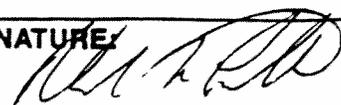


TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Ordinance approving an amended Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number One, City of Houston, Texas (St. George Place)

Category #	Page 1 of ____	Agenda Item #
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OM (Department or other point of origin): Planning and Development Department	Origination Date 5-15-97	Agenda Date
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DIRECTOR'S SIGNATURE: 	Council District affected: District C
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For additional information contact: Phone: Robert M. Litke 754-0008	Date and Identification of prior authorizing Council action: 92-1234 09/16/92
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RECOMMENDATION: (Summary)

(Summary) Ordinance approving an amended Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number One, City of Houston, Texas (St. George Place)

Amount of Funding:	F&A Budget:
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SOURCE OF FUNDING: General Fund Grant Fund Enterprise Fund

Other (Specify)

SPECIFIC EXPLANATION:

On September 16, 1992 the City Council approved a Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number One.

On May 6, 1997, the Reinvestment Zone Number One Board of Directors approved the attached amended Project Plan and Reinvestment Zone Financing Plan. The Plan projects primarily residential and limited retail development with a taxable value that is expected to exceed \$ 120 million by the year 2018. This value is expected to produce a cumulative 2/3 tax increment revenue of over \$ 20 million that will be available to pay for zone project and financing costs.

It is necessary to amend the Reinvestment Zone Number One City of Houston, Texas (St. George Place) Project Plan and Reinvestment Zone Financing Plan to reflect previous actions approved by Council.

The reinvestment zone was created for a duration of forty years, effective January 1, 1991.

Attachment: Amended Project Plan and Reinvestment Zone Financing Plan

cc: Dan Jones, Agenda Director
Richard Lewis, F&A Director
Jimmie Schindewolf, Chief of Staff
Gene Locke, City Attorney

REQUIRED AUTHORIZATION

F&A Director:	Other Authorization:	Other Authorization:
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City of Houston, Texas, Ordinance No. 97-564

AN ORDINANCE AMENDING THE PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER ONE, CITY OF HOUSTON, TEXAS (ST. GEORGE PLACE); AUTHORIZING THE CITY SECRETARY TO DISTRIBUTE SUCH PLANS; CONTAINING VARIOUS PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, by City of Houston Ordinance No. 90-1452, dated December 12, 1990, the City created Reinvestment Zone Number One, City of Houston, Texas (the "St. George Place Zone"), for the purposes of redevelopment of the area of the City generally bounded on the north by the north property line of the lots on the north side of Fayette Street, South Rice Avenue on the east, Richmond Avenue on the south and Yorktown Drive on the west, which is a portion of the area also known as the Lamar Terrace subdivision; and

WHEREAS, the Board of Directors of the St. George Place Zone has approved and recommended, and the City has approved, by City of Houston Ordinance No. 92-1234, dated September 16, 1992, the Project Plan and Reinvestment Zone Financing Plan (the "Plans") for the St. George Place Zone; and

WHEREAS, the City enlarged the boundaries of the St. George Place Zone by City of Houston Ordinance No. 92-1674, dated December 22, 1992, to include additional areas within the Lamar Terrace subdivision; and

WHEREAS, the Plans approved by City of Houston Ordinance No. 92-1234 reflect the participation of the City and the authorization of 100% of its tax increment in the St. George Place Zone to be paid into the tax increment fund for the St. George Place Zone, and;

WHEREAS, Harris County has agreed to participate in the St. George Place Zone and has authorized 100 percent of its tax increment in the St. George Place Zone to be paid into the tax increment fund for the St. George Place Zone; and

WHEREAS, Houston Independent School District has agreed to participate in the St. George Place Zone and has authorized 100 percent of its tax increment, but not more than \$0.96 per \$100 of assessed valuation per year on the captured appraised value of the St. George Place Zone, to be paid into the tax increment fund for the St. George Place Zone; and

WHEREAS, the City, by City of Houston Ordinance No. 92-1313, dated October 12, 1992, approved and authorized planning and zoning regulations for the St. George Place Zone, and by City of Houston Ordinance No. 93-1062, dated September 1, 1993, made the amended planning and zoning regulations applicable to the entire area of the St. George Place Zone; and

WHEREAS, the City, by City of Houston Resolution No. 90-182, dated November 7, 1990, and City of Houston Resolution No. 95-121, dated August 9, 1995, created Lamar Terrace Public Improvement District and Lamar Terrace Public Improvement District No. 2, respectively, to provide funding for various improvement projects and other services within the St. George Place Zone; and

WHEREAS, the Board of Directors of the St. George Place Zone, at its May 6, 1997 board meeting, considered and approved proposed amendments to the Plans ("Proposed Amended Plans), and recommended the Proposed Amended Plans for approval by the City Council; and

WHEREAS, before the Board of Directors of the St. George Place Zone may implement the Proposed Amended Plans, the City Council must approve the Proposed Amended Plans; and

WHEREAS, the Proposed Amended Plans provide that at least one-third of the surface area of the St. George Place Zone, excluding roads, streets, utility rights-of-way and other public areas exempt from ad valorem taxation, are dedicated to residential housing, and that one-third of the tax increment is dedicated to providing low-income housing during the term of the St. George Place Zone; and

WHEREAS, a public hearing on the Proposed Amended Plans was held in conformance with the provisions of Section 311.003(c) and (d), Texas Tax Code; **NOW, THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. That the facts and recitations 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.

Section 2. That the Project Plan and Reinvestment Zone Financing Plan approved by City of Houston Ordinance No. 92-1234, passed and adopted on September 16, 1992, are hereby amended by adding thereto the Amended Project Plan and Amended Reinvestment Zone Financing

Plan (the "Amended Plans") in the form attached to this Ordinance. The Amended Plans are hereby determined to be feasible and are approved. The appropriate officials of the City are authorized to take all steps reasonably necessary to implement the Amended Plans.

Section 3. That the City Secretary is directed to provide copies of the Amended Plans to each taxing unit levying ad valorem taxes in the St. George Place Zone.

Section 4. That City Council officially finds, determines, recites and declares a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter thereof has been discussed, considered and formally acted upon. That City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 5. 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 after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 21st day of May, 1997.

APPROVED this _____ day of May, 1997.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is MAY 27 1997.



City Secretary

AM


(Prepared by Legal Dept. M. J. [Signature] [Signature])
(MAM/mam 05/15/97) Assistant City Attorney
(Requested by Robert M. Litke, Director, Planning and Development)
(L.D. File No. 61-92053-04)

**REINVESTMENT ZONE NUMBER ONE,
CITY OF HOUSTON, TEXAS**
Amended Project Plan and Reinvestment Zone Financing Plan
May 6, 1997

INTRODUCTION

This Amended Project Plan and Amended Reinvestment Zone Financing Plan incorporates the enlargement of the reinvestment zone by Ordinance No. 92-1674, passed December 22, 1992; the application of planning and zoning regulations to the original zone (between south Rice and Yorktown) by Ordinance 92-1313; the application of planning and zoning regulations to the annexed area (west of Yorktown) by Ordinance 93-1062 passed September 1, 1993; and as amended by Ordinance 97-63 passed January 15, 1997; the acquisition of a middle school site by the Houston Independent School District (HISD) within the reinvestment zone and the participation of HISD in the reinvestment zone by Interlocal Agreement 97-0118, passed January 29, 1997; and the creation of the Lamar Terrace Public Improvement District Number Two by Resolution 95-121, passed August 9, 1995.

The Amended Project Plan and Amended Reinvestment Zone Financing Plan supplements rather than supercedes the Project Plan and Reinvestment Zone Financing Plan approved by Ordinance 92-1234 passed on September 16, 1992. If and to the extent that the Amended Project Plan and Amended Reinvestment Zone Financing Plan conflicts with the above-referenced Project Plan and Reinvestment Zone Financing Plan, this Amended Project Plan and Amended Reinvestment Zone Financing Plan will govern.

**REINVESTMENT ZONE NUMBER ONE,
CITY OF HOUSTON, TEXAS
Amended Project Plan
May 6, 1997**

This **AMENDED PROJECT PLAN** for Reinvestment Zone Number One, City of Houston, Texas (the "zone") includes the following elements required by Chapter 311, Texas Tax Code.

1. Maps
 - a. A map showing the existing uses and conditions of real property in the zone is attached as Exhibit A.
 - b. Maps showing proposed improvements to and proposed uses of real property in the zone are attached in Exhibit B.
2. Proposed changes of zoning ordinances, the master plan of the municipality, building codes, and other municipal ordinances;
 - a. Ordinance 93-1062 is the zoning regulation that encompasses the annexed area and Ordinance 97-63 designates a portion of the zone as a planned development district under the terms of the zoning regulations. The Amended Project Plan hereby incorporates, by reference, the zoning regulations. The Reinvestment Zone Board of Directors anticipates making proposed changes to the zoning regulations. No other municipal ordinances or building codes are expected to be changed or amended as a result of this Amended Project Plan.
3. A list of estimated non-project costs, which costs are to be borne by the Lamar Terrace Public Improvement District Number Two or other entities:
 - a. Capital Costs:

Street Lighting Items	\$ 35,700
Paving Items	\$ 4,424,800
Landscaping	\$ 250,000
Fencing	\$ 720,000
Contingencies	\$ 540,000

The above capital improvement costs are expected to be incurred over the next three years (1997 - 99).

b.	Financing Costs:	
	Organizational Costs	\$ 45,000
	Engineering	\$ 460,000
	Planning	\$ 40,000
	Five Year Costs	
	Legal advises and services	\$ 100,000
	Costs of operating the PID s	\$ 256,000

The above costs are expected to be incurred over the next five years (1997-2001).

4. It is anticipated that no persons will be displaced as a result of the reinvestment zone's implementation of this project plan

Exhibit A

Map Showing Existing Uses and Conditions of Real Property in the Zone

Reinvestment Zone Number One Existing Uses and Conditions

West Alabama

Kleberg

Fayette

Val Verde

Hidalgo

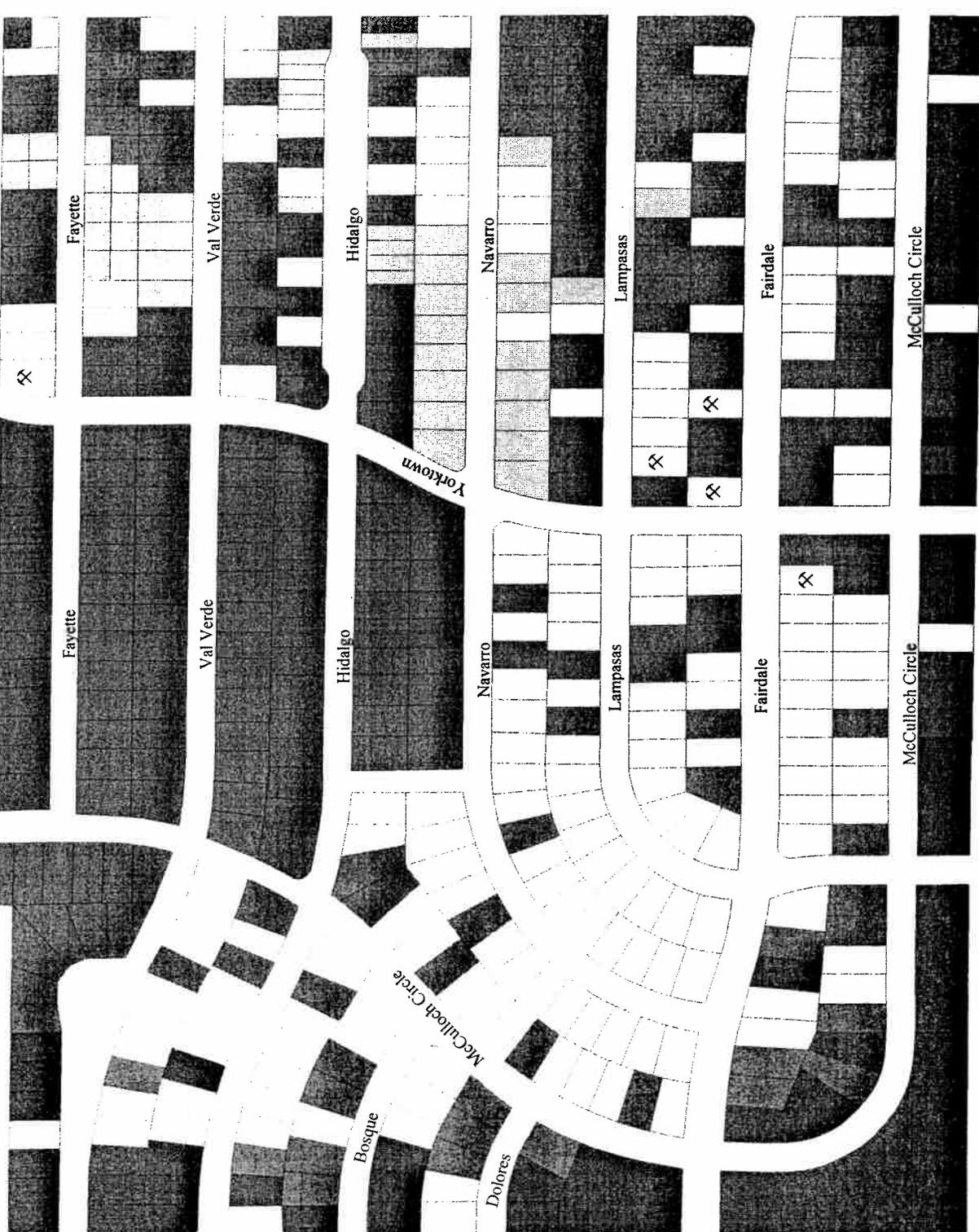
Navarro

Lampasas

Fairdale

McCulloch Circle

Richmond Avenue



⊗ Remodel

Commercial
New Residential
Old Residential
Vacant



Prepared By
HH & W CONSULTANTS
May 5, 1997

Exhibit B

Maps Showing Proposed Improvements to and Proposed Uses of Real Property in the
Zone

Reinvestment Zone Number One Proposed Uses

West Alabama

Kieberg

Fayette

Val Verde

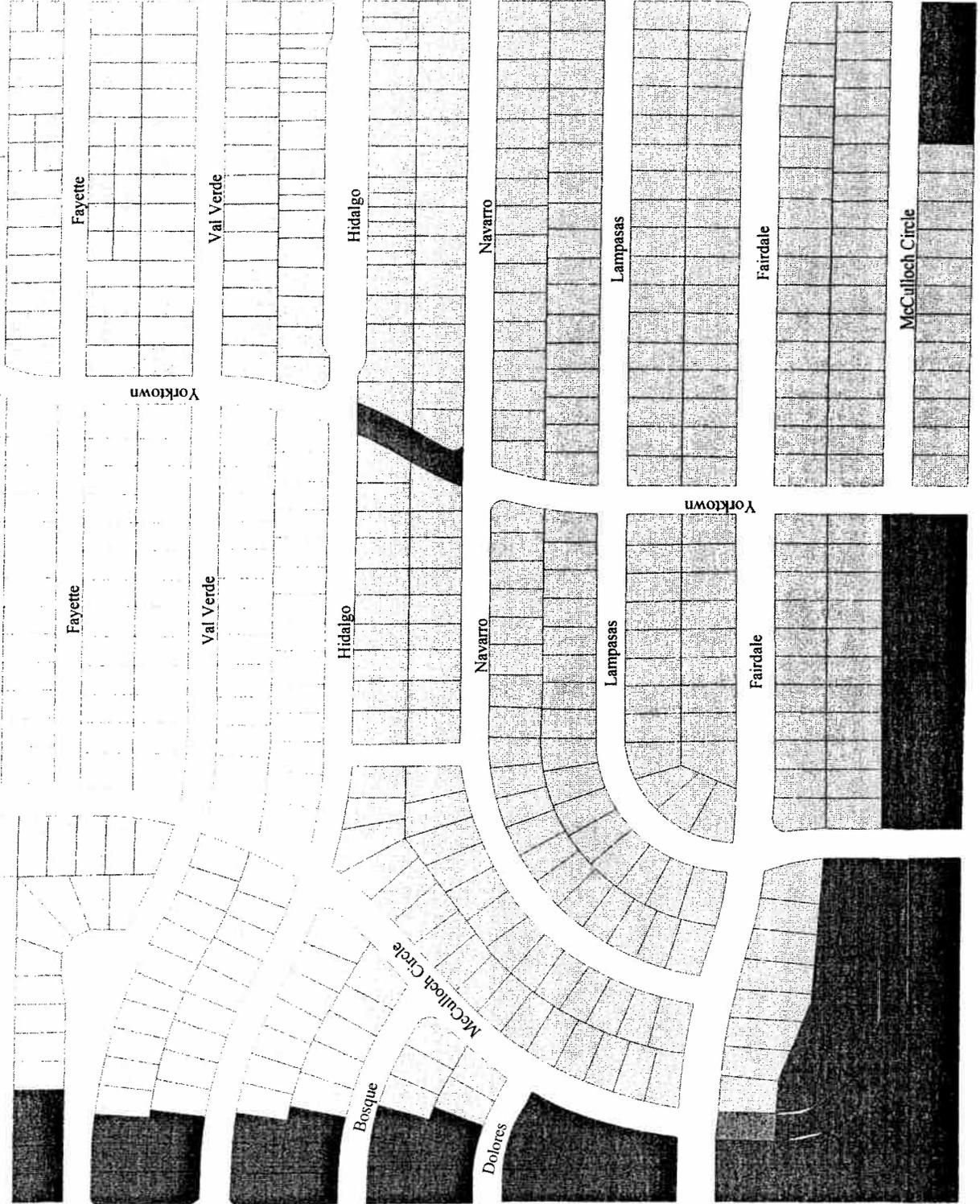
Hidalgo

Navarro

Lampasas

Fairdale

Richmond Avenue

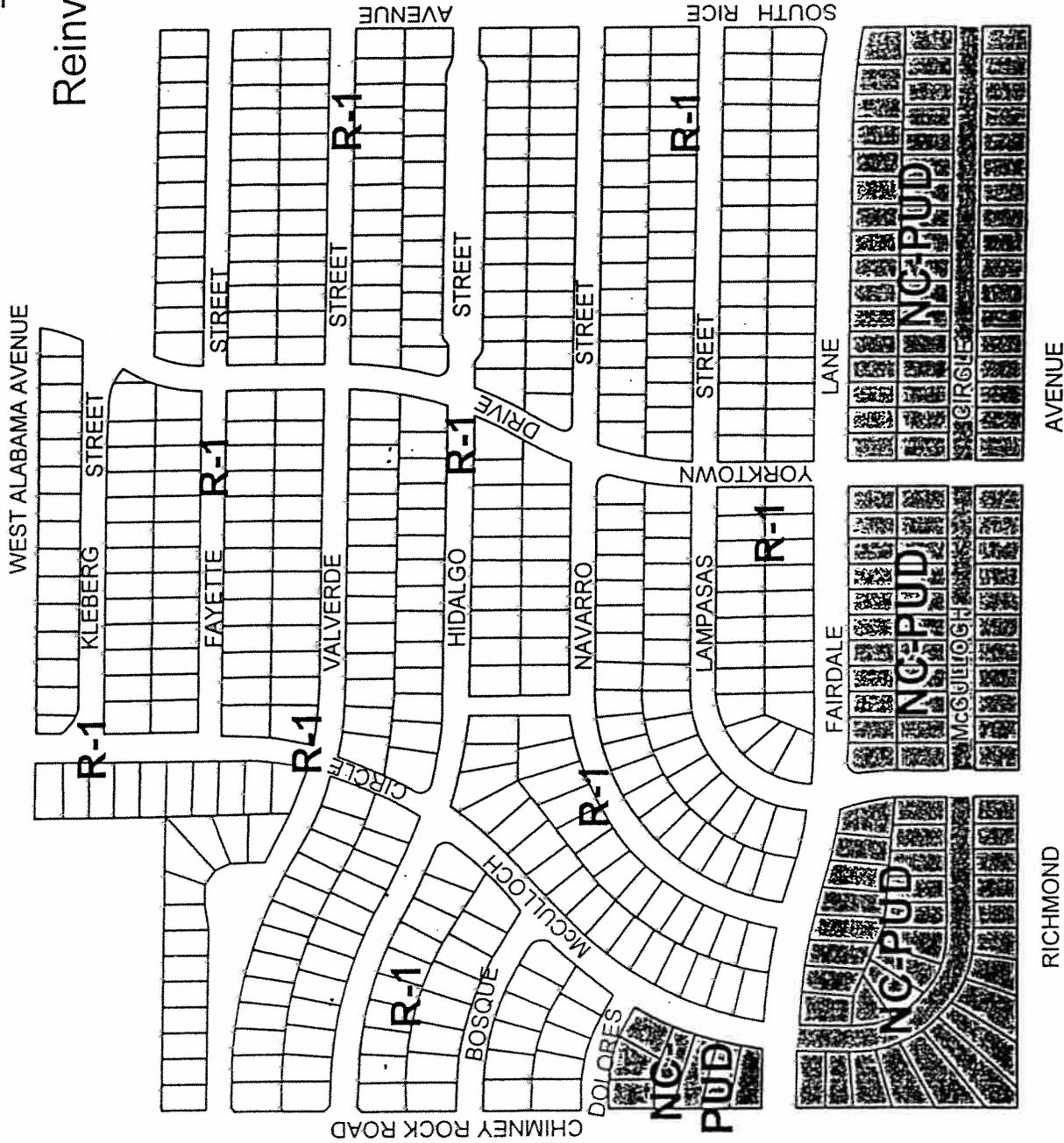
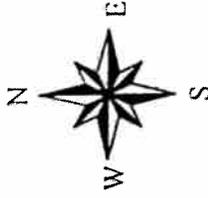


-  Pedestrian Area
-  Commercial
-  HISD Middle School
-  New Residential



Prepared By
H H & W CONSULTANTS
May 5, 1997

Tax Increment Reinvestment Zone No. 1 Zoning Map



R-1 Residential Zone
 NC-PUD Neighborhood Commercial
 Planned Unit Development
 Zone

PRIVATE UTILITY LINES SHOWN
 1. WATER
 2. GAS
 3. ELECTRICITY
 4. TELEPHONE
 5. CABLE TELEVISION
 6. FIBER OPTIC
 7. SANITARY SEWER
 8. STORM SEWER

DATE: 10/15/2014
 TIME: 10:00 AM
 DRAWN BY: J. G. MILLER
 CHECKED BY: J. G. MILLER

REVISIONS
 NO. DATE BY DESCRIPTION
 1 10/15/2014 J.G.M. INITIAL DESIGN
 2 10/15/2014 J.G.M. ADD SANITARY SEWER LAYOUT
 3 10/15/2014 J.G.M. ADD STORM SEWER LAYOUT
 4 10/15/2014 J.G.M. ADD UTILITY LINES

LEGEND
 SYMBOL DESCRIPTION
 --- EXIST SANITARY SEWER

ST. GEORGE PLACE
 SANITARY SEWER AND
 WATER LINE LAYOUT

r. g. miller
engineers
 1015 SHERRWOOD FOREST
 HOUSTON, TEXAS 77043
 713.461.9800

CITY OF HOUSTON
 DEPARTMENT OF PUBLIC WORKS
 1001 RICE AVENUE, SUITE 1000
 HOUSTON, TEXAS 77005

DATE: 10/15/2014
 TIME: 10:00 AM
 DRAWN BY: J. G. MILLER
 CHECKED BY: J. G. MILLER

PROJECT NO.: 1400000000
 SHEET NO.: 1400000000

SCALE: AS SHOWN
 NORTH: AS SHOWN

DATE: 10/15/2014
 TIME: 10:00 AM
 DRAWN BY: J. G. MILLER
 CHECKED BY: J. G. MILLER

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**REINVESTMENT ZONE NUMBER ONE,
CITY OF HOUSTON, TEXAS
Amended Reinvestment Zone Financing Plan
May 6, 1997**

This **AMENDED REINVESTMENT ZONE FINANCING PLAN** includes the following elements required by Chapter 311, Texas Tax Code.

1. A detailed list describing the estimated project costs of the zone including administrative expenses;

a.	Capital Costs:	
	Water Main Items	\$ 558,500
	Sanitary Sewer Items	\$ 544,100
	Storm Sewer Items	\$ 505,000
	Contingencies (10%)	\$ 160,700

The above capital improvement costs are expected to be incurred over the next three years (1997 - 99).

b.	Financing Costs:	
	Real property assembly costs	\$ 1,000,000
	Organizational Costs	\$ 50,000
	Engineering	\$ 110,000
	Planning	\$ 45,000
	Legal advises and services	\$ 250,000,
	Costs of operating the zone	\$ 780,000

The above costs are expected to be incurred over the next twenty years.

- c. It is anticipated that costs may be incurred in the exchange of right-of-way between the City of Houston, the zone and the Houston Independent School District. Interlocal Agreement 97-0118, passed January 29, 1997 set forth the process for this purchase and exchange of property.

2. A statement listing the kind, number and location of all proposed public works or public improvements in the zone;

The following improvements will be constructed on Yorktown and that portion of the zone west of Yorktown (Yorktown, Hidalgo, Navarro, Lampasas, Fairdale, McCulloch Circle, Bosque, Delores, Val Verde, the "Redevelopment Area Streets")

Improvements

Location

Removal of existing pavement and Construction of new pavement	Redevelopment Area Streets
New water lines laterals and meters	Redevelopment Area Streets
New sewer lines laterals	Redevelopment Area Streets
Removal of existing storm sewer system And construction of new storm sewers	Redevelopment Area Streets
New street lights	Redevelopment Area Streets
New fencing	Redevelopment Area Streets
Landscaping	Redevelopment Area Streets

3. The original economic feasibility study dated November 23, 1992 is attached in Exhibit A. The area annexed into the reinvestment zone was included in the target area of the original study.
4. The estimated amount of bonded indebtedness to be incurred by the zone;

Bonds currently secured by the tax increment: \$2,280,000

Bonds proposed to be secured by the tax increment: \$2,700,000
5. A schedule of the times when related costs or monetary obligations are to be incurred;

A copy of the estimated construction and project schedule is attached as Exhibit B.
5. A description of the methods of financing all estimated project costs and the expected sources of revenues to finance or pay project costs including the percentage of tax increment to be derived from the property taxes of each taxing unity that levies on real property in the zone;

The project costs will be financed from the following six sources:

- a. Tax Increment Bonds
- b. Lamar Terrace Public Improvement District Number Two Bonds
- c. City of Houston Water and Sewer System Revenue Bonds
- d. Metropolitan Transit Authority of Harris County, (Hidalgo Street: Yorktown Street to Chimney Rock Road improvements)

- e. Houston Independent School District (Middle School infrastructure related improvements)
- f. Funds from the disposition of any real property through the zone

The percentage of tax increment to be derived from property taxes of each taxing unit that levies taxes on real property in the zone is as follows:

	<u>Percentage</u>	<u>Percent of Total</u>	<u>Effective Date</u>
City of Houston	100%	27%	1/1/91
Harris County	50%		1/1/95
Harris County	100%	56%	1/1/96
HISD	100%	17%	1/1/96

- 7. The 1996 estimated total appraised value of taxable real property in the zone as enlarged is \$43,315,820.
- 8. The estimated captured appraised value of the zone as of January 1, 1996 is \$17,063,360. The estimated captured appraised value of the reinvestment zone during each year of existence is set forth in Exhibit C.
- 9. The zone shall terminate on December 31, 2031 or at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of tax increment bonds, as all project costs, tax increment bonds, and the interest on those bonds, have been paid in full.

Exhibit A

Economic Feasibility Study