

City of Houston, Texas, Ordinance No. 2021 - 822

**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 2022 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 2022 ("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 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 \$400,000 during Fiscal Year 2022. 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, 2022, the Zone and the Authority shall, in cooperation with City representatives: (1) identify surplus funds in the Authority's Fiscal Year 2022 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2022 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 Project Plan and Reinvestment Zone Financing Plan for the Zone that may be necessary to accomplish this purpose, and shall expedite any such amendments.

**Section 4.** 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 5.** 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 22nd day of September, 2021.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is SEP 28 2021.

Asst. Daniel  
City Secretary

Prepared by Legal Department  
MS/ems 9-3-21  
Requested by Andrew F. Icken, Chief Development Officer  
L.D. File No. 0421300072007  
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\_\_\_\_\_  
Senior Assistant City Attorney

Meeting 09/22/2021

Aye	No	
✓		<b>Mayor Turner</b>
....	....	<b>Council Members</b>
✓		Peck
✓		Jackson
✓		Kamin
✓		Evans-Shabazz
✓		Martin
✓		Thomas
Absent		Travis
✓		Cisneros
✓		Gallegos
✓		Pollard
✓		Castex-Tatum
✓		Knox
✓		Robinson
✓		Kubosh
✓		Plummer
✓		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW

Date: 9/28/2021

**EXHIBIT "A"**

**Fiscal Year 2022 Operating Budget for  
City Park Redevelopment Authority**

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2022 BUDGET PROFILE

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

P R O F I L E	Base Year:		1998
	Base Year Taxable Value:	\$	2,410,450
	Projected Taxable Value (TY2021):	\$	92,099,922
	Current Taxable Value (TY2020):	\$	84,694,841
	Acres:		685.22
	Administrator (Contact):		City of Houston
	Contact Number:		(832) 393-0871

N A R R A T I V E	<b>Zone Purpose:</b>
	Tax Increment Reinvestment Zone Number Twelve, City of Houston, Texas was created to facilitate the construction of single family and multi-family housing and associated retail and commercial development, and associated roadway and street reconstruction including utilities, sidewalks and lighting. Additional efforts consisted of the design and construction of recreational facilities, environmental remediation and land acquisition.

P R O J E C T  P L A N		Total Plan	Cumulative Expenses (to 6/30/20)	Variance
	Capital Projects:			
East T.C. Jester Blvd/Bevis Street	\$	3,685,000	\$ 5,163,277	\$ (1,478,277)
Park Facilities		1,510,000	1,236,986	273,014
Environmental Study		75,000	305,737	(230,737)
Hike & Bike Trail		100,000	-	100,000
		-	-	-
		-	-	-
		-	-	-
		-	-	-
<b>Total Capital Projects</b>	\$	5,370,000	\$ 6,706,000	\$ (1,336,000)
Affordable Housing		-	-	-
School & Education/Cultural Facilities		7,996,366	3,901,365	4,095,001
Financing Costs		2,937,350	1,445,581	1,491,769
Administration Costs/ Professional Services		420,000	1,664,362	(1,244,362)
Creation Costs		-	-	-
<b>Total Project Plan</b>	\$	16,723,716	\$ 13,717,308	\$ 3,006,408

D E B T	Additional Financial Data	FY2021 Budget	FY2021 Estimate	FY2022 Budget
	Debt Service	\$	280,722	\$ 13,876
Principal	\$	280,722	\$ -	\$ 240,000
Interest	\$	-	\$ 13,876	\$ 26,318
		<b>Balance as of 6/30/20</b>	<b>Projected Balance as of 6/30/21</b>	<b>Projected Balance as of 6/30/22</b>
Year End Outstanding (Principal)				
Bond Debt	\$	-	\$ -	\$ -
Bank Loan	\$	-	\$ 2,000,000	\$ 1,760,000
Line of Credit	\$	-	\$ -	\$ -
Developer Agreement	\$	-	\$ -	\$ -
Other	\$	-	\$ -	\$ -

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TIRZ Budget Line Items	FY2021 Budget	FY2021 Estimate	FY2022 Budget
<b>RESOURCES</b>			
RESTRICTED Funds - Capital Projects	\$ 660,182	\$ 637,562	\$ 1,835,367
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
<b>Beginning Balance</b>	<b>\$ 660,182</b>	<b>\$ 637,562</b>	<b>\$ 1,835,367</b>
City tax revenue	\$ 399,060	\$ 449,658	\$ 464,844
County tax revenue			
ISD tax revenue	\$ 399,876	\$ 401,119	\$ 401,119
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
<b>Incremental property tax revenue</b>	<b>\$ 798,936</b>	<b>\$ 850,777</b>	<b>\$ 865,963</b>
<b>Miscellaneous revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 120	\$ 127	\$ 120
<b>Other Interest Income</b>	<b>\$ 120</b>	<b>\$ 127</b>	<b>\$ 120</b>
	\$ -	\$ -	\$ -
<b>Grant Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ 2,000,000	\$ 2,000,000	\$ -
<b>Proceeds from Bank Loan</b>	<b>\$ 2,000,000</b>	<b>\$ 2,000,000</b>	<b>\$ -</b>
	\$ -	\$ -	\$ -
<b>Contract Revenue Bond Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 3,459,238</b>	<b>\$ 3,488,466</b>	<b>\$ 2,701,450</b>

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 Fund Number: 7560/50

EXPENDITURES			
Accounting	\$ 9,000	\$ 4,900	\$ 9,000
Administration Salaries & Benefits	\$ 24,000	\$ 15,384	\$ 24,000
Auditor	\$ 5,000	\$ 5,375	\$ 5,000
Bond Services/Trustee/Financial Advisor	\$ -	\$ -	\$ -
Insurance	\$ 1,000	\$ 863	\$ 1,000
Office Administration	\$ 100	\$ 1,187	\$ 100
<b>TIRZ Administration and Overhead</b>	<b>\$ 39,100</b>	<b>\$ 27,709</b>	<b>\$ 39,100</b>
Engineering Consultants	\$ 500,000	\$ -	\$ 500,000
Legal	\$ 20,000	\$ 11,442	\$ 20,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ -	\$ -	\$ -
<b>Program and Project Consultants</b>	<b>\$ 520,000</b>	<b>\$ 11,442</b>	<b>\$ 520,000</b>
<b>Management consulting services</b>	<b>\$ 559,100</b>	<b>\$ 39,151</b>	<b>\$ 559,100</b>
Capital Expenditures (See CIP Schedule)	\$ -	\$ -	\$ -
<b>TIRZ Capital Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
City Park Venture	\$ 618,500	\$ 639,757	\$ -
Gregory M. Baxter	\$ 160,693	\$ 136,584	\$ -
Robert W. Nash	\$ 271,982	\$ 273,168	\$ -
Linda Lackner Wheeler	\$ 271,982	\$ 273,168	\$ -
<b>Developer / Project Reimbursements</b>	<b>\$ 1,323,157</b>	<b>\$ 1,322,677</b>	<b>\$ -</b>
Loan debt service			
Principal	\$ 280,722	\$ -	\$ 240,000
Interest	\$ -	\$ 13,876	\$ 26,318
Cost of Issuance	\$ 100,000	\$ 53,500	\$ -
<b>System debt service</b>	<b>\$ 380,722</b>	<b>\$ 67,376</b>	<b>\$ 266,318</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 2,262,979</b>	<b>\$ 1,429,204</b>	<b>\$ 825,418</b>
Payment/transfer to ISD - educational facilities	\$ 177,872	\$ 176,412	\$ 176,412
Payment/transfer to ISD - educational facilities (Pass Through)	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 19,953	\$ 22,483	\$ 23,242
County	\$ -	\$ -	\$ -
ISD	\$ 25,000	\$ 25,000	\$ 25,000
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ -	\$ -	\$ -
<b>Total Transfers</b>	<b>\$ 222,825</b>	<b>\$ 223,895</b>	<b>\$ 224,654</b>
<b>Total Budget</b>	<b>\$ 2,485,804</b>	<b>\$ 1,653,099</b>	<b>\$ 1,050,072</b>
RESTRICTED Funds - Capital Projects	\$ 973,434	\$ 1,835,367	\$ 1,651,378
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
<b>Ending Fund Balance</b>	<b>973,434</b>	<b>1,835,367</b>	<b>1,651,378</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 3,459,238</b>	<b>3,488,466</b>	<b>2,701,450</b>

Notes: