

City of Houston, Texas, Ordinance No. 98-1146

**AN ORDINANCE AMENDING THE PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER SEVEN, CITY OF HOUSTON, TEXAS (OLD SPANISH TRAIL/ALMEDA CORRIDORS); AUTHORIZING THE CITY SECRETARY TO DISTRIBUTE SUCH PLANS; CONTAINING VARIOUS PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

\* \* \* \* \*

**WHEREAS**, by City of Houston Ordinance No. 97-478, adopted May 7, 1997, the City created Reinvestment Zone Number Seven, City of Houston, Texas (the "OST/Almeda Corridors Zone") pursuant to Chapter 311 of the Texas Tax Code (the "Code") for the purposes of redevelopment in the area of the City generally adjacent to and bordering Old Spanish Trail from Almeda Road on the west to Calhoun Street on the east and adjacent to and bordering Almeda Road from U.S. Highway 59 on the north to Old Spanish Trail on the south, (the "Old Spanish Trial/Almeda Corridors area"); and

**WHEREAS**, the Board of Directors of the OST/Almeda Corridors Zone has adopted and recommended, and the City has approved, by City of Houston Ordinance No. 97-539, dated May 20, 1997, the Project Plan and Reinvestment Zone Financing Plan (the "Plans") for the OST/Almeda Corridors Zone; and

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

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

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

OST/Almeda Corridors TIRZ Board of Directors  
City of Houston

October 26, 1998

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

**Part 1: Overview**

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

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

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

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

panding the boundaries of the existing OST/Alameda Corridors TIRZ, the TIRZ Board of Directors anticipates stimulating new development along the OST, Alameda, and Griggs Road corridors that has been absent for many years, and otherwise would not occur solely through private means.

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

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

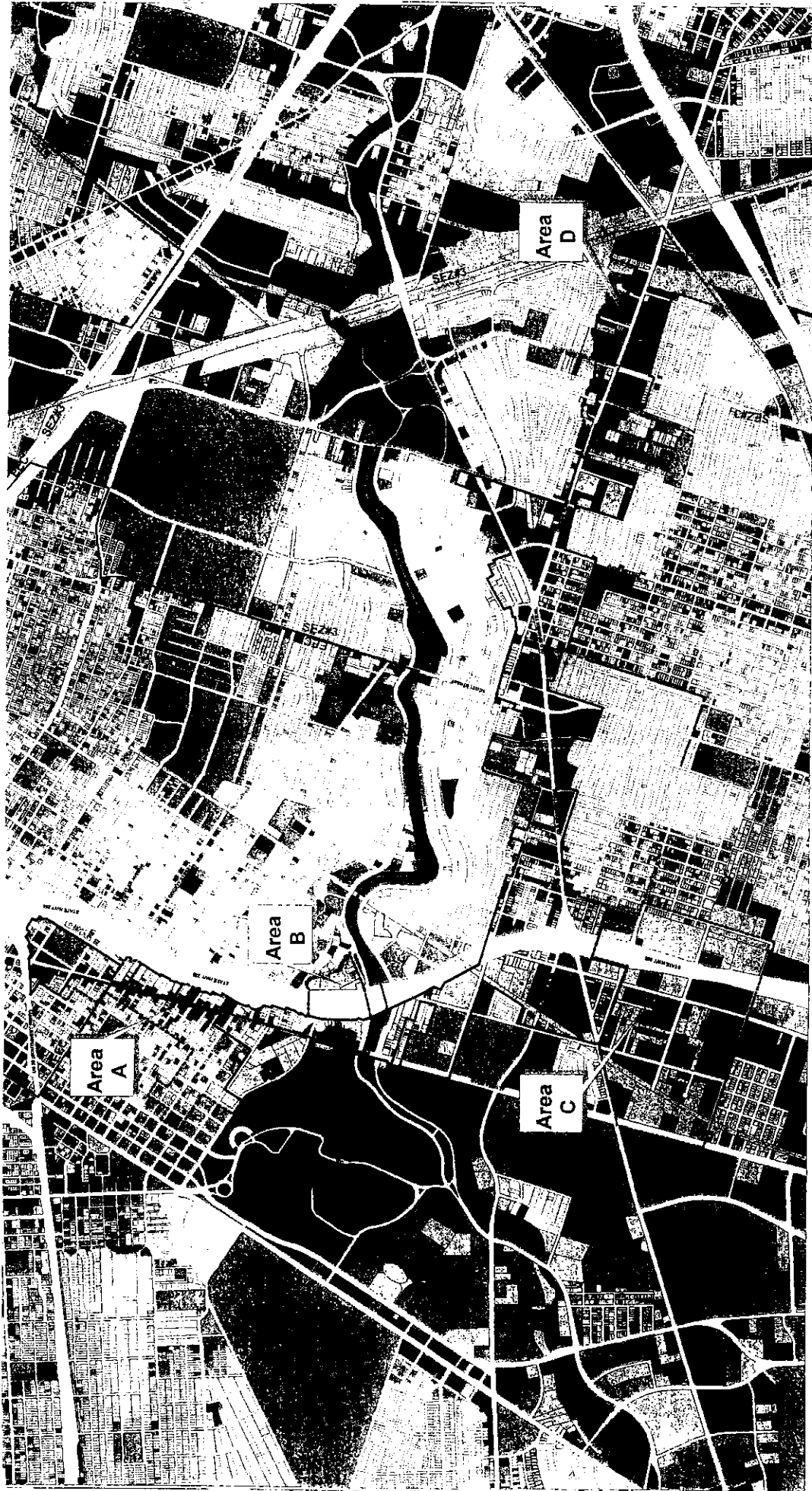
During its 30-year life, the TIRZ expenditures will be funded by tax increment funds, assuming a City tax rate of (\$0.665 per \$100 valuation), Harris County (\$0.42768 per \$100 valuation) and HISD (\$0.96 per \$100 valuation), generated from new projected development or redevelopment activity within the zone. Through an Interlocal Agreement made by and between the City of Houston, HISD, and Reinvestment Zone No. 7, HISD agrees to participate in the Zone for a period not to exceed 30-years. Negotiations with Harris County are still underway to determine if the County will agree to participate in the Zone for the entire 30-year duration. If the City later determines to issue bonds for the TIRZ, additional City Council approval will be necessary.

New projected development or redevelopment activities (Refer to Map 2, Development Opportunities/Future Land Use) will include approximately 1,300 new residential units. Anticipated residential projects include the following:

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

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

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



# OST/ALAMEDA CORRIDORS TIRZ #7 & PROPOSED EXPANSION AREAS (EXISTING LAND USE - MAP 1)



November 2, 1998



- LANDUSE (AS OF 1996)**
- Single-family Residential
  - Multi-family Residential
  - Commercial
  - Office
  - Industrial
  - Public and Institutional
  - Transportation and Utilities
  - Parks and Open Space
  - Undeveloped
  - Agricultural Production
  - Open Water
  - Others (mismatched code)
- Enhanced Enterprise Community**
- State Enterprise Zone #3**



Ost/Alameda TIRZ Boundary  
Proposed Expansion Areas





# OST/ALMEDA CORRIDORS TIRZ #7 & PROPOSED EXPANSION AREAS (FUTURE LAND USE - MAP 2)



November 2, 1998

LANDUSE (AS OF 1996)  
 Ost/Alameda TIRZ Boundary  
 Proposed Expansion Areas

- Single-family Residential
- Multi-family Residential
- Commercial
- Office
- Industrial
- Public and Institutional
- Transportation and Utilities
- Parks and Open Space
- Undeveloped
- Agricultural Production
- Open Water
- Others (mismatched code)
- Enhanced Enterprise Community
- State Enterprise Zone #3



## **Part 2: Project Plan**

The OST/Alameda Corridors TIRZ will provide the financing and management tool necessary for alleviating blight, deteriorated site conditions and obsolete platting existing within the area, and, to encourage the sound growth of residential, commercial, and industrial development within the project area and the city of Houston. The TIRZ Board of Directors has taken significant strides to reverse the deterioration evident along the OST, Alameda, and Griggs Roads corridors.

In 1998, the TIRZ Board of Directors approved a development agreement for West MacGregor Estates (WME). The 60 unit residential development, which is under construction near Charleston and England Street north of OST, is the first major new single family housing project to be developed in the Third Ward and Riverside Terrace area in forty years. The West MacGregor Estates--the first project to be supported by the TIRZ Board of Directors and the Redevelopment Authority--has become a catalyst for renewed development along the OST and Alameda Road commercial corridors. By expanding the boundaries of the existing OST/Alameda Corridors TIRZ, the TIRZ Board of Directors anticipates stimulating new development along the OST, Alameda, and Griggs Road corridors that has been absent for many years.

The amended project plan calls for the development of approximately 1,300 residential units, approximately 172,000 sq. ft. of commercial-retail space, and 225,000 sq. ft. of industrial space that will be carried out over a 30-year period (Refer to Table 3, TIRZ Buildout Scenario, Amended Plan).

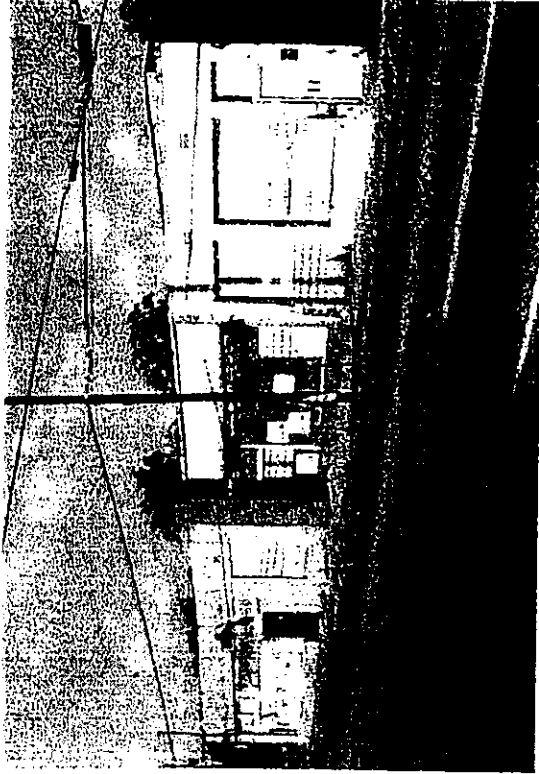
**Proposed Expansion Area Zone Boundaries and Current Site Conditions:** The amended zone boundaries consists of approximately 847 acres extending generally east to west from the western R.O.W. of Alameda Road, along the OST and Griggs corridors and terminating at Mykawa Road (Texas 35). The zone also extends in a general north to south direction, starting at the intersection of Alameda Road and Corder St. and proceeding north along Alameda Road and the Hwy. 288 R.O.W. to the southern R.O.W. line of the SW Frwy. (U.S. Hwy. 59).

The amended project area contains approximately 33 acres of vacant land platted as lots and 227 acres of commercial vacant land. The zone also contains various unsound residential and commercial structures, and vacant industrial buildings. (Refer to Exhibits 1 & 2 for photographs which depict the deteriorated and blighted conditions which are present along the OST, Alameda, and Griggs Road corridors.)

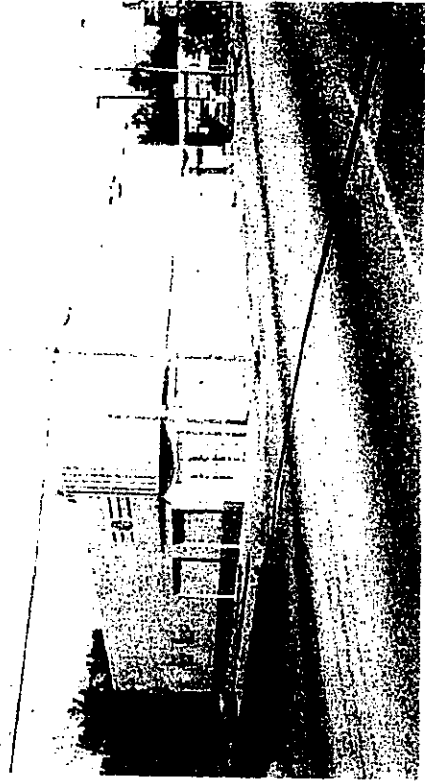
**EXHIBIT 1**



Blighted commercial along Alameda Road.



Blighted commercial on Alameda Road (between Wheeler & Rosewood).

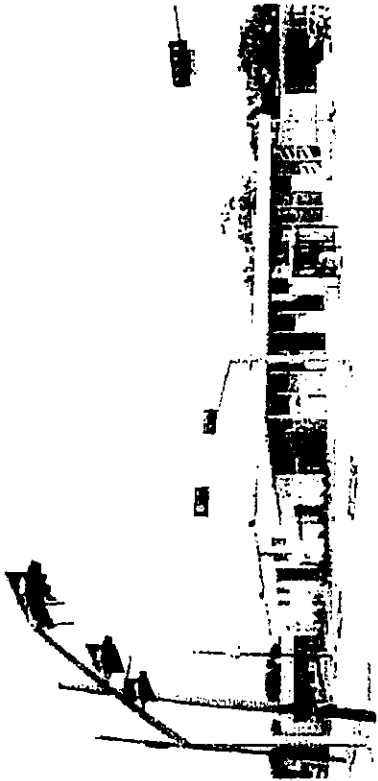


Vacant commercial (art deco) structure on Alameda Road (northwest corner of Oakdale).



Dead end road (Corder Street, east of Ardmore).

**EXHIBIT 2**



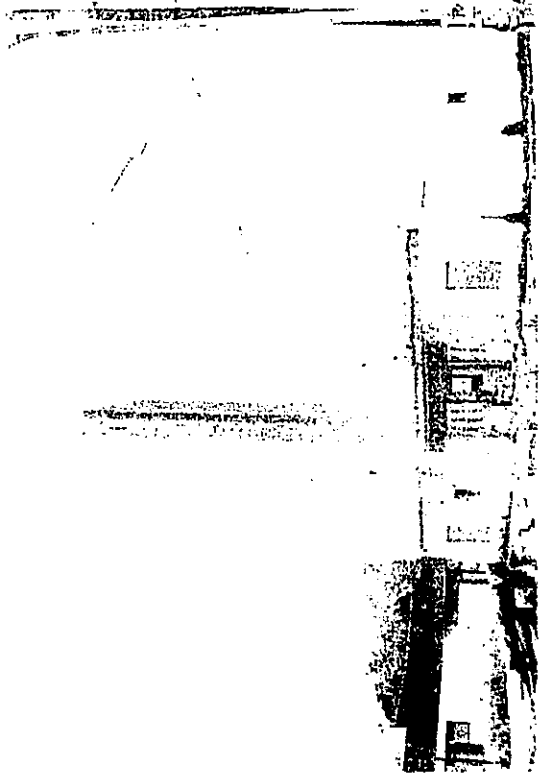
Vacant commercial structure, OST (north view) corner of Del Rio.



Vacant (former motel), OST (north view) corner of LaSalette.



Vacant commercial, OST (north view) near Scott.



Vacant commercial, OST (south view) near Dupont.

**Current Economic Activity:** Between 1992 and 1996, eighty-eight (88) single-family units (\$6.7 million) and 210 multi-family units (\$8.4 million) were constructed in the Third Ward/OST/Alameda Road market area (zip codes 77004 & 77021). None of this new residential construction, however, has occurred within the boundaries of the OST/Alameda Corridors TIRZ. **During the same five-year period, 739 single-family units, and 391 multi-family units have been demolished in both zip codes resulting in a net loss of 832 residential units.** (Refer to Maps 3 & 4 for generalized locations of activity).

<b>OST/ALMEDA/THIRD WARD AREA RESIDENTIAL BUILDING PERMIT ACTIVITY: 1992-1996</b>						
<b>77004 &amp; 77021</b>	<b>1992</b>	<b>1993</b>	<b>1994</b>	<b>1995</b>	<b>1996</b>	<b>TOTAL</b>
SF Units	11	13	14	33	17	88
MF Units	0	0	0	0	210	210
SF-Value (\$Mil.)	\$0.924	\$0.575	\$0.760	\$2.591	\$1.821	\$ 6.671
MF Value (\$Mil.)	\$0	\$0	\$0	\$0	\$8.400	\$ 8.400
SF-Units Demol.	117	225	125	149	123	739
MF-Units Demol.	30	20	15	223	103	391
<b>Net Loss Residential Units</b>						<b>(832)</b>

Much of the commercial and industrial building stock located along the OST and Alameda corridors are vacant or in deteriorated condition. Of the remaining active commercial storefronts located on OST, many are in need of rehabilitation. New retail construction is found near the intersection of Scott St. and OST. Approximately two-years ago, the Renaissance Cooperative—a joint venture between the MacGregor CDC and the Recovery CDC, in partnership with Texas Commerce Bank and H.E.B. Food Stores—redeveloped an existing retail site at the southwest corner of Scott Street and OST. Limited retail improvements are taking place along Alameda Road, particularly near the N. MacGregor, S. MacGregor, Holcombe and OST intersections (e.g., Lubys Cafeteria, Walgreens Drug Store, and a small retail strip center located at 222 S. MacGregor Way).

An analysis of 1990-1996 retail sales for zip codes 77004 & 77021 (OST/Alameda/Third Ward retail trade area) shows that total retail sales for both zip codes, when adjusted for inflation, have declined by 17% within the past 6-years (\$260 million vs. \$216 million). Furthermore, when total retail trade for the trade area is compared to aggregate household income for both zip codes, approximately \$345 million in potential retail sales is leaving the trade area (Refer to Map 5, and Tables 4-5).

Consistent with this underrepresentation of neighborhood retail uses, a preliminary retail market analysis for the OST and Alameda Road trade area (zip codes 77004 and 77021) indicates that the estimated 20,400 households located in the trade area could support an additional 172,000 sq. feet of new retail space, assuming a 25% capture rate of supportable square footage for the trade area (Refer to Tables 6-7).

**Reinvestment Zone Duration:** The TIRZ analysis reflects a 30-year duration.

**Amended Project Plan Objective and Non-Project Costs:** The intent of Reinvestment Zone Seven, also known as the Old Spanish Trail/Alameda Corridors TIRZ, is to encourage investment and stimulate commercial, industrial and residential development along the OST, Alameda Road and Griggs Road corridors that otherwise would not have occurred solely through private development efforts. Furthermore--by including the City of Houston's Palm Center (Houston Small Business Development Corporation, HSBDC) located on Griggs Road & MLK-- the TIRZ project plan will facilitate the implementation of proposed improvements recommended in the HSBDC 1995 Master Plan. These improvements will enable the HSBDC to meet the goals of the center, "stimulating growth and revitalizing communities," and to restore the commercial vitality of the Griggs Road area. In sum, the TIRZ will help finance public and private improvements and services needed to support the revitalization of these three key commercial corridors.

The Amended Project Plan is designed to integrate with a number of recent public improvement efforts and private initiatives, within the TIRZ boundaries, which are already underway.

**Estimated non-project costs for implementation of the project plan include:**

- City of Houston - New Lift Station (\$6.154 million),
- City of Houston - Sanitary Sewer Rehabilitation (\$4.037 million),
- City of Houston - Lift Station Rehabilitation (\$0.250 million)
- City of Houston Wastewater CIP Lift Station and Force Main (\$1.79 million)
- \$ 142 million of private investment reflected in the proposed development plan

**Project Plan Impacts:** No displacement or relocation of residents is anticipated.

**Land Use:** The development scenarios identified on the Development Opportunities/Future Land Use Map are intended to depict potential locations for future land uses, and not as a specific indication of use or restriction.

**Municipal Ordinances:** No changes to city codes or ordinances are contemplated.

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

**Part 3: Reinvestment Zone Financing Plan**

**Project Plan Description:** The base valuation of the original zone is estimated at \$91,881,900. The base valuation of the expansion area is \$76,150,620. The amended project plan (original zone and expansion area) includes \$18.3 million in public improvements to encourage the commercial, industrial and residential revitalization of the zone. Over the 30-year development period, the OST/Alameda Corridors TIRZ is projected to attract \$142,336,220 in new taxable ad valorem valuation, generating a cumulative tax increment of \$65,673,591 (Refer to Table 1).

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

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

	<b><u>Tax Rate/ \$100</u></b>	<b><u>% of Total Tax Rate</u></b>	<b><u>% of Tax Increment Fund</u></b>
City	\$0.665	100%	33%
Harris County	\$0.42768	66%	21%
HISD	\$0.96	69%	46%

**Proposed Public Works/Public Improvements:**

The proposed \$18.3 million of improvements for the amended OST/Alameda Corridors TIRZ No. 7 project plan(Refer to Table 8 for a detailed cost analysis, and Maps 6-8 for the generalized location of proposed improvements) will include the following:

**PROPOSED PUBLIC WORKS IMPROVEMENTS,  
TIRZ NO. 7, AMENDED PLAN  
(ORIGINAL ZONE AND EXPANSION AREA)**

ITEM	ORIGINAL ZONE	EXPANSION AREA	TOTAL PROJECT COSTS
Water Lines	\$307,200	\$126,096	\$433,296
Wastewater Lines	\$498,000	\$291,360	\$789,360
Major Street Re- pairs	\$7,056,000	\$1,767,150	\$8,823,150
Minor Street Re- pairs	\$2,277,000	\$972,840	\$3,249,840
Installation of Sidewalks	\$358,500	\$210,900	\$569,400
Installation of Street Lights	\$196,500	\$50,000	\$246,500
Streetscape Im- provements	\$926,250	\$272,000	\$1,198,250
Miscellaneous Costs (e.g., Land Acquisition, Demolition, Clear- ance, and Envi- ronmental Reme- diation	\$1,500,000	\$1,500,000	\$3,000,000
<b>Total</b>	<b>\$13,119,450</b>	<b>\$5,190,346</b>	<b>\$18,309,796</b>



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

The projected \$65.7 million tax increment, which assumes Harris County and Houston Independent School District participation for a duration of thirty (30) years, is a conservative figure due to the fact that Harris County Appraisal District property reappraisals and any resulting appreciation in property values were ***not*** factored into the tax increment revenue projections.

# APPENDICES

OST/ALMEDA CORRIDORS TIRZ NO. 7 FINANCING ANALYSIS: AMENDED PLAN, ORIGINAL AREA, TABLE 1  
100% Participation of City, County, and HISD @ 0.96 per \$100 of Valuation.

Tax Year	Annual Appraised Value	Captured Appraised Value	RESIDENTIAL		NONRESID.	RESIDENTIAL & NONRESIDENTIAL TOTAL							
			Annual City, Co. Value w/SF Hmstd. Exmpt. 20%	Annual HISD Value w/SF Hmstd. Exmpt. 20%		Annual City, Co. Value	Annual City Tax Increment(w/o) Appreciation	Annual Co. Tax Increment(w/o) Appreciation	Annual HISD Tax Increment(w/o) Appreciation	Total Annual Increment(w/o) Appreciation	Cumulative Tax Increment		
1997	\$97,887,900	Base Year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1998	\$95,152,120	\$3,270,220	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1999	\$95,752,120	\$13,770,220	\$480,000	\$420,000	\$9,900,000	\$21,095	\$13,568	\$30,452	\$30,452	\$65,113	\$65,113		
2000	\$121,752,120	\$39,770,220	\$26,080,000	\$25,760,000	\$9,900,000	\$85,051	\$56,628	\$126,552	\$126,552	\$336,344			
2001	\$125,677,120	\$43,695,220	\$28,520,000	\$27,815,000	\$10,775,000	\$253,184	\$162,829	\$362,425	\$362,425	\$1,114,782			
2002	\$128,727,120	\$46,745,220	\$30,960,000	\$29,880,000	\$10,775,000	\$274,567	\$176,582	\$389,802	\$389,802	\$1,956,793			
2003	\$131,427,120	\$49,445,220	\$33,120,000	\$31,685,000	\$12,025,000	\$290,306	\$186,704	\$409,032	\$409,032	\$2,841,775			
2004	\$159,077,120	\$77,095,220	\$59,040,000	\$57,240,000	\$12,025,000	\$304,239	\$195,685	\$425,654	\$425,654	\$3,767,332			
2005	\$160,277,120	\$78,295,220	\$60,000,000	\$57,975,000	\$12,025,000	\$478,499	\$308,379	\$675,448	\$675,448	\$5,230,659			
2006	\$161,477,120	\$79,495,220	\$60,960,000	\$58,710,000	\$12,025,000	\$485,692	\$312,362	\$682,292	\$682,292	\$6,711,005			
2007	\$163,527,120	\$81,545,220	\$61,000,000	\$59,200,000	\$13,275,000	\$491,884	\$316,344	\$689,137	\$689,137	\$8,208,370			
2008	\$164,327,120	\$82,345,220	\$62,240,000	\$59,690,000	\$13,275,000	\$504,076	\$324,185	\$705,339	\$705,339	\$9,741,971			
2009	\$164,327,120	\$82,345,220	\$62,240,000	\$59,690,000	\$13,275,000	\$508,204	\$326,840	\$709,902	\$709,902	\$11,286,917			
2010	\$165,252,120	\$83,270,220	\$62,240,000	\$59,690,000	\$14,200,000	\$508,204	\$326,840	\$709,902	\$709,902	\$12,831,864			
2011	\$165,252,120	\$83,270,220	\$62,240,000	\$59,690,000	\$14,200,000	\$514,171	\$330,678	\$718,516	\$718,516	\$14,395,228			
2012	\$165,252,120	\$83,270,220	\$62,240,000	\$59,690,000	\$14,200,000	\$514,171	\$330,678	\$718,516	\$718,516	\$15,958,593			
2013	\$165,252,120	\$83,270,220	\$62,240,000	\$59,690,000	\$14,200,000	\$514,171	\$330,678	\$718,516	\$718,516	\$17,521,957			
2014	\$165,252,120	\$83,270,220	\$62,240,000	\$59,690,000	\$14,200,000	\$514,171	\$330,678	\$718,516	\$718,516	\$19,085,321			
2015	\$165,252,120	\$83,270,220	\$62,240,000	\$59,690,000	\$14,200,000	\$514,171	\$330,678	\$718,516	\$718,516	\$20,648,685			
2016	\$165,252,120	\$83,270,220	\$62,240,000	\$59,690,000	\$14,200,000	\$514,171	\$330,678	\$718,516	\$718,516	\$22,212,050			
2017	\$165,252,120	\$83,270,220	\$62,240,000	\$59,690,000	\$14,200,000	\$514,171	\$330,678	\$718,516	\$718,516	\$23,775,414			
2018	\$165,252,120	\$83,270,220	\$62,240,000	\$59,690,000	\$14,200,000	\$514,171	\$330,678	\$718,516	\$718,516	\$25,338,778			
2019	\$165,252,120	\$83,270,220	\$62,240,000	\$59,690,000	\$14,200,000	\$514,171	\$330,678	\$718,516	\$718,516	\$26,902,142			
2020	\$165,252,120	\$83,270,220	\$62,240,000	\$59,690,000	\$14,200,000	\$514,171	\$330,678	\$718,516	\$718,516	\$28,465,507			
2021	\$165,252,120	\$83,270,220	\$62,240,000	\$59,690,000	\$14,200,000	\$514,171	\$330,678	\$718,516	\$718,516	\$30,028,871			
2022	\$165,252,120	\$83,270,220	\$62,240,000	\$59,690,000	\$14,200,000	\$514,171	\$330,678	\$718,516	\$718,516	\$31,592,235			
2023	\$165,252,120	\$83,270,220	\$62,240,000	\$59,690,000	\$14,200,000	\$514,171	\$330,678	\$718,516	\$718,516	\$33,155,600			
2024	\$165,252,120	\$83,270,220	\$62,240,000	\$59,690,000	\$14,200,000	\$514,171	\$330,678	\$718,516	\$718,516	\$34,718,964			
2025	\$165,252,120	\$83,270,220	\$62,240,000	\$59,690,000	\$14,200,000	\$514,171	\$330,678	\$718,516	\$718,516	\$36,282,328			
2026	\$165,252,120	\$83,270,220	\$62,240,000	\$59,690,000	\$14,200,000	\$514,171	\$330,678	\$718,516	\$718,516	\$37,845,692			
2027	\$165,252,120	\$83,270,220	\$62,240,000	\$59,690,000	\$14,200,000	\$514,171	\$330,678	\$718,516	\$718,516	\$39,409,057			
TOTAL						\$12,949,904	\$8,328,443	\$18,130,710	\$18,130,710	\$39,409,057	\$39,409,057		

Note: Harris Co. tax rate does not include Flood Control, Hospital District and School Equalization  
Tax Increment revenue assumes a 97% Tax Collection rate for all jurisdictions. The revenue projection  
assumes a 1-year lag in new value added to the HCAD tax roll, and a 1-year lag in collection.

Assumptions	
City Tax Rate/ \$100:	0.685
County Tax Rate/ \$100:	0.42768
HISD Tax Rate/ \$100:	0.900
Appreciation Rate/Year	0.0%
TIRZ Base Valuation	\$91,881,900
Tax Collection Rate	97%

**OST/ALMEDA CORRIDORS TIRZ NO. 7 FINANCING ANALYSIS: AMENDED PLAN, EXPANSION AREA, TABLE 2**  
 100% Participation of City, County, and HISD @ 0.96 per \$100 of Valuation.

Tax Year Jan. 1	RESIDENTIAL			NONRESID.			RESIDENTIAL & NONRESIDENTIAL TOTAL					
	Annual Appraised Value	Annual City, Co. Value w/SF Hmstd. Exmpt. 20%	Annual HISD Value w/SF Hmstd. Exmpt. 20%	Annual City, Co. Value	Annual HISD Value	Annual City Tax Increment(w/e) Appreciation	Annual Co. Tax Increment(w/e) Appreciation	Annual HISD Tax Increment(w/e) Appreciation	Annual Total Annual Increment(w/e) Appreciation	Annual Total Annual Increment(w/e) Appreciation	Cumulative Tax Increment	
1998	\$76,150,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1999	\$76,150,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2000	\$86,130,820	\$7,984,000	\$7,069,000	\$9,980,000	\$875,000	\$51,501	\$33,122	\$65,627	\$150,449	\$150,449	\$150,449	
2001	\$120,911,620	\$40,052,000	\$38,297,000	\$44,781,000	\$875,000	\$264,000	\$169,785	\$364,770	\$798,555	\$949,004	\$949,004	
2002	\$125,611,620	\$49,461,000	\$41,607,000	\$53,841,000	\$875,000	\$288,253	\$185,384	\$395,592	\$869,230	\$1,818,233	\$1,818,233	
2003	\$129,991,620	\$47,316,000	\$44,891,000	\$53,841,000	\$2,125,000	\$310,856	\$199,920	\$424,311	\$935,087	\$2,753,320	\$2,753,320	
2004	\$133,041,620	\$48,756,000	\$45,951,000	\$56,891,000	\$2,125,000	\$328,208	\$211,080	\$447,684	\$986,971	\$3,740,291	\$3,740,291	
2005	\$133,041,620	\$48,756,000	\$45,951,000	\$56,891,000	\$2,125,000	\$328,208	\$211,080	\$447,684	\$986,971	\$4,727,283	\$4,727,283	
2006	\$133,041,620	\$48,756,000	\$45,951,000	\$56,891,000	\$3,375,000	\$328,208	\$211,080	\$447,684	\$986,971	\$5,714,234	\$5,714,234	
2007	\$134,291,620	\$48,756,000	\$45,951,000	\$58,141,000	\$3,375,000	\$336,271	\$216,265	\$459,324	\$1,011,860	\$6,726,094	\$6,726,094	
2008	\$134,291,620	\$48,756,000	\$45,951,000	\$58,141,000	\$3,375,000	\$336,271	\$216,265	\$459,324	\$1,011,860	\$7,737,954	\$7,737,954	
2009	\$134,291,620	\$48,756,000	\$45,951,000	\$58,141,000	\$4,300,000	\$336,271	\$216,265	\$459,324	\$1,011,860	\$8,749,814	\$8,749,814	
2010	\$135,216,620	\$48,756,000	\$45,951,000	\$59,066,000	\$4,300,000	\$342,238	\$220,103	\$467,937	\$1,030,278	\$9,780,091	\$9,780,091	
2011	\$135,216,620	\$48,756,000	\$45,951,000	\$59,066,000	\$4,300,000	\$342,238	\$220,103	\$467,937	\$1,030,278	\$10,810,369	\$10,810,369	
2012	\$135,216,620	\$48,756,000	\$45,951,000	\$59,066,000	\$4,300,000	\$342,238	\$220,103	\$467,937	\$1,030,278	\$11,840,647	\$11,840,647	
2013	\$135,216,620	\$48,756,000	\$45,951,000	\$59,066,000	\$4,300,000	\$342,238	\$220,103	\$467,937	\$1,030,278	\$12,870,924	\$12,870,924	
2014	\$135,216,620	\$48,756,000	\$45,951,000	\$59,066,000	\$4,300,000	\$342,238	\$220,103	\$467,937	\$1,030,278	\$13,901,202	\$13,901,202	
2015	\$135,216,620	\$48,756,000	\$45,951,000	\$59,066,000	\$4,300,000	\$342,238	\$220,103	\$467,937	\$1,030,278	\$14,931,480	\$14,931,480	
2016	\$135,216,620	\$48,756,000	\$45,951,000	\$59,066,000	\$4,300,000	\$342,238	\$220,103	\$467,937	\$1,030,278	\$15,961,757	\$15,961,757	
2017	\$135,216,620	\$48,756,000	\$45,951,000	\$59,066,000	\$4,300,000	\$342,238	\$220,103	\$467,937	\$1,030,278	\$16,992,035	\$16,992,035	
2018	\$135,216,620	\$48,756,000	\$45,951,000	\$59,066,000	\$4,300,000	\$342,238	\$220,103	\$467,937	\$1,030,278	\$18,022,313	\$18,022,313	
2019	\$135,216,620	\$48,756,000	\$45,951,000	\$59,066,000	\$4,300,000	\$342,238	\$220,103	\$467,937	\$1,030,278	\$19,052,590	\$19,052,590	
2020	\$135,216,620	\$48,756,000	\$45,951,000	\$59,066,000	\$4,300,000	\$342,238	\$220,103	\$467,937	\$1,030,278	\$20,082,868	\$20,082,868	
2021	\$135,216,620	\$48,756,000	\$45,951,000	\$59,066,000	\$4,300,000	\$342,238	\$220,103	\$467,937	\$1,030,278	\$21,113,146	\$21,113,146	
2022	\$135,216,620	\$48,756,000	\$45,951,000	\$59,066,000	\$4,300,000	\$342,238	\$220,103	\$467,937	\$1,030,278	\$22,143,423	\$22,143,423	
2023	\$135,216,620	\$48,756,000	\$45,951,000	\$59,066,000	\$4,300,000	\$342,238	\$220,103	\$467,937	\$1,030,278	\$23,173,701	\$23,173,701	
2024	\$135,216,620	\$48,756,000	\$45,951,000	\$59,066,000	\$4,300,000	\$342,238	\$220,103	\$467,937	\$1,030,278	\$24,203,978	\$24,203,978	
2025	\$135,216,620	\$48,756,000	\$45,951,000	\$59,066,000	\$4,300,000	\$342,238	\$220,103	\$467,937	\$1,030,278	\$25,234,256	\$25,234,256	
2026	\$135,216,620	\$48,756,000	\$45,951,000	\$59,066,000	\$4,300,000	\$342,238	\$220,103	\$467,937	\$1,030,278	\$26,264,534	\$26,264,534	
2027	\$135,216,620	\$48,756,000	\$45,951,000	\$59,066,000	\$4,300,000	\$342,238	\$220,103	\$467,937	\$1,030,278	\$27,294,812	\$27,294,812	
TOTAL						\$8,726,088	\$5,611,990	\$11,926,456	\$26,264,534	\$26,264,534		

Note: Harris Co. tax rate does not include Flood Control, Hospital District and School Equalization  
 Tax Increment revenue assumes a 97% Tax Collection rate for all jurisdictions. The revenue projection  
 assumes a 1-year lag in new value added to the HICAD tax roll, and a 1-year lag in collection.

City Tax Rate/ \$100: 0.665  
 County Tax Rate/ \$100: 0.42768  
 HISD Tax Rate/ \$100: 0.960  
 Appreciation Rate/Year: 0.0%  
 TIRZ Base Valuation: \$76,150,620  
 Tax Collection Rate: 97%

Assumptions

# OST/ALMEDA CORRIDORS TAX INCREMENT REINVESTMENT ZONE

Buildout Scenario: Amended Plan, Table 3

Description	Value	1998		1999		2000		2001		2002		2003		2004		2005		2006		2007	
		Value (\$M)	Construction	Value (\$M)	Construction	Value (\$M)	Construction	Value (\$M)	Construction	Value (\$M)	Construction	Value (\$M)	Construction	Value (\$M)	Construction	Value (\$M)	Construction	Value (\$M)	Construction	Value (\$M)	Construction
Single Family	\$150,000	\$0.600	4	\$2,260	16	\$3,150	21	\$3,760	26	\$3,000	20	\$3,000	20	\$1,200	15	\$1,200	15	\$0.800	10	\$0.800	10
Single Family	\$160,000			\$4,000	26	\$3,200	20	\$3,200	20	\$2,880	18	\$2,880	18								
Single Family	\$170,000			\$4,930	28	\$4,930	28	\$0.800	10	\$0.800	15	\$1,200	15	\$1,200	15	\$1,200	15	\$0.800	10	\$0.800	10
Single Family	\$80,000			\$0.800	10	\$0.800	10	\$0.800	10	\$0.800	15	\$1,200	15	\$1,200	15	\$1,200	15	\$0.800	10	\$0.800	10
Multi-Family	\$80,000			\$24,000	300																
Multi-Family	\$74,000					\$24,716	334														
Retail/Sq. ft.	\$50					\$1,750	35,000														
Industrial/Sq. ft.	\$44					\$9,800	226,000														
<b>Total</b>						\$36,880		\$7,750		\$7,080		\$30,700		\$1,200		\$1,200		\$2,500		\$3,300	\$0.800

Description	Value	2008		2009		2010		2011		2012		2013		2014		2015		2016		2017	
		Value (\$M)	Construction	Value (\$M)	Construction	Value (\$M)	Construction	Value (\$M)	Construction	Value (\$M)	Construction	Value (\$M)	Construction	Value (\$M)	Construction	Value (\$M)	Construction	Value (\$M)	Construction	Value (\$M)	Construction
Retail/Sq. ft.				\$1,850	37,000																
<b>Total</b>																					

*Note: TIRZ buildout scenario reflects commencement of construction.*

**TABLE 4**  
**OST/ALMEDA/THIRD WARD AREA RETAIL TRADE SALES ACTIVITY**  
**Zip Codes 77004 & 77021**

	<b>(1996 REAL DOLLARS)</b>			<b>NO. OF RETAIL OUTLETS</b>		
	<b>1990</b>	<b>1996 (*Est.)</b>	<b>%Change</b>	<b>1990</b>	<b>1996 (*Est.)</b>	<b>%Change</b>
77004	\$118,792,943	\$128,236,240	7.9%	352	322	-8.5%
77021	\$141,644,544	\$87,302,485	-38.4%	284	269	-5.3%
<b>3rd Ward Area</b>	<b>\$260,437,487</b>	<b>\$215,538,725</b>	<b>-17.2%</b>	<b>636</b>	<b>591</b>	<b>-7.1%</b>
<b>City of Houston</b>	<b>\$21,883,010,170</b>	<b>\$25,368,268,644</b>	<b>15.9%</b>	<b>24,251</b>	<b>24,386</b>	<b>0.6%</b>
<b>3rd Ward</b>						
<b>% Of City Total</b>	<b>1.2%</b>	<b>0.8%</b>	<b>-28.6%</b>	<b>2.6%</b>	<b>2.4%</b>	<b>-7.6%</b>
<b>1996 Preliminary Retail Gap Analysis</b>						
<b>(Sales vs. Aggregate Income)</b>		<b>(\$344,636,524)</b>				
<p>Note: Sales Figures represent Retail Trade SIC category only.  Source: State of Texas Comptroller's Office</p>						

	<b>*1996 (Estimated)</b>	<b>*1996 (Estimated)</b>
<b>Third Ward Area (1996 Real Dollars)</b>	<b>No. of</b>	<b>Third Ward Area Total Income</b>
<b>1997 Estim. Aggregate HH Income</b>	<b>Households</b>	<b>(Purchasing Power)</b>
77004	11,590	\$560,175,249
77021	8,786	
<b>TOTAL</b>	<b>20,376</b>	

Source: U.S. Census Bureau

1996 projected HH's assumes a 1% per year growth rate between 1990-96.

**TABLE 5: RETAIL SALES BY CATEGORY - OST/ALMEDA/THIRD WARD AREA**

CATEGORIES	1990		1996		EST. 1996		AREA		77004		77021		77004		77021		AREA		NET CHANGE		NET CHANGE	
	77004	%	77021	%	77004	%	77021	%	TOTAL	%	TOTAL	%	77004	%	77021	%	TOTAL	%	1990-96	%	1990-96	%
	(\$ MILLIONS: 1996 REAL DOLLARS)																					
Bldg. Materials			\$10,805	7.6%	\$10,805	4.1%			\$9,348	10.6%	\$9,348	4.3%					\$9,348	4.3%				
General Merchan.			\$0,644	0.5%	\$0,644	0.2%			\$1,996	2.3%	\$1,996	0.9%					\$1,996	0.9%				
Food Stores	\$42,327	35.6%	\$39,615	28.0%	\$81,942	31.5%	\$33,442	25.9%	\$20,487	23.3%	\$53,929	24.8%	\$6,258	4.8%	\$11,691	13.3%	\$17,949	8.3%	\$8,885		\$19,128	
Automotive	\$12,435	10.5%	\$43,719	30.9%	\$56,153	21.6%	\$2,365	1.8%	\$5,059	5.7%	\$7,424	3.4%	\$6,177				\$7,424	3.4%	\$6,177		\$32,028	
Clothing	\$1,836	1.5%	\$1,973	1.4%	\$3,809	1.5%	\$5,030	3.9%	\$7,952	9.0%	\$12,982	6.0%	\$0,529				\$12,982	6.0%	\$0,529		\$3,086	
Home Furnishings	\$2,576	2.2%	\$1,213	0.9%	\$3,789	1.5%	\$24,336	18.8%	\$10,440	11.9%	\$34,776	16.0%	\$2,454				\$34,776	16.0%	\$2,454		\$6,739	
Restaurants	\$24,844	20.9%	\$13,721	9.7%	\$38,565	14.8%			\$9,562	10.9%	\$9,562	4.4%					\$9,562	4.4%				
Drug Stores			\$6,334	4.5%	\$6,334	2.4%																
Liquor Stores	\$7,424	6.2%	\$2,203	1.6%	\$9,627	3.7%	\$6,756	5.2%	\$1,186	1.3%	\$7,942	3.7%					\$7,942	3.7%				
Miscellaneous	\$24,913	21.0%	\$19,423	13.7%	\$44,336	17.0%	\$43,769	33.9%	\$10,307	11.7%	\$54,076	24.9%	\$18,856				\$54,076	24.9%	\$18,856		\$9,116	
<b>TOTAL</b>	<b>\$118,793</b>	<b>97.9%</b>	<b>\$141,645</b>	<b>100.0%</b>	<b>\$260,438</b>	<b>100.0%</b>	<b>\$129,150</b>	<b>94.4%</b>	<b>\$98,017</b>	<b>100.0%</b>	<b>\$217,167</b>	<b>100.0%</b>	<b>\$10,357</b>				<b>\$217,167</b>	<b>100.0%</b>	<b>\$10,357</b>		<b>\$53,628</b>	

**TABLE 6**

OST CORRIDOR NEIGHBORHOOD RETAIL SERVICES ANALYSIS				ALMEDA CORRIDOR NEIGHBORHOOD RETAIL SERVICES ANALYSIS			
NEW RETAIL PROJECTS				NEW RETAIL PROJECTS			
Address	Name	Type	Sq Ft	Address	Name	Type	Sq Ft
6102 Scott	H.E.B. Pantry Store	Supermarket	26,000	2400 S MacGregor Way	Luby's Cafeteria	Cafeteria	19,800
6118 Scott	Renaissance Center	Retail Multi-Tenant(Rmnd)	26,000	7500 Alameda	Ruby's Food Store	Convenience Store	4,000
4303 OST	Nassif Chevron	Gas Station/Conven Mkt	3,200	6019 Alameda	Zeba Enterprises	Convenience Store	3,600
		TOTAL	55,200	2222 S MacGregor Way	Happy Dale Enterprises	Retail Center	2,699
				6910 Alameda	Amelang Partners	Retail Center	19,600
					TOTAL		49,699
		<b>EXISTING RETAIL SQUARE FOOTAGE</b>			<b>EXISTING RETAIL SQUARE FOOTAGE</b>		
6045 Scott	Eckerd's Drugs	Drug Store	8,830	1990 OST	Kroger's	Supermarket	51,000
4616 OST	Whataburger	Fast Food	2,546	5202 Alameda	Walgreen's	Drug Store	13,000
3820 OST	McDonald's	Fast Food	3,531	4320 Alameda	Son Nguyen	Fast Food	1,300
3619 OST	Kentucky Fried Chicken	Fast Food	2,274	3211 Holcombe Blvd	Daniel Wolfe	Fast Food	2,500
4575 Griggs	Church's Fried Chicken	Fast Food	1,176	2335 Alameda	Roselyn Phillips	Restaurant	2,335
3102 OST	Bob's Steak House	Restaurant	5,400		(Tenants- Mrs. Bakers Donuts, Charles Car Donuts)		
3822 OST	Exxon	Gas Station	2,400	5404 Alameda	Rose Sampson	Restaurant & Multi-tenant	8,135
4310 OST	Diamond Shamock	Gas Station	900		(Tenants-Green's Barbeque, Black Art Gallery, Black Heritage Gallery)		
4529 OST	Shell Oil	Gas Station	1,412	2100 Binz	Chevron	Gas Station	2,360
3161 OST	Stop N Go	Convenience Store	2,500	2111 Southmore	Exxon	Gas Station	1,825
4702 Griggs	Good Land II Corp	Strip Shopping Centers	9,420	5424 Alameda	Tran Hoan & Helen Vui	Convenience Store	2,080
		(Tenants-Goodland N 2 Washateria, Roselyn's Nails)		4310 Alameda	Riverside Animal Hospital	Retail Single Occupancy	6,875
4433 Griggs	Weingarten Realty	Strip Shopping Center	13,944	4100 Alameda	Weingarten Realty	Retail Multi-Occupancy	31,300
		(Tenants-Dollar Emporium, Triple Fashions)			(Tenants-Family Dollar Store, Zakoil International)		
4427 Griggs	Weingarten Realty	Strip Shopping Center	35,545	3200 Holcombe Blvd	Sun Development	Retail Multi-Occupancy	12,750
		(Tenants-Wyatts Cafeteria, Western Auto, Bert Wheelers Liquors, Jean City USA)			TOTAL		135,460
4405 Griggs	Weingarten Realty	Retail Single Occupancy	3,053		<b>NEW &amp; EXISTING SQUARE FOOTAGE</b>		<b>185,159</b>
		(Tenant-Payless Shoes)					
Cullen & Griggs	Weingarten Realty	Retail Single Occupancy	30,688				
		(Tenant-Weiner's Outlet Store)					
Scott & OST	OST #2 It Venture	Retail Single Occupancy	6,875				
		(Tenant-Blockbuster's Video)					
6402 Tierwester	Tierwester Center	Retail Multi-Occupancy	2,880				
4502 Griggs	Chief Auto Parts	Auto Parts Stores	3,676				
3596 OST	Hi-Lo Auto Supply	Auto Parts Stores	9,282				
4545 Griggs	Autozone	Auto Parts Stores	6,306				
		TOTAL	152,638				
		<b>NEW &amp; EXISTING SQUARE FOOTAGE</b>	<b>207,838</b>				
* Table does not include all existing retail square footage located in the OST Corridor.							

\* Table does not include all existing retail square footage located in the Alameda Corridor.





**TABLE 8: Amended Project & Financing Plan, Estimates for Infrastructure Improvements**

ITEM	TOTAL COST
Major St. Repairs	28010 LF \$8,823,150
Minor St. Repairs	29544 LF \$3,249,840
Sidewalks	37960 LF \$569,400
Street Lights w/ c	11 \$38,500
Street Lights w/o c	104 \$208,000
Street Scape	N/A \$1,198,250
Water	18054 LF \$433,296
Wastewater	13156 LF \$789,360
Miscellaneous	N/A \$3,000,000
Land Acquisition	
Demolition	
Clearance	
Environmental Remediation	
<b>GRAND TOTAL</b>	<b>\$18,309,796</b>

**MAJOR STREET CONSTRUCTION/RECONSTRUCTION (Resurfacing, drainage, sidewalks, minor utility realignment, street light conduits)**

Street Name	Linear Ft	Cost per LF	Total Cost	Description
Allegheny	2,400	\$315	\$756,000	Daphne to Tampa
Alameda	2,800	\$315	\$882,000	Dixie to S. MacGregor
Conley	1,000	\$315	\$315,000	Porter to OST
Dixie	2,400	\$315	\$756,000	Alameda to 288
Eastwood	800	\$315	\$252,000	Dixie to Griggs
England	1,200	\$315	\$378,000	Porter to OST
Foster	800	\$315	\$252,000	Dixie to Griggs
Glen Cove	1,000	\$315	\$315,000	England to Cullen
Goforth	800	\$315	\$252,000	Dixie to Griggs
Grand Boulevard	3,900	\$315	\$1,228,500	OST to 288
Illinois	600	\$315	\$189,000	OST to Dixie
New Street 1	1,100	\$315	\$346,500	Tierwester to Tierwester
New Street 2	900	\$315	\$283,500	England to Cullen
Peerless	900	\$315	\$283,500	OST to Dixie
St. Augustine	900	\$315	\$283,500	Porter to OST
Sidney	900	\$315	\$283,500	Porter to Dixie, DuPont to Griggs
<b>Original Zone</b>	<b>22,400</b>	<b>\$315</b>	<b>\$7,056,000</b>	

**MAJOR STREET CONSTRUCTION/RECONST. (Resurfacing, drainage, sidewalks, minor utility realignment, street light conduits)**

Street Name	Linear Feet	Cost per LF	Total Cost	Description
Allegheny	594	\$315	\$187,110	TIRZ Boundary - Yellowstone
Cordor	3,300	\$315	\$1,039,500	Alameda - Ardmore
Alice	1,716	\$315	\$540,540	Grand - Ardmore

Expansion Area (A-D)	5,510	\$315	\$1,767,150
Amended Total	28,010	\$315	\$8,823,150

**MINOR STREET REPAIRS (Resurfacing)**

Street Name	Linear Ft	Cost per LF	Total Cost	Description
Alameda	12,000	\$110	\$1,320,000	MacGregor to US 59
Chenevert	700	\$110	\$77,000	Wheeler to Cieburne
Dixie	1,800	\$110	\$198,000	SH 288 to Del Rio
Ewing	1,500	\$110	\$165,000	Jackson to Alameda
Hermann	1,800	\$110	\$198,000	Jackson to SH288
Jackson	300	\$110	\$33,000	Hermann to Ewing
Oakdale	300	\$110	\$33,000	Alameda to SH288
Rosedale	300	\$110	\$33,000	Alameda to SH288
Tienwester	1,500	\$110	\$165,000	OST to Griggs
Wheeler	500	\$110	\$55,000	Alameda to SH288
Original Zone	20,700	\$110	\$2,277,000	

**MINOR STREET REPAIRS (Resurfacing)**

Street Name	Linear Feet	Cost per LF	Total Cost	Description
Grand	2,442	\$110	\$268,620	OST - Cordor
Pearless	1,254	\$110	\$137,940	Yellowstone - Alice
Ardmore	2,442	\$110	\$268,620	Yellowstone - Cordor
Ewing	264	\$110	\$29,040	Crawford - Jackson
Ardmore	2,442	\$110	\$268,620	Yellowstone - Cordor
Expansion Area (A-D)	8,844	\$110	\$972,840	
Amended Total	29,544	\$110	\$3,249,840	

**SIDEWALKS**

Street Name	Linear Ft	Cost per LF	Total Cost	Description
Conley	2,000	\$15	\$30,000	Both sides from Porter to OST
Cullen	800	\$15	\$12,000	One side from Dixie to Griggs
Dixie	800	\$15	\$12,000	Both sides from St. Augustine to Cullen
DuPont	2,700	\$15	\$40,500	Both sides from OST to Cullen
Eastwood	1,600	\$15	\$24,000	Both sides from Dixie to Griggs
England	2,400	\$15	\$36,000	Both sides from Porter to OST
Ewing	1,500	\$15	\$22,500	Both sides from Jackson to Alameda
Foster	1,600	\$15	\$24,000	Both sides from Dixie to Griggs
Goforth	1,600	\$15	\$24,000	Both sides from Dixie to Griggs
Griggs	3,000	\$15	\$45,000	Both sides Tienwester to Scott
Kellon	700	\$15	\$10,500	Both sides from Bowling Green to Allegheny
Kilgore	700	\$15	\$10,500	Both sides from Bowling Green to Allegheny
Natchez	700	\$15	\$10,500	Both sides from Bowling Green to Allegheny
Sidney	2,000	\$15	\$30,000	Both sides from Dixie-Griggs, one side from Porter-Dixie
St. Augustine	1,800	\$15	\$27,000	Both sides from Porter to OST
Original Zone	23,900	\$15	\$358,500	

**SIDEWALKS**

Street Name	Linear Feet	Cost per LF	Total Cost	Description
Grand	2,442	\$15	\$36,630	OST - Cordor
Cordor	3,300	\$15	\$49,500	Alameda - Ardmore
Ardmore	2,442	\$15	\$36,630	Yellowstone - Cordor
Alice	1,716	\$15	\$25,740	Grand - Ardmore

Griggs	3,500	\$15	\$52,500	MLK - Mykawa
Beekman	660	\$15	\$9,900	Griggs - Browncroft
<b>Expansion Area (A-D)</b>	<b>14,060</b>	<b>\$15</b>	<b>\$210,900</b>	
<b>Amended Total</b>	<b>37,960</b>	<b>\$15</b>	<b>\$569,400</b>	

**STREET LIGHTS (with conduits)**

Street Name	Quantity	Cost per Item	Total Cost	Description
Charleston	3	\$3,500	\$10,500	England to Cullen
England	2	\$3,500	\$7,000	Charleston to OST
Keilton	2	\$3,500	\$7,000	Bowling Green to Allegheny
Kilgore	2	\$3,500	\$7,000	Bowling Green to Allegheny
Natchez	2	\$3,500	\$7,000	Bowling Green to Allegheny
<b>Original Zone</b>	<b>11</b>	<b>\$3,500</b>	<b>\$38,500</b>	
<b>Amended Total</b>	<b>11</b>	<b>\$3,500</b>	<b>\$38,500</b>	

**STREET LIGHTS (without conduits)**

Street Name	Quantity	Cost per Item	Total Cost	Description
Allegheny	8	\$2,000	\$16,000	Daphne to Tampa
Alameda	9	\$2,000	\$18,000	Dixie to S. MacGregor
Calhoun	3	\$2,000	\$6,000	Dixie to Griggs
Conley	4	\$2,000	\$8,000	Porter to OST
Dixie	8	\$2,000	\$16,000	Alameda to 288
Eastwood	3	\$2,000	\$6,000	Dixie to Griggs
England	4	\$2,000	\$8,000	Porter to OST
Foster	3	\$2,000	\$6,000	Dixie to Griggs
Glen Cove	3	\$2,000	\$6,000	England to Cullen
Goforth	3	\$2,000	\$6,000	Dixie to Griggs
Grand Boulevard	13	\$2,000	\$26,000	OST to 288
Illinois	2	\$2,000	\$4,000	OST to Dixie
New Street 1	4	\$2,000	\$8,000	Tierwester to Tierwester
New Street 2	3	\$2,000	\$6,000	England to Cullen
Peerless	3	\$2,000	\$6,000	OST to Dixie
St. Augustine	3	\$2,000	\$6,000	Porter to OST
Sidney	3	\$2,000	\$6,000	Porter to Dixie, DuPont to Griggs
<b>Original Zone</b>	<b>79</b>	<b>\$2,000</b>	<b>\$158,000</b>	
<b>Amended Total</b>	<b>79</b>	<b>\$2,000</b>	<b>\$158,000</b>	

**STREET LIGHTS (without conduits)**

Street Name	Quantity	Cost per Item	Total Cost	Description
Alameda	2	\$2,000	\$4,000	OST - Cordor
MacGregor Way	2	\$2,000	\$4,000	288 - No. MacGregor Dr.
Grand	3	\$2,000	\$6,000	OST - Cordor
Cordor	4	\$2,000	\$8,000	Alameda - Ardmore
Ardmore	3	\$2,000	\$6,000	Yellowstone - Cordor
Alice	2	\$2,000	\$4,000	Grand - Ardmore
Griggs	7	\$2,000	\$14,000	Grace - Mykawa
MLK	2	\$2,000	\$4,000	Griggs - Browncroft
<b>Expansion Area (A-D)</b>	<b>25</b>	<b>\$2,000</b>	<b>\$50,000</b>	
<b>Amended Total</b>	<b>104</b>	<b>\$2,000</b>	<b>\$208,000</b>	

**STREET SCAPE**

Item	Quantity	Cost per Item	Total Cost	Description

Benches	67	\$1,000	\$67,000	2 per 500 ft along OST and Griggs
Benches	48	\$1,000	\$48,000	2 per 500 ft along Alameda
Gateway	5	\$25,000	\$125,000	Located at OST/288, OST/Calhoun, Griggs/Milart, Alameda/US 59
Irrigation	1	\$256,000	\$256,000	50,000 Lineal feet along OST, Griggs and their esplanades
Irrigation	1	\$64,000	\$64,000	12,000 LF along Alameda
Plantings	34	\$1,000	\$34,000	At both sides of each curb cut in an esplanade and at major along OST, Griggs, and Alameda
Trash Containers	67	\$750	\$50,250	2 per 500 ft along OST and Griggs
Trash Containers	48	\$750	\$36,000	2 per 500 ft along Alameda
Trees	750	\$300	\$225,000	50,000 Lineal feet @ 70 ft spacing between trees along OST, their esplanades
Trees	70	\$300	\$21,000	12,000 LF @ 150 ft spacing between trees along Alameda
<b>Original Zone</b>			<b>\$926,250</b>	

STREET SCAPE	Street Name	Quantity	Cost per Item	Total Cost	Description
	No. MacGregor Dr	1	\$25,000	\$25,000	Landscaped Gateway & No MacGregor & 288
	Alameda	1	\$25,000	\$25,000	Landscaped Gateway & Alameda & OST
	Griggs	1	\$25,000	\$25,000	Landscaped Gateway & Griggs & MLK
	Griggs	1	\$25,000	\$25,000	Landscaped Gateway & Griggs & Mykawa
	Palm Center-Griggs	1	N/A	\$100,000	Griggs Road Bus Turnout
	Griggs	12	\$6,000	\$72,000	Griggs Road Bus Shelters
	Expansion Area (A-D)			\$272,000	
	<b>Amended Total</b>			<b>\$1,198,250</b>	

WATER LINES (6-8")	Street Name	Linear Ft	Cost per LF	Total Cost	Description
	Allegheny	1,100	\$24	\$26,400	OST to Dixie
	Arbor	300	\$24	\$7,200	Alameda to Chenevert
	Binz	400	\$24	\$9,600	Alameda to Chartres
	Calumet	300	\$24	\$7,200	Alameda to Chartres
	Chartres	2,200	\$24	\$52,800	Cleburne to Blodgett
	Chenevert	200	\$24	\$4,800	US59 to Cleburne
	Culberson	500	\$24	\$12,000	OST to Tampa
	Ewing	300	\$24	\$7,200	Alameda to SH 288
	Glen Cove	1,000	\$24	\$24,000	England to Cullen
	Hermann	300	\$24	\$7,200	Alameda to SH 288
	Kelton	700	\$24	\$16,800	Bowling Green to Allegheny
	Kilgore	700	\$24	\$16,800	Bowling Green to Allegheny
	Natchaz	700	\$24	\$16,800	Bowling Green to Allegheny
	New Street 1	1,100	\$24	\$26,400	Tierwester to Tierwester
	New Street 2	900	\$24	\$21,600	England to Cullen
	OST	300	\$24	\$7,200	Del Rio to Burkett
	S. MacGregor Way	1,100	\$24	\$26,400	Alameda to SH 288
	Tierwester	700	\$24	\$16,800	Dixie to Ozark
	<b>Original Zone</b>	<b>12,800</b>	<b>\$24</b>	<b>\$307,200</b>	

WATER LINES (6-8")	Street Name	Linear Feet	Cost per LF	Total Cost	Description
	Pearless	1,254	\$24	\$30,096	Alice - Cordar

Jackson	700	\$24	\$16,800	Hermann - Binz
Crawford	1,320	\$24	\$31,680	Hermann - Calumet
LaBranch	660	\$24	\$15,840	Calumet - Oakdale
OST	1,320	\$24	\$31,680	Burgess - Grand
<b>Expansion Area (A-D)</b>	<b>5,254</b>	<b>\$24</b>	<b>\$126,096</b>	
<b>Amended Total</b>	<b>18,054</b>	<b>\$24</b>	<b>\$433,296</b>	

**WASTEWATER LINES (including manholes)**

Street Name	Linear Ft	Cost per LF	Total Cost	Description
Glen Cove	1,000	\$60	\$60,000	England to Cullen
New Street 1	1,100	\$60	\$66,000	Tierwester to Tierwester
Off-site Wastewater Ext. (x. 5)	5,300	\$30	\$159,000	England to MLK
New Street 2	900	\$60	\$54,000	England to Cullen
<b>Original Zone</b>	<b>8,300</b>	<b>\$60</b>	<b>\$498,000</b>	

**WASTEWATER LINES (including manholes)**

Street Name	Linear Feet	Cost per LF	Total Cost	Description
Alameda	1,820	\$60	\$109,200	OST - South on Alameda
OST	1,320	\$60	\$79,200	Burgess - Grand
Alice	1,716	\$60	\$102,960	Grand - Ardmore
<b>Expansion Area (A-D)</b>	<b>4,856</b>	<b>\$60</b>	<b>\$291,360</b>	
<b>Amended Total</b>	<b>13,156</b>	<b>\$60</b>	<b>\$789,360</b>	

**MISCELLANEOUS PROJECT ACTIVITIES**

Type	Total Cost
Land Acquisition, Demolition,	
Clearance, Environmental	\$1,500,000
Remediation	
<b>Original Zone</b>	<b>\$1,500,000</b>

**MISCELLANEOUS PROJECT ACTIVITIES**

Type	Total Cost
Land Acquisition, Demolition,	
Clearance, Environmental	
Remediation	\$1,500,000
<b>Expansion Area (A-D)</b>	<b>\$1,500,000</b>
<b>Amended Total</b>	<b>\$3,000,000</b>

Note: Cost Estimate Source-City of Houston Public Works & Engineering Dept.  
 These estimates are intended for general use only, and roughly indicate the infrastructure needs of the area.

**MAP 3  
 OST/ALMEDA/THIRD WAR  
 AREA SELECTED  
 BUILDING PERMIT  
 ACTIVITY: 1992 -96**

- Single Family Units
- New Multi-Family
- Office/Commercial
- Public

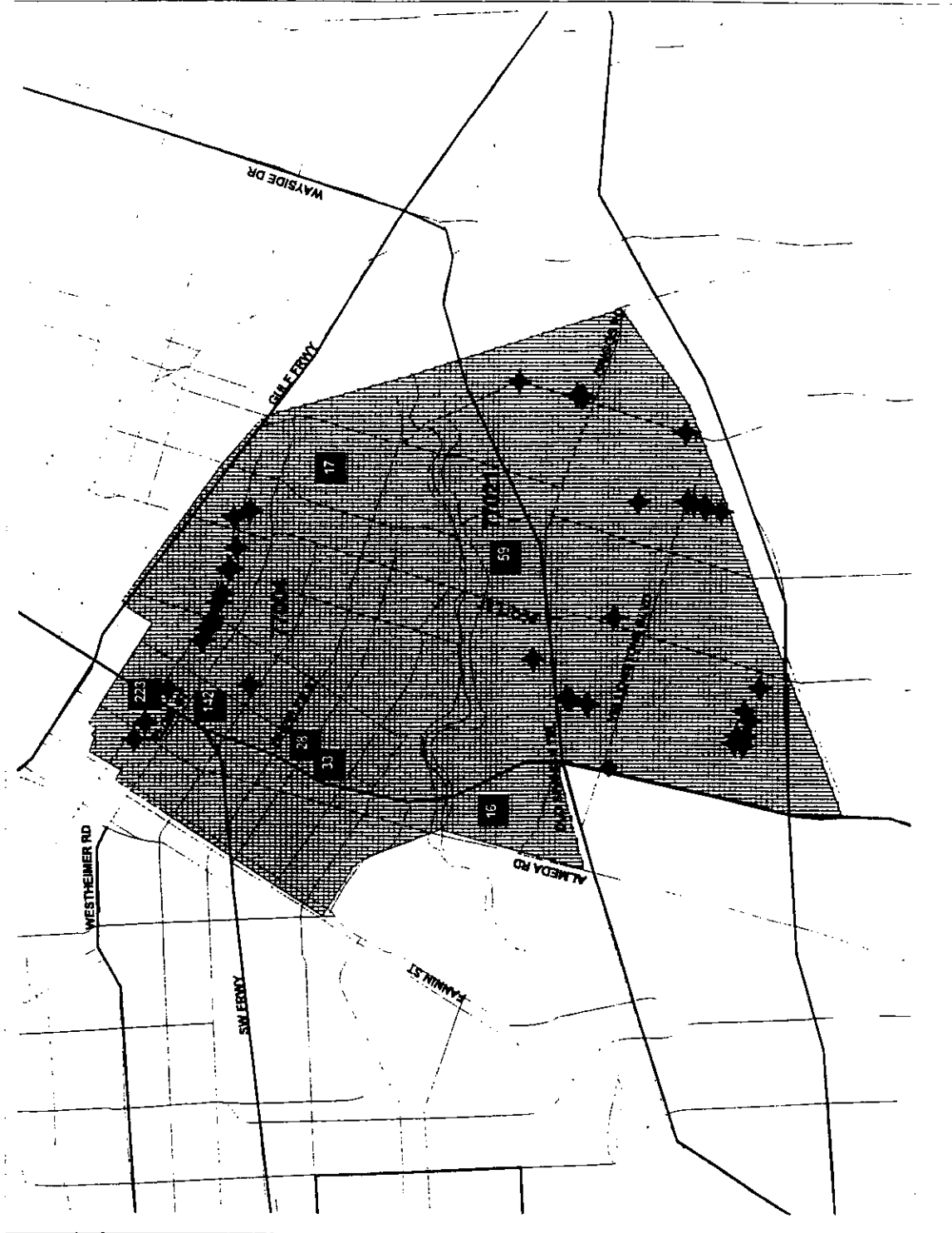


NOTE: Locations are approximate



**MAP 4  
 OST/ALMEDA/THIRD  
 WARD AREA  
 RESIDENTIAL  
 DEMOLITIONS: 1992 -96**

- ◆ Multi-Family Demolition
- Single Family Demolition (incl. unit count by area)



NOTE: Locations are approximate





**MAP 5**  
**OLD SPANISH TRAIL/ALMEDA CORRIDORS TIRZ MARKET AREA**  
**BOUNDARY MAP**

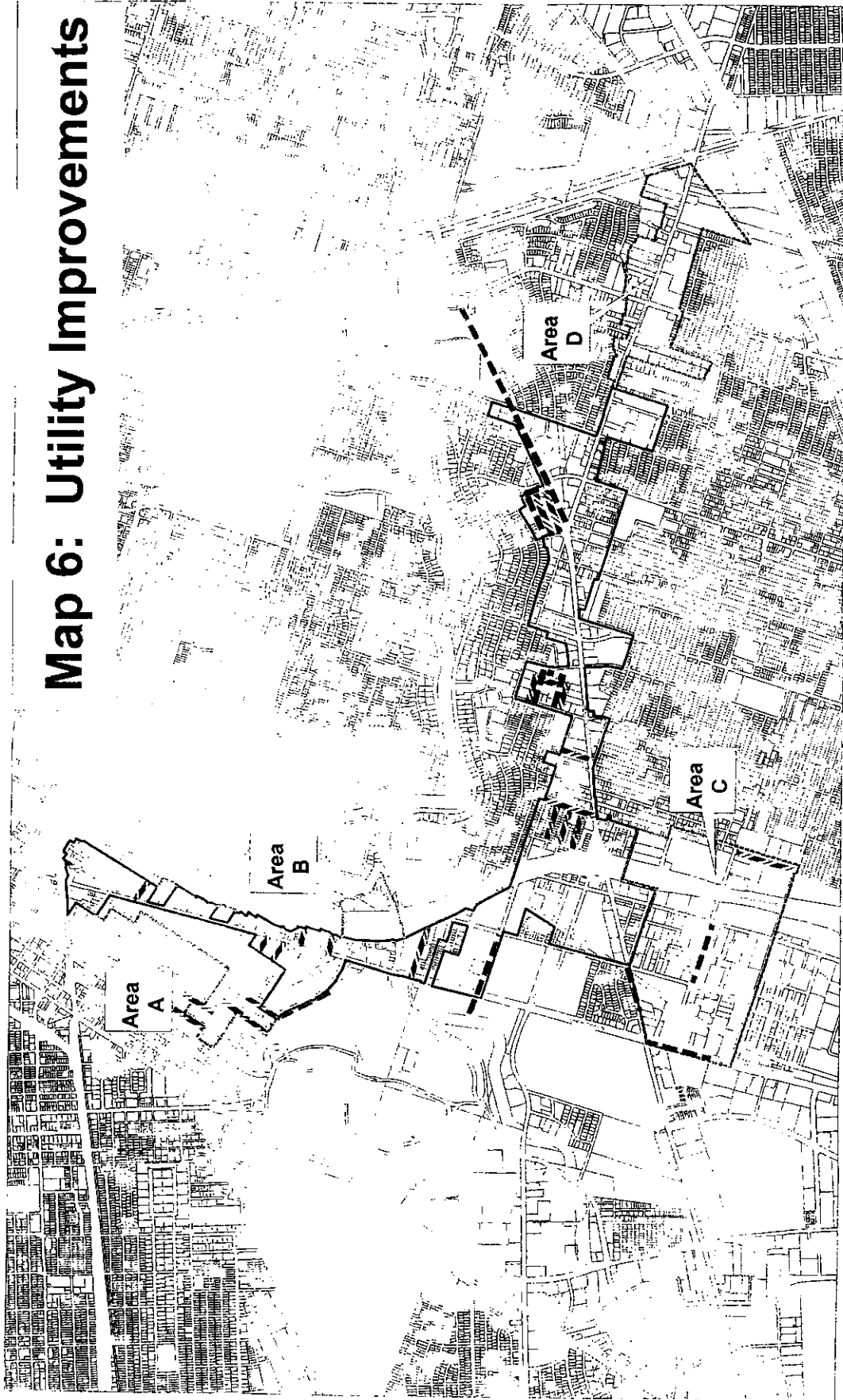


 Zip Codes



0 0.5 1 Miles

# Map 6: Utility Improvements



OSTIALMEDA CORRIDORS TIRZ #7 AND PROPOSED EXPANSION AREAS

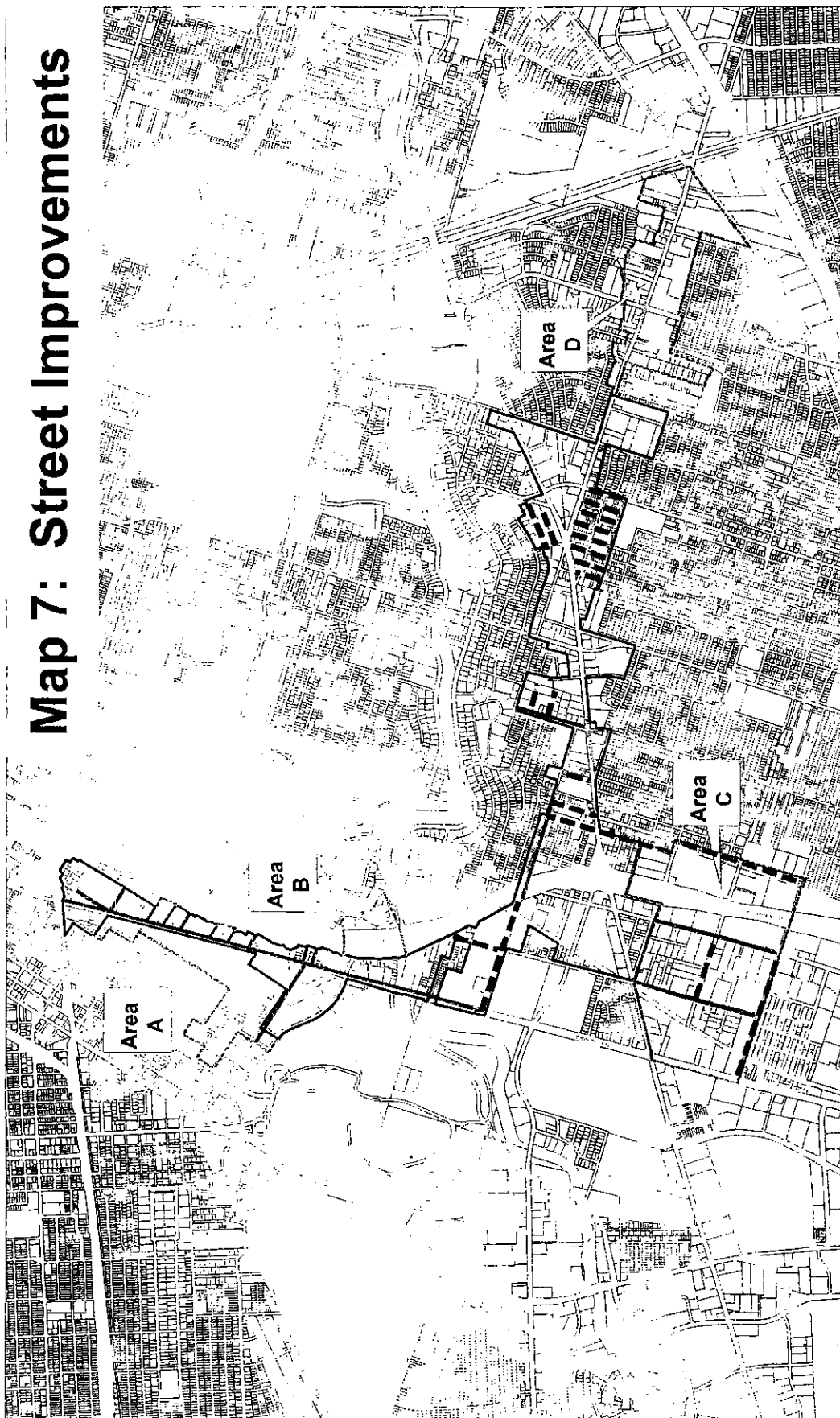
Water Lines

Wastewater Lines



November 2, 1998

# Map 7: Street Improvements



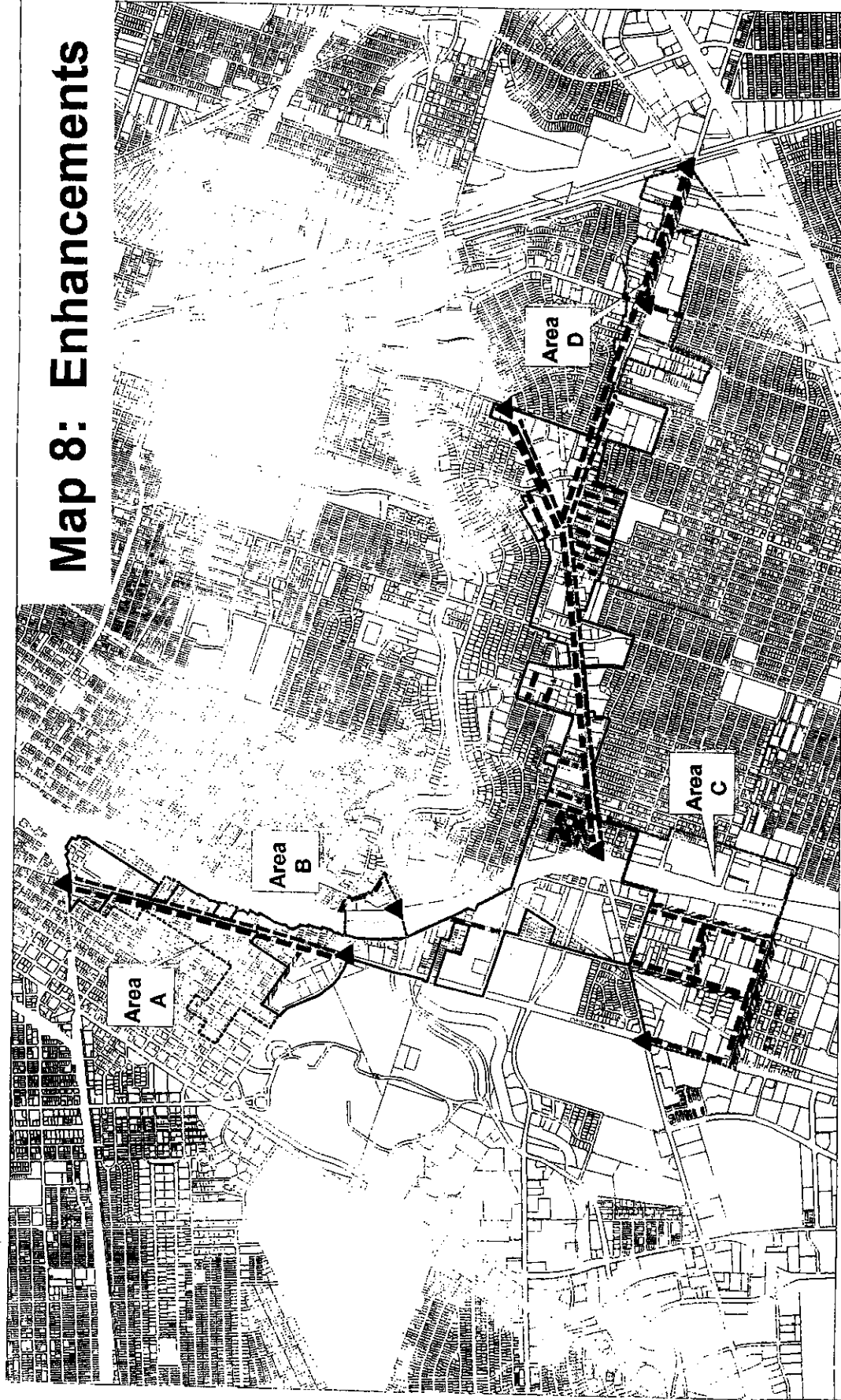
## OST/ALMEDA CORRIDORS TIRZ #7 AND PROPOSED EXPANSION AREAS

- Street const./reconst.
- Street Overlays



November 2, 1998

# Map 8: Enhancements



## OST/ALMEDA CORRIDORS TIRZ #7 AND PROPOSED EXPANSION AREAS

- Streetscape corridors
- Sidewalks
- ▲ Landscaped gateways
- ▲ Street Lights



November 2, 1998

**WHEREAS**, the Board of Directors of the OST/Almeda Corridors Zone, at its October 26, 1998, board meeting, considered and adopted proposed amendments to the Plans (the "Amendments"), and recommended the Amendments for approval by the City Council; and

**WHEREAS**, before the Board of Directors of the OST/Almeda Corridors Zone may implement the Amendments, the City Council must approve the Amendments; and

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

**WHEREAS**, the City Council conducted a public hearing on the proposed Amendments on December 2, 1998; and

**WHEREAS**, at the public hearing, interested persons were allowed to speak for or against of the proposed Amendments, the enlargement of the boundaries of the OST/Almeda Corridors Zone and the concept of tax increment financing; and

**WHEREAS**, evidence was received and presented at the public hearing in favor of the proposed Amendments and no one appeared or presented evidence in opposition to the proposed amendments, the enlargement of the boundaries of the OST/Almeda Corridors Zone or the concept of tax increment financing; and

**WHEREAS**, no owner of property of the area proposed to be added to the OST/Almeda Corridors Zone protested the inclusion of property in the OST/Almeda Corridors Zone; **NOW, THEREFORE,**

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

**Section 1.** That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are hereby adopted as part of this Ordinance.

**Section 2.** That the Project Plan and the Reinvestment Zone Financing Plan approved by City of Houston Ordinance No. 97-539, passed and adopted on May 14, 1997, are hereby amended by substituting the Project Plan and the Reinvestment Zone Financing Plan attached to this Ordinance therefor. The Plans as so amended (the "Amended Plans") are hereby determined to be feasible and are approved. The appropriate officials of the City are authorized to take all steps reasonably necessary to implement the Amended Plans.

**Section 3.** That the City Secretary is directed to provide copies of the Amended Plans to each taxing unit levying ad valorem taxes in the OST/Almeda Corridors Zone.

**Section 4.** The publication and contents of the notice of the December 2, 1998, public hearing in the Houston Chronicle, a newspaper of general circulation in the City, are hereby ratified, approved and confirmed.

**Section 5.** 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 unconstitutionally, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

**Section 6.** That City Council officially finds, determines, recites and declares a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter thereof has been discussed, considered and formally acted upon. That City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.


**Section 7.** 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 9<sup>th</sup> day of December, 1998.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

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

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 15 1998.

  
 City Secretary

<sup>DPA</sup>  
 (Prepared by Legal Dept. Michelle Antley)  
 (MAM/mam 12/02/98) Assistant City Attorney  
 (Requested by Robert M. Litke, Director, Planning and Development Department)  
 (L.D. File No. 34-97130-14)

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AYE	NO	
/		MAYOR BROWN
••••	••••	COUNCIL MEMBERS
✓		TATRO
/		YARBROUGH
ABSENT		WONG
ABSENT		BONEY
✓		TODD
✓		DRISCOLL
✓		KELLEY
/		FRAGA
✓		CASTILLO
✓		PARKER
ABSENT		ROACH
✓		SANCHEZ
✓		BELL
✓		ROBINSON
CAPTION	ADOPTED	