, HARRIS COUNTY, TEXAS

- 316 Then generally south along east ROW of Chimney Rock Rd. to City of Houston corporate limits and north
317 of ROW McHard Rd (FM 2234);
- 318 Then west along City of Houston corporate limits and north of ROW McHard Rd (FM 2234) to southwest
319 corner of 0313 H SHROPSHIRE, ACRES 3.321, Parcel 6-1 (Part Two), Proposed FM 2234 Additional ROW;
- 320 Then north along west boundary of said 3.321 ac. parcel, and 0313 H SHROPSHIRE, ACRES 30.9346, PT IN
321 CITY OF HOUSTON to northwest corner of said 30.9346 ac. parcel;
- 322 Then east along north boundary of said 30.9346 ac. parcel to west boundary of 0313 H SHROPSHIRE,
323 ACRES 3.91, WEST FRONTAGE ROAD SOUTH OF COURT RD, EXEMPT;
- 324 Then north and north northeast along west boundary of said 3.91 ac. parcel, and east boundary of
325 QUAIL RUN SEC 4 (5890-04) to south corner of 0163 E DREW, ACRES .63 and City of Houston Corporate
326 Limits (boundary with City of Missouri City);
- 327 Then north along City of Houston Corporate Limits (boundary with Missouri City) to northwest corner of
328 Meadow Crest Sec 3, BLOCK 1, Lot 1;
- 329 Then east along north boundary of said Meadow Crest Sec 3, BLOCK 1, Lot 1-3 to west boundary of
330 Meadow Crest Sec 3, BLOCK 1, Lot 5;
- 331 The north northeast along west boundary of Meadow Crest Sec 3, BLOCK 1, Lot 5-23 to northwest
332 corner of Meadow Crest Sec 3, BLOCK 1, Lot 23;
- 333 Then east southeast along north boundary of Meadow Crest Sec 3, BLOCK 1, Lot 23, and Meadow Crest
334 Sec 3, BLOCK 2, Lot 1 to west boundary of Meadow Crest Sec 3, ACRES 1.015, Restricted Reserve "A"
335 (Open Space);
- 336 Then north northeast along west boundary of said 1.015 ac. parcel to west ROW of Fondren Rd.;
- 337 Then north along west ROW of Fondren Rd. to north ROW of W. Fuqua St.;
- 338 Then east along north ROW of W. Fuqua St. to southwest corner of 0280 J LAFAYETTE, BLOCK 1, ACRES
339 5.630, (PT) RESTRICTED RESERVE "B", WEST HILL;
- 340 Then north along west boundary of said 5.630 ac. parcel to northwest corner of said parcel;
- 341 Then east along north boundary of said 5.630 ac. parcel, and 0280 J LAFAYETTE, ACRES 0.445,
342 PROPOSED FT BEND PARKWAY ROW, (PT) RESTRICTED RESERVE "B", WEST HILL to northeast corner of
343 said parcel and west ROW of Hillcroft Ave.;
- 344 Then northeast along west ROW of Hillcroft Ave. to southeast corner of 0280 J LAFAYETTE, ACRES 1.044,
345 PROPOSED FORT BEND PARKWAY ROW;
- 346 Then west along south boundary of said 1.044 ac. parcel, and 0280 J LAFAYETTE, ACRES 10.194 to
347 southwest corner of said 10.194 ac. parcel;

CITY OF HOUSTON

TAX INCREMENT REINVESTMENT ZONE NUMBER TWENTY-FIVE, HOUSTON, HARRIS COUNTY, TEXAS

- 348 Then northeast and north along west boundary of said 10.194 ac. parcel, and 0280 J LAFAYETTE, BLOCK
349 1, ACRES 5.9867, FPB-Church and Community Center at Chasewood, across ROW of Chasewood Dr.,
350 0280 J LAFAYETTE, ACRES 3.233 to northwest corner of said 3.233 ac. parcel and coincident south
351 boundary of 0280 J LAFAYETTE, ACRES 10;
- 352 Then west northwest along south boundary of said 10 ac. parcel to southwest corner of said parcel;
- 353 Then north northeast along west boundary of said 10 ac. parcel to northwest corner of said parcel;
- 354 Then east southeast along north boundary of said 10 ac. parcel, and 0280 J LAFAYETTE, ACRES 1.189,
355 GRIFFIN WILLOW RD ROW to west boundary of 0280 J LAFAYETTE, ACRES 7;
- 356 Then north along west boundary of said 7 ac. parcel to south ROW of Carey Chase Dr.;
- 357 Then east southeast along south ROW of Carey Chase Dr. to west ROW of Hillcroft Ave.;
- 358 Then northeast and north along west ROW of Hillcroft Ave. to south ROW of frontage road (eastbound)
359 of S. Sam Hou. Pkwy. W., and coincident Harris County line;
- 360 Then southeast along south ROW of frontage road (eastbound) of S. Sam Hou. Pkwy. W. and coincident
361 Harris County Line, and north boundary of SOUTHWEST CROSSING SEC 1, ACRES 7.108, RESERVE "D" to
362 northeast corner of said parcel;
- 363 Then south along east boundary of said 7.108 ac. parcel to southeast corner of said parcel;
364
- 365 Then northwest along south boundary of said 7.108 ac. parcel, and SOUTHWEST CROSSING SEC 1, ACRES
366 8.242, RESERVE C (PT), and north boundary of WILLOW PARK (RES A) SEC 2, BLOCK 1 to north corner of
367 WILLOW PARK (RES A) SEC 2, BLOCK 1, LOT 5;
368
- 369 Then southwest and south southwest along west boundary of WILLOW PARK (RES A) SEC 2, BLOCK 1 to
370 north ROW of Chasewood Dr;
371
- 372 Then west along north ROW of Chasewood Dr. to southeast corner of 0280 J LAFAYETTE, ACRES 3.996,
373 (PT) PARCELS 1 & 1-1 & PARCEL 28-2, FT BEND PARKWAY PHASE "A";
374
- 375 Then south southwest across ROW of Chasewood Dr. and east boundary of 0280 J LAFAYETTE, ACRES
376 4.335, (PT OF PARCEL 1-2), FT BEND PARKWAY PHASE "A" to north ROW of W. Fuqua St.;
- 377
- 378 Then east along north ROW of W. Fuqua St. to point northeast of northeast corner of 2.64 ac. parcel
379 (BRIARGATE SEC 8, ACRES 2.64, RESERVE "A" (PT));
380
- 381 Then south southwest across ROW of W. Fuqua St. and along east boundary of said 2.64 ac. parcel to
382 southeast corner of said parcel;
383
- 384 Then west northwest along south boundary of said 2.64 ac. parcel to east boundary of 4.572 ac. parcel
385 (0280 J LAFAYETTE, ACRES 4.572, PT EAST FRONTAGE RD, SOUTH OF W FUQUA, EXEMPT);
386

CITY OF HOUSTON

TAX INCREMENT REINVESTMENT ZONE NUMBER TWENTY-FIVE, HOUSTON, HARRIS COUNTY, TEXAS

- 387 Then south southwest along east boundary of 4.572 ac. parcel (0280 J LAFAYETTE, ACRES 4.572, PT EAST
388 FRONTAGE RD, SOUTH OF W FUQUA, EXEMPT) to north corner of 2.964 ac. parcel (0280 J LAFAYETTE,
389 ACRES 2.964, PT OF FONDREN RD, EXEMPT);
390
391 Then south and southeast along east boundary of said 2.964 ac. parcel to southeast corner of said
392 parcel;
393
394 Then west along south boundary of said 2.964 ac. parcel to east boundary of 18.035 ac. parcel (0280 J
395 LAFAYETTE, ACRES 18.035, LOTS 7-9, 61, 62 & 63 (PT), SILAS WELCH S/D AND ADJOINING ACREAGE);
396
397 Then south along east boundary of said 18.035 ac. parcel to southwest corner of said parcel and
398 coincident northwest corner of 1 ac. parcel (0280 J LAFAYETTE, ACRES 1, LOT 59 SILAS WELCH S/D);
399
400 Then east along north boundary of said 1 ac. parcel, and Lots 58 to 50, Lot 23 (0280 J LAFAYETTE, SILAS
401 WELCH S/D), and coincident south boundary of Briargate Subdivision Sec. 7-8 to southeast corner of
402 BRIARGATE SEC 7, BLOCK 3, LOT 72;
403
404 Then north along east boundary of BRIARGATE SEC 7, BLOCK 3, LOT 72 to south boundary of BRIARGATE
405 SEC 4, BLOCK 3, LOT 1;
406
407 Then east along south boundary of Briargate Subdivision Sec. 4 to east ROW of Blue Ridge Rd.;
408
409 Then south along east ROW of Blue Ridge Rd. to southwest corner of Briargate Subdivision Sec. 6;
410
411 Then east along south boundary of Briargate Subdivision Sec. 6 to east ROW of Chimney Rock Rd.;
412
413 Then south along east ROW of Chimney Rock Rd to northwest corner of 60.956 ac. parcel (0305 J
414 POINTEVENT, ACRES 60.956, WILLOWRIDGE HIGH SCHOOL);
415
416 Then east along north boundary of said 60.956 ac. parcel, and 24.313 ac. parcel (0305 J POINTEVENT,
417 ACRES 24.313, (FT BEND ISD) RESERVE "A" (JR HIGH SITE) CHRISTA MCAULIFFE MIDDLE SCHOOL) to
418 southwest corner of said 28.895 ac. parcel, 0305 J POINTEVENT, ACRES 28.895, (BLUE RIDGE PARK),
419 EXEMPT;
420
421 Then north along west boundary of said 28.895 ac. parcel to northwest corner of said parcel and south
422 ROW of Court Rd.;
- 423 Then east along south ROW of Court Rd. to northwest corner of 0305 J POINTEVENT, BLOCK 1, ACRES
424 0.2679, Restricted Reserve "C" (PT), Foodmaker 3914;
- 425 Then south along west boundary of said 0.2679 ac. parcel to southwest corner of said parcel;
- 426 Then east southeast along south boundary of said 0.2679 ac. parcel to southeast corner of said parcel
427 and west boundary of 0305 J POINTEVENT, ACRES 1.198, Unrestricted Reserve "A", Block 1, O'Rielly
428 South Post Oak;
- 429 The south southwest along west boundary of said 1.198 ac. parcel to southwest corner of said parcel;

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TAX INCREMENT REINVESTMENT ZONE NUMBER TWENTY-FIVE, HOUSTON, HARRIS COUNTY, TEXAS

- 430 Then east southeast along south boundary of said 1.198 ac. parcel to northwest corner of 0305 J
431 POINTEVENT, BLOCK 1, ACRES 0.0674, Restricted Reserve "B" (PT), Foodmaker 3914;
- 432 Then south southwest along west boundary of said 0.0674 ac. parcel to southwest corner of said parcel;
- 433 Then east southeast along south boundary of said 0.0674 ac. parcel to southeast corner of said parcel
434 and west ROW of S. Post Oak Rd.;
- 435 Then north northeast along west ROW of S. Post Oak Rd. to south ROW of Court Rd.;
- 436 Then east southeast along south ROW of Court Rd. to east corner of RIDGEMONT SEC 3, ACRES 2.653
437 and beginning point of 1,304 acre tract 1;
438
439 TRACT 2
- 440 Tract 2 is 23 acres with beginning point at west ROW of Rockwell Dr. and coincident Harris County Line;
- 441 Then southeast along Harris County Line and east boundary of SOUTH MAIN PLAZA, ACRES .113,
442 RESERVE "B" (PT) and ACRES 0.5548, Tr 2, Reserve "B" (Pt), 0616 J A CURL, ACRES 17.5 to southeast
443 corner of said 17.5 ac. parcel;
- 444 Then west along south boundary of said 17.5 ac. parcel, and PINE ISLAND ADDN, BLOCK 6, LOT 16 to
445 west ROW of Rockwell Dr.;
- 446 Then north along west ROW of Rockwell Dr. to Harris County Line and beginning point of 23 acre tract 2;
- 447 TRACT 3
448
- 449 Tract 3 is 115 acres with beginning point at west ROW of Fondren Rd and Harris County Line;
450
- 451 Then southeast along Harris County Line to west boundary of drainage channel easement coincident
452 east boundary of 0626 G B LUCAS, ACRES 16.3, C=R164508 (HLA);
- 453 Then south along west boundary of drainage channel easement and coincident east boundary of 0626 G
454 B LUCAS, ACRES 16.3, C=R164508 (HLA) to southeast corner of said 16.3 ac. parcel;
- 455 Then west along south boundary of 0626 G B LUCAS, ACRES 16.3, C=R164508 (HLA), and 0626 G B
456 LUCAS, ACRES 26.459 to southwest corner of said 26.459 ac. parcel, and west ROW of Fondren Rd. and
457 City of Houston Corporate Limit Boundary (with City of Missouri City);
- 458 Then north along City of Houston Corporate Limit Boundary (with City of Missouri City) to centerline of
459 ROW of Settegast Blvd.;
- 460 Then west southwest along centerline of ROW of Settegast Blvd. to point south of southwest corner of
461 0626 G B LUCAS, ACRES 0.7767 and coincident east ROW of Settemont Rd.;

CITY OF HOUSTON

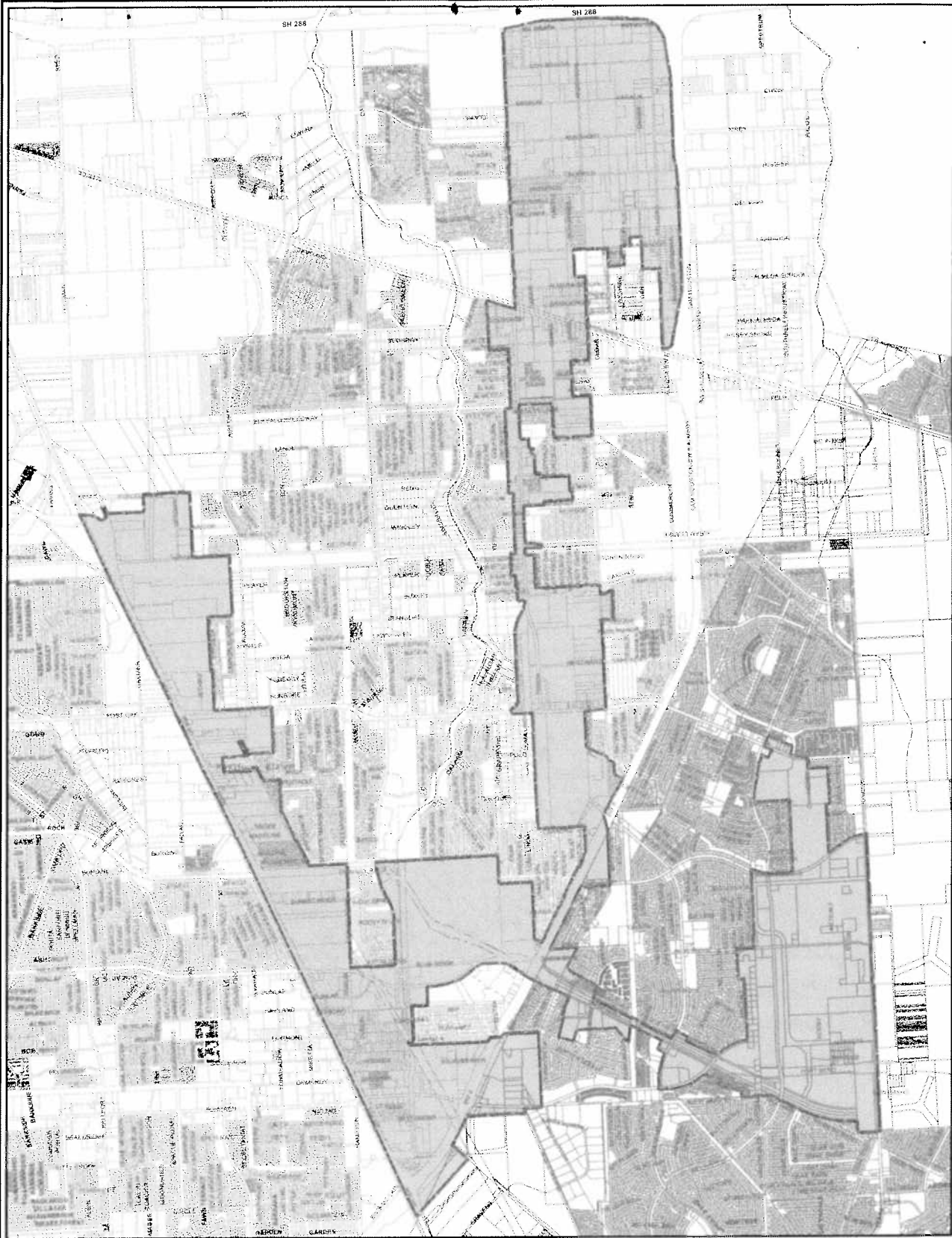
TAX INCREMENT REINVESTMENT ZONE NUMBER TWENTY-FIVE, HOUSTON, HARRIS COUNTY, TEXAS

462 Then north along east ROW of Settemont Rd. to coincident northwest corner of 0622 H T AND B RY,
463 ACRES 3.258;



464 Then southeast along north boundary of said 3.258 ac. parcel to northeast corner of said parcel and
465 west ROW of Fondren Rd.;

466 Then north along west ROW of Fondren Rd. to Harris County Line and beginning point of 115 acre tract
467 3;

EXHIBIT B



**City of Houston
Proposed
TIRZ #25**

- Legend**
-  Waterway
 -  Parcels
 -  Proposed Boundary



0 1,200 2,400 Feet

Source: GIS Services Division
Date: June 2013
Reference: p17169_Proposed

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: 12/15/2020

District K

Item Creation Date: 11/23/2020

MYR - TIRZ 25 Hiram Clarke/Fort Bend Project Plan Amendment

Agenda Item#: 43.

Summary:

ORDINANCE approving first amended Project Plan and Reinvestment Zone Financing Plan for **REINVESTMENT ZONE NUMBER TWENTY-FIVE, CITY OF HOUSTON, TEXAS (HIRAM CLARKE/FORT BEND ZONE)**; authorizing the City Secretary to distribute such plan - **DISTRICT K - CASTEX-TATUM**

This item should only be considered after passage of Item 42 above

Background:

Reinvestment Zone Number Twenty-Five, City of Houston, Texas (the "Zone") was created by Ordinance No. 2013-708 on August 7, 2013, and initially consisted of approximately 5,633 acres. City Council approved a Project Plan and Reinvestment Zone Financing Plan (the "Plan") for the Zone by Ordinance No. 2014-629, on June 18, 2014, and created the Hiram Clarke/Fort Bend Redevelopment Authority by Resolution No. 2015-19 on May 13, 2015, to implement the Plan.

On November 5, 2020, the Board of Directors of the Zone approved a proposed First Amendment to the Project Plan and Reinvestment Zone Financing Plan (the "Amended Plan") and transmitted it to City Council for consideration and approval. The Amended Plan provides for an expanded boundary that will add approximately 341 acres to the Zone's current footprint to support infrastructure improvements, parks, and public/cultural facilities, including the Edison Performing Arts Center, in the Fort Bend County area and to stimulate economic development south of Beltway 8 around the West Fuqua corridor.

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 First Amendment to the Project Plan and Reinvestment Zone Financing Plan for the Zone.

All tri-party agreements, creation documents, project plans and reinvestment zone financing plans can be found at the following web address: <https://www.houstontx.gov/ecodev/tirz.html>

Andrew F. Icken, Chief Development Officer

Prior Council Action:

Ordinance No. 2014-629, 6/18/14

Contact Information:

Gwendolyn F. Tillotson

Phone: (832) 393 0937

ATTACHMENTS:

Description

Type

Coversheet

Signed Cover sheet

Project Plan and Reinvestment Zone Financing
Plan

Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District K

Item Creation Date: 11/23/2020

MYR - TIRZ 25 Hiram Clarke/Fort Bend Project Plan Amendment

Agenda Item#: 72.

Summary:

Background:

Reinvestment Zone Number Twenty-Five, City of Houston, Texas (the "Zone") was created by Ordinance No. 2013-708 on August 7, 2013, and initially consisted of approximately 5,633 acres. City Council approved a Project Plan and Reinvestment Zone Financing Plan (the "Plan") for the Zone by Ordinance No. 2014-629, on June 18, 2014, and created the Hiram Clarke/Fort Bend Redevelopment Authority by Resolution No. 2015-19 on May 13, 2015, to implement the Plan.

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<https://www.houstontx.gov/ecodev/tirz.html>*

DocuSigned by:

Andrew P. Icken, Chief Development Officer

Prior Council Action:

Ordinance No. 2014-629, 6/18/14

Contact Information:

DS

Gwendolyn F. Tillotson

Phone: (832) 393 0937

ATTACHMENTS:

Description	Type
PCA 2014-629	Backup Material

**REINVESTMENT ZONE NUMBER TWENTY-FIVE
CITY OF HOUSTON**

HIRAM CLARKE/FORT BEND ZONE

First Amended Project Plan and Reinvestment Zone Financing Plan

November 2020

REINVESTMENT ZONE NUMBER TWENTY-FIVE, CITY OF HOUSTON, TEXAS
HIRAM CLARKE/FORT BEND ZONE

Part B - First Amended Project Plan and Reinvestment Zone Financing Plan

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Project Plan..... 6
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Maps

- Map 1 – Proposed 2020 Annexation
- Map 2 –Existing and Proposed Land Uses

Exhibits

- Exhibit 1: Project Costs of Part A and Part B Plans
- Exhibit 2: Transfer Schedule – All Jurisdictions
- Exhibit 3a: Revenue Schedule – Original Area City of Houston
- Exhibit 3b: Revenue Schedule – 2020 Annexation Area City of Houston
- Exhibit 4a: Revenue Schedule – Original Area Fort Bend County
- Exhibit 4b: Revenue Schedule – 2020 Annexation Area Fort Bend County¹

¹ Fort Bend County currently participates in the Original Area only; however, the Zone Board is in the process of seeking Fort Bend County’s approval to participate in the 2020 Annexation Area. **Exhibit 4b** is attached hereto in anticipation of Fort Bend County’s approval to participate.

REINVESTMENT ZONE NUMBER TWENTY-FIVE, CITY OF HOUSTON, TEXAS HIRAM CLARKE/FORT BEND ZONE

FIRST AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN

Introduction:

Reinvestment Zone Number Twenty-Five, City of Houston, Texas, also known as the Hiram Clarke/Fort Bend Zone (the “TIRZ” or “Zone”), was created by the City Council of the City of Houston, Texas (“City”), on August 7, 2013, by Ordinance No. 2013-0708, and covered approximately 5,633 acres (the “Original Area”). The Zone was established as a public finance tool intended to encourage investment and stimulate commercial and residential development in an area of the City informally known as Fondren Gardens.

Section One:

Part A Plan

The City approved the Zone’s initial Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 2014-629, passed and adopted on June 18, 2014 (the “Part A Plan”). The Part A Plan focused on strengthening the character of residential and commercial properties in the Zone and increasing the stability and desirability of the Fondren Gardens/Fort Bend community. The Original Area was generally bounded by South Main Street on the north, McHard Road on the south, Interstate 288 on the east and Hillcroft Street on the west. Land uses within the Zone vary greatly and include considerable tracts of undeveloped land, agricultural production uses, operational oil fields, distressed retail centers and various commercial uses located throughout and amid single family residential areas. In addition, freeways, elevated expressways and toll roads bisect such area and disrupt the connectivity of commuter arterials and minor roadways, resulting in a fractured and discontinuous transportation network. The Part A Plan included approximately \$141 million of public infrastructure and related public improvements, to spur investment and facilitate the repositioning and revitalization of the Fondren Gardens/Fort Bend area. The Part A Plan improvements included public utilities, such as water, wastewater and storm water systems; improvements/enhancements to roadways and streets; cultural and public facility improvements; parks and recreational facilities; and economic development.

Section Two:

Part B Plan

The Zone and the City now propose the First Amended Project Plan and Reinvestment Zone Financing Plan (the “Part B Plan”). The Part B Plan provides for the annexation of approximately 341 acres of additional territory into the Zone boundaries as depicted on **Map 1** attached hereto (the “2020 Annexation Area”), and provides for the enhancement of and improvements to the enlarged area. The 2020 Annexation Area includes vacant, public and commercial land uses located in the southern part of the Zone in Fort Bend County. The purpose of this annexation is to support infrastructure improvements, parks, and public/cultural facilities in the Fort Bend County area and stimulate economic development south of Beltway 8 around the West Fuqua St. Corridor. Public improvements proposed as part of the Part B Plan include, but are not limited to, public infrastructure, such as roadways, water, sewer and drainage, blight removal and beautification, public/cultural facilities improvements, and parks, recreation, trails and pedestrian improvements. Public improvements proposed in the Part B Plan are consistent with the goals, objectives, and project costs included in the Part A Plan. The Part A Plan and the Part B Plan are referred to collectively as the “Plan.”

The total project costs listed in **Exhibit 1** attached hereto consist of the combined project costs of the Part A and Part B Plans and may be utilized for project costs identified in the Part A and Part B Plans.

Proposed Goals for Improvements in the Zone:

The Part B Plan restates and amends the goals identified in the Part A Plan. To the extent prior statements contained in the Part A Plan conflict with the goals articulated in the Part B Plan outlined below, the Part B Plan controls. The goals of the Zone are as follows:

Goal 1: Stimulate private investment and redevelopment through public infrastructure improvements.

Public streets and public utility systems are required to create an environment that will stimulate private investment in retail, residential, multi-family and commercial developments. Construction of key streets and utility systems will be undertaken to enhance the level of service in the area, improve functionality, replace aged facilities, and increase aesthetics. Potential projects include public utility and roadway improvements, intersection reconfiguration and improvements on Chimney Rock, Anderson Road, Hiram Clarke Road, South Post Oak Road and West Fuqua Street. All roadway improvements will be integrated with the street reconstruction programs of the City of Houston, TxDOT, METRO, Harris County, Fort Bend County and others as needed, and where possible include elements not included by those programs. 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 2: Create pedestrian-friendly safe environments through the reconstruction of streets and sidewalks, with ample lighting and streetscape amenities.

Streetscape enhancements create an environment that stimulate investment in retail, residential, and commercial developments. Enhanced streetscape components will include

sidewalks, lighting, signage, street trees, landscaping, benches, public art and other pedestrian amenities. The construction of sidewalk systems that include ADA compliant ramps and other treatments will improve pedestrian safety, enhance the visual environment and provide connectivity and reinforce the existing community framework of small neighborhoods. Signature gateways will further add to the vitality of the area, giving the Zone a brand and identity, while creating a sense of place. In addition to pedestrian amenities, blight removal, public art, and beautification will be instrumental in creating safe, attractive and viable corridors and places, resulting in increased commercial and residential investment in the area.

Goal 3: Enhance drainage and alleviate local flooding through stormwater management improvements.

Repair and replacement of drainage systems and the design and construction of new storm water management systems, including retention basins, detention basins and other public improvements proven to reduce volumes of runoff from drainage areas.

Goal 4: The reinforcement of pedestrian-attractive retail developments and mix-density uses with other compatible uses and activities along the Chimney Rock, Anderson Road, Hiram Clarke Road, South Post Oak Road and West Fuqua Street Corridors.

The retention and expansion of retail and commercial developments along Chimney Rock, Anderson Road, Hiram Clarke Road, South Post Oak Road and West Fuqua is of key importance to the successful redevelopment of the area. The provision of base level retail functionality is essential to the continued expansion of residential projects in the area. In particular, it is envisioned to develop South Post Oak and Chimney Rock into key arterial/town centers, through the implementation of a program resulting in an enhanced pedestrian environment with an emphasis on parking, lighting, street trees, landscaping, wide sidewalks, public art and adequate pedestrian amenities.

Goal 5: Support cultural and public facilities improvements that enhance safety and quality of life in the Zone.

Increasing public and cultural facilities for current residents as well as for the area workforce is an important public policy goal of the Plan. These projects, along with improved infrastructure, additional fire, police, library, and public health facilities, and cultural and community centers will improve security and enhance the quality of life for existing and new residents and businesses in the TIRZ. The Part B plan furthers this goal through support of cultural facilities, including the Edison Performing Arts Center in Fort Bend Houston.

Goal 6: Enhance parks, open space and recreational opportunities in the Zone.

The Zone will help create pedestrian-friendly safe environments, public open green space, access and egress improvements, dedication of public benefit easements, improvements to Centerpoint Energy easements, pedestrian bridges and other enhancements. Proposed redevelopment and upgrades to public green space, parks, and other appropriate recreational facilities include acquisition of new parklands along Sims Bayou, improvements and upgrades to area parks and the development of pocket parks in neighborhoods.

Goal 7: Economic Development

With substantial amounts of vacant land within the TIRZ, in order to stimulate and accelerate

redevelopment within the TIRZ, the TIRZ would seek to fund economic development programs 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 bank 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.

Project Plan

Existing and Proposed Uses of Land (Texas Tax Code §311.011(b)(1))

Map 2 attached hereto reflects the existing and proposed land uses of real property within the boundaries of the TIRZ, including the 2020 Annexation Area. 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, undeveloped and agricultural production 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 Cost Items (Texas Tax Code §311.011(b)(3))

The project costs referenced in **Exhibit 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, County, City, Five Corners Management District, or private sources, are non-project costs. Funding identified in **Exhibit 1** 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))

It is not anticipated that any residents will be displaced by any of the projects to be undertaken in the Zone.

Reinvestment Zone Financing Plan

Estimated Project Costs (Texas Tax Code §311.011(c)(1)):

Exhibit 1 is a detailed listing of 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, and thus may vary from what is shown in **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 provided throughout the Plan and include, but are not limited to, infrastructure improvements, streetscape enhancements, pedestrian amenities, blight removal, beautification, parks and recreation improvements and public/cultural facilities projects.

Economic Feasibility (Texas Tax Code §311.011(c)(3)):

An economic feasibility study was completed for the TIRZ by Hawes, Hill Calderon LLP in 2013; the study performed a preliminary assessment of the area, documented the economic potential of the TIRZ and concluded it was feasible to finance the Zone Project Costs detailed in the Part A Plan. **Exhibit 2 through Exhibit 4** constitute updated revenue estimates for the Zone. The Plan estimates total project costs of \$157 million. The Board of Directors of the Zone finds and determines that the Plan is economically feasible, and projects will be implemented subject to actual increment received by the Zone.

Estimated Amount of Bond Indebtedness; Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code §311.011(c)(4), §311.011(c)(5)):

Notes or bonds may be issued by the proposed TIRZ. Future note and bond issues will occur as tax increment revenues allow. The value and timing of these future notes or bonds issues will correlate to debt capacity as derived from the revenue and project schedules attached herein, and by actual market conditions for the issue and sale of such notes and bonds. The TIRZ 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 increment associated with the Part B Plan will consist of contributions from the City of Houston and Fort Bend County. For the City, tax year 2013 is the base year for the Original Area; tax year 2020 is the base year for the 2020 Annexation Area; and tax year 2042 is the scheduled final year for participation. The revenue schedules attached as **Exhibits 2-4** are calculated using an estimated collection rate of 98%, a City tax rate of \$0.56184/\$100 of assessed valuation, and a Fort Bend County tax rate of \$0.453207/\$100 of assessed valuation. The City contributes 100% of its tax rate for the first ten years of the Zone, 90% of its tax rate for the next ten years, and not more than 80% of its tax rate for the remaining ten years of the Zone. For Fort Bend County, tax year 2014 is the base year for the Original Area and tax year 2042 is the scheduled final year for participation. Fort Bend County currently participates in the Original Area only; however, the Zone Board is in the process of seeking Fort Bend County's approval to participate in the 2020 Annexation Area. **Exhibit 4b** is attached hereto in anticipation of Fort Bend County's approval to participate. Fort Bend County contributes 100% of its tax rate.

Current Total Appraised Value of Taxable Real Property (Texas Tax Code §311.011(c)(7)):

As of August 2020, the current total appraised value of taxable real property in the Zone is \$654,128,871. The current appraised value of the 2020 Annexation Area is \$20,357,967.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code

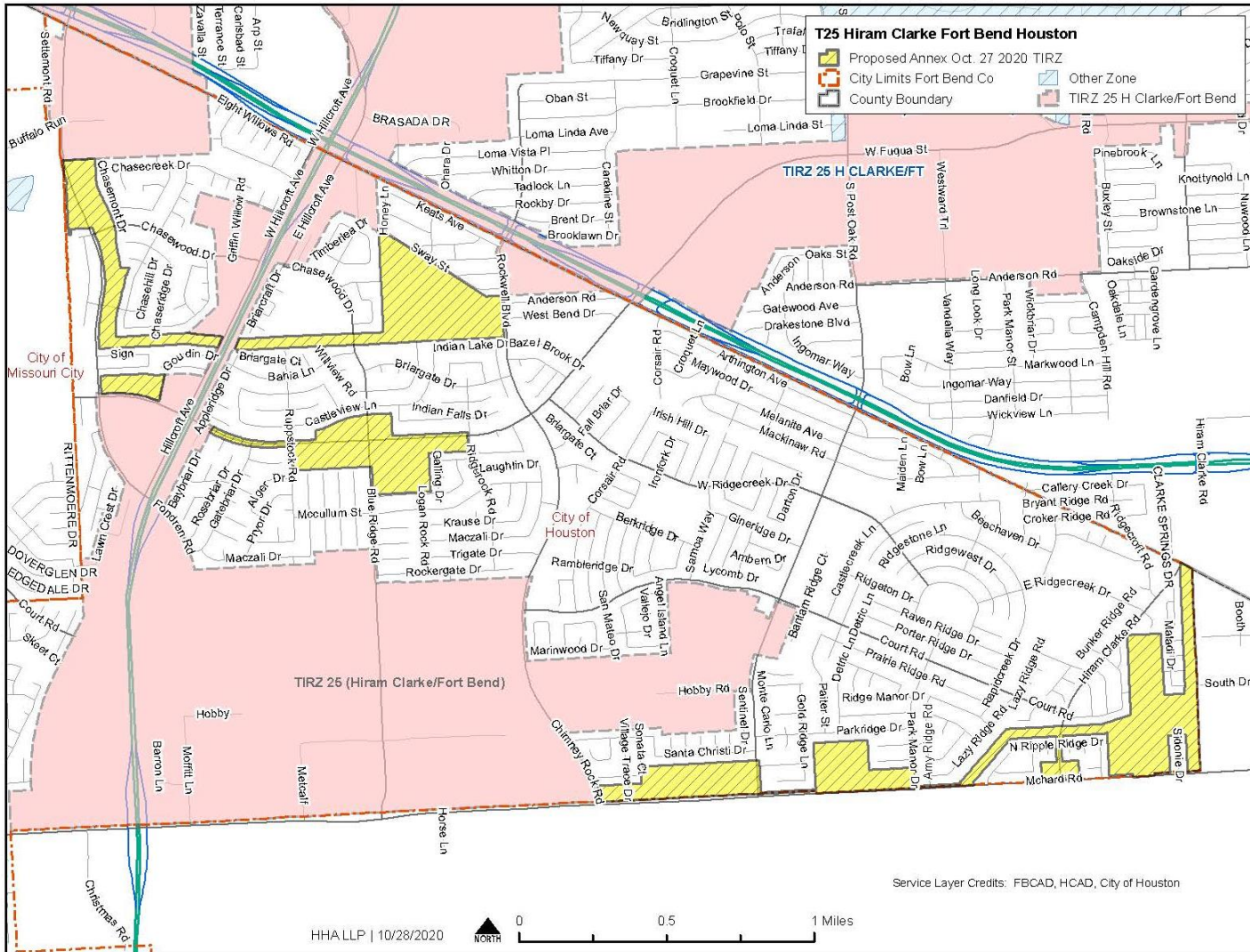
§311.011(c)(8):

The estimated captured appraised value for the remaining duration of the Zone is set forth in **Exhibits 3a and 3b**.

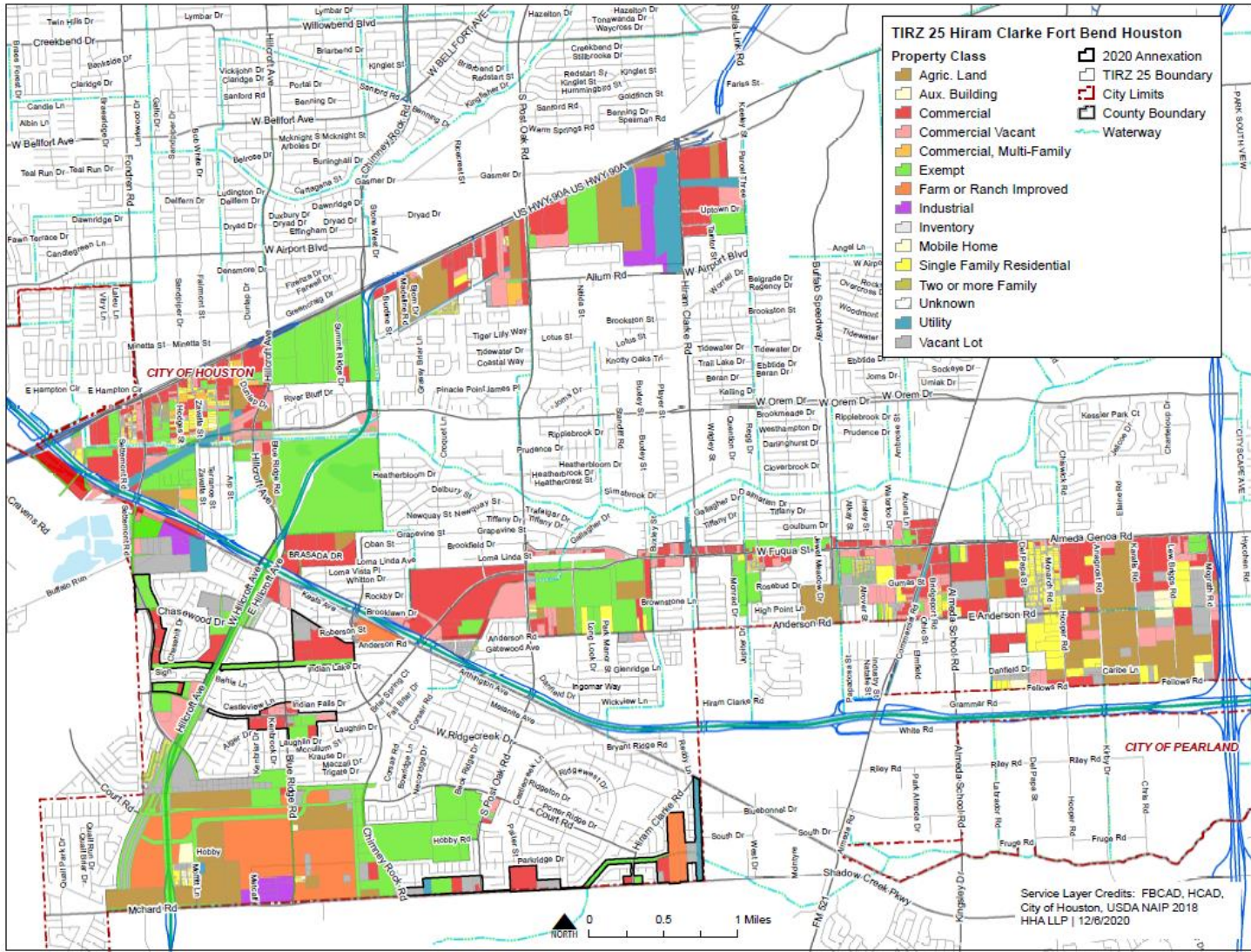
Zone Duration (Texas Tax Code §311.011(c)(9)):

The TIRZ created on August 7, 2013, and will terminate on December 31, 2042, or on an earlier or later date as adopted by a subsequent City Council Ordinance, or when all project costs, tax increment bonds, and bond interest have been paid, and all contractual obligations completed.

Map 1 2020 Proposed Annexation



Map 2 Existing and Proposed Land Uses



**Exhibit 1
Project Costs Part A and Part B Plans**

Projects	Part A Plan Estimated Costs	Part B Plan Estimated Costs	Total Project Costs	Costs through 06/30/20	Remaining Project Costs
<u>Public Infrastructure</u>					
Public Utility Improvements Public Utility Improvements, water, sewer, drainage	\$25,000,000	\$2,000,000	\$27,000,000		\$27,000,000
Roadway, Streetscape, Beautification Roadway, Streets, Intersections, Sidewalks, Lighting, ROW Acquisition, Blight Removal	\$55,000,000	\$2,000,000	\$57,000,000		\$57,000,000
Drainage and Detention Improvements Storm Water Management including Land Acquisition	\$19,500,000	\$2,000,000	\$21,500,000		\$21,500,000
Total Public Infrastructure	\$99,500,000	\$6,000,000	\$105,500,000		\$105,500,000
<u>Other Projects</u>					
Cultural and Public Facilities Cultural and Public Facilities	\$12,000,000	\$5,000,000	\$17,000,000		\$17,000,000
Parks and Recreational Facilities Parks, Open Spaces, Plazas, Trails, Bike Lanes/Paths	\$23,000,000	\$5,000,000	\$28,000,000		\$28,000,000
Economic Development Economic Development	\$5,000,000		\$5,000,000		\$5,000,000
TIRZ Management TIRZ Creation	\$90,000		\$90,000		\$90,000
TIRZ Administration & Management	\$1,500,000		\$1,500,000		\$1,500,000
Total Other Project Costs	\$41,590,000	\$10,000,000	\$51,590,000	\$0	\$51,590,000
Total Costs	\$141,090,000	\$16,000,000	\$157,090,000	\$0	\$157,090,000

Exhibit 2
Transfer Schedule – All Jurisdictions

Tax Year	Incremental Revenue			City Admin	Net Revenues
	City	Fort Bend County	Total Increment		
2020	\$2,209,613	\$178,987	\$2,388,600	\$110,481	\$2,278,119
2021	\$2,317,663	\$188,903	\$2,506,566	\$115,883	\$2,390,683
2022	\$2,428,954	\$199,117	\$2,628,071	\$121,448	\$2,506,623
2023	\$2,289,225	\$209,638	\$2,498,863	\$114,461	\$2,384,402
2024	\$2,395,487	\$220,473	\$2,615,961	\$119,774	\$2,496,186
2025	\$2,504,937	\$231,634	\$2,736,571	\$125,247	\$2,611,324
2026	\$2,617,670	\$243,130	\$2,860,800	\$130,884	\$2,729,917
2027	\$2,733,785	\$254,971	\$2,988,756	\$136,689	\$2,852,067
2028	\$2,853,384	\$267,167	\$3,120,551	\$142,669	\$2,977,882
2029	\$2,976,571	\$279,729	\$3,256,299	\$148,829	\$3,107,471
2030	\$3,103,453	\$292,667	\$3,396,120	\$155,173	\$3,240,948
2031	\$3,234,142	\$305,994	\$3,540,136	\$161,707	\$3,378,429
2032	\$3,368,751	\$319,721	\$3,688,472	\$168,438	\$3,520,034
2033	\$3,117,688	\$333,859	\$3,451,547	\$155,884	\$3,295,662
2034	\$3,244,627	\$348,422	\$3,593,049	\$162,231	\$3,430,818
2035	\$3,375,375	\$363,421	\$3,738,796	\$168,769	\$3,570,027
2036	\$3,510,045	\$378,870	\$3,888,916	\$175,502	\$3,713,414
2037	\$3,648,756	\$394,783	\$4,043,539	\$182,438	\$3,861,101
2038	\$3,791,627	\$411,174	\$4,202,801	\$189,581	\$4,013,220
2039	\$3,938,785	\$428,056	\$4,366,841	\$196,939	\$4,169,902
2040	\$4,090,358	\$445,444	\$4,535,802	\$204,518	\$4,331,284
2041	\$4,246,477	\$463,354	\$4,709,832	\$212,324	\$4,497,508
2042	\$4,407,281	\$481,802	\$4,889,082	\$220,364	\$4,668,718
	\$72,404,654	\$7,241,316	\$79,645,970	\$3,620,233	\$76,025,737

**Exhibit 3a: Revenue Schedule
Original Area City of Houston**

Projected Assessed Valuation

Tax Year	Base Year Valuation (2013)	Projected Taxable Valuation	Captured Appraised Value (Increment)
2020	\$232,463,210	\$633,770,904	\$401,307,694
2021	\$232,463,210	\$652,784,031	\$420,320,821
2022	\$232,463,210	\$672,367,552	\$439,904,342
2023	\$232,463,210	\$692,538,579	\$460,075,369
2024	\$232,463,210	\$713,314,736	\$480,851,526
2025	\$232,463,210	\$734,714,178	\$502,250,968
2026	\$232,463,210	\$756,755,603	\$524,292,393
2027	\$232,463,210	\$779,458,271	\$546,995,061
2028	\$232,463,210	\$802,842,020	\$570,378,810
2029	\$232,463,210	\$826,927,280	\$594,464,070
2030	\$232,463,210	\$851,735,099	\$619,271,889
2031	\$232,463,210	\$877,287,152	\$644,823,942
2032	\$232,463,210	\$903,605,766	\$671,142,556
2033	\$232,463,210	\$930,713,939	\$698,250,729
2034	\$232,463,210	\$958,635,357	\$726,172,147
2035	\$232,463,210	\$987,394,418	\$754,931,208
2036	\$232,463,210	\$1,017,016,251	\$784,553,041
2037	\$232,463,210	\$1,047,526,738	\$815,063,528
2038	\$232,463,210	\$1,078,952,540	\$846,489,330
2039	\$232,463,210	\$1,111,321,116	\$878,857,906
2040	\$232,463,210	\$1,144,660,750	\$912,197,540
2041	\$232,463,210	\$1,179,000,572	\$946,537,362
2042	\$232,463,210	\$1,214,370,590	\$981,907,380

Projected Revenue

Tax Year	Coll Year	Tax Rate	Participation Rate	Increment Revenue	Admin Fee (5%)	Net Revenues to Zone	Cumulative Revenues to Zone
2020	2021	0.56184	100%	\$2,209,613	\$110,481	\$2,099,132	\$2,099,132
2021	2022	0.56184	100%	\$2,314,300	\$115,715	\$2,198,585	\$4,297,717
2022	2023	0.56184	100%	\$2,422,127	\$121,106	\$2,301,021	\$6,598,738
2023	2024	0.56184	90%	\$2,279,871	\$113,994	\$2,165,877	\$8,764,615
2024	2025	0.56184	90%	\$2,382,826	\$119,141	\$2,263,684	\$11,028,300
2025	2026	0.56184	90%	\$2,488,869	\$124,443	\$2,364,425	\$13,392,725
2026	2027	0.56184	90%	\$2,598,094	\$129,905	\$2,468,189	\$15,860,914
2027	2028	0.56184	90%	\$2,710,595	\$135,530	\$2,575,065	\$18,435,979
2028	2029	0.56184	90%	\$2,826,472	\$141,324	\$2,685,148	\$21,121,127
2029	2030	0.56184	90%	\$2,945,824	\$147,291	\$2,798,533	\$23,919,661
2030	2031	0.56184	90%	\$3,068,758	\$153,438	\$2,915,320	\$26,834,980
2031	2032	0.56184	90%	\$3,195,379	\$159,769	\$3,035,610	\$29,870,591
2032	2033	0.56184	90%	\$3,325,799	\$166,290	\$3,159,509	\$33,030,100
2033	2034	0.56184	80%	\$3,075,673	\$153,784	\$2,921,889	\$35,951,989
2034	2035	0.56184	80%	\$3,198,662	\$159,933	\$3,038,729	\$38,990,717
2035	2036	0.56184	80%	\$3,325,340	\$166,267	\$3,159,073	\$42,149,791
2036	2037	0.56184	80%	\$3,455,819	\$172,791	\$3,283,028	\$45,432,819
2037	2038	0.56184	80%	\$3,590,213	\$179,511	\$3,410,702	\$48,843,521
2038	2039	0.56184	80%	\$3,728,638	\$186,432	\$3,542,206	\$52,385,727
2039	2040	0.56184	80%	\$3,871,216	\$193,561	\$3,677,655	\$56,063,382
2040	2041	0.56184	80%	\$4,018,071	\$200,904	\$3,817,168	\$59,880,550
2041	2042	0.56184	80%	\$4,169,332	\$208,467	\$3,960,865	\$63,841,415
2042	2043	0.56184	80%	\$4,325,131	\$216,257	\$4,108,874	\$67,950,289
				\$71,526,620	\$3,576,331	\$67,950,289	

Notes/Assumptions:

Assumes 3% annual growth

**Exhibit 3b: Revenue Schedule
2020 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	Participation Rate	Increment Revenue	Admin Fee (5%)	Net Revenues to Zone	Cumulative Revenues to Zone
2020	\$20,357,967	\$20,357,967	\$0	2020	2021	0.56184	100%	\$0	\$0	\$0	\$0
2021	\$20,357,967	\$20,968,706	\$610,739	2021	2022	0.56184	100%	\$3,363	\$168	\$3,195	\$3,195
2022	\$20,357,967	\$21,597,767	\$1,239,800	2022	2023	0.56184	100%	\$6,826	\$341	\$6,485	\$9,680
2023	\$20,357,967	\$22,245,700	\$1,887,733	2023	2024	0.56184	90%	\$9,355	\$468	\$8,887	\$18,566
2024	\$20,357,967	\$22,913,071	\$2,555,104	2024	2025	0.56184	90%	\$12,662	\$633	\$12,029	\$30,595
2025	\$20,357,967	\$23,600,463	\$3,242,496	2025	2026	0.56184	90%	\$16,068	\$803	\$15,265	\$45,860
2026	\$20,357,967	\$24,308,477	\$3,950,510	2026	2027	0.56184	90%	\$19,576	\$979	\$18,598	\$64,457
2027	\$20,357,967	\$25,037,732	\$4,679,765	2027	2028	0.56184	90%	\$23,190	\$1,160	\$22,031	\$86,488
2028	\$20,357,967	\$25,788,864	\$5,430,897	2028	2029	0.56184	90%	\$26,912	\$1,346	\$25,567	\$112,055
2029	\$20,357,967	\$26,562,529	\$6,204,562	2029	2030	0.56184	90%	\$30,746	\$1,537	\$29,209	\$141,264
2030	\$20,357,967	\$27,359,405	\$7,001,438	2030	2031	0.56184	90%	\$34,695	\$1,735	\$32,960	\$174,224
2031	\$20,357,967	\$28,180,187	\$7,822,220	2031	2032	0.56184	90%	\$38,762	\$1,938	\$36,824	\$211,048
2032	\$20,357,967	\$29,025,593	\$8,667,626	2032	2033	0.56184	90%	\$42,952	\$2,148	\$40,804	\$251,853
2033	\$20,357,967	\$29,896,361	\$9,538,394	2033	2034	0.56184	80%	\$42,015	\$2,101	\$39,914	\$291,767
2034	\$20,357,967	\$30,793,252	\$10,435,285	2034	2035	0.56184	80%	\$45,966	\$2,298	\$43,667	\$335,434
2035	\$20,357,967	\$31,717,049	\$11,359,082	2035	2036	0.56184	80%	\$50,035	\$2,502	\$47,533	\$382,967
2036	\$20,357,967	\$32,668,561	\$12,310,594	2036	2037	0.56184	80%	\$54,226	\$2,711	\$51,515	\$434,482
2037	\$20,357,967	\$33,648,618	\$13,290,651	2037	2038	0.56184	80%	\$58,543	\$2,927	\$55,616	\$490,098
2038	\$20,357,967	\$34,658,076	\$14,300,109	2038	2039	0.56184	80%	\$62,989	\$3,149	\$59,840	\$549,938
2039	\$20,357,967	\$35,697,818	\$15,339,851	2039	2040	0.56184	80%	\$67,569	\$3,378	\$64,191	\$614,129
2040	\$20,357,967	\$36,768,753	\$16,410,786	2040	2041	0.56184	80%	\$72,287	\$3,614	\$68,672	\$682,801
2041	\$20,357,967	\$37,871,816	\$17,513,849	2041	2042	0.56184	80%	\$77,145	\$3,857	\$73,288	\$756,089
2042	\$20,357,967	\$39,007,970	\$18,650,003	2042	2043	0.56184	80%	\$82,150	\$4,108	\$78,043	\$834,132
								\$878,033	\$43,902	\$834,132	

Notes/Assumptions:

Assumes 3% annual growth

**Exhibit 4a: Revenue Schedule
Original Area Fort Bend County**

Projected Assessed Valuation

Tax Year	Base Year Valuation	Projected Taxable Valuation	Captured Appraised Value (Increment)
2020	\$13,766,081	\$54,065,485	\$40,299,404
2021	\$13,766,081	\$55,687,450	\$41,921,369
2022	\$13,766,081	\$57,358,073	\$43,591,992
2023	\$13,766,081	\$59,078,815	\$45,312,734
2024	\$13,766,081	\$60,851,180	\$47,085,099
2025	\$13,766,081	\$62,676,715	\$48,910,634
2026	\$13,766,081	\$64,557,017	\$50,790,936
2027	\$13,766,081	\$66,493,727	\$52,727,646
2028	\$13,766,081	\$68,488,539	\$54,722,458
2029	\$13,766,081	\$70,543,195	\$56,777,114
2030	\$13,766,081	\$72,659,491	\$58,893,410
2031	\$13,766,081	\$74,839,276	\$61,073,195
2032	\$13,766,081	\$77,084,454	\$63,318,373
2033	\$13,766,081	\$79,396,987	\$65,630,906
2034	\$13,766,081	\$81,778,897	\$68,012,816
2035	\$13,766,081	\$84,232,264	\$70,466,183
2036	\$13,766,081	\$86,759,232	\$72,993,151
2037	\$13,766,081	\$89,362,009	\$75,595,928
2038	\$13,766,081	\$92,042,869	\$78,276,788
2039	\$13,766,081	\$94,804,155	\$81,038,074
2040	\$13,766,081	\$97,648,280	\$83,882,199
2041	\$13,766,081	\$100,577,728	\$86,811,647
2042	\$13,766,081	\$103,595,060	\$89,828,979

Projected Revenue

Tax Year	Coll Year	Tax Rate	Increment Revenue	Net Revenues to Zone	Cumulative Revenues to Zone
2020	2021	0.453207	\$178,987	\$178,987	\$178,987
2021	2022	0.453207	\$186,191	\$186,191	\$365,178
2022	2023	0.453207	\$193,611	\$193,611	\$558,788
2023	2024	0.453207	\$201,253	\$201,253	\$760,042
2024	2025	0.453207	\$209,125	\$209,125	\$969,167
2025	2026	0.453207	\$217,233	\$217,233	\$1,186,400
2026	2027	0.453207	\$225,584	\$225,584	\$1,411,984
2027	2028	0.453207	\$234,186	\$234,186	\$1,646,170
2028	2029	0.453207	\$243,046	\$243,046	\$1,889,216
2029	2030	0.453207	\$252,171	\$252,171	\$2,141,388
2030	2031	0.453207	\$261,571	\$261,571	\$2,402,959
2031	2032	0.453207	\$271,252	\$271,252	\$2,674,211
2032	2033	0.453207	\$281,224	\$281,224	\$2,955,435
2033	2034	0.453207	\$291,495	\$291,495	\$3,246,930
2034	2035	0.453207	\$302,074	\$302,074	\$3,549,004
2035	2036	0.453207	\$312,971	\$312,971	\$3,861,974
2036	2037	0.453207	\$324,194	\$324,194	\$4,186,168
2037	2038	0.453207	\$335,754	\$335,754	\$4,521,922
2038	2039	0.453207	\$347,661	\$347,661	\$4,869,583
2039	2040	0.453207	\$359,925	\$359,925	\$5,229,508
2040	2041	0.453207	\$372,557	\$372,557	\$5,602,065
2041	2042	0.453207	\$385,568	\$385,568	\$5,987,632
2042	2043	0.453207	\$398,969	\$398,969	\$6,386,601

\$6,386,601 \$6,386,601

Notes/Assumptions:

Assumes 3% annual growth

Fort Bend tax rate includes County rate plus Drainage rate per the inter local agreement

Exhibit 4b: Revenue Schedule
2020 Annexation Fort Bend County (in anticipation of Fort Bend County's approval to participate)

Projected Assessed Valuation

Tax Year	Base Year Valuation	Projected Taxable Valuation	Captured Appraised Value (Increment)
2020	\$20,357,967	\$20,357,967	\$0
2021	\$20,357,967	\$20,968,706	\$610,739
2022	\$20,357,967	\$21,597,767	\$1,239,800
2023	\$20,357,967	\$22,245,700	\$1,887,733
2024	\$20,357,967	\$22,913,071	\$2,555,104
2025	\$20,357,967	\$23,600,463	\$3,242,496
2026	\$20,357,967	\$24,308,477	\$3,950,510
2027	\$20,357,967	\$25,037,732	\$4,679,765
2028	\$20,357,967	\$25,788,864	\$5,430,897
2029	\$20,357,967	\$26,562,529	\$6,204,562
2030	\$20,357,967	\$27,359,405	\$7,001,438
2031	\$20,357,967	\$28,180,187	\$7,822,220
2032	\$20,357,967	\$29,025,593	\$8,667,626
2033	\$20,357,967	\$29,896,361	\$9,538,394
2034	\$20,357,967	\$30,793,252	\$10,435,285
2035	\$20,357,967	\$31,717,049	\$11,359,082
2036	\$20,357,967	\$32,668,561	\$12,310,594
2037	\$20,357,967	\$33,648,618	\$13,290,651
2038	\$20,357,967	\$34,658,076	\$14,300,109
2039	\$20,357,967	\$35,697,818	\$15,339,851
2040	\$20,357,967	\$36,768,753	\$16,410,786
2041	\$20,357,967	\$37,871,816	\$17,513,849
2042	\$20,357,967	\$39,007,970	\$18,650,003

Projected Revenue

Tax Year	Coll Year	Tax Rate	Increment Revenue	Net Revenues to Zone	Cumulative Revenues to Zone
2020	2021	0.453207	\$0	\$0	\$0
2021	2022	0.453207	\$2,713	\$2,713	\$2,713
2022	2023	0.453207	\$5,506	\$5,506	\$8,219
2023	2024	0.453207	\$8,384	\$8,384	\$16,603
2024	2025	0.453207	\$11,348	\$11,348	\$27,952
2025	2026	0.453207	\$14,401	\$14,401	\$42,353
2026	2027	0.453207	\$17,546	\$17,546	\$59,899
2027	2028	0.453207	\$20,785	\$20,785	\$80,684
2028	2029	0.453207	\$24,121	\$24,121	\$104,805
2029	2030	0.453207	\$27,557	\$27,557	\$132,362
2030	2031	0.453207	\$31,096	\$31,096	\$163,458
2031	2032	0.453207	\$34,742	\$34,742	\$198,200
2032	2033	0.453207	\$38,497	\$38,497	\$236,697
2033	2034	0.453207	\$42,364	\$42,364	\$279,061
2034	2035	0.453207	\$46,348	\$46,348	\$325,408
2035	2036	0.453207	\$50,451	\$50,451	\$375,859
2036	2037	0.453207	\$54,677	\$54,677	\$430,535
2037	2038	0.453207	\$59,029	\$59,029	\$489,565
2038	2039	0.453207	\$63,513	\$63,513	\$553,078
2039	2040	0.453207	\$68,131	\$68,131	\$621,209
2040	2041	0.453207	\$72,887	\$72,887	\$694,096
2041	2042	0.453207	\$77,787	\$77,787	\$771,883
2042	2043	0.453207	\$82,833	\$82,833	\$854,715
			\$854,715	\$854,715	

Notes/Assumptions:

Assumes 3% annual growth

Fort Bend tax rate includes County rate plus Drainage rate



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District C, District G

Item Creation Date: 12/4/2020

PRD - Amendment 1 Memorial Park Tri-Party Agreement

Agenda Item#: 44.

Summary:

ORDINANCE approving and authorizing first amendment to amended and restated Development, Construction, Operations, Maintenance and Concession Agreement between City of Houston, Texas, **UPTOWN DEVELOPMENT AUTHORITY**, and **MEMORIAL PARK CONSERVANCY, INC** relating to Memorial Park - **DISTRICTS C - KAMIN and G - TRAVIS**

Background:

The Houston Parks and Recreation Department (HPARD) recommends City Council approval of an Ordinance authorizing a First Amendment to the Amended and Restated Development, Construction, Operations, Maintenance and Concession Agreement Relating to Memorial Park between the City of Houston, Uptown Development Authority, and Memorial Park Conservancy (Tri-Party Agreement).

In an Ordinance passed and adopted by City Council on May 2, 2018 (Ordinance No. 2018-367), the City, Uptown Development Authority, and Memorial Park Conservancy (MPC) entered into an agreement to set forth the terms and conditions for the implementation of the Master Plan for the Park. In an Ordinance passed and adopted by City Council on October 28, 2020 (Ordinance No. 2020-935), the City and MPC entered into an agreement with the Astros Golf Foundation and PGA TOUR, INC. to set forth terms and conditions for the hosting of the Houston Open at the Memorial Park Golf Course (Houston Open Agreement).

As the Tri-Party Agreement was made effective before negotiating the Houston Open Agreement, the Tri-Party Agreement does not include any specific provisions for holding the Houston Open at Memorial Park. Through this first amendment, the City, Uptown Development Authority, and MPC desire to amend the Tri-Party Agreement to clarify the purposes for which MPC may use the Event Fee revenues remitted to MPC pursuant to the Houston Open Agreement.

Director's Signature:

Steve Wright, Director
Houston Parks and Recreation Department

Prior Council Action:

Ordinance No. 2018-367, May 2, 2018

Ordinance No. 2020-935, October 28, 2020

Contact Information:

Luci Correa

Phone: 832-395-7057

Email: Luci.Correa@houstontx.gov

Jarrel Washington

Phone: 832-395-7069

Email: Jarrel.Washington@houstontx.gov

ATTACHMENTS:

Description

Cover Sheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District C, District G

Item Creation Date: 12/4/2020

PRD - Amendment 1 Memorial Park Tri-Party Agreement

Agenda Item#: 65.

Summary:

ORDINANCE approving and authorizing a first amendment to amended and restated development, construction, operations, maintenance and concession agreement between the City of Houston, Texas, **UPTOWN DEVELOPMENT AUTHORITY**, and **MEMORIAL PARK CONSERVANCY, INC.** relating to Memorial Park - **DISTRICT C - KAMIN** and **DISTRICT G - TRAVIS**

Background:

The Houston Parks and Recreation Department (HPARD) recommends City Council approval of an Ordinance authorizing a First Amendment to the Amended and Restated Development, Construction, Operations, Maintenance and Concession Agreement Relating to Memorial Park between the City of Houston, Uptown Development Authority, and Memorial Park Conservancy (Tri-Party Agreement).

In an Ordinance passed and adopted by City Council on May 2, 2018 (Ordinance No. 2018-367), the City, Uptown Development Authority, and Memorial Park Conservancy (MPC) entered into an agreement to set forth the terms and conditions for the implementation of the Master Plan for the Park. In an Ordinance passed and adopted by City Council on October 28, 2020 (Ordinance No. 2020-935), the City and MPC entered into an agreement with the Astros Golf Foundation and PGA TOUR, INC. to set forth terms and conditions for the hosting of the Houston Open at the Memorial Park Golf Course (Houston Open Agreement).

As the Tri-Party Agreement was made effective before negotiating the Houston Open Agreement, the Tri-Party Agreement does not include any specific provisions for holding the Houston Open at Memorial Park. Through this first amendment, the City, Uptown Development Authority, and MPC desire to amend the Tri-Party Agreement to clarify the purposes for which MPC may use the Event Fee revenues remitted to MPC pursuant to the Houston Open Agreement.

Director's Signature:

DocuSigned by:

Kenneth Allen

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Steve Wright, Director

Houston Parks and Recreation Department

Prior Council Action:

Ordinance No. 2018-367, May 2, 2018

Ordinance No. 2020-935, October 28, 2020

Contact Information:

Luci Correa

Phone: 832-395-7057

Email: Luci.Correa@houstontx.gov

Jarrel Washington

Phone: 832-395-7069

Email: Jarrel.Washington@houstontx.gov

ATTACHMENTS:

Description

PCA - Ordinance 2018-367

PCA - Ordinance 2020-935

Type

Backup Material

Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District G

Item Creation Date: 11/10/2020

HPW20TP9842/Abandonment and Sale of Town and Country Sanitary Sewer Easements/SY19-041A, SY19-041B, and SY19-041C

Agenda Item#: 45.

Summary:

ORDINANCE finding and determining that public convenience and necessity no longer require the continued use of a 10-foot-wide sanitary sewer easement and two 10-foot-wide prescriptive sanitary sewer easements, out of Restricted Reserve "D", Block 1, of Town and Country Town Center Subdivision and out of Restricted Reserve "A", Block 1 of Town and Country Town Village East Subdivision, all located out of the George Bellows Survey, Abstract No. 3, Harris County, Texas; abandoning the easements to **TC BLVD PARTNERS, II, LLC** and **TOWN AND COUNTRY TOWN PARTNERSHIP** in consideration of their payment to the City in the amount of \$294,143.00, and other good and valuable consideration - **DISTRICT G - TRAVIS**

Background:

SUBJECT: Ordinance authorizing the abandonment and sale of a 10 foot-wide sanitary sewer easement and two 10 foot-wide prescriptive sanitary sewer easements, being out of Restricted Reserve D, Block One of Town and Country Town Center and out of Restricted Reserve A, Block One of Town and Country Village East, all located out of the George Bellows Survey, A-3. **Parcels SY19-041A, SY19-041B, and SY19-041C**

RECOMMENDATION: It is recommended City Council approve an ordinance authorizing the abandonment and sale of a 10 foot-wide sanitary sewer easement and two 10 foot-wide prescriptive sanitary sewer easements, being out of Restricted Reserve D, Block One of Town and Country Town Center and out of Restricted Reserve A, Block One of Town and Country Village East, all located out of the George Bellows Survey, A-3, in exchange for a consideration of \$294,143.00. **Parcels SY19-041A, SY19-041B, and SY19-041C**

SPECIFIC EXPLANATION: Bob DeLeonardis of Kimley-Horn and Associates, on behalf of TC Blvd Partners II, LLC and Town and Country Partnership (Andy Beaupre, Associate) requested the abandonment and sale of a 10 foot-wide sanitary sewer easement and two 10 foot-wide prescriptive sanitary sewer easements, being out of Restricted Reserve D, Block One of Town and Country Town Center and out of Restricted Reserve A, Block One of Town and Country Village East, all located out of the George Bellows Survey, A-3. The applicants plan to demolish the existing structure and construct an office complex. The Joint Referral Committee reviewed and approved the request. TC Blvd Partners II, LLC and Town and Country Partnership have completed the transaction requirements, have accepted the City's offer, and have rendered

payment.

The City will abandon and sell to TC Blvd Partners II, LLC:

Parcel SY19-041A

1,773 square feet of sanitary sewer easement \$75,353.00 (R)
Valued at \$85.00 per square foot x 50%

The City will abandon and sell to Town and Country Partnership:

Parcel SY19-041B

3,527 square feet of sanitary sewer easement \$149,897.50
Valued at \$85.00 per square foot x 50%

Parcel SY19-041C

1,621 square feet of sanitary sewer easement \$68,892.50
Valued at \$85.00 per square foot x 50%

TOTAL ABANDONMENT AND SALE \$294,143.00

Therefore, it is recommended City Council approve an ordinance authorizing the abandonment and sale of a 10 foot-wide sanitary sewer easement and two 10 foot-wide prescriptive sanitary sewer easements, being out of Restricted Reserve D, Block One of Town and Country Town Center and out of Restricted Reserve A, Block One of Town and Country Village East, all located out of the George Bellows Survey, A-3, in exchange for a consideration of \$294,143.00.

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

Contact Information:

Marjorie L. Cox
Assistant Director-Real Estate
(832) 395-3130

ATTACHMENTS:

Description

Signed Coversheet
Council District Map
Parcel Map

Type

Signed Cover sheet
Backup Material
Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District G

Item Creation Date: 11/10/2020

HPW20TP9842/Abandonment and Sale of Town and Country Sanitary Sewer Easements/SY19-041A, SY19-041B, and SY19-041C

Agenda Item#:

Background:

SUBJECT: Ordinance authorizing the abandonment and sale of a 10 foot-wide sanitary sewer easement and two 10 foot-wide prescriptive sanitary sewer easements, being out of Restricted Reserve D, Block One of Town and Country Town Center and out of Restricted Reserve A, Block One of Town and Country Village East, all located out of the George Bellows Survey, A-3. Parcels SY19-041A, SY19-041B, and SY19-041C

RECOMMENDATION: It is recommended City Council approve an ordinance authorizing the abandonment and sale of a 10 foot-wide sanitary sewer easement and two 10 foot-wide prescriptive sanitary sewer easements, being out of Restricted Reserve D, Block One of Town and Country Town Center and out of Restricted Reserve A, Block One of Town and Country Village East, all located out of the George Bellows Survey, A-3, in exchange for a consideration of \$294,143.00. Parcels SY19-041A, SY19-041B, and SY19-041C

SPECIFIC EXPLANATION: Bob DeLeonardis of Kimley-Horn and Associates, on behalf of TC Blvd Partners II, LLC and Town and Country Partnership (Andy Beaupre, Associate) requested the abandonment and sale of a 10 foot-wide sanitary sewer easement and two 10 foot-wide prescriptive sanitary sewer easements, being out of Restricted Reserve D, Block One of Town and Country Town Center and out of Restricted Reserve A, Block One of Town and Country Village East, all located out of the George Bellows Survey, A-3. The applicants plan to demolish the existing structure and construct an office complex. The Joint Referral Committee reviewed and approved the request. TC Blvd Partners II, LLC and Town and Country Partnership have completed the transaction requirements, have accepted the City's offer, and have rendered payment.

The City will abandon and sell to TC Blvd Partners II, LLC:

Parcel SY19-041A

1,773 square feet of sanitary sewer easement \$75,353.00 (R)
Valued at \$85.00 per square foot x 50%

The City will abandon and sell to Town and Country Partnership:

Parcel SY19-041B

3,527 square feet of sanitary sewer easement \$149,897.50
Valued at \$85.00 per square foot x 50%

Parcel SY19-041C

1,621 square feet of sanitary sewer easement \$68,892.50
Valued at \$85.00 per square foot x 50%

TOTAL ABANDONMENT AND SALE \$294,143.00

Therefore, it is recommended City Council approve an ordinance authorizing the abandonment and sale of a 10 foot-wide sanitary sewer easement and two 10 foot-wide prescriptive sanitary sewer easements, being out of Restricted Reserve D, Block One of Town and Country Town Center and out of Restricted Reserve A, Block One of Town and Country Village East, all located out of the George Bellows Survey, A-3, in exchange for a consideration of \$294,143.00.

DocuSigned by:

Carol Haddock

11/19/2020

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

Contact Information:

Marjorie L. Cox
Assistant Director-Real Estate
(832) 395-3130

ATTACHMENTS:

Description

Council District Map
Parcel Map
Parcel Surveys

Type

Backup Material
Backup Material
Backup Material

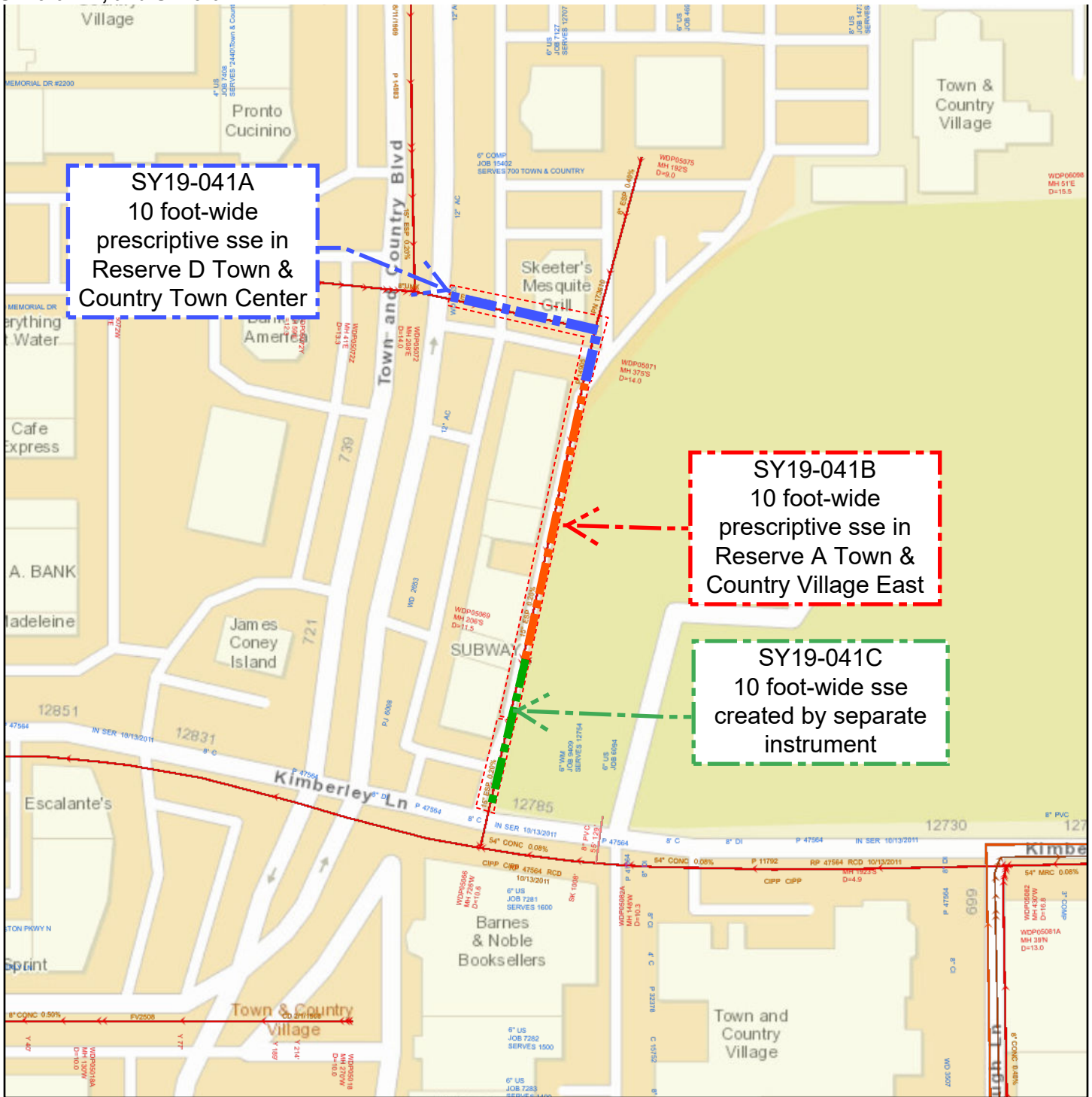
Council District Map - District G

Abandonment and sale of a 10 foot-wide sanitary sewer easement and two 10 foot-wide prescriptive sanitary sewer easements, being out of Restricted Reserve D, Block One of Town and Country Town Center and out of Restricted Reserve A, Block One of Town and Country Village East, all located out of the George Bellows Survey, A-3. **Parcels SY19-041A, SY19-041B, and SY19-041C**

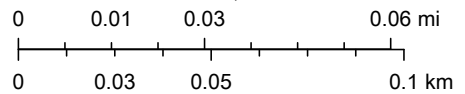


Parcel Map

Abandonment and sale of a 10 foot-wide sanitary sewer easement and two 10 foot-wide prescriptive sanitary sewer easements, being out of Restricted Reserve D, Block One of Town and Country Town Center and out of Restricted Reserve A, Block One of Town and Country Village East, all located out of the George Bellows Survey, A-3. **Parcels SY19-041A, SY19-041B, and SY19-041C**



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City of Houston, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, PWE, PUD, BSB, GIS Services



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

District C

Item Creation Date: 12/2/2020

HPW20DLT07/GARDEN OAKS AND SHEPHERD PARK (WEST) AND (EAST) DRAINAGE AND PAVING PROJECT

Agenda Item#: 46.

Summary:

ORDINANCE amending Ordinance Number 2019-670 to include the acquisition of one additional parcel for the Garden Oaks and Shepherd Park (West) and (East) Drainage and Paving Project and further finding and determining public convenience and necessity for the acquisition of such parcel by gift, dedication, purchase and if necessary the use of eminent domain - **DISTRICT C - KAMIN**

Background:

SUBJECT: AMENDING Ordinance Number 2019-0670, passed September 4, 2019, to include the acquisition of additional Parcel AY20-141, for the GARDEN OAKS AND SHEPHERD PARK (WEST) AND (EAST) DRAINAGE AND PAVING PROJECT by dedication, purchase, or condemnation.

RECOMMENDATION: (Summary) It is recommended City Council amend Ordinance Number 2019-0670, passed September 4, 2019, to authorize and approve the acquisition of additional Parcel AY20-141, for the GARDEN OAKS AND SHEPHERD PARK (WEST) AND (EAST) DRAINAGE AND PAVING PROJECT by dedication, purchase, or condemnation.

SPECIFIC EXPLANATION: Houston Public Works is requesting that City Council amend Ordinance Number 2019-0670, passed September 4, 2019, to authorize and approve the acquisition of additional Parcel AY20-141, for the GARDEN OAKS AND SHEPHERD PARK (WEST) AND (EAST) DRAINAGE AND PAVING PROJECT by dedication, purchase, or condemnation.

This project provides for the design and construction of storm drainage improvements, necessary concrete paving, curbs, sidewalks, driveways, and underground utilities. The project will be designed and constructed to improve drainage of streets and reduce the risk of structural flooding.

By Ordinance Number 2019-0670, passed September 4, 2019, City Council authorized and approved the acquisition of parcels by dedication, purchase, or condemnation for the GARDEN OAKS AND SHEPHERD PARK (WEST) AND (EAST) DRAINAGE AND PAVING PROJECT. Since Ordinance Number 2019-0670 passed, Parcel AY20-141 was added to the project.

Therefore, it is recommended that Council amend Ordinance Number 2019-0670, passed September 4, 2019, to reflect the addition of Parcel AY20-141.

This action authorizes payment for costs of land purchases/condemnations, relocation assistance expenses, appraisal fees, title policies/services, recording fees and other acquisition costs in connection with negotiations to settle purchases; finds a public necessity for the project; and approves and authorizes the condemnation of the land and improvements thereon. If negotiations to acquire the property cannot be concluded as a dedication or purchase or for any reason for which acquisition by condemnation is warranted, this action authorizes the City Attorney to file or cause Eminent Domain proceedings to be filed and acquire land, rights-of-way and/or easements for said purposes and authorizes payment for the Award of Special Commissioners and court costs associated with condemnation proceedings. Parcels with a consideration that exceeds the spending authority threshold set by State law will be submitted to City Council as they are finalized. This will expedite the process of acquiring land, rights-of-way and/or easements in support of the GARDEN OAKS AND SHEPHERD PARK (WEST) AND (EAST) DRAINAGE AND PAVING PROJECT.

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

WBS No. M-410017-00001-2

Prior Council Action:

Ordinance 2019-0670, passed September 4, 2019
Ordinance 2019-931, passed November 20, 2019

Amount of Funding:

No additional funding required. (Funds were appropriated under Ordinance 2019-931)

Contact Information:

Marjorie L. Cox
Assistant Director – Real Estate Services
Phone: (832) 395-3130

ATTACHMENTS:

Description

Signed Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District C

Item Creation Date: 12/2/2020

HPW20DLT07/GARDEN OAKS AND SHEPHERD PARK (WEST) AND (EAST) DRAINAGE AND PAVING PROJECT

Agenda Item#:

Background:

SUBJECT: AMENDING Ordinance Number 2019-0670, passed September 4, 2019, to include the acquisition of additional Parcel AY20-141, for the GARDEN OAKS AND SHEPHERD PARK (WEST) AND (EAST) DRAINAGE AND PAVING PROJECT by dedication, purchase, or condemnation.

RECOMMENDATION: (Summary) It is recommended City Council amend Ordinance Number 2019-0670, passed September 4, 2019, to authorize and approve the acquisition of additional Parcel AY20-141, for the GARDEN OAKS AND SHEPHERD PARK (WEST) AND (EAST) DRAINAGE AND PAVING PROJECT by dedication, purchase, or condemnation.

SPECIFIC EXPLANATION: Houston Public Works is requesting that City Council amend Ordinance Number 2019-0670, passed September 4, 2019, to authorize and approve the acquisition of additional Parcel AY20-141, for the GARDEN OAKS AND SHEPHERD PARK (WEST) AND (EAST) DRAINAGE AND PAVING PROJECT by dedication, purchase, or condemnation.

This project provides for the design and construction of storm drainage improvements, necessary concrete paving, curbs, sidewalks, driveways, and underground utilities. The project will be designed and constructed to improve drainage of streets and reduce the risk of structural flooding.

By Ordinance Number 2019-0670, passed September 4, 2019, City Council authorized and approved the acquisition of parcels by dedication, purchase, or condemnation for the GARDEN OAKS AND SHEPHERD PARK (WEST) AND (EAST) DRAINAGE AND PAVING PROJECT. Since Ordinance Number 2019-0670 passed, Parcel AY20-141 was added to the project.

Therefore, it is recommended that Council amend Ordinance Number 2019-0670, passed September 4, 2019, to reflect the addition of Parcel AY20-141.

This action authorizes payment for costs of land purchases/condemnations, relocation assistance expenses, appraisal fees, title policies/services, recording fees and other acquisition costs in connection with negotiations to settle purchases; finds a public necessity for the project; and approves and authorizes the condemnation of the land and improvements thereon. If negotiations to acquire the property cannot be concluded as a dedication or purchase or for any reason for which acquisition by condemnation is warranted, this action authorizes the City Attorney to file or cause Eminent Domain proceedings to be filed and acquire land, rights-of-way and/or easements for said purposes and authorizes payment for the Award of Special Commissioners and court costs associated with condemnation proceedings. Parcels with a consideration that exceeds the spending authority threshold set by State law will be submitted to City Council as they are finalized. This will expedite the process of acquiring land, rights-of-way and/or easements in support of the GARDEN OAKS AND SHEPHERD PARK (WEST) AND (EAST) DRAINAGE AND PAVING PROJECT.

DocuSigned by:

Handwritten signature of Carol Ellinger Haddock in blue ink.

12/7/2020

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

WBS No. M-410017-00001-2

Prior Council Action:

Ordinance 2019-0670, passed September 4, 2019

Ordinance 2019-931, passed November 20, 2019

Amount of Funding:

No additional funding required. (Funds were appropriated under Ordinance 2019-931)

Contact Information:

Marjorie L. Cox

Assistant Director – Real Estate Services

Phone: (832) 395-3130

ATTACHMENTS:

Description

Ordinance 2019-670 w/cover sheet
Ordinance 2019-931 w/cover sheet
Location Map
Metes and Bounds and Survey

Type

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



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

ALL

Item Creation Date: 11/1/2020

HPW – 20TSR04 - Construction Contract Award / Tikon Group, Inc.

Agenda Item#: 47.

Summary:

ORDINANCE appropriating of \$3,759,941.25 out of Dedicated Drainage and Street Renewal Capital Fund - Ad Valorem Tax, awarding contract to **TIKON GROUP, INC** for Citywide Intersections Rebuild and Safety Improvements Work Order Project; 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, and contingencies relating to construction of facilities financed by the Dedicated Drainage and Street Renewal Capital Fund - Ad Valorem Tax

Background:

SUBJECT: Contract Award for Citywide Intersections Rebuild and Safety Improvements Work Order Project.

RECOMMENDATION: (SUMMARY) Accept low bid, award construction contract for Citywide Intersections Rebuild and Safety Improvements Work Order Project to Tikon Group, Inc. and appropriate funds.

PROJECT NOTICE/JUSTIFICATION: This project is part the Street and Traffic Capital Improvement Project (CIP) program and is required to meet City of Houston (City) standards as well as to improve traffic signals, mobility, and safety at intersections.

DESCRIPTION/SCOPE: This citywide construction project consists of removing existing traffic signals and the installation of new traffic signals, curb-ramps, paving, signing, pavement markings and other work to be detailed on the plans. This is a work order contract. The Contract duration for this project is 365 calendar days.

LOCATION: The projects are located throughout the City.

BIDS: This project was advertised for bidding on July 17, 2020. Bids were received on July 30, 2020. The four (4) bids are as follows:

<u>No.</u>	<u>Bidder</u>	<u>Bid Amount</u>
1.	Tikon Group, Inc.	\$3,336,310.25
2.	JFT Construction, Inc.	\$3,882,973.50
3.	Total Contracting Limited	\$3,893,277.60
4.	Traffic Systems Construction, Inc.	\$3,902,452.85

AWARD: It is recommended that this construction contract be awarded to Tikon Group, Inc. with a low bid of \$3,336,310.25.

PROJECT COST: The total cost of this project is \$3,759,941.25 to be appropriated as follows:

- Bid Amount \$3,336,310.25
- Contingency \$166,815.50
- Testing Services \$90,000.00
- CIP Cost Recovery \$166,815.50

Testing Services will be provided by Geotest Engineering, Inc. under a previously approved contract.

M/WSBE PARTICIPATION: The contractor has submitted the following proposed program to satisfy the 11% MBE goal and 6% WBE goal for this project.

<u>MBE – Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
Reliable Signal & Lighting Solutions, LLC	Traffic Signal Installation	\$366,994.13	11.00%
<u>WBE – Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
TANCOE	Traffic Control/Flagging	\$166,815.51	5.00%
	TOTAL	\$533,809.64	16.00%
<u>SBE – Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
Royal Traffic Sign Co.	Traffic Control/ Flagging	\$100,089.31	3.00%
	TOTAL	\$633,898.95	19.00%

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, Tikon Group, Inc. is a designated HHF company, but they were the successful awardee without application of the HHF preference.

PAY OR PLAY PROGRAM: The proposed contract requires compliance with the City’s ‘Pay or Play’ ordinance regarding health benefits for employees of City contractors. In this case, the Contractor provides health benefits to eligible employees in compliance with City policy.

FISCAL NOTE: No significant fiscal operating impact is anticipated as a result of this project.

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

WBS No. N-321040-0024-4

Amount of Funding:

\$3,759,941.25

Fund 4046 - Dedicated Drainage Street Renewal Fund Capital Fund - Ad Valorem Tax

Contact Information:

Michael T. Wahl, P.E., PTOE, Assistant Director

Houston Public Works

Transportation & Drainage Operations

Phone: (832) 395-2443

ATTACHMENTS:

Description

Map

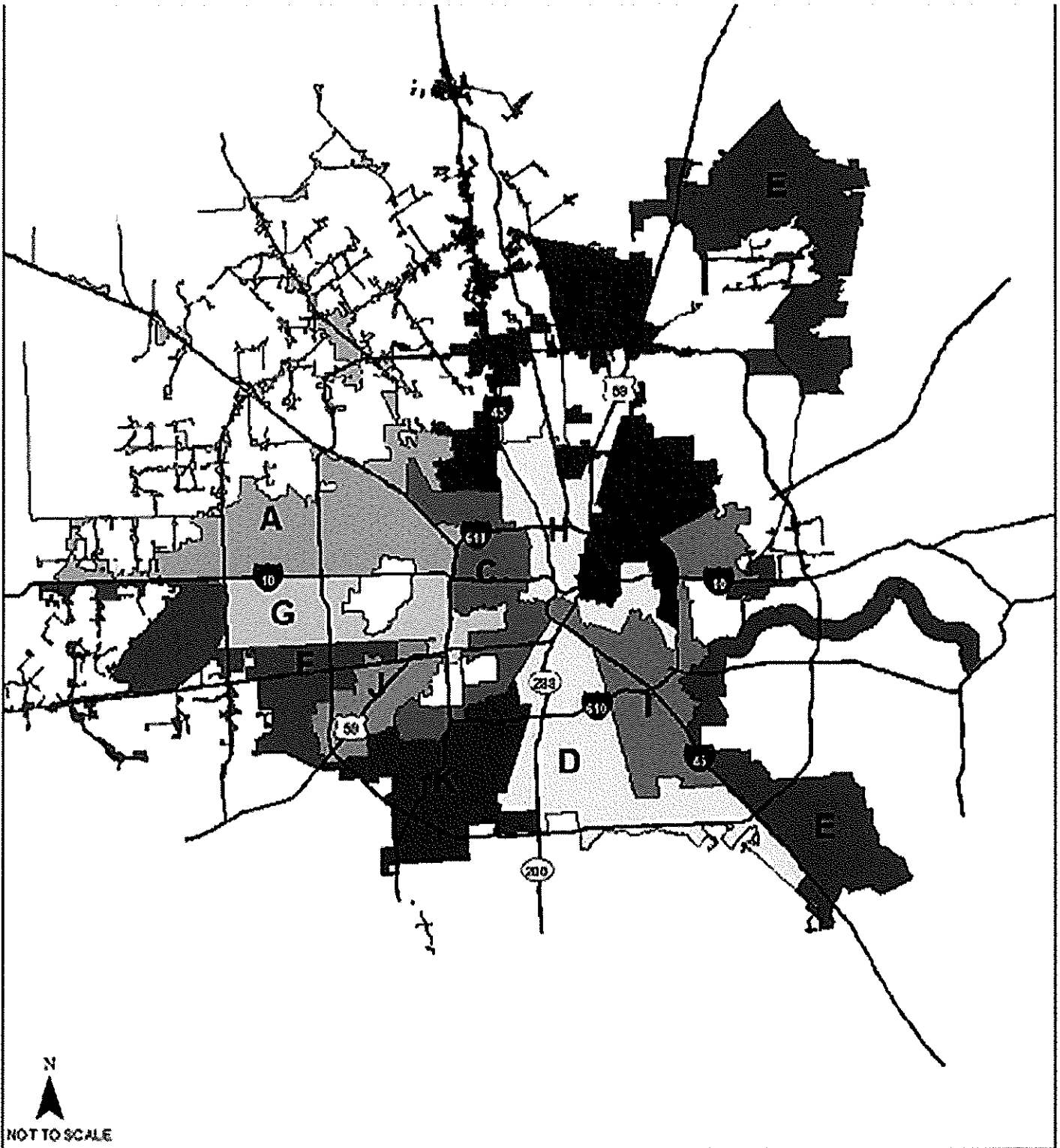
Revised Signed Coversheet

Type

Backup Material

Signed Cover sheet

CITY OF HOUSTON HOUSTON PUBLIC WORKS



LOCATION AND VICINITY MAP CITYWIDE WORK ORDERS

(VARIOUS DISTRICT LOCATIONS)

Citywide Intersections Rebuild and Safety Improvements Project

Tikon Group, Inc.

WBS No. N-321040-0024-4



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/15/2020

ALL

Item Creation Date: 11/1/2020

HPW – 20TSR04 - Construction Contract Award / Tikon Group, Inc.

Agenda Item#: 62.

Background:

SUBJECT: Contract Award for Citywide Intersections Rebuild and Safety Improvements Work Order Project.

RECOMMENDATION: (SUMMARY) Accept low bid, award construction contract for Citywide Intersections Rebuild and Safety Improvements Work Order Project to Tikon Group, Inc. and appropriate funds.

PROJECT NOTICE/JUSTIFICATION: This project is part the Street and Traffic Capital Improvement Project (CIP) program and is required to meet City of Houston (City) standards as well as to improve traffic signals, mobility, and safety at intersections.

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FISCAL NOTE: No significant fiscal operating impact is anticipated as a result of this project.

DocuSigned by:



12/10/2020

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

WBS No. N-321040-0024-4

Amount of Funding:

\$3,759,941.25

Fund 4046 - Dedicated Drainage Street Renewal Fund Capital Fund - Ad Valorem Tax

Contact Information:

Michael T. Wahl, P.E., PTOE, Assistant Director

Houston Public Works

Transportation & Drainage Operations

Phone: (832) 395-2443

ATTACHMENTS:

Description

Map

Ownership Information and Tax Report

Pay or Play (POP 1-3)

OBO Documentation

Form 1295

Bid Tabs

Bid Extension Letter

Ordinance

Revised SAP Documents

Type

Backup Material

Backup Material

Backup Material

Signed Cover sheet

Backup Material

Backup Material

Backup Material

Ordinance/Resolution/Motion

Financial Information