

AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE CITY PARK REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER TWELVE, CITY OF HOUSTON, TEXAS (CITY PARK ZONE); APPROVING THE FISCAL YEAR 2013 OPERATING BUDGET FOR THE AUTHORITY; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, the City Park Redevelopment Authority ("Authority"), a local government corporation acting on behalf of the City in connection with Reinvestment Zone Number Twelve, City of Houston, Texas ("Zone"), has submitted an Operating Budget for Fiscal Year 2013 ("Budget") to the City Council for approval pursuant to the interlocal agreement among the City, the Authority, and the Zone approved by Ordinance No. 2000-358 ("Tri-Party Agreement"); and

WHEREAS, the Budget is based upon the following assumptions:

1. The Authority may receive grants from state and federal agencies during Fiscal Year 2013, and may receive grants from other sources, which may require the Authority to pay a local match; and

WHEREAS, the City Council desires to approve the Budget; **NOW, THEREFORE**,

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

Section 1. That the findings contained in the preamble of this Ordinance are determined to be true and correct and are hereby adopted as part of this Ordinance.

Section 2. That the City Council takes cognizance of the fact that in order to implement the Project Plan and Reinvestment Zone Financing Plan for the Zone, and to make adjustments occasioned by events transpiring during the year, the Authority may need to transfer funds from one Line Item of Project Costs shown on Exhibit "A" to another. Unless approved by the City Council, the Authority may transfer funds only: (1) as needed for Debt Service; and (2) from one Line Item of Project Costs to another, provided that the aggregate of such transfers does not exceed the lesser Four Hundred Thousand Dollars (\$400,000) or five percent (5%) of the Project Costs during Fiscal Year 2013. Subject to the foregoing, the Operating Budget attached hereto as Exhibit "A" is hereby approved for the Authority.

Section 3. That not later than March 31, 2013, the Zone and the Authority shall, in cooperation with City representatives: (1) identify surplus funds in the Authority's Fiscal Year 2013 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2013 Operating Budget for the Authority approved by the City; and (2) make available any surplus Zone funds, through appropriate agreement, for projects identified by the City that are eligible for tax increment funding such as affordable housing, areas of public assembly, incremental costs of municipal services attributable to development and redevelopment in the Zone, and capital projects that benefit the City and the Zone. The agreement may provide for the payment of surplus funds into one or more accounts established by the City or may provide for direct payment by the Authority for the purpose. The Zone and the Authority shall consider amendments to the Zone Project Plan and Reinvestment Zone Financing Plan that may be necessary to accomplish this purpose, and shall expedite any such amendments.

Section 4. That the Authority is authorized to spend any grant money not reflected in the Operating Budget that it receives during Fiscal Year 2013 in the manner prescribed by law. In the event the Authority is required to pay a matching share of any such grant, the Authority, after consultation with and approval by the City's Chief Development Officer, may spend an amount not to exceed ten percent (10%) of the Operating Budget for such match.

Section 5. That the City's Chief Development Officer is directed to assist the Authority in identifying a cost-efficient method for financing public infrastructure consistent with financing principles used by the City.

Section 6. That the approval of this Budget is contingent upon receipt by the City's Chief Development Officer of a document signed by the Administrator of the Authority and/or Zone disclosing the name of each owner or developer of property within the Zone from which the Administrator has received compensation during the last five calendar years, and the amount of compensation by owner by year. Compensation may be expressed by category as follows:

Category I	Less than \$1,000.00
Category II	At least \$1,000.00 but less than \$10,000.00
Category III	At least \$10,000.00 but less than \$50,000.00
Category IV	At least \$50,000.00 but less than \$100,000.00
Category V	At least \$100,000.00 but less than \$500,000.00
Category VI	At least \$500,000.00 but less than \$1,000,000.00
Category VII	\$1,000,000.00 or more

Section 7. 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 19th day of September, 2012.

APPROVED this _____ day of _____, 2012.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is SEP 25 2012.



City Secretary

(Prepared by Legal Department Donna Capps *ck*)
(DRC:drc August 27, 2012) Assistant City Attorney
(Requested by Andrew F. Icken, Chief Development Officer)
(L.D. File No. 0610800052011)
D:\TIRZ\TIRZ 12 City Park\Budgets\FY13 Budget\ORD Budget FY13 TIRZ #

AYE	NO	
✓		MAYOR PARKER
....	COUNCIL MEMBERS
✓		BROWN
✓		DAVIS
✓		COHEN
✓		ADAMS
✓		SULLIVAN
✓		HOANG
✓		PENNINGTON
✓		GONZALEZ
✓		RODRIGUEZ
✓		LASTER
✓		GREEN
✓		COSTELLO
✓		BURKS
✓		NORIEGA
✓		BRADFORD
✓		CHRISTIE
CAPTION	ADOPTED	

EXHIBIT "A"

**Fiscal Year 2013 Operating Budget for
City Park Redevelopment Authority**

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2013 BUDGET PROFILE

Fund Summary
 Fund Name: City Park Redevelopment Authority
 TIRZ: 12
 Fund Number: 7560/50

P R O J E C T F I L E	Base Year:		1998
	Base Year Taxable Value:	\$	2,410,450
	Projected Taxable Value (TY2012):	\$	46,163,655
	Current Taxable Value (TY2011):	\$	44,592,229
	Acres:		91.71
Administrator (Contact):		City of Houston Economic Development 713-837-7828	

N A R R A T I V E	The purpose of the zone is to advance a mixed use development project by providing a funding mechanism for the construction of a major thoroughfare called East T.C. Jester Boulevard, reconstruction of the 18th Street and 20th Street intersection, reconstruction of Bevis Street, park facilities, and a portion of the City of Houston hike and bike trail.
	<p>Accomplishments in FY12 (Projects Underway):</p> <p>In fiscal year 2012, the City Park TIRZ accomplished:</p> <ul style="list-style-type: none"> The TIRZ made its annual developer reimbursement payment.

P R O J E C T P L A N		Cumulative Expenses		
		Total Plan	(to 6/30/11)	Variance
	Capital Projects:			
	East TC Jester Bevis Street Reconstruction	\$ 3,685,000	\$ 5,039,067	\$ (1,354,067)
	Area Beautification Park Facilities	1,510,000	1,236,081	273,919
	Environmental Assessment	75,000	298,382	(223,382)
	Hike & Bike Trail	100,000	-	100,000
	Total Capital Projects	\$ 5,370,000	\$ 6,573,530	\$ (1,203,530)
	Affordable Housing	-	-	-
	Education Facilities	7,996,366	2,160,970	5,835,396
	Financing Costs	2,937,350	440,402	2,496,948
	Administration Costs	270,000	923,999	(653,999)
	Creation Costs	150,000	150,000	-
	Total Project Plan	\$ 16,723,716	\$ 10,248,901	\$ 6,474,815

D E B T	Additional Financial Data	FY2012 Budget	FY2012 Estimate	FY2013 Budget
		Debt Service		
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
	Balance as of 6/30/11		Projected Balance as of 6/30/12	Projected Balance as of 6/30/13
	Year End Outstanding (Principal)			
	Bond Debt			
	Bank Loan	\$ -	\$ -	\$ -
	Developer Agreement	\$ 4,799,579	\$ 4,183,330	\$ 3,920,371
	Other		\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2013 BUDGET DETAIL

Fund Summary
 Fund Name: City Park Redevelopment Authority
 TIRZ: 12
 Fund Number: 7560/50

TIRZ Budget Line Items	FY2012 Budget	FY2012 Estimate	FY2013 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
UNRESTRICTED Funds	\$ 446,279	\$ 458,419	\$ 79,237
Beginning Fund Balance	\$ 446,279	\$ 458,419	\$ 79,237
City tax revenue	\$ 244,386	\$ 269,774	\$ 279,194
ISD tax revenue	\$ 405,367	\$ 406,682	\$ 407,155
ISD tax revenue - Pass Through	\$ -	\$ 156,329	\$ 156,329
County tax revenue	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 649,753	\$ 832,785	\$ 842,678
COH TIRZ Interest	\$ 632	\$ 632	\$ 632
Miscellaneous revenue	\$ 632	\$ 632	\$ 632
Interest Income	\$ 1,919	\$ 2,716	\$ 341
Other Interest Income	\$ 1,919	\$ 2,716	\$ 341
Developer Advances	\$ -	\$ -	\$ -
Grant Proceeds	\$ -	\$ -	\$ -
Special assessment bond proceeds	\$ -	\$ -	\$ -
Proceeds from bank loan	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 1,098,583	\$ 1,294,552	\$ 922,888

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2013 BUDGET DETAIL

Fund Summary
Fund Name: City Park Redevelopment Authority
TIRZ: 12
Fund Number: 7560/50

TIRZ Budget Line Items	FY2012 Budget	FY2012 Estimate	FY2013 Budget
EXPENDITURES			
Accounting	\$ 6,000	\$ 6,158	\$ 6,000
Administration Consultant	\$ 10,500	\$ -	\$ -
Administration Salaries & Benefits	\$ -	\$ -	\$ -
Auditor	\$ 9,000	\$ 5,000	\$ 9,000
Insurance	\$ 1,000	\$ 991	\$ 1,000
Office Expenses	\$ 3,000	\$ 134	\$ 3,000
TIRZ Administration and Overhead	\$ 29,500	\$ 12,283	\$ 19,000
Engineering Consultants	\$ -	\$ -	\$ -
Legal	\$ 9,000	\$ 5,400	\$ 7,200
Construction Audit	\$ -	\$ -	\$ -
Project/Program Management	\$ -	\$ -	\$ -
Program and Project Consultants	\$ 9,000	\$ 5,400	\$ 7,200
Management consulting services	\$ 38,500	\$ 17,683	\$ 26,200
Capital Expenditures (See CIP Schedule)	\$ -	\$ -	\$ -
TIRZ Capital Expenditures	\$ -	\$ -	\$ -
City Park Venture	\$ 373,793	\$ 420,604	\$ 226,011
Gregory M. Baxter	\$ 71,030	\$ 79,925	\$ 42,948
Robert W. Nash	\$ 142,061	\$ 159,851	\$ 85,896
Linda Lackner Wheeler	\$ 142,061	\$ 159,851	\$ 85,896
Developer / Project Reimbursements	\$ 728,945	\$ 820,231	\$ 440,751
Bond Debt Service			
Principal - Infrastructure	\$ -	\$ -	\$ -
Interest - Infrastructure	\$ -	\$ -	\$ -
Loan debt service			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Other Debt Items			
Line of Credit Repayment	\$ -	\$ -	\$ -
Loan fees	\$ -	\$ -	\$ -
System debt service	\$ -	\$ -	\$ -
TOTAL PROJECT COSTS	\$ 767,445	\$ 837,914	\$ 466,951
Payment/transfer to ISD - Educational Facilities	\$ 181,572	\$ 182,583	\$ 182,451
Payment/transfer to ISD - Educational Facilities (Pass Through)	\$ -	\$ 156,329	\$ 156,329
Administration Fees:			
City	\$ 12,219	\$ 13,489	\$ 13,960
County	\$ -	\$ -	\$ -
ISD	\$ 25,000	\$ 25,000	\$ 25,000
Affordable Housing:			
City	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Transfer to Harris County	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ -	\$ -	\$ -
Total Transfers	\$ 218,791	\$ 377,401	\$ 377,740
Total Budget	\$ 986,236	\$ 1,215,315	\$ 844,691
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
UNRESTRICTED Funds	\$ 112,347	\$ 79,237	\$ 78,197
Total Ending Fund Balance	\$ 112,347	\$ 79,237	\$ 78,197
Total Budget & Ending Fund Balance	\$ 1,098,583	\$ 1,294,552	\$ 922,888

Notes:

The TY11/FY12 Estimate for incremental property tax revenue and transfers from the City of Houston, all ISDs, Harris County, and Community Colleges is based on the Harris County Tax Office collections report dated April 2012.

The TY12/FY13 Budget for incremental property tax revenue and transfers is based on the TY11 Harris County Tax Office collections report dated April 2012 and the Harris County Appraisal District's tax year 2012 projections by property use category.