

City of Houston, Texas, Ordinance No. 2008-421

AN ORDINANCE APPROVING A SECOND AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER ELEVEN, CITY OF HOUSTON, TEXAS (GREENSPPOINT ZONE); AUTHORIZING THE CITY SECRETARY TO DISTRIBUTE SUCH PLANS; CONTAINING VARIOUS PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, by City Ordinance No. 98-713, the City Council of the City of Houston (the "City") created Reinvestment Zone Number Eleven, City of Houston, Texas (the "Zone") pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Code"), for the purposes of development in the area of the City generally referred to as the Greater Greenspoint area of the City; and

WHEREAS, the Board of Directors of the Zone adopted and the City approved, by City Ordinance No. 99-793, the Project Plan and Reinvestment Zone Financing Plan for the Zone; and

WHEREAS, the Board of Directors of the Zone adopted and the City Council approved, by Ordinance No. 1999-826 the First Amendment to the Project Plan and Reinvestment Zone Financing Plan; and

WHEREAS, Section 311.011 of the Code authorizes the Board of Directors of the Zone to adopt an amendment to its project plan, and such amendment takes effect upon approval of the City Council of the City; and

WHEREAS, the Board of Directors of the Zone, at its May 6, 2008, board meeting, considered and adopted a Second Amended Project Plan and Reinvestment Zone Financing Plan (the "Second Amendment") and requested City Council approval of the Second Amendment; and

WHEREAS, before the Board of Directors of the Zone may implement the Second Amendment, the City Council must approve the Second Amendment; and

WHEREAS, a public hearing on the Second Amendment 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 Amendment on May 7, 2008; and

WHEREAS, at the public hearing, interested persons were allowed to speak for or against the proposed Second Amendment; and

WHEREAS, evidence was received and presented at the public hearing in favor of the proposed Second Amendment; and

WHEREAS, the City desires to approve the Second Amendment; **NOW, THEREFORE,**

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

Section 1. Findings. 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. Approval of the Second Amendment. That the Project Plan and Reinvestment Zone Financing Plan approved by Ordinance 1990-0793, as amended by Ordinance 1999-826, are hereby amended by substituting the Amended Project Plan and Reinvestment Zone Finance Plan attached hereto as Exhibit "A" therefor. The

Plans as so amended (the "Second Amendment") 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 Amendment.

Section 3. Distribution to Taxing Units. That the City Secretary is directed to provide copies of the Second Amendment to each taxing unit levying ad valorem taxes in the Zone.

Section 4. Severability. That 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 shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 5. 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 and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, 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 6. That 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 14th day of May, 2008.

APPROVED this _____ day of _____, 2008.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is MAY 20 2008.



City Secretary

(Prepared by Legal Dept. DEBORAH F. K. ABRAHAM)
(DFM/dfm May 12, 2008) Senior Assistant City Attorney)
(Requested by Michelle Mitchell, Director, Department of Finance)
(L.D. File No. 0610800031001)
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OPTION PUBLISHED IN DAILY COURT
REVIEW
DATE: MAY 20 2008

AYE	NO	
✓		MAYOR WHITE
••••	••••	COUNCIL MEMBERS
✓		LAWRENCE
✓		JOHNSON
✓		CLUTTERBUCK
✓		ADAMS
✓		SULLIVAN
✓		KHAN
✓		HOLM
✓		GARCIA
✓		RODRIGUEZ
✓		BROWN
✓		LOVELL
✓		NORIEGA
✓		GREEN
✓		JONES
CAPTION	ADOPTED	

EXHIBIT "A"
SECOND AMENDED PROJECT PLAN
AND REINVESTMENT ZONE FINANCING PLAN
TAX INCREMENT REINVESTMENT ZONE NUMBER ELEVEN,
CITY OF HOUSTON, TEXAS

**TAX INCREMENT REINVESTMENT ZONE NUMBER ELEVEN
CITY OF HOUSTON**

GREATER GREENSPPOINT TIRZ

Second Amended
Project Plan and Reinvestment Zone Financing Plan

March 28, 2008

REINVESTMENT ZONE NUMBER ELEVEN, CITY OF HOUSTON, TEXAS
 GREATER GREENSPPOINT TIRZ – Amended Project Plan and Reinvestment Zone
 Financing Plan

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TAX INCREMENT REINVESTMENT ZONE NUMBER ELEVEN
GREATER GREENSPOINT REDEVELOPMENT AUTHORITY
SECOND AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN

INTRODUCTION:

The Plan for Greater Greenspoint TIRZ No. 11 – City of Houston:

The purpose of the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone Number Eleven, City of Houston, Texas (Greater Greenspoint) is to set forth goals, expectations, plans, programs and financial projections necessary to create and support an environment attractive to private investment in Greenspoint that will ensure the long term stability and viability of the area.

Tax Increment Reinvestment Zone Number Eleven, City of Houston, Texas, also known as the Greater Greenspoint Tax Increment Reinvestment Zone (TIRZ) was created by City Council via Ordinance No. 98-713, adopted on August 26, 1998. The TIRZ encompasses approximately 3,500 acres in an area of the City generally referred to as Greenspoint. On July 28, 1999, the City Council approved a Project Plan and Reinvestment Zone Financing Plan by Ordinance 99-793 (the “Part A Original Plan”), which was subsequently amended on August 11, 1999 through Ordinance 99-826 (the “Part B Original Plan”) (together, the “Original Plans”). On July 7, 1999, Houston City Council, by Resolution No. 99-40 approved the creation of the Greater Greenspoint Redevelopment Authority. The Authority was established to assist the City and the TIRZ Board of Directors in implementing the TIRZ Project Plan and Refinancing Plan. Together these entities were created to facilitate the revitalization of Greenspoint from a blighted area suffering from significant social and economic stress to a viable mixed-use community through the financing of public infrastructure, parks and recreation projects, cultural and educational facilities projects, retail and multifamily repositioning initiatives, public parking, flood control, workforce housing and environmental remediation and mitigation projects.

The TIRZ and City now desire to set forth this amended project plan and reinvestment zone financing plan (“Part C”) to provide for the reallocation of projects costs as set out in the Original Plans. In addition, additional funding specific to land acquisition, park development, public safety facility construction, workforce housing, flood mitigation, and environmental remediation initiatives have been included. In general, Part C is intended to clarify and redefine goals as set out in the Original Plans, provide updated estimated project costs, updated revenue projections and incorporate the proposed recommendations as further defined in this Part C. This Amended Project Plan and Reinvestment Zone financing plan consist of two parts, Section 1 and Section 2. Section 1 outlines the Part A Original Plan and Part B Original Plan. Section 2 outlines the goals for Part C.

SECTION ONE

Part A Original Plan:

Project Plan Summary

Adopted by the City on July 24, 1999, the Part A Original Plan set out to accomplish four primary objectives; the revitalization of the Airline Corridor, repositioning of multifamily developments associated with the Archon Project, repositioning of Greenspoint Mall, and facilitate the development and infill of raw land/vacant property located within the boundaries of the TIRZ. The aforementioned goals were to be achieved primarily through the financing of:

NON-EDUCATIONAL PROJECT COSTS

- Water, wastewater, and drainage facilities;
- Redevelopment initiatives aimed at identified projects;
- Construction of new roadways, bridges, and streets;
- Expansion through construction and acquisition of new parks and related public open space initiatives;
- Landscaping and improved pedestrian amenities on existing roadways and streets;
- Construction of an ISD Convocation/Conference Center;
- Retail repositioning and development; and
- Construction of a parking facility

Unique to the TIRZ is the participation in the TIRZ of 5 taxing entities. Specifically Aldine and Spring ISD, North Harris Montgomery County College District, Harris County, and the City of Houston. As such, special emphasis was placed on the construction of educational, public, and community related facilities including:

EDUCATIONAL PROJECT COSTS

- Multi-purpose community center
- North Harris Montgomery College District higher education facility
- Convocation center
- Educational facilities and related infrastructure

Three of the five taxing authorities cover the entire area of the TIRZ; however, the two school districts, Aldine and Spring ISD, do not. Aldine ISD encompasses the entire TIRZ with the exception of the far northwest section; Spring ISD covers this portion. In order to clearly identify to each school district the activities undertaken on their behalf, and for the purposes of planning, the TIRZ was divided into five sub-areas; specifically: Spring/Rankin, Greens Crossing/Northborough, Greens Landing, Greenspoint Central and Airline/Aldine. Dividing the TIRZ into these particular areas allowed for an easy way of organizing the project costs listed in the Part A Original Plan.

Part A: Reinvestment Zone Financing Plan

Divided into two categories, Non-Educational and Educational Project Costs, the Part A Original Plan includes costs for the public improvements needed to support the goals of the Part A Original Plan. The budget for all public improvements, including administrative costs, totals \$217,075,710. Of which Aldine ISD, Spring ISD, and the North Harris Montgomery Community College District will expend \$94,100,000 on projects funded by their increment. The projected value of all property improvements within the proposed TIRZ over the life of the project as stated in the Part A Original Plan was approximately \$972,691,046.

Non-Educational Project Costs:

The following provides a description of the project scope, the kind, number and location of proposed public works or public improvements in the TIRZ as stated in the Part A Original Plan.

1. Street Projects.....\$25,000,000
Reconstruction and new construction of streets to accommodate additional travel lane capacity, achieve street network connectivity between the five diverse sub-areas of the TIRZ, internal circulation, mobility, and to stimulate redevelopment. The improvements included additional travel lanes, on street bike lanes; heavily landscape esplanades, street trees, sidewalk improvements, street lighting, curb, gutter, and pavement improvements and bridge construction.
2. Sidewalks, Lighting, and Landscaping.....\$19,525,710
Construction of sidewalks, lighting and landscaping to improve the functionality and safety of the pedestrian system, enhance the streetscape venue, “creating community” through the use of similar landscape treatments, and stimulate private sector interests to rehabilitate economically distressed multifamily properties. The improvements include landscape upgrades, street trees and pedestrian pocket parks, sidewalk improvements, street lighting, curb, gutter, and pavement repairs.
3. Greens Bayou Flood Control/Bank Stabilization.....\$12,000,000
Provide for bank stabilization along Greens Bayou in order to address flood control and safety issues. As a means of leveraging other public sector funding to implement the improvements, bike trails, and other recreational and transportation opportunities. Improvements include reconstructed banks on Greens Bayou from Bradfield Street to Ella Boulevard, continuous bike trails and necessary pedestrian structures where crossings are required.
4. Parks and Recreational Facilities.....\$22,400,000
Development of park sites of different sizes, design, function and character to be interconnected with an integrated hike & bike system as a means of addressing the “park poor” nature of the Greenspoint area. The parks will provide passive recreational opportunities in the form of picnic and seating areas in smaller pocket parks and public plazas, as well as active recreational alternatives at larger sites where organized and supervised activities, such as baseball, soccer, skate park, basketball and swimming will be conducted.

5. Off-Street Hike & Bike Trails.....\$3,300,000
 Construction of off-street hike and bike trails to interconnect the residential neighborhoods to the parks that are developed with TIRZ funding. Improvements include establishment of off-street bike lanes where adequate right-of-way is available and widening of existing sidewalks to accommodate both pedestrian and bicyclists, or modification of lane design within existing pavement.

6. Public Parking Garage and Transportation.....\$16,500,000
 Construction of a public parking garage and transportation facility for use by the conference center/hotel (non-project cost), area residents, employees and visitors to the Central Greenspoint sub-area. Improvements include a facility with 1,600 spaces for automobiles. The initiative was developed in conjunction of the proposed construction of a satellite CE&F facility and a METRO Transit Center at the Greenspoint Mall.

7. Land Acquisition.....\$20,000,000
 Redevelopment of the Greenspoint Mall Site. Intent is to acquire land associated with the redevelopment of the Greenspoint Mall. Objective was to acquire anchor store properties and relocate them to other pads on the mall site.

Educational Project Costs:

These projects reflect the commitments made to the school and college district partners in the TIRZ and are to be funded by the increment generated by them.

8. Multi-Purpose Community Center.....\$11,600,000
 A facility to serve residence of the Airline Corridor as part of the Airline Corridor Redevelopment Project initiative by the City of Houston and Aldine ISD, which has four campuses in the immediate area.

9. North Harris Montgomery Community College District Higher Education Facility.....\$ 11,600,000
 A training and conference center to address their needs for a facility oriented to emerging technology and research in the energy industry as part of their international training program.

10. Convocation Center.....\$ 15,000,000
 A facility to seat 8,000 people for high school and college convocations, program seminars, lectures, special events, and assemblies. The facility will address the lack of any such facility in the North Houston area, which results in these types of programs being held in Montgomery County and south Houston. Costs include land acquisition and ancillary support facilities including parking.

11. AISD Educational Facilities.....\$33,213,452
 Educational Facilities construction including acquisition of land, right of way abandonment,

dedication of easements, environmental remediation and demolition.

12. Educational Facilities and Infrastructure.....\$60,000,000
 Cost will include land acquisition and all related infrastructure support and amenities for projects and facilities.

Note: AISD Educational Facilities was later removed by the Part B Amended Project Plan and Zone Refinancing Plan.

Part B Original Plan:

Project Plan and Reinvestment Zone Financing Plan Summary

Adopted by the City on August 11, 1999, the Part B Original Plan mirrored the goals and objectives as stated in the Part A Original Plan. The intent of the Part B Original Plan was to clarify anticipated Educational Projects to be constructed by the TIRZ on behalf of Aldine ISD, and associated Captured Appraised Value (CAV) Revenue Schedules included in the Part A Plan. Those changes, located within the Part A Original Plan consisted of:

1. Removal of \$33,213,452 in Estimated Non-Project Costs assigned to item titled Aldine Educational Facility, thus decreasing the total for Estimated Non-Projects in the stated Part B Original Plan to \$64,408,150.

EXHIBIT 1: Part B Estimated Non-Project Costs
Estimated Non-Project Costs

CORRECTED		
	<i>Part A Plan</i>	<i>Part B Plan</i>
Management District Costs		
Security and Public Safety	\$13,800,000	\$13,800,000
Planning and Project Development	\$ 6,600,000	\$ 6,600,000
Public Relations and Business Development	\$ 6,600,000	\$ 6,600,000
Administration	\$ 3,000,000	\$ 3,000,000
Sub-Total	\$30,000,000	\$30,000,000
Street Paving Reconstruction		
Ella Blvd. Extension: south of Rush Creek to Gears Road	\$ 8,086,500	\$ 8,086,500
Commons Drive: West Greens Road to Beltway 8	\$ 2,602,740	\$ 2,602,740
Greens Crossing: Beltway 8 to Fallbrook Extension	\$ 3,984,735	\$ 3,984,735
Fallbrook: TIRZ Boundary to IH-45	\$ 1,318,120	\$ 1,318,120
Fallbrook Extension: Greens Crossing to TIRZ Boundary	\$ 2,150,430	\$ 2,150,430
Sub-Total	\$18,142,525	\$18,142,525
Greens Bayou Trails System	\$28,265,625	\$28,265,625
AISD Educational Facility	\$33,213,452	
Total	\$109,621,602	\$76,408,150

(When reviewing the Exhibits for the Part A and Part B Plan, an error was detected in the Management District Sub-Total Costs and the Estimated Non-Project Total Costs as stated in the Part A and amended Part B Plans. Those errors are shown as corrected above.)

2. Insertion of \$33,213,452 in Educational Facilities Project Cost assigned to item titled

AISD Educational Facilities Cost, thus increasing the stated total for Educational Facilities Project Costs to \$127,313,452.

EXHIBIT 2: Part B Educational Facilities Project Costs
Educational Facilities Project Costs

Project Item	Part A Plan	Part B Plan
Multi-Purpose Community Center	\$11,600,000	\$13,800,000
North Harris Montgomery Community College District Higher Education Facility Convocation Center	\$ 7,500,000	\$ 7,500,000
AISD Educational Facilities Cost	\$ 15,000,000	\$ 15,000,000
Educational Facilities and Infrastructure	\$ 60,000,000	\$ 33,213,452
Total	\$94,100,000	\$127,313,452

3. A recalculation of Aldine ISD Captured Appraised Value (CAV) over the life of the TIRZ. The modification resulted in two significant changes to Table B.1, TIRZ Revenue Schedule (All Taxing Jurisdictions). The first was a rise in the Aldine Tax Increment Revenue Cap by \$3,221,850 from \$4,315,557 to \$7,147,968 for Tax Years 2011 to 2028. The second change was to the Total Aldine ISD Collections (at 97%), which correspondingly increased by \$62,986,688 to a total of \$172,358,331.

EXHIBIT 3: Part A and Part B Projected AISD TIRZ Revenue Collections

Tax Year	Part A Plan AISD TIRZ Collections	Part B Plan AISD TIRZ Collections	Part A Plan Total Annual TIRZ Collections	Part B Plan Total Annual TIRZ Collections
1998				
1999	\$ 53,581	\$ 53,581	\$ 128,432	\$ 128,432
2000	\$ 642,292	\$ 642,292	\$ 1,539,560	\$ 1,539,560
2001	\$ 1,181,828	\$ 1,181,828	\$ 2,832,814	\$ 2,832,814
2002	\$ 2,001,659	\$ 2,001,659	\$ 4,798,019	\$ 4,798,019
2003	\$ 3,213,774	\$ 3,213,774	\$ 7,696,915	\$ 7,696,915
2004	\$ 3,716,661	\$ 3,716,661	\$ 8,893,754	\$ 8,893,754
2005	\$ 2,765,520	\$ 4,237,695	\$ 8,658,357	\$ 10,130,532
2006	\$ 3,119,660	\$ 4,776,877	\$ 9,752,158	\$ 11,409,374
2007	\$ 3,266,024	\$ 5,065,566	\$ 10,466,631	\$ 12,266,173
2008	\$ 3,753,687	\$ 5,911,909	\$ 12,388,834	\$ 14,547,056
2009	\$ 4,135,722	\$ 6,495,488	\$ 13,576,128	\$ 15,935,894
2010	\$ 3,841,168	\$ 6,397,533	\$ 14,067,033	\$ 16,623,399
2011	\$ 4,315,557	\$ 7,147,968	\$ 15,635,602	\$ 18,468,013
2012	\$ 4,315,557	\$ 7,147,968	\$ 15,645,037	\$ 18,477,488
2013	\$ 4,315,557	\$ 7,147,968	\$ 15,645,037	\$ 18,477,488
2014	\$ 4,315,557	\$ 7,147,968	\$ 15,645,037	\$ 18,477,488
2015	\$ 4,315,557	\$ 7,147,968	\$ 15,645,037	\$ 18,477,488
2016	\$ 4,315,557	\$ 7,147,968	\$ 15,645,037	\$ 18,477,488
2017	\$ 4,315,557	\$ 7,147,968	\$ 15,635,602	\$ 18,477,488
2018	\$ 4,315,557	\$ 7,147,968	\$ 15,645,037	\$ 18,477,488
2019	\$ 4,315,557	\$ 7,147,968	\$ 15,645,037	\$ 18,477,488
2020	\$ 4,315,557	\$ 7,147,968	\$ 15,645,037	\$ 18,477,488
2021	\$ 4,315,557	\$ 7,147,968	\$ 15,645,037	\$ 18,477,488
2022	\$ 4,315,557	\$ 7,147,968	\$ 15,645,037	\$ 18,477,488
2023	\$ 4,315,557	\$ 7,147,968	\$ 15,635,602	\$ 18,477,488

2024	\$	4,315,557	\$	7,147,968	\$	15,645,037	\$	18,477,488
2025	\$	4,315,557	\$	7,147,968	\$	15,645,037	\$	18,477,488
2026	\$	4,315,557	\$	7,147,968	\$	15,645,037	\$	18,477,488
2027	\$	4,315,557	\$	7,147,968	\$	15,645,037	\$	18,477,488
2028	\$	4,315,557	\$	7,147,968	\$	15,645,037	\$	18,477,488
	\$	109,371,643	\$	172,358,331	\$	369,615,029	\$	459,601,716

SECTION TWO

Part C Amended Plan:

Project Plan Summary:

Titled the Part C Plan, Part C highlights the relevant synergies and differences from the Original Plans. The Part C Plan also covers the same geographic area covered by the Original Plan. Together the Part A, B and Part C Plans will provide the tools needed to help alleviate blight by promoting redevelopment through the financing and construction of public infrastructure projects, parks and recreation projects, public educational and cultural facilities, retail, multifamily and workforce housing initiatives, and environmental remediation.

The TIRZ has made significant strides to reverse deterioration and spur economic development within the boundaries of the TIRZ. This is evident by the completion and current on-going development of projects including the construction of two major park projects, the repositioning of 5,000 apartment units via a developer reimbursement with Archon Development, a division of Goldman Sachs, worked in conjunction with TxDOT towards the beautification of areas between Sam Houston Parkway and the North Freeway, land acquisition for the construction of the new Aldine ISD Bussey Elementary School, and numerous landscape and public open/green-space initiatives in the Aldine, Airline, Greens Crossing, and Greenspoint Central sub-areas. Much remains to be accomplished however. This Part C Plan will provide the financing tool necessarily to encourage sound growth, which in turn is critical to the long-term economic health of the entire City of Houston.

Goals:

Project cost categories herein stated in the Part C Plan, both new and restated from the original Plans include:

Goal 1: 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. Reconstruction (major and minor) 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. All roadway improvements will be integrated with the street reconstruction programs of the City of Houston, TxDOT, METRO and others as needed, and where possible include elements not included by those programs.

Goal 2: Greens Bayou Flood Control Projects: Improvements to flood control and public safety, hike and bike trail system, and creation of recreational opportunities where there are none planned or funded. Participation will be sought from the Harris County Flood Control District. Current initiatives either underway or planned include:

- TIRZ participation with Harris County Flood Control District (HCFCF) in a joint funding agreement on the construction of a Multi-purpose Detention/Athletic Facility. Currently, HCFCF is in the planning stages of developing a 143-acre retention site adjacent to the TIRZ (north of Greens Road and west of Imperial Valley Road). The Retention site is one element of a major plan to reduce flooding in the area. HCFCF is finalizing acquisition of one remaining parcel required for the detention site. The TIRZ proposes financing engineering costs, and the construction of 16 lit soccer fields to be located within the limits of the retention area. HCFCF is in support of this added amenity to the retention site as part of a regional recreational plan.
- Acquisition of flood prone multifamily properties in support of HCFCF multi-purpose detention/athletic facility. Apartments adjacent to the south bank of Greens Bayou, north of the north right-of-way line of Greens Road right-of-way, and in the immediate vicinity of the HCFCF detention facility will be acquired. Land will provide parking and related support facilities needed for the proposed soccer facility, and the adjacent Tom Wussow, and City View parks. The site would also serve as the primary vehicular entrance to the soccer facility. The aforementioned multi-family properties are located within a floodway and subject to regular inundation.

Goal 3: Parks, Plazas and Related Transit Amenities: Availability of large tracts of vacant land suitable for acquisition and development into parklands consisting pedestrian-friendly, safe environments is a major component of this Part C Plan. All improvements will be integrated with adjacent land uses and provided with upgrades focused on the visual environment. With the high volume of multi-family housing and employment in the area, existing parks are at capacity. When possible, it is anticipated that TIRZ funds could be leveraged with METRO funded public transit systems to provide for streetscape upgrades, enhancement programs, public art and other transit related pedestrian amenities. Current initiatives either underway or planned include:

- Benmar Park: Located on Benmar Drive - Approximately 3 acres of land available in an area prone to flooding. The proposed park would be passive in nature to accommodate office workers. The park would include walking trails, benches, lighting and minimal landscaping.
- Spring Area Park: Environmental remediation of a tire shredding facility located in the Spring/Rankin sub-area. Working in tandem with the City of Houston, Texas Commission on Environmental Quality (TCEQ), and the State of Texas Office of the Attorney General, the TIRZ will complete remediation efforts on

approximately 10 acres of property commonly referred to as the Quantum Tech site, a facility abandoned more than 10 years ago. The TCEQ has estimated that approximately 350 tons of shreds and an additional 150,000 whole tires remain on the property. It is contemplated that if the land is acquired, remediated, and a park constructed, the area would attract new residential development.

- Greens Crossing Linear Parks and Public Plazas: This area is located North of Beltway 8 and West of I-45. It includes approximately 100 acres of vacant land suited for development of additional office space. Linear parks in the area can provide amenities for employees and inducements to new development. These developers would be required to maintain the parks.

Goal 4: Hike and Bike Trails: Development and construction of on road and off road hike and bike trails including sidewalks, lighting, street trees, landscaping, way finding signage, benches, street furniture, public art and other pedestrian amenities

Goal 5: Cultural and Public Facilities: Construction of a community center is included in the Plan A Project Plan; however, additional opportunities exist to enhance the proposed community center with an arts component in connection with ongoing initiatives sponsored by both Aldine ISD and North Harris Montgomery Community College District. The proposed site is situated in the center of the Airline Corridor sub-area and adjacent to the campuses of Aldine ISD Bussey Elementary School, Aldine ISD Stovall Middle School, Aldine High School, Harris County Aldine Branch Library, and a SPARK Park. Current initiatives either underway or planned include:

- Land assembly and funding assistance for the construction in a multipurpose Public Safety Campus consisting of a joint HFD and HPD facility located in the Greens Crossing/Northborough sub-area. Due to increased commercial development in the Greens Crossing/Northborough sub-area, the proposed site of Fire Station No. 84 (WBS C-000056), a planned 3 bay station (FY10) initially intended to be located at Ella Boulevard at the Sam Houston Parkway, would be relocated to a 10 acre tract located in the vicinity of Gears Road at Greens Parkway. With TIRZ assistance, the facility could potentially be expanded to a 5 bay station. In addition to a HFD facility, the site could also be developed to provide a future HPD facility, a public park, or similar public recreational facility.

Goal 6: Land Acquisition: The purchase and assembly for land for the purposes of repositioning, construction of public facilities, parks, and right-of-way acquisition

Goal 7: Economic Development Assistance: In order to maximize the TIRZ's ability to assist economic catalyst projects being evaluated and planned in the Greater Greenspoint area, the TIRZ and the Authority may request the City Council consider approving an economic development program to implement the objectives of this Part C Plan on a project-by-project basis. The amount and level of funding for each project will be determined based on

demonstrated needs and benefits.

Goal 8: Affordable/Workforce Housing: The development and implementation of a affordable/workforce housing initiative including land acquisition and construction. The purpose of this program is to enhance the public welfare by ensuring that the housing needs of the Greenspoint area are addressed. It is the intent of this program to encourage the provision and maintenance of residential workforce housing units to meet the needs of income-qualified households for the workforce, students, and special housing target groups through the development of well planned and livable affordable housing communities with key amenities such as community parks, neighborhood retail, pedestrian paths and bikeways, landscaped streets and common areas, harmonious architectural and landscape design, preservation of open space and natural site features, pedestrian friendly street designs, environmentally friendly planning and design, and energy efficient housing in and around the boundaries of the Zone.

Existing Land Uses Within the TIRZ: Exhibit 5 is a map of existing land uses within the TIRZ.

Estimated Non-Project Cost Items: It is estimated the Greater Greenspoint Management District will generate approximately \$3,000,000 in annual revenues, a portion of which will be expended within the TIRZ to fund public safety programs, marking, planning support, graffiti abatement, landscape maintenance, and illegal dumping cleanup programs.

Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and other Municipal Ordinances: 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.

Statement of Method of Relocating Person to be Displaced as a Result of Implementing the Plan: It is not anticipated that residents will be displaced by any of the projects to be undertaken by the TIRZ.

Financing Plan:

Estimated Project Costs: Exhibit 4 is a detailed listing of the proposed project costs including administrative and educational project costs. As detailed previously, Part C adds new project categories including workforce housing, a joint TIRZ/HCFCD funded multipurpose Detention/Athletic facility, acquisition of flood prone properties and land acquisition and funding of a public safety campus. The project descriptions in the Part A and Part B Project Plan and TIRZ Financing Plans will remain valid for those projects at this time.

Economic Feasibility: Exhibits 6 thru 11 are updated revenue estimates for the TIRZ. These estimates detail the expected total appraised value, the captured appraised value and the net revenue from each taxing entity participating in the TIRZ over the life of the TIRZ.

Bond Indebtedness/Methods of Financing: A \$20 million bond issuance occurred in 2000. Current principal balance is \$17,315,000. Future bonds would be issued as necessary to fund the projects described in the Part C Plan.

Reinvestment Zone Duration: When initially created by City Council on August 26, 1998, the term of the Zone was established at 30 years.

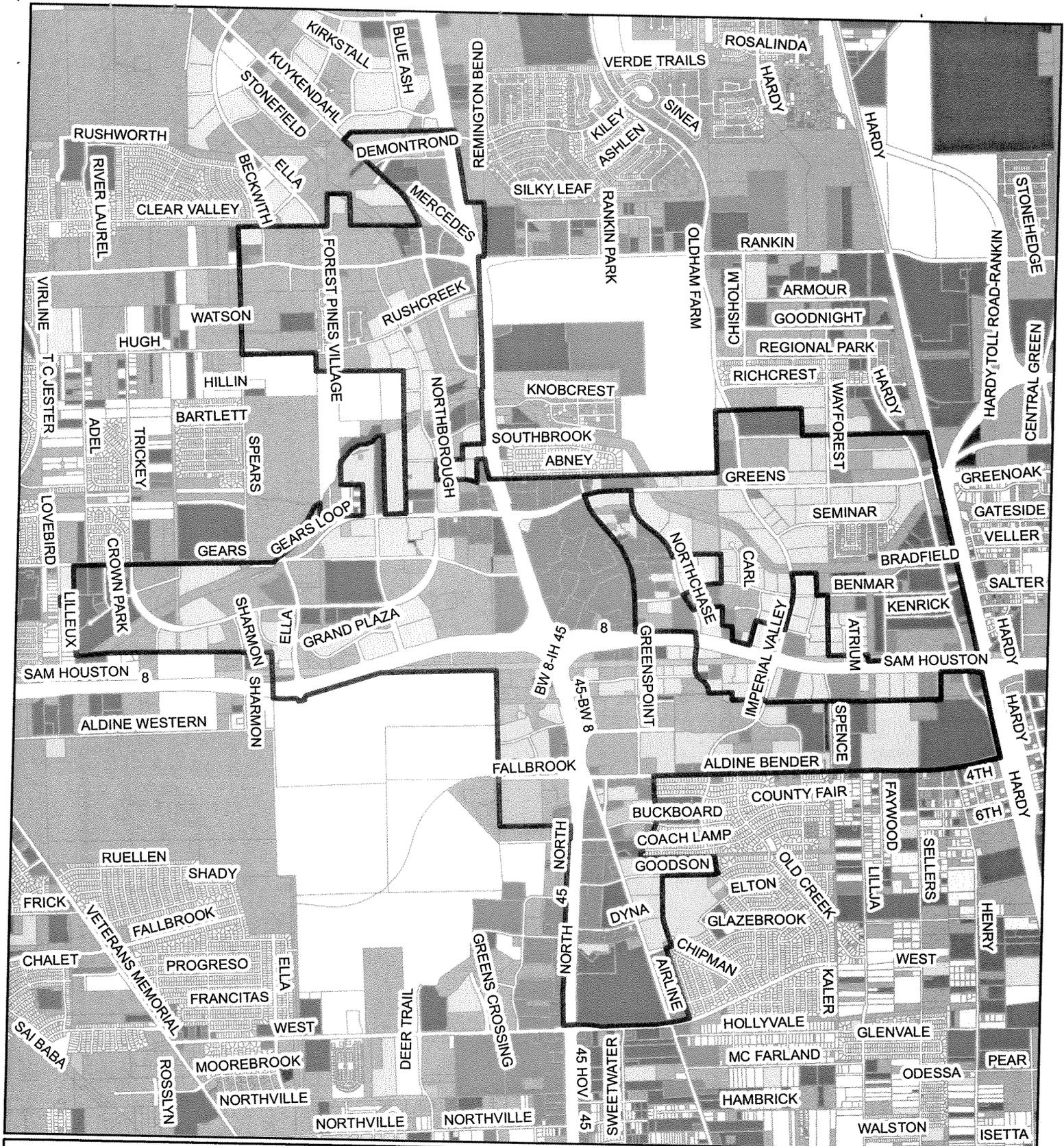
Taxing Jurisdiction Participation: The City's participation agreements with Harris County, Aldine ISD, Spring ISD, and North Harris County Montgomery/Lone Star Community College System will not be affected by this amendment.

MAPS AND EXHIBITS

Project Cost Amendments: The following table includes the approved project cost for Part A, Part B and Part C and the changes made to those budgets through this Part C amendment.

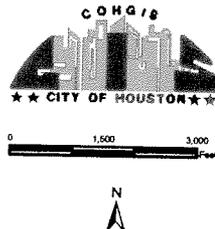
Educational and Non-Educational Project Costs

	Part A Plan Estimated Costs	Part B Plan Estimated Costs	Part C Plan Estimated Costs	Delta
Infrastructure Improvements:				
Roadway Improvements				
Street Projects	\$ 25,400,000	\$ 25,400,000	\$ 20,000,000	\$ (5,400,000)
Sidewalk Improvements				
Sidewalks, Lighting and Landscaping	\$ 19,525,710	\$ 19,525,710	\$ 10,000,000	\$ (9,525,710)
Public Utility Improvements				
Public Utilities	\$ -	\$ -	\$ 10,000,000	\$ 10,000,000
Total Infrastructure Improvements - Part A, B & C	\$ 44,925,710	\$ 44,925,710	\$ 40,000,000	\$ (4,925,710)
Greens Bayou Flood Control Projects				
Greens Bayou Flood Control/Bank Stabilization	\$ 12,000,000	\$ 12,000,000	\$ 6,000,000	\$ (6,000,000)
Total Greens Bayou Flood Control Projects - Part A, B & C	\$ 12,000,000	\$ 12,000,000	\$ 6,000,000	\$ (6,000,000)
Total Infrastructure Improvements - Part A, B & C	\$ 56,925,710	\$ 56,925,710	\$ 46,000,000	\$ (10,925,710)
Other Project Costs:				
Parks, Plazas and Related Transit Amenities				
Parks and Recreation Facilities	\$ 22,400,000	\$ 22,400,000	\$ 20,000,000	\$ (2,400,000)
Total Parks, Plazas and Related Transit Amenities - Part A, B & C	\$ 22,400,000	\$ 22,400,000	\$ 20,000,000	\$ (2,400,000)
Non-Vehicular/Multi-Modal Transportation Systems				
Off Street Hike & Bike Trails	\$ 3,300,000	\$ 3,300,000	\$ 2,000,000	\$ (1,300,000)
Total Non-Vehicular Transportation Systems - Part A, B & C	\$ 3,300,000	\$ 3,300,000	\$ 2,000,000	\$ (1,300,000)
Parking Garage/Intermodal Facility				
Public Parking Garage and Transportation Facility	\$ 16,500,000	\$ 16,500,000	\$ 16,500,000	\$ -
Total Public Parking Garage/Intermodal Facility - Part A, B & C	\$ 16,500,000	\$ 16,500,000	\$ 16,500,000	\$ -
Cultural and Public Facility Improvements				
Multi-Purpose Community Center/Cultural Art Center	\$ 11,600,000	\$ 11,600,000	\$ 15,000,000	\$ 3,400,000
NHMCC District Higher Education Facility	\$ 7,500,000	\$ 7,500,000	\$ 7,500,000	\$ -
Convocation Center	\$ 15,000,000	\$ 15,000,000	\$ -	\$ (15,000,000)
AISD Educational Facilities Costs	\$ -	\$ 33,213,452	\$ -	\$ (33,213,452)
Public Safety Facilities	\$ -	\$ -	\$ 10,000,000	\$ 10,000,000
Total Cultural and Public Facility Improvements - Part A, B & C	\$ 34,100,000	\$ 67,313,452	\$ 32,500,000	\$ (34,813,452)
Land Acquisition				
Land Acquisition	\$ 20,000,000	\$ 20,000,000	\$ 15,000,000	\$ (5,000,000)
Total Land Acquisition - Part A, B & C	\$ 20,000,000	\$ 20,000,000	\$ 15,000,000	\$ (5,000,000)
Environmental Clean-up Costs				
Mitigation and Remediation	\$ -	\$ -	\$ 1,500,000	\$ 1,500,000
Total Environmental Clean-up Costs - Part A, B & C	\$ -	\$ -	\$ 1,500,000	\$ 1,500,000
Economic Development Grants				
HCFCD Multi-purpose Detention/Athletic Facility	\$ -	\$ -	\$ 5,000,000	\$ 5,000,000
Total Economic Development Grant - Part A, B & C	\$ -	\$ -	\$ 5,000,000	\$ 5,000,000
Affordable/Workforce Housing				
Affordable/Workforce Housing	\$ -	\$ -	\$ 10,000,000	\$ 10,000,000
Total Affordable/Workforce Housing- Part A, B & C	\$ -	\$ -	\$ 10,000,000	\$ 10,000,000
Total Other Project Costs - Part A, B & C	\$ 96,300,000	\$ 129,513,452	\$ 102,500,000	\$ (27,013,452)
Educational Facilities Set-Aside				
ISD Set-Aside	\$ 60,000,000	\$ 60,000,000	\$ 60,000,000	\$ -
Total Educational Facilities Set Aside Costs - Part A, B & C	\$ 60,000,000	\$ 60,000,000	\$ 60,000,000	\$ -
Financing Costs				
Financing Costs	\$ 12,282,002	\$ 12,282,002	\$ 12,282,002	\$ -
Total Financing Costs - Part A, B, & C	\$ 12,282,002	\$ 12,282,002	\$ 12,282,002	\$ -
Zone Administration				
Zone Administration and Creation Cost	\$ 3,550,000	\$ 3,550,000	\$ 6,420,000	\$ 2,870,000
Total Zone Administration Costs - Part A, B & C	\$ 3,550,000	\$ 3,550,000	\$ 6,420,000	\$ 2,870,000
Creation Costs				
Creation Costs	\$ 300,000	\$ 300,000	\$ 300,000	\$ -
Total Creation Costs - Part A, B & C	\$ 300,000	\$ 300,000	\$ 300,000	\$ -
PROJECT PLAN TOTAL	\$ 229,357,712	\$ 262,571,164	\$ 227,502,002	\$ (35,069,162)



**GREENSPPOINT
TIRZ #11**

- | | |
|---------------------------|--------------------------|
| Tirz #11 | Public & Institutional |
| Single-Family Residential | Transportation & Utility |
| Multi-Family Residential | Park and Open Spaces |
| Commercial | Undeveloped |
| Office | Agriculture Production |
| Industrial | Unknown |



City of Houston
Planning & Development
GIS Services Division
Date: February, 2008

COHGIS data is prepared and made available for general reference purposes only and should not be used, or relied upon for specific applications, without independent verification. The City of Houston neither represents, nor warrants COHGIS data accuracy, or completeness, nor will the City of Houston accept liability of any kind in conjunction with its use.

EXHIBIT 6 – Part C Plan – Revenue Schedule All Entities

TY	City Net Rev	County Net Rev	Spring ISD Net Rev	Aldine ISD Net Rev	MHMCDD Net Rev	Total Rev	Cummulative Revenue
2007	\$3,064,617	\$1,047,337	\$453,543	\$2,941,920	\$598,231	\$8,105,648	\$8,105,648
2008	\$3,554,049	\$1,206,826	\$577,710	\$3,405,462	\$689,313	\$9,433,361	\$17,539,009
2009	\$4,066,025	\$1,373,661	\$623,424	\$3,890,508	\$784,590	\$10,738,208	\$28,277,217
2010	\$4,405,092	\$1,484,147	\$754,387	\$4,217,270	\$847,689	\$11,708,585	\$39,985,803
2011	\$4,713,823	\$1,584,747	\$807,168	\$4,497,875	\$905,143	\$12,508,756	\$52,494,559
2012	\$5,034,904	\$1,689,371	\$862,060	\$4,789,704	\$964,896	\$13,340,934	\$65,835,493
2013	\$5,368,828	\$1,798,179	\$919,148	\$5,093,206	\$1,027,038	\$14,206,399	\$80,041,891
2014	\$5,716,109	\$1,911,340	\$978,520	\$5,408,848	\$1,091,666	\$15,106,482	\$95,148,373
2015	\$6,077,281	\$2,029,027	\$1,040,266	\$5,737,116	\$1,158,879	\$16,042,569	\$111,190,942
2016	\$6,452,900	\$1,854,547	\$1,104,482	\$6,078,514	\$1,228,780	\$16,719,224	\$127,910,166
2017	\$6,843,544	\$0	\$1,171,267	\$6,433,569	\$1,301,478	\$15,749,857	\$143,660,023
2018	\$7,249,813	\$0	\$1,240,723	\$6,802,825	\$1,377,084	\$16,670,445	\$160,330,468
2019	\$7,672,333	\$0	\$1,312,958	\$7,186,852	\$1,455,713	\$17,627,857	\$177,958,325
2020	\$8,111,754	\$0	\$1,388,082	\$7,586,240	\$1,537,488	\$18,623,565	\$196,581,890
2021	\$8,568,752	\$0	\$1,466,211	\$8,001,604	\$1,622,534	\$19,659,101	\$216,240,991
2022	\$9,044,030	\$0	\$1,547,465	\$8,433,582	\$1,710,982	\$20,736,059	\$236,977,050
2023	\$9,538,319	\$0	\$1,631,969	\$8,882,839	\$1,802,968	\$21,856,095	\$258,833,145
2024	\$10,052,380	\$0	\$1,719,853	\$9,350,066	\$1,898,633	\$23,020,932	\$281,854,077
2025	\$10,587,003	\$0	\$1,811,253	\$9,835,983	\$1,998,125	\$24,232,363	\$306,086,441
2026	\$11,143,010	\$0	\$1,906,309	\$10,341,336	\$2,101,596	\$25,492,252	\$331,578,693
2027	\$11,721,259	\$0	\$2,005,167	\$10,866,903	\$2,209,207	\$26,802,535	\$358,381,228
2028	\$12,322,637	\$0	\$2,107,979	\$11,413,493	\$2,321,121	\$28,165,230	\$386,546,458
2029	\$12,948,070	\$0	\$2,214,904	\$11,981,947	\$2,437,513	\$29,582,433	\$416,128,892

EXHIBIT 7 – Part C Plan – Revenue Schedule City of Houston

TY	Base	Assessed Value	Current CAV	1999 Plan CAV	City Tax Rate	City TIRZ Collections at 97%	COH Admin	Muni Service Charge	Net Rev	Cumulative Revenue
2007	\$533,228,330	\$1,075,125,148	\$541,896,818	\$618,025,094	\$0.644	\$3,383,807	\$169,190	\$150,000	\$3,064,617	\$3,064,617
2008	\$533,228,330	\$1,157,630,154	\$624,401,824	\$741,215,082	\$0.644	\$3,898,999	\$194,950	\$150,000	\$3,554,049	\$6,618,666
2009	\$533,228,330	\$1,243,935,360	\$710,707,030	\$810,406,070	\$0.644	\$4,437,921	\$221,896	\$150,000	\$4,066,025	\$10,684,691
2010	\$533,228,330	\$1,301,092,774	\$767,864,444	\$877,898,058	\$0.644	\$4,794,834	\$239,742	\$150,000	\$4,405,092	\$15,089,783
2011	\$533,228,330	\$1,353,136,485	\$819,908,155	\$972,691,046	\$0.644	\$5,119,814	\$255,991	\$150,000	\$4,713,823	\$19,803,606
2012	\$533,228,330	\$1,407,261,945	\$874,033,615	\$972,691,046	\$0.644	\$5,457,794	\$272,890	\$150,000	\$5,034,904	\$24,838,510
2013	\$533,228,330	\$1,463,552,423	\$930,324,093	\$972,691,046	\$0.644	\$5,809,293	\$290,465	\$150,000	\$5,368,828	\$30,207,338
2014	\$533,228,330	\$1,522,094,520	\$988,866,190	\$972,691,046	\$0.644	\$6,174,851	\$308,743	\$150,000	\$5,716,109	\$35,923,447
2015	\$533,228,330	\$1,582,978,300	\$1,049,749,970	\$972,691,046	\$0.644	\$6,555,032	\$327,752	\$150,000	\$6,077,281	\$42,000,728
2016	\$533,228,330	\$1,646,297,432	\$1,113,069,102	\$972,691,046	\$0.644	\$6,950,421	\$347,521	\$150,000	\$6,452,900	\$48,453,627
2017	\$533,228,330	\$1,712,149,330	\$1,178,921,000	\$972,691,046	\$0.644	\$7,361,625	\$368,081	\$150,000	\$6,843,544	\$55,297,171
2018	\$533,228,330	\$1,780,635,303	\$1,247,406,973	\$972,691,046	\$0.644	\$7,789,277	\$389,464	\$150,000	\$7,249,813	\$62,546,984
2019	\$533,228,330	\$1,851,860,715	\$1,318,632,385	\$972,691,046	\$0.644	\$8,234,035	\$411,702	\$150,000	\$7,672,333	\$70,219,317
2020	\$533,228,330	\$1,925,935,144	\$1,392,706,814	\$972,691,046	\$0.644	\$8,696,584	\$434,829	\$150,000	\$8,111,754	\$78,331,072
2021	\$533,228,330	\$2,002,972,549	\$1,469,744,219	\$972,691,046	\$0.644	\$9,177,634	\$458,882	\$150,000	\$8,568,752	\$86,899,824
2022	\$533,228,330	\$2,083,091,451	\$1,549,863,121	\$972,691,046	\$0.644	\$9,677,927	\$483,896	\$150,000	\$9,044,030	\$95,943,854
2023	\$533,228,330	\$2,166,415,109	\$1,633,186,779	\$972,691,046	\$0.644	\$10,198,231	\$509,912	\$150,000	\$9,538,319	\$105,482,173
2024	\$533,228,330	\$2,253,071,714	\$1,719,843,384	\$972,691,046	\$0.644	\$10,739,347	\$536,967	\$150,000	\$10,052,380	\$115,534,553
2025	\$533,228,330	\$2,343,194,582	\$1,809,966,252	\$972,691,046	\$0.644	\$11,302,108	\$565,105	\$150,000	\$10,587,003	\$126,121,556
2026	\$533,228,330	\$2,436,922,366	\$1,903,694,036	\$972,691,046	\$0.644	\$11,887,379	\$594,369	\$150,000	\$11,143,010	\$137,264,566
2027	\$533,228,330	\$2,534,399,260	\$2,001,170,930	\$972,691,046	\$0.644	\$12,496,062	\$624,803	\$150,000	\$11,721,259	\$148,985,825
2028	\$533,228,330	\$2,635,775,231	\$2,102,546,901	\$972,691,046	\$0.644	\$13,129,091	\$656,455	\$150,000	\$12,322,637	\$161,308,462
2029	\$533,228,330	\$2,741,206,240	\$2,207,977,910	\$972,691,046	\$0.644	\$13,787,442	\$689,372	\$150,000	\$12,948,070	\$174,256,532

EXHIBIT 8 -- Part C Plan -- Revenue Schedule Harris County

TY	Base	Assessed Value	Current CAV	1999 Plan CAV	County Tax Rate	County TIRZ Collections at 97%	Net Rev	Cumulative (see note)
2007	\$533,228,330	\$1,074,989,114	\$541,760,784	\$618,025,094	0.1993	\$1,047,337	\$1,047,337	\$2,770,097,997
2008	\$533,228,330	\$1,157,488,679	\$624,260,349	\$741,215,062	0.1993	\$1,206,826	\$1,206,826	\$2,771,304,823
2009	\$533,228,330	\$1,243,788,226	\$710,559,896	\$810,406,070	0.1993	\$1,373,661	\$1,373,661	\$2,772,678,485
2010	\$533,228,330	\$1,300,939,755	\$767,711,425	\$877,898,058	0.1993	\$1,484,147	\$1,484,147	\$2,774,162,632
2011	\$533,228,330	\$1,352,977,345	\$819,749,015	\$972,691,046	0.1993	\$1,584,747	\$1,584,747	\$2,775,747,379
2012	\$533,228,330	\$1,407,096,439	\$873,868,109	\$972,691,046	0.1993	\$1,689,371	\$1,689,371	\$2,777,436,750
2013	\$533,228,330	\$1,463,380,296	\$930,151,966	\$972,691,046	0.1993	\$1,798,179	\$1,798,179	\$2,779,234,929
2014	\$533,228,330	\$1,521,915,508	\$988,687,178	\$972,691,046	0.1993	\$1,911,340	\$1,911,340	\$2,781,146,269
2015	\$533,228,330	\$1,582,792,128	\$1,049,563,798	\$972,691,046	0.1993	\$2,029,027	\$2,029,027	\$2,783,175,296
2016	\$533,228,330	\$1,646,103,814	\$0	\$972,691,046	0.1993	\$0	\$1,854,547	\$2,785,029,843
2017	\$533,228,330	\$1,711,947,966	\$0	\$972,691,046	0.1993	\$0	\$0	\$0
2018	\$533,228,330	\$1,780,425,885	\$0	\$972,691,046	0.1993	\$0	\$0	\$0
2019	\$533,228,330	\$1,851,642,920	\$0	\$972,691,046	0.1993	\$0	\$0	\$0
2020	\$533,228,330	\$1,925,708,637	\$0	\$972,691,046	0.1993	\$0	\$0	\$0
2021	\$533,228,330	\$2,002,736,982	\$0	\$972,691,046	0.1993	\$0	\$0	\$0
2022	\$533,228,330	\$2,082,846,462	\$0	\$972,691,046	0.1993	\$0	\$0	\$0
2023	\$533,228,330	\$2,166,160,320	\$0	\$972,691,046	0.1993	\$0	\$0	\$0
2024	\$533,228,330	\$2,252,806,733	\$0	\$972,691,046	0.1993	\$0	\$0	\$0
2025	\$533,228,330	\$2,342,919,002	\$0	\$972,691,046	0.1993	\$0	\$0	\$0
2026	\$533,228,330	\$2,436,635,762	\$0	\$972,691,046	0.1993	\$0	\$0	\$0
2027	\$533,228,330	\$2,534,101,193	\$0	\$972,691,046	0.1993	\$0	\$0	\$0
2028	\$533,228,330	\$2,635,465,241	\$0	\$972,691,046	0.1993	\$0	\$0	\$0
2029	\$533,228,330	\$2,740,883,850	\$0	\$972,691,046	0.1993	\$0	\$0	\$0

Note: County Interlocal provides for a maximum contribution of \$15,000,000

EXHIBIT 9 – Part C Plan Spring Independent School District

TY	Base	Assessed Value	Current CAV	Spring Tax Rate	Spring TIRZ Collections at 97%	Spring Admin	Net Rev	Cumulative Revenue
2007	\$64,749,430	\$122,114,921	\$57,365,491	\$0.860	\$478,543	\$25,000	\$453,543	\$453,543
2008	\$64,749,430	\$136,999,518	\$72,250,088	\$0.860	\$602,710	\$25,000	\$577,710	\$1,031,253
2009	\$64,749,430	\$142,479,499	\$77,730,069	\$0.860	\$648,424	\$25,000	\$623,424	\$1,654,677
2010	\$64,749,430	\$158,178,678	\$93,429,248	\$0.860	\$779,387	\$25,000	\$754,387	\$2,409,064
2011	\$64,749,430	\$164,505,826	\$99,756,396	\$0.860	\$832,168	\$25,000	\$807,168	\$3,216,232
2012	\$64,749,430	\$171,086,059	\$106,336,629	\$0.860	\$887,060	\$25,000	\$862,060	\$4,078,292
2013	\$64,749,430	\$177,929,501	\$113,180,071	\$0.860	\$944,148	\$25,000	\$919,148	\$4,997,440
2014	\$64,749,430	\$185,046,681	\$120,297,251	\$0.860	\$1,003,520	\$25,000	\$978,520	\$5,975,960
2015	\$64,749,430	\$192,448,548	\$127,699,118	\$0.860	\$1,065,266	\$25,000	\$1,040,266	\$7,016,226
2016	\$64,749,430	\$200,146,490	\$135,397,060	\$0.860	\$1,129,482	\$25,000	\$1,104,482	\$8,120,708
2017	\$64,749,430	\$208,152,350	\$143,402,920	\$0.860	\$1,196,267	\$25,000	\$1,171,267	\$9,291,975
2018	\$64,749,430	\$216,478,444	\$151,729,014	\$0.860	\$1,265,723	\$25,000	\$1,240,723	\$10,532,699
2019	\$64,749,430	\$225,137,582	\$160,388,152	\$0.860	\$1,337,958	\$25,000	\$1,312,958	\$11,845,657
2020	\$64,749,430	\$234,143,085	\$169,393,655	\$0.860	\$1,413,082	\$25,000	\$1,388,082	\$13,233,739
2021	\$64,749,430	\$243,508,808	\$178,759,378	\$0.860	\$1,491,211	\$25,000	\$1,466,211	\$14,699,949
2022	\$64,749,430	\$253,249,161	\$188,499,731	\$0.860	\$1,572,465	\$25,000	\$1,547,465	\$16,247,414
2023	\$64,749,430	\$263,379,127	\$198,629,697	\$0.860	\$1,656,969	\$25,000	\$1,631,969	\$17,879,383
2024	\$64,749,430	\$273,914,292	\$209,164,862	\$0.860	\$1,744,853	\$25,000	\$1,719,853	\$19,599,236
2025	\$64,749,430	\$284,870,864	\$220,121,434	\$0.860	\$1,836,253	\$25,000	\$1,811,253	\$21,410,489
2026	\$64,749,430	\$296,265,698	\$231,516,268	\$0.860	\$1,931,309	\$25,000	\$1,906,309	\$23,316,798
2027	\$64,749,430	\$308,116,326	\$243,366,896	\$0.860	\$2,030,167	\$25,000	\$2,005,167	\$25,321,965
2028	\$64,749,430	\$320,440,979	\$255,691,549	\$0.860	\$2,132,979	\$25,000	\$2,107,979	\$27,429,944
2029	\$64,749,430	\$333,258,618	\$268,509,188	\$0.860	\$2,239,904	\$25,000	\$2,214,904	\$29,644,847

EXHIBIT 10 – Part C Plan Aldine Independent School District

TY	Base	Assessed Value	Current CAV	Aldine Tax Rate	Aldine TIRZ Collections at 97%	Aldine Set Aside	Aldine Admin	Net Rev	Cumulative (see note)
2007	\$468,163,400	\$969,093,752	\$500,930,352	\$0.860	\$4,178,761	\$1,211,841	\$25,000	\$2,941,920	\$2,941,920
2008	\$468,163,400	\$1,047,357,502	\$579,194,102	\$0.860	\$4,831,637	\$1,401,175	\$25,000	\$3,405,462	\$6,347,383
2009	\$468,163,400	\$1,129,251,802	\$661,088,402	\$0.860	\$5,514,799	\$1,599,292	\$25,000	\$3,890,508	\$10,237,890
2010	\$468,163,400	\$1,184,421,874	\$716,258,474	\$0.860	\$5,975,028	\$1,732,758	\$25,000	\$4,217,270	\$14,455,160
2011	\$468,163,400	\$1,231,798,749	\$763,635,349	\$0.860	\$6,370,246	\$1,847,371	\$25,000	\$4,497,875	\$18,953,035
2012	\$468,163,400	\$1,281,070,699	\$812,907,299	\$0.860	\$6,781,273	\$1,966,569	\$25,000	\$4,789,704	\$23,742,739
2013	\$468,163,400	\$1,332,313,527	\$864,150,127	\$0.860	\$7,208,740	\$2,090,535	\$25,000	\$5,093,206	\$28,835,944
2014	\$468,163,400	\$1,385,606,068	\$917,442,668	\$0.860	\$7,653,307	\$2,219,459	\$25,000	\$5,408,848	\$34,244,792
2015	\$468,163,400	\$1,441,030,311	\$972,866,911	\$0.860	\$8,115,656	\$2,353,540	\$25,000	\$5,737,116	\$39,981,908
2016	\$468,163,400	\$1,498,671,523	\$1,030,508,123	\$0.860	\$8,596,499	\$2,492,985	\$25,000	\$6,078,514	\$46,060,422
2017	\$468,163,400	\$1,558,618,384	\$1,090,454,984	\$0.860	\$9,096,575	\$2,638,007	\$25,000	\$6,433,569	\$52,493,990
2018	\$468,163,400	\$1,620,963,120	\$1,152,799,720	\$0.860	\$9,616,655	\$2,788,830	\$25,000	\$6,802,825	\$59,296,816
2019	\$468,163,400	\$1,685,801,645	\$1,217,638,245	\$0.860	\$10,157,538	\$2,945,686	\$25,000	\$7,186,852	\$66,483,668
2020	\$468,163,400	\$1,753,233,710	\$1,285,070,310	\$0.860	\$10,720,057	\$3,108,816	\$25,000	\$7,586,240	\$74,069,908
2021	\$468,163,400	\$1,823,363,059	\$1,355,199,659	\$0.860	\$11,345,200	\$390,108	\$25,000	\$930,092	\$75,000,000
2022	\$468,163,400	\$1,896,297,581	\$1,428,134,181	\$0.860	\$0	\$0	\$0	\$0	\$0
2023	\$468,163,400	\$1,972,149,484	\$1,503,986,084	\$0.860	\$0	\$0	\$0	\$0	\$0
2024	\$468,163,400	\$2,051,035,464	\$1,582,872,064	\$0.860	\$0	\$0	\$0	\$0	\$0
2025	\$468,163,400	\$2,133,076,882	\$1,664,913,482	\$0.860	\$0	\$0	\$0	\$0	\$0
2026	\$468,163,400	\$2,218,399,957	\$1,750,236,557	\$0.860	\$0	\$0	\$0	\$0	\$0
2027	\$468,163,400	\$2,307,135,956	\$1,838,972,556	\$0.860	\$0	\$0	\$0	\$0	\$0
2028	\$468,163,400	\$2,399,421,394	\$1,931,257,994	\$0.860	\$0	\$0	\$0	\$0	\$0
2029	\$468,163,400	\$2,495,398,250	\$2,027,234,850	\$0.860	\$0	\$0	\$0	\$0	\$0

Note: Aldine ISD Interlocal provides for an option to cap at a maximum contribution of \$75,000,000

EXHIBIT 11 – Part C Plan Lone Star (North Harris Montgomery Community College District)

TY	Base	Assessed Value	Current CAV	NHMCCD Tax Rate	NHMCCD TIRZ Collections at 97%	NHMCCD Admin	Net Rev	Cumulative Revenue
2007	\$533,228,330	\$1,075,125,148	\$541,896,818	0.1198	\$629,717	\$31,486	\$598,231	\$598,231
2008	\$533,228,330	\$1,157,630,154	\$624,401,824	0.1198	\$725,592	\$36,280	\$689,313	\$1,287,544
2009	\$533,228,330	\$1,243,935,360	\$710,707,030	0.1198	\$825,884	\$41,294	\$784,590	\$2,072,134
2010	\$533,228,330	\$1,301,092,774	\$767,864,444	0.1198	\$892,305	\$44,615	\$847,689	\$2,919,823
2011	\$533,228,330	\$1,353,136,485	\$819,908,155	0.1198	\$952,782	\$47,639	\$905,143	\$3,824,966
2012	\$533,228,330	\$1,407,261,945	\$874,033,615	0.1198	\$1,015,680	\$50,784	\$964,896	\$4,789,862
2013	\$533,228,330	\$1,463,552,423	\$930,324,093	0.1198	\$1,081,092	\$54,055	\$1,027,038	\$5,816,900
2014	\$533,228,330	\$1,522,094,520	\$988,866,190	0.1198	\$1,149,122	\$57,456	\$1,091,666	\$6,908,565
2015	\$533,228,330	\$1,582,978,300	\$1,049,749,970	0.1198	\$1,219,872	\$60,994	\$1,158,879	\$8,067,444
2016	\$533,228,330	\$1,646,297,432	\$1,113,069,102	0.1198	\$1,293,453	\$64,673	\$1,228,780	\$9,296,225
2017	\$533,228,330	\$1,712,149,330	\$1,178,921,000	0.1198	\$1,369,977	\$68,499	\$1,301,478	\$10,597,703
2018	\$533,228,330	\$1,780,635,303	\$1,247,406,973	0.1198	\$1,449,562	\$72,478	\$1,377,084	\$11,974,786
2019	\$533,228,330	\$1,851,860,715	\$1,318,632,385	0.1198	\$1,532,330	\$76,616	\$1,455,713	\$13,430,500
2020	\$533,228,330	\$1,925,935,144	\$1,392,706,814	0.1198	\$1,618,409	\$80,920	\$1,537,488	\$14,967,988
2021	\$533,228,330	\$2,002,972,549	\$1,469,744,219	0.1198	\$1,707,931	\$85,397	\$1,622,534	\$16,590,523
2022	\$533,228,330	\$2,083,091,451	\$1,549,863,121	0.1198	\$1,801,034	\$90,052	\$1,710,982	\$18,301,505
2023	\$533,228,330	\$2,166,415,109	\$1,633,186,779	0.1198	\$1,897,861	\$94,893	\$1,802,968	\$20,104,473
2024	\$533,228,330	\$2,253,071,714	\$1,719,843,384	0.1198	\$1,998,561	\$99,928	\$1,898,633	\$22,003,106
2025	\$533,228,330	\$2,343,194,582	\$1,809,966,252	0.1198	\$2,103,289	\$105,164	\$1,998,125	\$24,001,231
2026	\$533,228,330	\$2,436,922,366	\$1,903,694,036	0.1198	\$2,212,207	\$110,610	\$2,101,596	\$26,102,827
2027	\$533,228,330	\$2,534,399,260	\$2,001,170,930	0.1198	\$2,325,481	\$116,274	\$2,209,207	\$28,312,034
2028	\$533,228,330	\$2,635,775,231	\$2,102,546,901	0.1198	\$2,443,286	\$122,164	\$2,321,121	\$30,633,155
2029	\$533,228,330	\$2,741,206,240	\$2,207,977,910	0.1198	\$2,565,803	\$128,290	\$2,437,513	\$33,070,668