

THE STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

99-0913

51293

**INTERLOCAL AGREEMENT**

**I. PARTIES**

**A. Address**

**THIS INTERLOCAL AGREEMENT** ("Agreement") is made by and between the **CITY OF HOUSTON, TEXAS** ("City"), a municipal corporation and home-rule city of the State of Texas principally situated in Harris County, acting by and through its governing body, the City Council; the **HOUSTON INDEPENDENT SCHOOL DISTRICT** ("HISD"), located at 3830 Richmond Avenue, Houston, Texas 77027; and **REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS** ("Old Sixth Ward Zone"), a reinvestment zone created by the City of Houston pursuant to Chapter 311 of the Texas Tax Code, acting by and through its Board of Directors. This Agreement is made pursuant to Chapter 791 of the Texas Government Code and Section 311.013 of the Texas Tax Code.

The initial addresses of the parties, which one party may change by giving written notice of its changed address to the other parties, are as follows:

City  
Director of Planning and  
Development Department  
or Designee  
City of Houston  
P. O. Box 1562  
Houston, Texas 77251

HISD  
Houston Independent School District  
Hattie Mae White Administration Building  
3830 Richmond Avenue  
Houston, Texas 77027-5838

Old Sixth Ward Zone

Old Sixth Ward Reinvestment Zone  
c/o Coats, Rose, Yale, Ryman & Lee, P.C.  
800 First City Tower, 1001 Fannin  
Houston, Texas 77002-6707  
Attention: Neál J. Rackleff

**B. Index**

The City, HISD and the Old Sixth Ward Zone hereby agree to the terms and conditions of this Agreement. This Agreement consists of the following sections:

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**C. Parts Incorporated**

All of the above described sections and documents are hereby incorporated into this Agreement by this reference for all purposes.

IN WITNESS HEREOF, the City, HISD and the Old Sixth Ward Zone have made and executed this Agreement in multiple copies, each of which is an original.

CITY OF HOUSTON

*Lee P. Brown*  
*J. Garcia*

Mayor

Date 2/28/00

ATTEST/SEAL:

*Ann Russell*

City Secretary

Date 2/28/00

COUNTERSIGNED:

*John C. Ramirez*  
*J. Garcia*

City Controller

Date

03.03.00

APPROVED:

*[Signature]*

Director,

Department of Planning  
and Development

Date

APPROVED AS TO FORM:

*[Signature]* 2/25/00

Sr. Assistant City Attorney

Date

L.D. No. 61-98038-045

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HOUSTON INDEPENDENT SCHOOL DISTRICT

James B. ... 8/30/99  
President, Board of Trustees Date

[Signature] 8-30-99  
Secretary, Board of Trustees Date

Rod Payne  
Superintendent of Schools Date

APPROVED AS TO FORM:

Donald Boehm Aug 27, 1999  
Attorney Date  
J. David Thompson Aug 27, 1999

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REINVESTMENT ZONE NUMBER THIRTEEN  
CITY OF HOUSTON, TEXAS (Old Sixth Ward Zone)

Jane M. Cabell 2-15-2000  
By: \_\_\_\_\_ Date  
Title: Chairman, Board of Directors

ATTEST/SEAL:

Martha Diaz 2-15-2000  
By: \_\_\_\_\_ Date  
Title: Secretary, Board of Directors

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## II. DEFINITIONS

As used in this Agreement, the following terms shall have the meanings set out below:

“Administrative Costs” means the costs of organizing the Old Sixth Ward Zone, the costs of operating the Old Sixth Ward Zone and the imputed administrative costs associated with the Old Sixth Ward Zone, including reasonable charges, but not to exceed \$25,000 per year, for the time spent by employees of the City in connection with the implementation of the project plan.

“Agreement” means this agreement between the City, HISD and the Old Sixth Ward Zone.

“Agreement Term” is defined in Section VI.

“Captured Appraised Value” means the captured appraised value of the Old Sixth Ward Zone as defined by Chapter 311, Texas Tax Code.

“City” is defined in Section I of this Agreement and includes its successors and assigns.

“Educational Facilities” means the equipment, real property and other facilities including a public school building, that are used or intended to be used jointly by the City and HISD and that are acquired, constructed or reconstructed pursuant to the Project Plan. However, for purposes of this Agreement the term “Educational Facilities” shall not include the Dow School located at 1900 Kane, Houston, Texas 77007.

“Old Sixth Ward Area” means that area described as being within the boundaries of the Old Sixth Ward Zone as more particularly described in City of Houston Ordinance No. 98-1256.

“Old Sixth Ward Zone” means Reinvestment Zone Number Thirteen, City of Houston, Texas, created by the City on December 29, 1998, by Ordinance No. 98-1256, and includes its successors and assigns.

"HISD" is defined in Section I of this Agreement and includes its successors and assigns.

"HISD Tax Increment Participation" means the amount of the HISD tax levy on the Captured Appraised Value which HISD agrees to contribute to the Old Sixth Ward Zone pursuant to Subsections A and B of Section IV of this Agreement.

"Project Costs" means the costs identified as "project costs" or costs of Educational Facilities in the Project Plan for the Old Sixth Ward Zone.

"Project Plan" means the project plan and the reinvestment zone financing plan for the Old Sixth Ward Zone adopted by the board of directors of the Old Sixth Ward Zone and approved by the City Council of the City on July 28, 1999 by Ordinance No. 1999-794 as amended by the Board of Directors of the Old Sixth Ward Zone and approved by the City Council of the City on August 11, 1999 by Ordinance No. 1999-827 and as may be amended from time to time.

"Tax Increment Fund" means the tax increment fund created by the City in the City Treasury for the Old Sixth Ward Zone.

Otherwise, the terms used herein shall have the meanings ascribed to them in Chapter 311, Texas Tax Code, or the Texas Education Code, as applicable.

### **III. BACKGROUND**

By Ordinance No. 98-1256, effective December 29, 1998, the City created the Old Sixth Ward Zone for the purposes of development and redevelopment in the Old Sixth Ward Area. The Board of Directors of the Old Sixth Ward Zone adopted a project plan and reinvestment zone financing plan, which was approved by the City Council of the City of Houston on July

28, 1999 by Ordinance No. 1999-794. The Board of Directors of the Old Sixth Ward Zone has adopted and the City Council of the City has approved the First Amendment to the Project Plan on August 11, 1999 pursuant to City of Houston Ordinance No. 1999-827. The City currently contributes tax increments produced in the Old Sixth Ward Zone to the Tax Increment Fund. HISD desires to participate in the Old Sixth Ward Zone in consideration for the agreements set forth below.

HISD hereby acknowledges receipt of notice of the initial creation of the Old Sixth Ward Zone. HISD has waived the 60-day notice requirement of Section 311.003(e), Texas Tax Code, with respect to the initial creation of the Old Sixth Ward Zone.

#### **IV. OBLIGATIONS OF HISD**

##### **A. Tax Increment Participation by HISD**

For and in consideration of the agreements of the parties set forth herein, and subject to the remaining subsections of this section, HISD agrees to participate in the Old Sixth Ward Zone by contributing one hundred percent (100%) of the tax increment produced in the Old Sixth Ward Zone attributable to HISD to the Tax Increment Fund during the term of this Agreement.

##### **B. Option to Reduce Participation**

In circumstances where there is not a loss caused by a change in law such that Section IV.E. applies, upon written notice to the City, HISD may reduce its HISD Tax Increment Participation from year to year and for any tax year beginning in January of the year after the notice is given and subsequent years to a rate not less than \$0.64 per \$100 valuation. Any such reduction shall reduce the aggregate amount paid to HISD for Educational Facilities Project Costs pursuant to Section V.C. by the total aggregate amount of the reduction of tax increments

paid to the City as a result of such reduction in the HISD Tax Increment Participation.

**C. Tax Increment Limitation**

1. Subject to the limitations set out in this Agreement, the amount to be contributed by HISD (the "HISD Tax Increment Participation") is the amount of taxes collected by HISD each year during the term of this Agreement by levying a tax on property in the Old Sixth Ward Zone at the then-current tax rate per \$100 valuation on the Captured Appraised Value.

2. HISD's Tax Increment Participation and obligation to participate in the Old Sixth Ward Zone shall be restricted to its tax increment collected on the Captured Appraised Value in the Old Sixth Ward Zone. HISD shall not be obligated to pay its HISD Tax Increment Participation from other HISD taxes or revenues or until the HISD Tax Increment Participation in the Old Sixth Ward Zone is actually collected. The obligation to pay the HISD Tax Increment Participation shall accrue as taxes representing the HISD tax increment are collected by HISD and payment shall be due as provided in section 311.013(c) of the Texas Tax Code. The City and the Old Sixth Ward Zone agree that no interest or penalty will be charged to HISD for any late payment received from HISD. Taxes collected by HISD in any year on actual Captured Appraised Value that exceeds the estimate of Captured Appraised Value for that year shown in the Project Plan approved before September 1, 1999 shall be retained by HISD.

**D. Shared Educational Facilities**

HISD agrees that the City will be permitted to use the grounds and facilities of any Educational Facilities acquired, constructed or reconstructed with or financed by monies from the Tax Increment Fund, and that HISD and the City will negotiate use agreements for such use. HISD will allow the City to use, at no cost to the City other than proportionate utility,

maintenance and building personnel costs of HISD, ballfields, tennis courts and other outdoor recreational areas, indoor recreational areas, lunchrooms, and other assembly areas of the Educational Facilities constructed with or financed by monies from the Tax Increment Fund for municipal recreational and meeting purposes, at all reasonable times to be agreed to by the City and HISD that HISD is not conducting school or other related activities at the facilities. HISD shall identify annually for the City and the Old Sixth Ward Zone those Educational Facilities that are acquired, constructed or reconstructed or financed with monies from any city reinvestment zone created pursuant to chapter 311 of the Texas Tax Code.

**E. Changes in Applicable Laws**

Notwithstanding any other provision of this Agreement, in the event and to the extent that Texas law applicable to HISD or tax increment reinvestment zones is changed subsequent to the effective date of this Agreement, or there is any interpretation, ruling, order, decree or court decision interpreting existing or subsequently enacted law applicable to HISD or tax increment reinvestment zones, whether administratively by the Texas Education Agency, the Comptroller of Public Accounts of the State of Texas, the Attorney General of the State of Texas, or by a court of competent jurisdiction, with the result that the participation of HISD in the Old Sixth Ward Zone decreases the aggregate amount of the state and local funds available to or received in any school year by HISD during the term of this Agreement that would otherwise be available to or received by HISD in such school year if HISD was not participating in the Old Sixth Ward Zone during that year, as determined by HISD subject to the review by the City as to the accuracy of the calculations, HISD's Tax Increment Participation shall, at the option of HISD, be reduced in an amount equal to the amount of the decrease in the aggregate state and/or local

funding available to or received in that school year by HISD during the term of this Agreement as a result of HISD's participation in the Old Sixth Ward Zone. HISD shall provide the City sufficient information for the City to review the accuracy of the calculation of loss. Educational Facilities Project Costs shall be reduced by the portion of the reduction that is equal to the amount of the reduction multiplied by a fraction the numerator of which is the amount otherwise to be paid to HISD pursuant to Section V.C. in that year and the denominator of which is the HISD Tax Increment Participation; Non-Educational Facilities Project Costs shall be reduced by the remaining portion of the reduction, provided that the total amount of any reduction in Non-Educational Facilities Project Costs shall not exceed two-thirds of the total amount of any reduction that would have resulted if HISD's participation was at a tax rate of \$0.96 per \$100 valuation. "State and local funds" for purposes of this section are defined in chapters 41, 42 and 46 of the Education Code but do not include the amounts paid by HISD into the Tax Increment Fund pursuant to this agreement. Nothing in this section shall require the City or the Old Sixth Ward Zone to pay HISD Educational Facilities Project Costs with any funds other than the portion of the Tax Increment Fund attributable to the HISD Tax Increment Participation.

For any HISD fiscal year that HISD intends to decrease its participation in the Old Sixth Ward Zone pursuant to this Article, HISD's calculation of the decrease will be provided to the City no later than 15 months following the end of such fiscal year, or 6 months following any such interpretation, ruling, order or decree, and the City shall have 2 months to review HISD's calculations. If HISD submits the calculation after the payment of its tax increment for the applicable year, the deductions shall be made from HISD's future payments of HISD Tax Increment Participation.

**F. Expansion of Old Sixth Ward Zone**

HISD's participation shall not extend to the tax increment on any additional property added to the Old Sixth Ward Zone by the City unless the Board of Education of HISD approves the participation.

**V. OBLIGATIONS OF CITY AND OLD SIXTH WARD ZONE**

**A. Street Right of Way**

To the extent requested by HISD, the City and the Old Sixth Ward Zone agree that monies from the Tax Increment Fund shall be used, at no cost to HISD, to pay to the City the following costs that otherwise would be incurred by HISD with respect to the construction and operation of any educational facilities constructed by or on behalf of HISD in the Old Sixth Ward Zone pursuant to the Project Plan: (a) the cost of abandonment of any street right of way by the City on behalf of HISD for HISD Educational Facilities in the Old Sixth Ward Zone and (b) the cost of water and sewer utility connections and construction outside the boundaries of HISD property for Educational Facilities in the Old Sixth Ward Zone (collectively, "School Support Expenses"): The City shall use the proceeds obtained from payments made pursuant to the preceding sentence for infrastructure improvements or other projects identified in the Old Sixth Ward Zone Project Plan.

**B. Project Plan**

The parties agree that the Superintendent of Schools of HISD shall be permitted to review and comment upon any amendments to the Old Sixth Ward Zone Project Plan before the amendments are submitted to the City Council for City approval. Any Old Sixth Ward Zone Project Plan shall provide Educational Facilities Project Costs for HISD Educational Facilities

within the Old Sixth Ward Zone or the City. The parties further agree that an amendment to the Project Plan occurring after September 1, 1999, shall not apply to HISD unless the Board of Trustees of HISD or its duly authorized designee approves the amendment to the Project Plan, if the amendment to the Project Plan:

- (1) has the effect of directly or indirectly increasing the percentage or amount of tax increment to be contributed by HISD;
- (2) requires or authorizes the City to issue additional tax increment bonds or notes;  
or
- (3) eliminates or reduces Educational Facilities Project Costs.

In the event the City and the Old Sixth Ward Zone use any portion of the Tax Increment Fund for costs of elementary or secondary school facilities for any entity other than HISD without the prior consent of the Board of Trustees of HISD, HISD shall have the right to terminate this agreement.

The City and the Old Sixth Ward Zone shall not use any portion of the HISD Tax Increment Participation for the construction, renovation, repair, maintenance, lease, purchase or financing of any educational facilities serving postsecondary students without the prior written approval of the HISD Superintendent of Schools, but may use the Tax Increment Participation contributed by participating taxing units other than HISD for such purposes, provided that a taxing unit providing educational services to postsecondary students in such educational facilities contributes one hundred percent (100%) of its tax increment produced in the Old Sixth Ward Zone to the Tax Increment Fund from the date of its participation until the termination of the Old Sixth Ward Zone.

**C. Financing and Construction of Educational Facilities**

One-third of the HISD Tax Increment Participation, and interest earned thereon, shall be applied to the provision of affordable housing pursuant to Chapter 311 of the Texas Tax Code. Of the remaining two-thirds of the HISD Tax Increment Participation, the amount of taxes collected at a tax rate of \$0.32 per \$100 valuation, and interest earned thereon, shall be applied to the payment of non-Educational Facilities Project Costs, including Administrative Costs and School Support Expenses, and the remaining HISD Tax Increment Participation shall be paid to HISD by the City or the Old Sixth Ward Zone, along with interest earned thereon, on an annual basis to be used by HISD for Educational Facilities Project Costs, within the Old Sixth Ward Zone or the City.

All funds paid to HISD pursuant to this Section V.C. shall come from the Old Sixth Ward Zone HISD Tax Increment Participation. Neither the City nor the Old Sixth Ward Zone shall ever be obligated to set aside for or pay to HISD any funds other than HISD's portion of funds derived from the Old Sixth Ward Zone, nor shall the City or the Old Sixth Ward Zone ever be obligated to expend any funds other than funds made available by HISD after payment pursuant to this Section V.C. to finance, acquire, construct or reconstruct any Educational Facilities Project Costs.

**D. Control of Educational Facilities**

The parties agree that all decisions regarding location, acquisition, construction, reconstruction and educational content of HISD Educational Facilities acquired, constructed, reconstructed or financed with the HISD Tax Increment Participation will be in the control of HISD. Nothing in this subsection shall be construed to relieve HISD of the obligation to comply

with all City ordinances and regulations applicable to the construction, reconstruction and operation of any Educational Facility by or on behalf of HISD.

## **VI. TERM AND TERMINATION**

### **A. Agreement Term**

This Agreement shall be effective as of August 31, 1999, and shall remain in effect until December 31, 2029. The first payment of increment taxes by HISD under this Agreement shall be for those taxes levied by HISD in the year 2000 and the last payment by HISD under this Agreement is for those taxes levied by HISD in the year 2028.

### **B. Early Termination**

The City shall not adopt an ordinance terminating the Old Sixth Ward Zone earlier than the duration of the Old Sixth Ward Zone established in Ordinance No. 98-1256, without the prior consent of HISD, provided that the Old Sixth Ward Zone may otherwise terminate by operation of law.

### **C. Disposition of Tax Increments**

Upon termination of the Old Sixth Ward Zone, and if all Project Costs have been paid, the City and the Old Sixth Ward Zone shall pay to HISD all monies, including interest earned thereon, remaining in the Tax Increment Fund that are attributable to the HISD Tax Increment Participation paid into the Tax Increment Fund and shall pay to the City all monies, including interest earned thereon, then remaining in the Tax Increment Fund attributable to the City.

## **VII. MISCELLANEOUS**

### **A. Severability**

In the event any term, covenant or condition herein contained shall be held to be invalid

by any court of competent jurisdiction, such invalidity shall not affect any other term, covenant or condition herein contained, provided that such invalidity does not materially prejudice either HISD, the City or the Old Sixth Ward Zone in their respective rights and obligations contained in the valid terms, covenants or conditions hereof.

In the event any term, covenant or condition shall be held invalid and affects in any manner the limitations on HISD's contributions or participation, then this Agreement shall be void as to HISD and HISD shall have no liability for any incremental or other payments as may otherwise be provided for in this Agreement.

**B. Entire Agreement**

This Agreement merges the prior negotiations and understandings of the parties hereto and embodies the entire agreement of the parties, and there are no other agreements, assurances, conditions, covenants (express or implied) or other terms with respect to the covenants, whether written or verbal, antecedent or contemporaneous, with the execution hereof.

**C. Written Amendment**

Unless otherwise provided herein, this Agreement may be amended only by written instrument duly executed on behalf of each party.

**D. Notices**

All notices required or permitted hereunder shall be in writing and shall be deemed delivered when actually received or, if earlier, on the third (3rd) day following deposit in a United States Postal Service post office or receptacle with proper postage affixed (certified mail, return receipt requested) addressed to the respective other party at the address prescribed in

Section I of this Agreement or at such other address as the receiving party may have theretofore prescribed by notice to the sending party.

**E. Non-Waiver**

Failure of any party hereto to insist on the strict performance of any of the agreements herein or to exercise any rights or remedies accruing hereunder upon default or failure of performance shall not be considered a waiver of the right to insist on, and to enforce by any appropriate remedy, strict compliance with any other obligation hereunder or to exercise any right or remedy occurring as a result of any future default or failure of performance.

**F. Assignment**

No party shall assign this Agreement at law or otherwise without the prior written consent of the other parties.

No party shall delegate any portion of its performance under this Agreement without the written consent of the other parties.

**G. Successors**

This Agreement shall bind and benefit the parties and their legal successors. This Agreement does not create any personal liability on the part of any officer or agent of the City or of any trustee, officer, agent or employee of HISD.

**H. No Waiver of Immunity**

No party hereto waives or relinquishes any immunity or defense on behalf of itself, its trustees, officers, employees, and agents as a result of its execution of this Agreement and performance of the covenants contained herein.

**I. Access to Financial Information**

Each party to this agreement shall have reasonable access to all financial information and audit reports regarding the operation of the Old Sixth Ward Zone and expenditures from the Tax Increment Fund.