

City of Houston, Texas, Ordinance No. 1999- 829

**AN ORDINANCE APPROVING THE SECOND AMENDMENT OF THE PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER SEVEN, CITY OF HOUSTON, TEXAS (OLD SPANISH TRAIL/ALMEDA CORRIDORS); 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. 97-478, adopted May 7, 1997, the City created Reinvestment Zone Number Seven, City of Houston, Texas (the "Old Spanish Trail/Almeda Corridors Zone") pursuant to Chapter 311 of the Texas Tax Code (the "Code") for the purposes of redevelopment in the area of the City generally referred to as the OST/Almeda Corridors area; and

**WHEREAS**, the Board of Directors of the Old Spanish Trail/Almeda Corridors Zone has adopted and recommended, and the City has approved, by City of Houston Ordinance No. 97-539, adopted May 14, 1997, the Project Plan and Reinvestment Zone Financing Plan (the "Plans") for the Old Spanish Trail/Almeda Corridors Zone; and

**WHEREAS**, Chapter 311 of the Code authorizes the amendment of the Plans; and

**WHEREAS**, the Board of Directors of the Old Spanish Trail/Almeda Corridors Zone has adopted and recommended, and the City has approved, by City of Houston Ordinance No. 98-1146, adopted December 9, 1998, the First Amendment to the Plans for the Old Spanish Trail/Almeda Corridors Zone; and

**WHEREAS**, the Board of Directors of the Old Spanish Trail/Almeda Corridors Zone, at its August 9, 1999, board meeting, considered and adopted proposed amendments to

the Plans (the "Second Amended Plans"), and recommended the Second Amended Plans for approval by the City Council; and

**WHEREAS**, before the Board of Directors of the Old Spanish Trail/Almeda Corridors Zone may implement the Second Amended Plans, the City Council must approve the Second Amended Plans; and

**WHEREAS**, a public hearing on the Second Amended Plans is required to be held by the provisions of Section 311.011 of the Code; and

**WHEREAS**, the City Council finds that notice of the public hearing was published in a newspaper of general circulation within the City in the time and manner required by law; and

**WHEREAS**, the City Council conducted a public hearing on the proposed Second Amended Plans on August 11, 1999; and

**WHEREAS**, at the public hearing, interested persons were allowed to speak for or against the proposed Second Amended Plans and the concept of tax increment financing; and

**WHEREAS**, evidence was received and presented at the public hearing in favor of the proposed Second Amended Plans and the concept of tax increment financing; **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 hereby adopted as part of this Ordinance.

**Section 2.** That the Amended Project Plan and the Reinvestment Zone Financing Plan approved by City of Houston Ordinance No. 98-1146, passed and adopted on December 9, 1998, are hereby amended as follows:

- A. By substituting the title page and the first page of the Index (unnumbered pages) attached hereto as Attachment "1" for the title page and the first page of the Index (unnumbered pages) in the Amended Plans;
- B. By substituting pages 1R, 2R and 3R attached hereto as Attachment "2" for pages 1, 2 and 3 in the Amended Plans;
- C. By substituting page 11R attached hereto as Attachment "4" for page 11 in the Amended Plans;
- D. By substituting page 12R attached hereto as Attachment "5" for page 12 in the Amended Plans;
- E. By substituting page 13R attached hereto as Attachment "6" for page 13 in the Amended Plans;
- F. By substituting Table 1: OST/Almeda Corridors TIRZ No. 7 Financing Analysis: Second Amended Plan, Original Zone attached hereto as Attachment "7" for Table 1: OST/Almeda Corridors TIRZ No. 7 Financing Analysis: Amended Plan, Original Area in the Amended Plans;

- G. By substituting Table 2: OST/Alameda Corridors TIRZ No. 7 Financing Analysis: Second Amended Plan, 1998 Expansion attached hereto as Attachment "8" for Table 2: OST/Alameda Corridors TIRZ No. 7 Financing Analysis: Amended Plan, Expansion Area in the Amended Plans;
- H. By adding a new Table 2A: OST/Alameda Corridors TIRZ No. 7 Cash Flow (Original & Expansion Zone) attached hereto as Attachment "9," to be inserted between Table 2 and Table 3 in the Second Amended Plans;
- I. By substituting Table 3: OST/Alameda Corridors Tax Increment Reinvestment Zone: Buildout Scenario: Second Amended Plan attached hereto as Attachment "10" for Table 3: OST/Alameda Corridors Tax Increment Reinvestment Zone: Buildout Scenario: Amended Plan as included in the Amended Plans; and
- J. By substituting Table 8: TIRZ No. 7, Second Amended Project & Financing Plan, Infrastructure Improvement Estimates attached hereto as Attachment "11" for Table 8: Amended Project & Financing Plan, Estimates for Infrastructure Improvements as included in the Amended Plans.

The Plans as so amended (the "Second 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 Second Amended Plans.

**Section 3.** That the City Secretary is directed to provide copies of the Second Amended Plans to each taxing unit levying ad valorem taxes in the Old Spanish Trail/Alameda Corridors 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 11<sup>th</sup> day of August, 1999.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

\_\_\_\_\_  
Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is AUG 17 1999.

  
 City Secretary

DFM  
 (Prepared by Legal Dept. Michael L. Mass)  
 (MAM/mam 08/10/99) Assistant City Attorney  
 (Requested by Robert M. Litke, Director, Planning and Development)  
 (L. D. File No. 34-97130-17)

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AYE	NO	
✓		MAYOR BROWN
••••	••••	COUNCIL MEMBERS
✓		TATRO
✓		YARBROUGH
✓		WONG
✓		BONEY
✓		TODD
✓		DRISCOLL
✓		KELLEY
ABSENT-ON PERSONAL BUSINESS		FRAGA
✓		CASTILLO
ABSENT-OUT OF CITY ON PERSONAL BUSINESS		PARKER
ABSENT-ON PERSONAL BUSINESS		ROACH
ABSENT-OUT OF CITY CITY BUSINESS		SANCHEZ
ABSENT		BELL
ABSENT		ROBINSON
CAPTION	ADOPTED	

**REINVESTMENT ZONE NUMBER SEVEN,  
CITY OF HOUSTON, TEXAS  
(OLD SPANISH TRAIL/ALMEDA CORRIDORS)  
TAX INCREMENT REINVESTMENT ZONE**

***Second Amended Project Plan and Reinvestment  
Zone Financing Plan***

OST/Almeda Corridors TIRZ Board of Directors  
City of Houston

August 9, 1999

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**REINVESTMENT ZONE NUMBER SEVEN, CITY OF HOUSTON,  
TEXAS (OLD SPANISH TRAIL/ALMEDA CORRIDORS)  
SECOND AMENDED PROJECT PLAN AND  
REINVESTMENT ZONE FINANCING PLAN**

**Part 1: Overview**

Reinvestment Zone Number Seven, City of Houston, Texas, also known as the Old Spanish Trail/Almeda Corridors Tax Increment Reinvestment Zone (TIRZ) was created by Ordinance No. 97-478 dated May 7, 1997. The City Council approved the Project Plan & Reinvestment Zone Financing Plan by Ordinance No. 97-539 dated May 14, 1997. Subsequently, by Resolution No. 98-29, dated July 15, 1998, the Houston City Council approved the creation of the Old Spanish Trail/Almeda Corridors Redevelopment Authority. The Authority was established to assist the City and the Zone in promoting the common good and general welfare of the OST/Almeda Corridors area, including the boundaries of the zone, as may be amended from time to time. Finally, the Authority is further organized to promote, develop, encourage and maintain housing, educational facilities, employment, commerce and economic development in the City.

The TIRZ Board of Directors, in a resolution passed on October 26, 1998, proposes to expand the TIRZ boundaries established in 1997. The intent of the expansion is to square-off the Almeda Road northern sector (**AREA A & B**), and to include several areas for which owners have requested annexation, including several tracts located west of Almeda Road in the Ewing and Binz St. area (**AREA A**), the Almeda Road corridor south of OST--generally bounded by OST, Almeda Road, Corder St., and Hwy. 288 (**AREA C**), and the City of Houston's Palm Center (City of Houston Small Business Development Corporation) and surrounding Griggs Road commercial corridor (**AREA D**). The expansion area (**A-D**) results in the Zone expanding to 847 acres from the original 455 acres.

The objectives of the TIRZ expansion is to create a necessary public finance tool to encourage investment and stimulate commercial, industrial and residential development along the Old Spanish Trail (OST), Almeda Road, and Griggs Road corridors. The amended project and reinvestment zone financing plan will create an investment venue for new construction and the redevelopment of selected sites, and to that end, will restore the commercial vitality of the OST, Almeda Road, and Griggs Road corridors.

In 1998, the TIRZ Board of Directors approved a development agreement for West MacGregor Estates (WME), 60 single family homes to be developed near Charleston and England Street. The WME project, the first major new single family housing project to be developed in the Third Ward area in forty years, has become a catalyst for revitalization efforts along the OST and Almeda Road corridors. By expanding the boundaries of the existing OST/Almeda Corridors TIRZ, the TIRZ Board

of Directors anticipates stimulating new development along the OST, Almeda, and Griggs Road corridors that has been absent for many years, and otherwise would not occur solely through private means.

The TIRZ will help finance approximately \$18 million of the following kinds of improvements and services needed to support the revitalization of the corridors (Refer to attached Map 1-TIRZ Current Land Use, Tables 1-2, Financing Analysis, Second Amended Plan, Table 2A Cash Flow Analysis, and Table 3, TIRZ Buildout Scenario, Second Amended Plan).

- Water and wastewater utility improvements
- Street reconstruction and resurfacing//enhancements (street upgrades, sidewalks, lighting)
- Landscaping, design, signage, and
- Land acquisition, demolition, clearance and environmental remediation.

During its 30-year life, the TIRZ expenditures will be funded by tax increment funds, assuming a City tax rate of (\$0.665 per \$100 valuation), Harris County (\$0.42768 per \$100 valuation) and HISD (\$1.459 per \$100 valuation), generated from new projected development or redevelopment activity within the zone. Through an Interlocal Agreement made by and between the City of Houston, HISD, and Reinvestment Zone No. 7, HISD agrees to participate in the Original Zone boundaries for a period not to exceed 30-years. Negotiations with HISD are underway to determine HISD's participation in the annexed Zone boundaries. Through an interlocal agreement made by and between the City of Houston, Harris County and Reinvestment Zone Number Seven, these entities have agreed to participate in the Original and Annexed areas of the Zone for a period not to exceed twenty (20) years. If the City later determines to issue bonds for the TIRZ, additional City Council approval will be necessary.

New projected development or redevelopment activities (Refer to Map 2, Development Opportunities/Future Land Use) will include approximately 1,500 new residential units. Anticipated residential projects include the following:

- West MacGregor Estates (*Under Construction*): 60 SF units, (\$150,000 per unit)
- Gates @ Hermann Apts: 600 MF Units, (\$48 million dollars)
- Morgan Group (229 MF Units, approx. \$65,000 per unit)
- Park @ MacGregor Townhomes: 48 townhomes (approx. \$150,000 per unit)
- Almeda Apts. (Almeda @ Alice): 334 MF units, (approx. \$25 million dollars)
- WDI Inc. (1901 Ewing): 12 townhomes (\$160,000 per unit)
- Binz Gardens (Binz & Chenevert): 5 SF units (approx. \$160,000 per unit)
- Perry Homes (Austin & Prospect St): 10 townhomes (approx. \$150,000 per unit)
- Il Palazzo Lofts (Calumet & Austin St.): 58 units (approx. \$170,000 per unit)

Approximately 172,000 square feet of retail space is expected to be developed in the TIRZ over its thirty (30) year duration. Projects under construction include Grocer's Supply, a \$10 million dollar, 225,000 sq. foot warehouse/distribution facility located near Holcombe Blvd. and Hwy. 288.

The Development Opportunities/Future Land Use Map is not intended to be an exact representation of uses to be located on each and every block. Instead, the map should be regarded as a general representation of potential uses appropriate to an area.

**Tax Rates:** The project plan does not (and cannot) call for increases in tax rates by any governmental unit above those levied on all properties within the jurisdiction of each governmental unit.

**Part 3: Reinvestment Zone Financing Plan**

**Project Plan Description:** The base valuation of the original zone is estimated at \$91,881,900. The base valuation of the expansion area is \$76,150,620. The amended project plan (original zone and expansion area) includes \$18.3 million in public improvements to encourage the commercial, industrial and residential revitalization of the zone. Over the 30-year development period, the OST/Alameda Corridors TIRZ is projected to attract \$157.4 million in new taxable ad valorem valuation, generating a cumulative tax increment of \$64.3 million (Refer to Tables 1-3).

**Timing of Related Costs and Methods of Financing Estimated Project Costs:** During its 30-year life, the TIRZ expenditures will be funded by tax increment funds generated from new projected development or redevelopment activity within the zone (Refer to participation table below). If the City later determines in the future to issue bonds payable from the tax increment fund, additional approval by City Council will be required. The timing when disbursements from the tax increment will occur will be based on the availability of funds in the tax increment account and specific project costs. Private funding, subject to reimbursement from the tax increment fund as revenues are generated, are an additional source of money for plan implementation.

**Methods of Financing:** During the thirty (30) year life, it is anticipated that the TIRZ will use the following methods of financing:

1. Tax Increment Funds
2. Tax Increment Bonds
3. Short Term Notes
4. Private Funding
5. Grants

**Participation by Other Taxing Units:** The second amended project plan and reinvestment zone financing plan includes the participation of both Harris County and the Houston Independent School District (HISD). HISD has committed to participate in the zone for a duration not to exceed 30-years. The participation rates are identified as follows:

	<b><u>Tax Rate/ \$100</u></b>	<b><u>% of Total Tax Rate</u></b>	<b><u>% of Tax Increment Fund</u></b>
City	\$0.665	100%	26%
Harris County	\$0.42768	66%	17%
HISD	\$1.459	100%	57%

**Proposed Public Works/Public Improvements:**

The proposed \$18.3 million of improvements for the second amended OST/Alameda Corridors TIRZ No. 7 project plan will include the following which incorporates provisions for schools & educational facilities project costs totaling \$26.3 million. These facilities can be located inside or outside of the zone as provided in Chapter 311 of the Tax Code and as required by the Interlocal Agreement with HISD (Refer to Table 8 for a detailed cost analysis, and Maps 6-8 for the generalized location of proposed improvements):

<b>TIRZ NO. 7, SECOND AMENDED PLAN PROPOSED PUBLIC WORKS IMPROVEMENTS</b>		
<b>ITEM</b>	<b>EXISTING ZONE PROJECT COSTS</b>	<b>SECOND AMENDED PLAN PROJECT COSTS</b>
Water Lines	\$433,296	\$433,296
Wastewater Lines	\$789,360	\$789,360
Street Reconstruction	\$8,823,150	\$6,431,040
Street Resurfacing	\$3,249,840	\$2,616,240
Installation of Sidewalks	\$569,400	\$569,400
Installation of Street Lights	\$246,500	\$242,500
Streetscape Improvements	\$1,198,250	\$2,227,500
Real Property Land Assembly & Site Preparation (e.g., Demolition, Clearance, and Environmental Remediation	\$3,000,000	\$5,000,000
<b>Total Capital Costs (Rounded)</b>	<b>\$18,300,000</b>	<b>\$18,300,000</b>
*School & Educ. Facilities		\$26,260,451
Admin. & Zone Operations		\$1,550,000
Financing Costs		\$8,924,294
<b>Total (Incl. admin., school facil. and financing costs)</b>		<b>\$55,044,081</b>

\*School & educ. Facilities can be located inside or outside zone.

**Economic Feasibility:** The TIRZ Financing Analysis supports the economic feasibility of this project. The development scenarios are based on an assessment of construction trends and market potential for the Old Spanish Trail, Almeda Road, and Griggs Road corridors. The plan's retail space development scenario is supported by the assumptions and findings of the preliminary retail market analysis performed for the OST/Almeda Road market area (zip codes 77004 and 77021, Refer to Tables 6-7, for specific information).

The projected \$64.3 million tax increment, which assumes Harris County and Houston Independent School District participation for a duration of thirty (30) years, is a conservative figure due to the fact that Harris County Appraisal District property reappraisals and any resulting appreciation in property values were not factored into the tax increment revenue projections.

OSTALMEDA CORRIDORS TIRZ NO. 7 FINANCING ANALYSIS: SECOND AMENDED PLAN, ORIGINAL ZONE, TABLE 1  
 100% Participation of City, County, and HISD.

Tax Year	Annual Appraised Value	Captured Appraised Value	RESIDENTIAL		NONRESID.		RESIDENTIAL & NONRESID. TOTAL						
			City, Co. Value w/ SF Hmnd. Exmpt. 20%	Annual HISD Value w/ SF Hmnd. Exmpt. 20%	Annual City, Co. Value HISD	Annual (1) City Zone Incremental Revenue	Annual (1) Co. Zone Incremental Revenue	Annual (1)(3)(4) HISD Zone Incremental Revenue	Annual(1)(5)(6) HISD Retained Incremental Revenue	Total (1) Arr. Zone Incremental Revenue	Cumul. Zone (1) Incremental Revenue		
1997	\$91,881,900	Base Year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			<b>HISD Certified Value</b>										
1998	\$95,752,120	\$3,270,220	\$0	\$0	\$0	\$21,085	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2000	\$103,752,120	\$13,770,220	\$8,080,000	\$7,750,000	\$9,800,000	\$88,051	\$13,566	\$66,628	\$30,452	\$15,829	\$65,113	\$65,113	\$65,113
2001	\$126,677,120	\$43,885,220	\$28,520,000	\$27,815,000	\$10,775,000	\$137,075	\$88,156	\$126,552	\$126,552	\$65,781	\$271,231	\$336,344	\$336,344
2002	\$128,727,120	\$46,745,220	\$30,880,000	\$29,880,000	\$10,775,000	\$274,567	\$178,582	\$389,802	\$389,802	\$202,616	\$420,040	\$756,384	\$756,384
2003	\$131,427,120	\$49,445,220	\$33,120,000	\$31,685,000	\$10,775,000	\$280,308	\$188,704	\$409,032	\$409,032	\$212,611	\$632,651	\$1,389,035	\$1,389,035
2004	\$159,077,120	\$77,085,220	\$68,040,000	\$67,240,000	\$12,025,000	\$304,238	\$185,665	\$425,654	\$425,654	\$221,261	\$853,912	\$2,242,947	\$2,242,947
2005	\$180,277,120	\$78,285,220	\$80,000,000	\$78,975,000	\$12,025,000	\$479,488	\$308,379	\$675,448	\$675,448	\$351,092	\$1,205,004	\$3,448,051	\$3,448,051
2006	\$181,477,120	\$79,485,220	\$80,880,000	\$79,710,000	\$12,025,000	\$485,882	\$312,362	\$682,282	\$682,282	\$354,860	\$1,559,864	\$4,007,915	\$4,007,915
2007	\$183,627,120	\$81,545,220	\$81,600,000	\$80,200,000	\$13,275,000	\$481,884	\$316,344	\$689,137	\$689,137	\$356,207	\$1,916,071	\$5,923,986	\$5,923,986
2008	\$184,327,120	\$82,345,220	\$82,345,220	\$80,880,000	\$13,275,000	\$504,076	\$324,185	\$708,261	\$708,261	\$368,207	\$2,284,278	\$8,208,264	\$8,208,264
2009	\$184,327,120	\$82,345,220	\$82,345,220	\$80,880,000	\$13,275,000	\$508,204	\$328,840	\$712,404	\$712,404	\$372,362	\$2,656,640	\$10,864,904	\$10,864,904
2010	\$185,252,120	\$83,270,220	\$83,270,220	\$81,680,000	\$14,200,000	\$514,171	\$330,678	\$728,078	\$728,078	\$376,535	\$3,033,175	\$13,908,079	\$13,908,079
2011	\$185,252,120	\$83,270,220	\$83,270,220	\$81,680,000	\$14,200,000	\$514,171	\$330,678	\$728,078	\$728,078	\$376,535	\$3,409,710	\$17,317,789	\$17,317,789
2012	\$185,252,120	\$83,270,220	\$83,270,220	\$81,680,000	\$14,200,000	\$514,171	\$330,678	\$728,078	\$728,078	\$376,535	\$3,786,245	\$21,104,034	\$21,104,034
2013	\$185,252,120	\$83,270,220	\$83,270,220	\$81,680,000	\$14,200,000	\$514,171	\$330,678	\$728,078	\$728,078	\$376,535	\$4,162,780	\$25,266,814	\$25,266,814
2014	\$185,252,120	\$83,270,220	\$83,270,220	\$81,680,000	\$14,200,000	\$514,171	\$330,678	\$728,078	\$728,078	\$376,535	\$4,539,315	\$29,806,129	\$29,806,129
2015	\$185,252,120	\$83,270,220	\$83,270,220	\$81,680,000	\$14,200,000	\$514,171	\$330,678	\$728,078	\$728,078	\$376,535	\$4,915,850	\$34,721,979	\$34,721,979
2016	\$185,252,120	\$83,270,220	\$83,270,220	\$81,680,000	\$14,200,000	\$514,171	\$330,678	\$728,078	\$728,078	\$376,535	\$5,292,385	\$40,014,364	\$40,014,364
2017	\$185,252,120	\$83,270,220	\$83,270,220	\$81,680,000	\$14,200,000	\$514,171	\$330,678	\$728,078	\$728,078	\$376,535	\$5,668,920	\$45,683,284	\$45,683,284
2018	\$185,252,120	\$83,270,220	\$83,270,220	\$81,680,000	\$14,200,000	\$514,171	\$330,678	\$728,078	\$728,078	\$376,535	\$6,045,455	\$51,728,739	\$51,728,739
2019	\$185,252,120	\$83,270,220	\$83,270,220	\$81,680,000	\$14,200,000	\$514,171	\$330,678	\$728,078	\$728,078	\$376,535	\$6,421,990	\$58,150,729	\$58,150,729
2020	\$185,252,120	\$83,270,220	\$83,270,220	\$81,680,000	\$14,200,000	\$514,171	\$330,678	\$728,078	\$728,078	\$376,535	\$6,798,525	\$64,949,254	\$64,949,254
2021	\$185,252,120	\$83,270,220	\$83,270,220	\$81,680,000	\$14,200,000	\$514,171	\$330,678	\$728,078	\$728,078	\$376,535	\$7,175,060	\$72,124,314	\$72,124,314
2022	\$185,252,120	\$83,270,220	\$83,270,220	\$81,680,000	\$14,200,000	\$514,171	\$330,678	\$728,078	\$728,078	\$376,535	\$7,551,595	\$79,675,909	\$79,675,909
2023	\$185,252,120	\$83,270,220	\$83,270,220	\$81,680,000	\$14,200,000	\$514,171	\$330,678	\$728,078	\$728,078	\$376,535	\$7,928,130	\$87,604,039	\$87,604,039
2024	\$185,252,120	\$83,270,220	\$83,270,220	\$81,680,000	\$14,200,000	\$514,171	\$330,678	\$728,078	\$728,078	\$376,535	\$8,304,665	\$95,908,704	\$95,908,704
2025	\$185,252,120	\$83,270,220	\$83,270,220	\$81,680,000	\$14,200,000	\$514,171	\$330,678	\$728,078	\$728,078	\$376,535	\$8,681,200	\$104,589,904	\$104,589,904
2026	\$185,252,120	\$83,270,220	\$83,270,220	\$81,680,000	\$14,200,000	\$514,171	\$330,678	\$728,078	\$728,078	\$376,535	\$9,057,735	\$113,647,639	\$113,647,639
2027	\$185,252,120	\$83,270,220	\$83,270,220	\$81,680,000	\$14,200,000	\$514,171	\$330,678	\$728,078	\$728,078	\$376,535	\$9,434,270	\$123,081,909	\$123,081,909
<b>TOTAL</b>						\$12,833,795	\$8,253,770	\$13,183,122	\$14,117,038	\$34,270,687			

**Assumptions**

City Tax Rate/ \$100:	0.865
County Tax Rate/ \$100:	0.42788
HISD 100% Tax Rate/ \$100:	1.458
HISD Zone Rev./ \$100:	0.980
HISD Zone Rev./ \$100:	0.640
HISD Rate/ \$100:	0.488
HISD Rate/ \$100:	0.819
Appreciation Rate/Year:	0.0%
TIRZ Base Valuation:	\$91,881,900
Tax Collection Rate:	97%

- Notes:**
- (1) Tax increment revenue assumes a 97% Tax Collection rate for all jurisdictions and 1-Year lag.
  - (2) Harris Co. tax rate does not include Flood Control, Hospital District and School Equalization.
  - (3) HISD Zone Tax Incremental Revenue based on \$0.96/ \$100 for 10-years (1997-2007).
  - (4) HISD Zone Tax Incremental Revenue based on \$0.64/ \$100 (2008-2027).
  - (5) HISD Rate/ \$100: revenue based on \$0.489/ \$100 for years 1999-2007.
  - (6) HISD Rate/ \$100: revenue based on \$0.819/ \$100 for years 2008-2027.

OST/ALAMEDA CORRIDORS TIRZ NO. 7 FINANCING ANALYSIS: SECOND AMENDED PLAN, 1998 EXPANSION, TABLE 2  
 100% Participation of City, County, and HISD

Tax Year	Annual Appraised Value	Captured Appraised Value	RESIDENTIAL		NONRESID.		RESIDENTIAL & NONRESIDENTIAL TOTAL								
			Annual City, Co. Value w/ SF Hmnd. Exempt: 20%	Annual HISD Value w/ SF Hmnd. Exempt: 20%	Annual City, Co. Value HISD	Annual (1) City Zone Incremental Revenue	Annual (1) Co. Zone Incremental Revenue	Annual (3)(4) HISD Zone Incremental Revenue	Annual (5)(6) HISD Retained Incremental Revenue	Total (1) Ann. Zone Incremental Revenue	Cumulative (1) Incremental Revenue				
1998	\$76,150,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2000	\$93,540,620	\$17,390,000	\$15,394,000	\$14,479,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2001	\$135,796,620	\$58,646,000	\$54,937,000	\$53,182,000	\$875,000	\$0	\$99,299	\$63,962	\$134,828	\$70,083	\$297,989	\$297,989	\$0	\$0	\$0
2002	\$140,496,620	\$64,346,000	\$58,697,000	\$56,492,000	\$875,000	\$0	\$360,015	\$231,536	\$503,379	\$261,652	\$1,094,930	\$1,392,919	\$0	\$0	\$0
2003	\$144,876,620	\$68,726,000	\$62,201,000	\$59,576,000	\$875,000	\$0	\$384,269	\$247,134	\$534,202	\$277,673	\$1,165,805	\$2,558,524	\$0	\$0	\$0
2004	\$147,926,620	\$71,776,000	\$63,641,000	\$60,836,000	\$2,125,000	\$0	\$406,872	\$281,671	\$562,920	\$292,601	\$1,231,462	\$3,789,986	\$0	\$0	\$0
2005	\$147,926,620	\$71,776,000	\$63,641,000	\$60,836,000	\$2,125,000	\$0	\$424,224	\$272,830	\$586,293	\$304,750	\$1,283,346	\$5,073,333	\$0	\$0	\$0
2006	\$147,926,620	\$71,776,000	\$63,641,000	\$60,836,000	\$2,125,000	\$0	\$424,224	\$272,830	\$586,293	\$304,750	\$1,283,346	\$6,356,679	\$0	\$0	\$0
2007	\$149,176,620	\$73,026,000	\$63,641,000	\$60,836,000	\$3,375,000	\$0	\$432,287	\$278,016	\$586,293	\$304,750	\$1,283,346	\$7,640,025	\$0	\$0	\$0
2008	\$149,176,620	\$73,026,000	\$63,641,000	\$60,836,000	\$3,375,000	\$0	\$432,287	\$278,016	\$586,293	\$304,750	\$1,283,346	\$8,923,371	\$0	\$0	\$0
2009	\$149,176,620	\$73,026,000	\$63,641,000	\$60,836,000	\$3,375,000	\$0	\$432,287	\$278,016	\$586,293	\$304,750	\$1,283,346	\$10,206,717	\$0	\$0	\$0
2010	\$150,101,620	\$73,951,000	\$63,641,000	\$60,836,000	\$4,300,000	\$0	\$438,253	\$281,853	\$604,364	\$304,750	\$1,283,346	\$11,490,063	\$0	\$0	\$0
2011	\$150,101,620	\$73,951,000	\$63,641,000	\$60,836,000	\$4,300,000	\$0	\$438,253	\$281,853	\$604,364	\$304,750	\$1,283,346	\$12,773,409	\$0	\$0	\$0
2012	\$150,101,620	\$73,951,000	\$63,641,000	\$60,836,000	\$4,300,000	\$0	\$438,253	\$281,853	\$604,364	\$304,750	\$1,283,346	\$14,056,755	\$0	\$0	\$0
2013	\$150,101,620	\$73,951,000	\$63,641,000	\$60,836,000	\$4,300,000	\$0	\$438,253	\$281,853	\$604,364	\$304,750	\$1,283,346	\$15,340,101	\$0	\$0	\$0
2014	\$150,101,620	\$73,951,000	\$63,641,000	\$60,836,000	\$4,300,000	\$0	\$438,253	\$281,853	\$604,364	\$304,750	\$1,283,346	\$16,623,447	\$0	\$0	\$0
2015	\$150,101,620	\$73,951,000	\$63,641,000	\$60,836,000	\$4,300,000	\$0	\$438,253	\$281,853	\$604,364	\$304,750	\$1,283,346	\$17,906,793	\$0	\$0	\$0
2016	\$150,101,620	\$73,951,000	\$63,641,000	\$60,836,000	\$4,300,000	\$0	\$438,253	\$281,853	\$604,364	\$304,750	\$1,283,346	\$19,190,139	\$0	\$0	\$0
2017	\$150,101,620	\$73,951,000	\$63,641,000	\$60,836,000	\$4,300,000	\$0	\$438,253	\$281,853	\$604,364	\$304,750	\$1,283,346	\$20,473,485	\$0	\$0	\$0
2018	\$150,101,620	\$73,951,000	\$63,641,000	\$60,836,000	\$4,300,000	\$0	\$438,253	\$281,853	\$604,364	\$304,750	\$1,283,346	\$21,756,831	\$0	\$0	\$0
2019	\$150,101,620	\$73,951,000	\$63,641,000	\$60,836,000	\$4,300,000	\$0	\$438,253	\$281,853	\$604,364	\$304,750	\$1,283,346	\$23,040,177	\$0	\$0	\$0
2020	\$150,101,620	\$73,951,000	\$63,641,000	\$60,836,000	\$4,300,000	\$0	\$438,253	\$281,853	\$604,364	\$304,750	\$1,283,346	\$24,323,523	\$0	\$0	\$0
2021	\$150,101,620	\$73,951,000	\$63,641,000	\$60,836,000	\$4,300,000	\$0	\$438,253	\$281,853	\$604,364	\$304,750	\$1,283,346	\$25,606,869	\$0	\$0	\$0
2022	\$150,101,620	\$73,951,000	\$63,641,000	\$60,836,000	\$4,300,000	\$0	\$438,253	\$281,853	\$604,364	\$304,750	\$1,283,346	\$26,890,215	\$0	\$0	\$0
2023	\$150,101,620	\$73,951,000	\$63,641,000	\$60,836,000	\$4,300,000	\$0	\$438,253	\$281,853	\$604,364	\$304,750	\$1,283,346	\$28,173,561	\$0	\$0	\$0
2024	\$150,101,620	\$73,951,000	\$63,641,000	\$60,836,000	\$4,300,000	\$0	\$438,253	\$281,853	\$604,364	\$304,750	\$1,283,346	\$29,456,907	\$0	\$0	\$0
2025	\$150,101,620	\$73,951,000	\$63,641,000	\$60,836,000	\$4,300,000	\$0	\$438,253	\$281,853	\$604,364	\$304,750	\$1,283,346	\$30,740,253	\$0	\$0	\$0
2026	\$150,101,620	\$73,951,000	\$63,641,000	\$60,836,000	\$4,300,000	\$0	\$438,253	\$281,853	\$604,364	\$304,750	\$1,283,346	\$32,023,600	\$0	\$0	\$0
2027	\$150,101,620	\$73,951,000	\$63,641,000	\$60,836,000	\$4,300,000	\$0	\$438,253	\$281,853	\$604,364	\$304,750	\$1,283,346	\$33,306,946	\$0	\$0	\$0
TOTAL							\$11,270,294	\$7,248,240	\$11,564,266	\$12,143,413	\$30,082,800	\$30,082,800			

Notes:

- (1) Tax Incremental revenue assumes a 97% Tax Collection rate for all jurisdictions and 1-Year lag.
- (2) Harris Co. tax rate does not include Flood Control, Hospital District and School Equalization.
- (3) HISD Zone Tax Incremental Revenue based on \$0.96/ \$100 for 10-Years (1997-2007).
- (4) HISD Zone Tax Incremental Revenue based on \$0.64/ \$100 (2008-2027).
- (5) HISD Retainage revenue based on \$0.499/ \$100 for years 1999-2007.
- (6) HISD Retainage revenue based on \$0.819/ \$100 for years 2008-2027.

Assumptions	
City Tax Rate/ \$100:	0.665
County Tax Rate/ \$100:	0.42768
HISD 100% Tax Rate/ \$100:	1.459
HISD Zone Rev./ \$100:	0.960
HISD Zone Rev./ \$100:	0.640
HISD Retainage/ \$100:	0.499
HISD Retainage/ \$100:	0.819
Appreciation Rate/Year:	0.0%
TIRZ Base Valuation:	\$76,150,620
Tax Collection Rate:	97%

**OST/LMEDA CORRIDORS TIRZ NO. 7 CASH FLOW  
(ORIGINAL & EXPANSION ZONE), TABLE 2A**

Tax Year Jan. 1	Total Ann. Zone Incremental Revenue	Total Zone Cumulative Incremental Revenue	TIRZ (1) Adm'n. Expenses	Net Annual Revenue	Net Cumulative Revenue	Annual (2) Debt Serv.	Bond Issue 2002	Bond Issue 2004	Debt (3) Coverage Ratio 125%
1997	\$0	\$0		\$0	\$0				
1998	\$0	\$0		\$0	\$0				
1999	\$65,113	\$65,113	(\$95,000)	\$65,113	\$65,113				
2000	\$271,231	\$336,344	(\$100,000)	\$271,231	\$336,344				
2001	\$718,029	\$1,054,374	(\$125,000)	\$593,029	\$929,374				
2002	\$1,935,881	\$2,990,254	(\$125,000)	\$1,810,881	\$2,740,254	\$523,107	\$523,107	\$523,107	3.46
2003	\$2,051,647	\$5,041,901	(\$125,000)	\$1,926,647	\$4,666,901	\$523,107	\$523,107	\$523,107	3.68
2004	\$2,157,020	\$7,198,921	(\$125,000)	\$2,032,020	\$6,698,921	\$523,107	\$523,107	\$523,107	1.94
2005	\$2,746,673	\$9,945,594	(\$100,000)	\$2,646,673	\$9,345,594	\$523,107	\$523,107	\$523,107	2.53
2006	\$2,763,692	\$12,709,286	(\$100,000)	\$2,663,692	\$12,009,286	\$523,107	\$523,107	\$523,107	2.55
2007	\$2,780,712	\$15,489,998	(\$100,000)	\$2,680,712	\$14,689,998	\$523,107	\$523,107	\$523,107	2.56
2008	\$2,407,411	\$17,897,409	(\$100,000)	\$2,307,411	\$16,997,409	\$523,107	\$523,107	\$523,107	2.21
2009	\$2,417,237	\$20,314,646	(\$100,000)	\$2,317,237	\$19,314,646	\$523,107	\$523,107	\$523,107	2.21
2010	\$2,417,237	\$22,731,883	(\$100,000)	\$2,317,237	\$21,631,883	\$523,107	\$523,107	\$523,107	2.21
2011	\$2,448,330	\$25,180,212	(\$100,000)	\$2,348,330	\$23,980,212	\$523,107	\$523,107	\$523,107	2.24
2012	\$2,448,330	\$27,628,542	(\$100,000)	\$2,348,330	\$26,328,542	\$523,107	\$523,107	\$523,107	2.24
2013	\$2,448,330	\$30,076,872	(\$100,000)	\$2,348,330	\$28,676,872	\$523,107	\$523,107	\$523,107	2.24
2014	\$2,448,330	\$32,525,201	(\$50,000)	\$2,398,330	\$31,075,201	\$523,107	\$523,107	\$523,107	2.29
2015	\$2,448,330	\$34,973,531		\$2,448,330	\$33,523,531	\$523,107	\$523,107	\$523,107	2.34
2016	\$2,448,330	\$37,421,860		\$2,448,330	\$35,971,860	\$523,107	\$523,107	\$523,107	2.34
2017	\$2,448,330	\$39,870,190		\$2,448,330	\$38,420,190	\$523,107	\$523,107	\$523,107	2.34
2018	\$2,448,330	\$42,318,520		\$2,448,330	\$40,868,520	\$523,107	\$523,107	\$523,107	2.34
2019	\$2,448,330	\$44,766,849		\$2,448,330	\$43,316,849	\$523,107	\$523,107	\$523,107	2.34
2020	\$2,448,330	\$47,215,179		\$2,448,330	\$45,765,179	\$523,107	\$523,107	\$523,107	2.34
2021	\$2,448,330	\$49,663,509		\$2,448,330	\$48,213,509	\$523,107	\$523,107	\$523,107	2.34
2022	\$2,448,330	\$52,111,838		\$2,448,330	\$50,661,838	\$523,107	\$523,107	\$523,107	2.34
2023	\$2,448,330	\$54,560,168		\$2,448,330	\$53,110,168	\$523,107	\$523,107	\$523,107	2.34
2024	\$2,448,330	\$57,008,497		\$2,448,330	\$55,558,497	\$523,107	\$523,107	\$523,107	2.34
2025	\$2,448,330	\$59,456,827		\$2,448,330	\$58,006,827	\$523,107	\$523,107	\$523,107	4.68
2026	\$2,448,330	\$61,905,157		\$2,448,330	\$60,455,157	\$523,107	\$523,107	\$523,107	4.68
2027	\$2,448,330	\$64,353,486		\$2,448,330	\$62,903,486	\$523,107	\$523,107	\$523,107	4.68
	\$64,353,486		(\$1,550,000)						

**Notes:**

- (1) TIRZ Administration for first 4 years included in TIRZ budget - not included in Net TIRZ Revenues.
- (2) Debt Service based on two bond issues (2002 & 2004) of \$6,000,000, 6% and 20-year term.
- (3) Debt Coverage based on 125% coverage ratio.

**OST/ALMEDA CORRIDORS TAX INCREMENT REINVESTMENT ZONE**  
 Buildout Scenario: Second Amended Plan, Table 3

Description	Value	1998		1999		2000		2001		2002		2003		2004		2005		2006		2007	
		Construction	Value (\$Mil)																		
Single Family	\$150,000	4	\$0.600	15	\$2,250	21	\$3,150	25	\$3,750	20	\$3,000	20	\$3,000	15	\$1,200	15	\$1,200	10	\$0,800	10	\$0,800
Single Family	\$160,000			25	\$4,000	20	\$3,200	20	\$3,200	18	\$2,880										
Single Family	\$170,000			29	\$4,830	28	\$4,830	10	\$0,800	15	\$1,200	16	\$1,200	15	\$1,200	10	\$0,800	10	\$0,800	10	\$0,800
Single Family	\$80,000			10	\$0,800	10	\$0,800														
Multi-Family	\$80,000			75	\$6,000	225	\$18,000					300	\$24,000								
Multi-Family	\$74,000					334	\$24,716														
Multi-Family	\$65,000			114	\$7,410	115	\$7,475														
Retail/Sq. Ft.	\$50					35,000	\$1,750					50,000	\$2,500					50,000	\$2,500		
Industrial/Sq. Ft.	\$44																				
Total		225,000	\$9,900		\$25,390		\$44,021		\$7,750		\$7,080		\$30,700		\$1,200		\$1,200		\$3,300		\$0,800

Description	Value	2008		2009		2010		2011		2012		2013		2014		2015		2016		2017	
		Construction	Value (\$Mil)																		
Retail/Sq. Ft.			\$1,850		\$1,850																
Total			\$1,850		\$1,850																

Note: TIRZ buildout scenario reflects commencement of construction.  
 8/9/99 Attachment 10

**TABLE 8: TIRZ No. 7, Second Amended Project & Financing Plan, Infrastructure Imprv. Estimates.**

ITEM	TOTAL COST
Real Property Assembly & Site Preparation	\$5,000,000
Demolition	
Clearance	
Environmental Remediation	
Major St. Repairs (Reconst.)	\$6,431,040
Minor St. Repairs (Resurfacing)	\$2,616,240
Sidewalks	\$569,400
Street Lights w/ c	\$38,500
Street Lights w/o c	\$204,000
Street Scope	\$2,227,500
Water	\$433,296
Wastewater	\$789,360
<b>Subtotal</b>	<b>\$13,309,336</b>
*School & Educational Facilities	\$26,260,451
Financing Costs	\$8,924,294
Bond Issue (\$6 million each @ 6%, 20 yrs.)	
Year: 2001	
Year: 2004	
Administration & Zone Operations	\$1,550,000
<b>TOTAL (Capital Projs., Admin., Financing)</b>	<b>\$68,353,417</b>

\* Improvements may be constructed inside or outside the boundaries of the OST/Alameda Corridors TIRZ.

Street Name	Linear Ft	Cost per LF	Total Cost	Phase	Description
<b>MAJOR STREET CONSTRUCTION/RECONSTRUCTION (Resurfacing, drainage, sidewalks, minor utility realignment, street light conduits)</b>					
Alameda	2,800	\$315	\$882,000	Ph. 1	Dixie to S. MacGregor
Glenn Cove	1,000	\$315	\$315,000	Ph. 1	England to Culken
New Street 1	1,100	\$315	\$346,500	Ph. 1	Tierwester to Tierwester
New Street 2	900	\$315	\$283,500	Ph. 1	England to Culken
Ph. 1 Total	6,800	\$315	\$1,827,000		
Grand Boulevard	3,900	\$315	\$1,228,500	Ph. 2	OST to 288
Alice	1,716	\$315	\$540,540	Ph. 2	Grand - Ardmore
Dixie	2,400	\$315	\$756,000	Ph. 2	Alameda to 288
Carder	3,300	\$315	\$1,039,500	Ph. 2	Alameda - Ardmore
Eastwood	800	\$315	\$252,000	Ph. 2	Dixie to Griggs
Foster	800	\$315	\$252,000	Ph. 2	Dixie to Griggs
Goforth	800	\$315	\$252,000	Ph. 2	Dixie to Griggs
Sidney	900	\$315	\$283,500	Ph. 2	Porter to Dixie, DuPont to Griggs
Ph. 2 Total	14,616	\$315	\$4,604,040		
Ph 1 & 2 Amended Total	20,416	\$315	\$6,431,040		

**MINOR STREET REPAIRS (Resurfacing)**

Street Name	Linear Ft	Cost per LF	Total Cost	Phase	Description
Alameda	12,000	\$110	\$1,320,000	Ph. 1	MacGregor to US 59
Ph. 1 Total	12,000	\$110	\$1,320,000		
Chenoweth	700	\$110	\$77,000	Ph. 2	Wheeler to Cleburne
Dixie	1,800	\$110	\$198,000	Ph. 2	SH 288 to Dal Rio
Herrmann	1,800	\$110	\$198,000	Ph. 2	Jackson to SH288
Oakdale	300	\$110	\$33,000	Ph. 2	Alameda to SH288
Rosedale	300	\$110	\$33,000	Ph. 2	Alameda to SH288
Terwester	1,500	\$110	\$165,000	Ph. 2	OST to Griggs
Wheeler	500	\$110	\$55,000	Ph. 2	Alameda to SH288
Grand	2,442	\$110	\$268,620	Ph. 2	OST - Cordor
Ardmore	2,442	\$110	\$268,620	Ph. 2	Yellowstone - Cordor
Ph. 2 Total	11,784	\$110	\$1,296,240		
Ph. 1 & 2 Amended Total	23,784	\$110	\$2,616,240		

**SIDEWALKS**

Street Name	Linear Ft	Cost per LF	Total Cost	Phase	Description
Grand	2,442	\$15	\$36,630	Ph. 2	OST - Cordor
Ardmore	2,442	\$15	\$36,630	Ph. 2	Yellowstone - Cordor
Conley	2,000	\$15	\$30,000	Ph. 2	Both sides from Porter to OST
Cullen	800	\$15	\$12,000	Ph. 2	One side from Dixie to Griggs
Dixie	800	\$15	\$12,000	Ph. 2	Both sides from St. Augustine to Cullen
DuPort	2,700	\$15	\$40,500	Ph. 2	Both sides from OST to Cullen
Eastwood	1,600	\$15	\$24,000	Ph. 2	Both sides from Dixie to Griggs
England	2,400	\$15	\$36,000	Ph. 2	Both sides from Porter to OST
Ewing	1,500	\$15	\$22,500	Ph. 2	Both sides from Jackson to Alameda
Foster	1,600	\$15	\$24,000	Ph. 2	Both sides from Dixie to Griggs
Goforth	1,600	\$15	\$24,000	Ph. 2	Both sides from Dixie to Griggs
Griggs	3,000	\$15	\$45,000	Ph. 2	Both sides Terwester to Scott
Keiton	700	\$15	\$10,500	Ph. 2	Both sides from Bowling Green to Allegheny
Kilgore	700	\$15	\$10,500	Ph. 2	Both sides from Bowling Green to Allegheny
Natchez	700	\$15	\$10,500	Ph. 2	Both sides from Bowling Green to Allegheny
St. Augustine	2,000	\$15	\$30,000	Ph. 2	Both sides from Dixie-Griggs, one side Porter-Dixie
Sidney	1,800	\$15	\$27,000	Ph. 2	Both sides from Porter to OST
Alice	1,716	\$15	\$25,740	Ph. 2	Grand - Ardmore
Cordor	3,300	\$15	\$49,500	Ph. 2	Alameda - Ardmore
Griggs	3,500	\$15	\$52,500	Ph. 2	MILK - Mykawa
Beekman	660	\$15	\$9,900	Ph. 2	Griggs - Browncroft
Ph. 2 Total	37,960	\$15	\$569,400		
Amended Total	37,960	\$15	\$569,400		

**STREET LIGHTS (with conduits)**

Street Name	Quantity	Cost per Item	Total Cost	Phase	Description
Charleston	3	\$3,500	\$10,500	Ph. 1	England to Cullen
England	2	\$3,500	\$7,000	Ph. 1	Charleston to OST
Ph. 1	5	\$3,600	\$17,800		
Keiton	2	\$3,500	\$7,000	Ph. 2	Bowling Green to Allegheny
Kilgore	2	\$3,500	\$7,000	Ph. 2	Bowling Green to Allegheny
Natchez	2	\$3,500	\$7,000	Ph. 2	Bowling Green to Allegheny
Ph. 2	6	\$3,600	\$21,600		
Amended Total	11	\$3,600	\$38,800		

**STREET LIGHTS (without conduits)**

Street Name	Quantity	Cost per Item	Total Cost	Phase	Description
Alameda	9	\$2,000	\$18,000	Ph. 1	Dixie to S. MacGregor
Glenn Cove	3	\$2,000	\$6,000	Ph. 1	England to Cullen
Grand Boulevard	13	\$2,000	\$26,000	Ph. 1	OST to 288
New Street 1	4	\$2,000	\$8,000	Ph. 1	Terwester to Terwester
New Street 2	3	\$2,000	\$6,000	Ph. 1	England to Cullen
Alameda	2	\$2,000	\$4,000	Ph. 1	OST - Cordor
Grand	3	\$2,000	\$6,000	Ph. 1	OST - Cordor
Alice	2	\$2,000	\$4,000	Ph. 1	Grand - Ardmore
Griggs	7	\$2,000	\$14,000	Ph. 1	Grace - Mykawa
MILK	2	\$2,000	\$4,000	Ph. 1	Griggs - Browncroft
Ph. 1 Total	48	\$2,000	\$96,000		
Allegheny	8	\$2,000	\$16,000	Ph. 2	Delphie to Tampa
Calhoun	3	\$2,000	\$6,000	Ph. 2	Dixie to Griggs
Conley	3	\$2,000	\$6,000	Ph. 2	Porter to OST
Dixie	4	\$2,000	\$8,000	Ph. 2	Porter to OST
Eastwood	3	\$2,000	\$6,000	Ph. 2	Alameda to 288
England	4	\$2,000	\$8,000	Ph. 2	Dixie to Griggs
Foster	3	\$2,000	\$6,000	Ph. 2	Porter to OST
Goforth	3	\$2,000	\$6,000	Ph. 2	Dixie to Griggs
Peerless	3	\$2,000	\$6,000	Ph. 2	Dixie to Griggs
St. Augustine	3	\$2,000	\$6,000	Ph. 2	OST to Dixie
Sidney	3	\$2,000	\$6,000	Ph. 2	Porter to OST
MacGregor Way	2	\$2,000	\$4,000	Ph. 2	Porter to Dixie, DuPont to Griggs
Cordor	4	\$2,000	\$8,000	Ph. 2	288 - No. MacGregor Dr.
Ardmore	3	\$2,000	\$6,000	Ph. 2	Alameda - Ardmore
Ph. 2 Total	64	\$2,000	\$128,000		Yellowstone - Cordor
<b>Amended Total</b>	<b>102</b>		<b>\$204,000</b>		

**STREET SCAPE**

Item	Quantity	Cost per Item	Total Cost	Phase	Description
Benches	134	\$1,000	\$134,000	Ph. 1	2 per 250 ft along OST and Griggs
Benches	96	\$1,000	\$96,000	Ph. 1	2 per 250 ft along Alameda
Gateway	5	\$25,000	\$125,000	Ph. 1	Located at OST/288, OST/Calhoun, Griggs/Millart, Alameda/Herman Dr, Alameda/US59
Irrigation	1	\$256,000	\$256,000	Ph. 1	50,000 Lineal feet along OST, Griggs and their esplanades
Irrigation	1	\$64,000	\$64,000	Ph. 1	12,000 LF along Alameda
Plantings	34	\$1,000	\$34,000	Ph. 1	At both sides of each curb cut in an esplanade and at major intersections along OST, Griggs, and Alameda
Trash Containers	134	\$750	\$100,500	Ph. 1	2 per 250 ft along OST and Griggs
Trash Containers	96	\$750	\$72,000	Ph. 1	2 per 250 ft along Alameda
Trees	750	\$300	\$225,000	Ph. 1	50,000 Lineal feet @ 70 ft spacing between trees along OST, Griggs and their esplanades
Trees	70	\$300	\$21,000	Ph. 1	12,000 LF @ 150 ft spacing between trees along Alameda
No. MacGregor Dr	1	\$25,000	\$25,000	Ph. 1	Landscaped Gateway & No MacGregor & 288
Alameda	1	\$25,000	\$25,000	Ph. 1	Landscaped Gateway & Alameda & OST
Griggs	1	\$25,000	\$25,000	Ph. 1	Landscaped Gateway & Griggs & MILK
Griggs	1	\$25,000	\$25,000	Ph. 1	Landscaped Gateway & Griggs & Mykawa
Bus Turnout(Palm Cr.-Griggs)	1	N/A	\$100,000	Ph. 1	Griggs Road Bus Turnout
Civic Monument/Tower/Fountain	1	\$100,000	\$100,000	Ph. 1	Alameda/U.S. 59
Civic Monument/Tower/Fountain	1	\$100,000	\$100,000	Ph. 1	OST/Griggs
Civic Monument/Tower/Fountain	1	\$100,000	\$100,000	Ph. 1	Griggs/MILK

Public Av/Street Enhancements	10000	\$20	\$200,000	Ph. 1	Alameda, OST, Griggs Rd. (10,000 L.F. @ \$20/L.F.)
Pavers @ Intersections	40000	\$10	\$400,000	Ph. 1	Alameda @ U.S. 59, Hermann, MLK/Griggs, OST/Griggs
Ph. 1 Total			\$2,227,500		(8,000 sq. ft. each @ \$10/sq.ft.)
Amended Total			\$2,227,500		

Street Name	Linear Ft	Cost per LF	Total Cost	Phase	Description
WATER LINES (6-8")					
Glenn Cove	1,000	\$24	\$24,000	Ph. 1	England to Cullen
New Street 1	1,100	\$24	\$26,400	Ph. 1	Tierwester to Tierwester
New Street 2	800	\$24	\$21,600	Ph. 1	England to Cullen
OST	300	\$24	\$7,200	Ph. 1	Del Rio to Burkett
Ph. 1 Total	3,300	\$24	\$79,200		
Allegheny	1,100	\$24	\$26,400	Ph. 2	OST to Dixie
Culbertson	500	\$24	\$12,000	Ph. 2	OST to Tampa
Kelton	700	\$24	\$16,800	Ph. 2	Bowling Green to Allegheny
Kilgore	700	\$24	\$16,800	Ph. 2	Bowling Green to Allegheny
Natchez	700	\$24	\$16,800	Ph. 2	Bowling Green to Allegheny
Tierwester	700	\$24	\$16,800	Ph. 2	Dixie to Ozark
Pealress	1,254	\$24	\$30,096	Ph. 2	Alice - Cordor
Arbor	300	\$24	\$7,200	Ph. 2	Alameda to Chervent
Blinz	400	\$24	\$9,600	Ph. 2	Alameda to Chartes
Calumet	300	\$24	\$7,200	Ph. 2	Alameda to Chartes
Chartes	2,200	\$24	\$52,800	Ph. 2	Cleburne to Budgett
Chervent	200	\$24	\$4,800	Ph. 2	US59 to Cleburne
Ewing	300	\$24	\$7,200	Ph. 2	Alameda to SH 288
Hermann	1,100	\$24	\$26,400	Ph. 2	Alameda to SH 288
S. MacGregor Way	700	\$24	\$16,800	Ph. 2	Hermann - Blinz
Crawford	1,320	\$24	\$31,680	Ph. 2	Hermann - Calumet
LaBlanch	660	\$24	\$15,840	Ph. 2	Calumet - Oakdale
OST	1,320	\$24	\$31,680	Ph. 2	Burgess - Grand
Ph. 2 Total	14,754	\$24	\$354,096		
Amended Total	18,054	\$24	\$433,296		

Street Name	Linear Ft	Cost per LF	Total Cost	Phase	Description
WASTEWATER LINES (including manholes)					
Glenn Cove	1,000	\$60	\$60,000	Ph. 1	England to Cullen
New Street 1	1,100	\$60	\$66,000	Ph. 1	Tierwester to Tierwester
Off-site Wastewater Ext. (x 5)	5,300	\$30	\$159,000	Ph. 1	England to MLK
New Street 2	900	\$60	\$54,000	Ph. 1	England to Cullen
Alameda	1,820	\$60	\$109,200	Ph. 1	OST - South on Alameda
OST	1,320	\$60	\$79,200	Ph. 1	Burgess - Grand
Ph. 1 Total	11,440	\$60	\$686,400		
Alice	1,716	\$60	\$102,960	Ph. 2	Grand - Ardmore
Ph. 2 Total	1,716	\$60	\$102,960		
Amended Total	13,156	\$60	\$789,360		
REAL PROPERTY ASSEMBLY & SITE PREPARATION					
Type			Total Cost	Phase	
Land Acquisition, Demolition,			\$5,000,000	Ph. 1	
Clearance, Environmental Remediation					

Amended Total

\$5,000,000

8/9/99

Attachment 11