

City of Houston, Texas, Ordinance No. 2018-1024

**AN ORDINANCE APPROVING THE FOURTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER EIGHT, CITY OF HOUSTON, TEXAS (GULFGATE ZONE); AUTHORIZING THE CITY SECRETARY TO DISTRIBUTE SUCH PLAN; EXTENDING THE DURATION OF THE ZONE TO DECEMBER 31, 2044; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

\* \* \* \* \*

**WHEREAS**, by Ordinance No. 1997-1524, adopted on December 10, 1997, the City Council of the City of Houston, Texas ("City"), created Reinvestment Zone Number Eight, City of Houston, Texas ("Zone"), pursuant to Chapter 311 of the Texas Tax Code, as amended ("Code"), for the purposes of development and redevelopment in the area of the City generally referred to as the Gulfgate area (the "Designating Ordinance"); and

**WHEREAS**, by Ordinance No. 1997-1572, adopted on December 17, 1997, the City approved the Project Plan and Reinvestment Zone Financing Plan for the Zone, as adopted and recommended by the Board of Directors of the Zone (the "Zone Board"); and

**WHEREAS**, Section 311.011 of the Code authorizes the Zone Board to adopt an amendment to the Project Plan and Reinvestment Zone Financing Plan for the Zone, which amendment becomes effective upon approval by the City Council; and

**WHEREAS**, the Zone Board subsequently adopted and recommended amendments to the Project Plan and Reinvestment Zone Financing Plan, which were approved by the City pursuant to Ordinance No. 1999-707 on July 7, 1999, Ordinance No. 1999-824 on August 11, 1999, and Ordinance No. 2014-1193 on December 17, 2014 (the Project Plan and Reinvestment Zone Financing Plan, as amended, the "Plan"); and

**WHEREAS**, the Zone Board, at its December 5, 2018 board meeting, considered and adopted another set of proposed amendments to the Plan (the "Fourth Amendment to the Plan"), and has recommended the Fourth Amendment to the Plan for approval by the City Council; and

**WHEREAS**, the City previously enlarged the boundaries of the Zone by Ordinance No. 1999-706 approved on July 7, 1999 and Ordinance No. 2014-1192 approved on December 17, 2014; and

**WHEREAS**, the City Council has approved a change in the Zone's boundaries, which includes the annexation of additional territory into the Zone, pursuant to Ordinance No. 2018- 1023<sup>1</sup>; and

**WHEREAS**, the Fourth Amendment to the Plan includes the implementation and continuation of projects for the enlarged Zone; and

**WHEREAS**, before the Zone Board may implement the Fourth Amendment to the Plan, the City Council must approve the Fourth Amendment to the Plan; and

**WHEREAS**, a public hearing on the Fourth Amendment to the Plan is required to be held in accordance with the provisions of Section 311.011 of the Code; and

**WHEREAS**, the City Council finds that notice of the public hearing was published in a newspaper of general circulation within the City in the time and manner required by law; and

**WHEREAS**, the City Council conducted a public hearing on the proposed Fourth Amendment to the Plan on December 12, 2018; and

**WHEREAS**, at the public hearing, interested persons were allowed to speak for or against the proposed Fourth Amendment to the Plan, the change in the Zone's boundaries and the concept of tax increment financing; and

**WHEREAS**, evidence was received and presented at the public hearing in favor of the proposed Fourth Amendment to the Plan, the change in the Zone's boundaries and the concept of tax increment financing; and

**WHEREAS**, in the Designating Ordinance, the termination date specified for the Zone was December 31, 2027, establishing a 30-year duration period for the Zone; and

**WHEREAS**, extending the Zone's duration to December 31, 2044 will permit the Zone to complete the purposes for which it was established under current conditions and circumstances, and to implement the Fourth Amendment to the Plan; and

**WHEREAS**, pursuant to Code Section 311.007(c) and Section 311.017(a), the City Council may, by ordinance, extend a reinvestment zone's termination date to a date later than the date originally established for termination of a zone; and

**WHEREAS**, the Zone Board has requested the City Council to extend the termination date of the Zone to December 31, 2044; and

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<sup>1</sup> Ordinance number of the ordinance enlarging the boundaries of Reinvestment Zone Number Eight, City of Houston, Texas, to be inserted by the City Secretary.

**WHEREAS**, the findings contained in the Designating Ordinance continue to apply to the Zone and all terms and conditions of the Designating Ordinance, except as modified herein, remain in full force and effect; and

**WHEREAS**, the City desires to approve the Fourth Amendment to the Plan and extend the Zone's duration to December 31, 2044, as described herein; **NOW, THEREFORE**,

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

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

**Section 2.** Approval of the Fourth Amendment to the Plan. That the Plan is hereby amended by adding "Part D" to the Plan, which is attached to this Ordinance as **Exhibit A**. The Fourth Amendment to the Plan is hereby determined to be feasible and is approved. The appropriate officials of the City are authorized to take all steps reasonably necessary to implement the Fourth Amendment to the Plan.

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

**Section 4.** Extension of the Duration of the Zone. That the termination date of Reinvestment Zone Number Eight, City of Houston, Texas, is hereby extended to December 31, 2044. Except as provided in the preceding sentence of this Ordinance, the Designating Ordinance shall continue in full force and effect.

**Section 5.** Severability. That if any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of

circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining provisions of this Ordinance shall not be affected, it being the intent of the City Council in adopting this Ordinance that no portion, provision, or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion, provision, or regulation, and all provisions of this Ordinance are declared to be severable for that purpose.

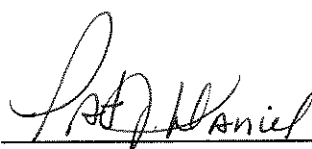
**Section 6. Emergency.** That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval 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 19<sup>th</sup> day of December, 2018.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 25 2018.

  
\_\_\_\_\_  
City Secretary **Assistant**

(Prepared by Legal Department \_\_\_\_\_ )  
 (JN:gd December 3, 2018) Assistant City Attorney  
 (Requested by Andy Icken, Chief Development Officer, Office of the Mayor)  
 (L.D. File No. 042-1300159-010)

CAPTION PUBLISHED IN DAILY COURT  
 REVIEW DATE: DEC 25 2018

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		LE
ABSENT DUE TO BEING ILL		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

**Exhibit A**

**PART D**

**FOURTH AMENDMENT TO THE PROJECT PLAN  
AND REINVESTMENT ZONE FINANCING PLAN  
FOR REINVESTMENT ZONE NUMBER EIGHT, CITY OF HOUSTON, TEXAS  
(GULFGATE ZONE)**

**REINVESTMENT ZONE NUMBER EIGHT  
CITY OF HOUSTON, TEXAS**

**GULFGATE ZONE**

**FOURTH AMENDED  
PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN**

December 5, 2018

REINVESTMENT ZONE NUMBER EIGHT, CITY OF HOUSTON, TEXAS

Part D – Fourth Amended Project Plan and Reinvestment Zone Financing Plan

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**REINVESTMENT ZONE NUMBER EIGHT, CITY OF HOUSTON, TEXAS**  
**Fourth Amended Project Plan and Reinvestment Zone Financing Plan**

**Introduction**

Reinvestment Zone Number Eight, City of Houston, Texas, (the “Gulfgate Zone” or “Zone”) was created by the City Council of the City of Houston, Texas (“City”) by Ordinance No. 1997-1524, passed and adopted on December 10, 1997, which originally consisted of approximately 67 acres of land, including the Gulfgate Mall site. The primary goals are to provide a source of funding through tax increments generated by redevelopment to better eliminate the blight and substandard conditions existing in the Zone, provide a way to remediate unsafe and unsanitary conditions in the Zone, and encourage the sound growth of the residential, retail, and commercial sectors in the Zone through the purchase, demolition and reconstruction of property, as well as design and construction of improved mobility systems, streetscape enhancements, pedestrian amenities, public utility system upgrades, adequate public facilities, and parkland and public space improvements.

**Section One**

The Part A Plan, Part B Plan and Part C Plan

On December 17, 1997, the City approved Gulfgate Zone’s Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 1997-1572 (the “Part A Plan”). On July 7, 1999, the City approved the annexation of approximately 185 additional acres into the Gulfgate Zone by Ordinance No. 1999-0706, and approved a First Amendment to the Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 1999-0707, which was further amended by a Second Amendment to the Project Plan and Reinvestment Zone Financing Plan on August 11, 1999 by Ordinance No. 1999-0824 (The First and Second Amendments, collectively, the “Part B Plan”). The Part A Plan and the Part B Plan collectively consisted of a comprehensive plan for redevelopment in the Zone with project costs consisting of purchase, demolition and reconstruction of property, as well as relocation and reconstruction of infrastructure, mobility improvements, and streetscape enhancements. On December 17, 2014, the City approved the annexation of approximately 7,769 additional acres into the Gulfgate Zone by Ordinance No. 2014-1192, and approved Gulfgate Zone’s Third Amendment to the Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 2014-1193 (the “Part C Plan”). The Part C Plan added project costs for the enlarged area and focused on opportunities to bring new life to areas such as the Bellfort Avenue Corridor, Telephone Road Corridor, Dixie Road Corridor, Long Road Corridor, Mykawa Road Area, and the Broadway Street Corridor.

## Section Two

### The Part D Plan

The Zone and the City now propose the Fourth Amendment to the Project Plan and Reinvestment Zone Financing Plan (the "Part D Plan"). The purpose of this amendment is to provide for the annexation of approximately 13.55 acres of land into the Zone, including a senior affordable housing development located at 6000 Telephone Road; right-of-way along Telephone Road, from 6000 Telephone Road to the intersection of Reveille Street and Telephone Road; and right-of-way along Park Place, from Hartford Street to Galveston Road (Hwy 3). Map 1 depicts the proposed areas to be annexed.

The Part D Plan consists of (i) a summary of the redevelopment efforts of the Zone, (ii) a restatement of the Zone's redevelopment goals, and (iii) the Zone's project cost categories and allocations.

#### **A. Summary of Redevelopment Efforts**

Significant redevelopment and reinvestment has occurred in the Gulfgate Zone since inception of the Zone. Improvements to Gulfgate Mall and adjacent properties have served as a catalyst for private reinvestment in surrounding areas, most notably in neighborhoods and commercial areas north of the Zone.

The initial wave of development transformed neighborhoods north of Gulfgate Mall, with specific emphasis in the East End, but reinvestment south of the Mall has remained limited. Substantial public and nonprofit investment focused around William P. Hobby Airport offered a unique and timely opportunity to enlarge the Zone boundaries in 2014 and to couple the Zone's resources with those of other partners such as the City of Houston, Scenic Houston and the Hobby Area Management District to enhance revitalization efforts and spur private activity. Projects include improvements to the airport, reconstruction and enhancement of corridors such as Broadway Street, and visual enhancements and streetscape improvements along Broadway Street and Airport Boulevard.

#### **B. Redevelopment Plan Concepts and Goals**

The redevelopment concepts and goals of the Part D Plan restate and amend the concepts and goals identified in the Part C Plan. To the extent prior statements of redevelopment plan concepts and goals conflict with the concepts and goals articulated in the Part D Plan outlined below, the Part D Plan controls.

##### **Goal 1: Improve and enhance major and/or strategic corridors and opportunities for connectivity throughout the Zone.**

When the boundaries of the Zone were enlarged in 2014, increased emphasis was placed on continuing to improve the network of roadways, sidewalks, trails, and transit sites for

purposes of reconditioning or reconstructing deteriorating infrastructure, improving mobility, increasing multimodal connectivity, and improving the appearance of the corridor network. Initial efforts included partial funding for expansion of streetscape and pedestrian enhancements along Broadway Street in coordination with roadway reconstruction efforts by the City of Houston. Funds from Scenic Houston and the Hobby Area Management District were leveraged for additional private and public funds. The proposed enlarged Zone will further support public infrastructure improvements necessary to spur and/or complement future economic development, as well as support affordable housing development within the Zone.

Streetscape enhancements may further be expanded to include support and expansion of enhancement efforts by the Houston Airport System along Airport Boulevard. Roadway reconstruction and streetscape improvements could likewise extend along Belfort Avenue through the commercial areas that extend to Telephone Road. Other major investment areas include:

- Belfort Avenue Corridor. Improvements to include roadway reconstruction along the length of the roadway from Telephone Road to Martin Luther King, including advocacy for a “complete streets” approach to the extent practical, appropriate to the character of the corridor and as financing becomes available. The possibility of pedestrian and bikeway enhancements will allow the corridor to be multifunctional to the extent practical. Visual enhancements are envisioned along the corridor that will tie into improvements along Broadway Street and positively impact adjacent commercial areas and neighborhoods.
- Telephone Road Corridor. Improvements proposed include roadway reconstruction that follow the “complete streets” philosophy, including the possibility of pedestrian enhancements and other multifunctional improvements to the extent practical and as financing becomes available. Visual enhancements are critical to the Telephone Road Corridor as a major north-south route to local commercial areas and neighborhoods, but also for travelers to and from Hobby Airport.
- Dixie Road Corridor. Improvements focus upon roadway reconstruction appropriate to each phase of the roadway extending from Mykawa Road to Reveille Street, including application of “complete streets” concepts, as well as visual enhancements as is practical and as financing becomes available.
- Long Road Corridor. Improvements focus upon roadway reconstruction, including possible accommodation of extended rail service in the event that the corridor is a candidate for rail transit service. Like preceding roadway corridors, improvements within the Long Road Corridor extending from Interstate 610 to Reveille Street are proposed to follow the “complete streets” format to the extent practical and as financing becomes available.

- Mykawa Road Area. Improvements within the Mykawa Road area are intended to spur neighborhood reinvestment and preservation, while also creating economic opportunity and encouraging creation of affordable housing. Improvements include infrastructure and roadway improvements in the areas surrounding Mykawa Road to offset development costs. Improvements in vacant or underperforming areas offer the opportunity for new development while similar improvements in existing commercial areas and neighborhoods promote reinvestment and long-term sustainability.
- Enhancement of the area-wide system of bike pathways that are either planned or currently in place, such as the signed shared lanes along Belfort Avenue and the trail network under development along Sims Bayou.
- System-wide visual enhancements that improve safety, wayfinding and the overall experience of traveling throughout the Zone, including use of visual enhancement to unify the area under a common theme. Examples of such improvements are similar to elements proposed along Broadway Street, including landscaping, signage, monumentation, lighting, street furniture, street and sidewalk treatments, intersection improvements, and bridge enhancements, among other improvements.
- Area-wide strategic acquisition and clearance of property for purposes of targeted blight removal in order to promote public safety, preservation and enhancement of existing commercial areas, neighborhood reinvestment and preservation, and overall improvement of economic opportunity.

**Goal 2: Enhance public infrastructure, facilities and services throughout the Zone**

Similar to treatment of corridors, the Zone would focus on enhancements to the physical infrastructure and public facilities within the Zone to provide adequate capacity and to enhance provision of critical public services.

**Goal 3: Develop and enhance open green space, parks, plazas, and other similar improvements within the Zone.**

The Zone will place an effort on development of green space and green connection opportunities, redevelopment of existing spaces for the creation of cohesive and vibrant communities within the Zone, as well as attracting economic investment from outside of the Zone. There is an established need for public open spaces consisting of parks, plazas, public squares, natural areas, recreational amenities, cultural amenities, and landscaping in public right-of-way as a means to carry out the vision for creating a series of communities with open spaces, connectivity and mixed uses along strategic corridors. Parks and plazas help foster social interactions that define the public realm and urban culture. Incorporation of Glenbrook Golf Course and the surrounding green space provides an opportunity for participation in improvements at this location, as well as

along Sims Bayou. Improvements along the esplanades of Broadway Street and Airport Boulevard will serve as a model for additional improvements along other major corridors throughout the Zone.

**Goal 4: Facilitate development and redevelopment of vacant, underdeveloped and underperforming areas of the Zone through targeted real estate acquisition, strategic demolition and land improvements.**

Improvements to Gulfgate Mall, Hobby Airport, Broadway Street and Airport Boulevard substantially improve the marketability of property within the Zone and implementation of goals to enhance infrastructure, connectivity, mobility, visual quality and adequate services will further positively influence the development position of area sites. The Zone has the opportunity to even further improve the economic position of the area through targeted blight removal to eliminate impediments that make property difficult to develop. This includes acquisition of property, demolition of structures, remediation to remove site impediments, and potential construction of parking or stormwater management facilities to spur appropriate development activity, promote private investment and improve economic opportunities for residents, visitors and businesses.

The Zone will support the removal of blighted or underperforming structures, as well as targeted acquisitions of additional property to induce complimentary projects, increase local economic opportunity, and improve safety and services for area residents and business owners.

The Zone will expedite capital improvement projects by managing the projects and using tax increment to finance them. The Zone will further add value to strategic improvements by using tax increment to leverage additional improvements above those contemplated by typical and traditional improvements as a means of increasing value and functionality, enhancing reinvestment potential, and also serving as a model for best practices to surrounding property owners. The Zone will continue to enhance public infrastructure in order to keep pace with expanding demands and to spur reinvestment in currently developed locations, as well as new development on vacant properties.

**C. Authorized Projects and Project Costs**

The amended and restated project costs are detailed in Table 1, below. There are no additional project costs as a result of the Part D Plan. The dollar amounts for each category are approximate and may be amended from time to time by the Board of Directors of the Zone with approval of the City Council.

Table 1: Tax Increment Reinvestment Zone No. 8 Project Costs

	Part A	Part B		Part C	Part D	Total Project Costs
	Original Zone Project Costs	1st Amendment Project Costs	2nd Amendment Project Costs	3rd Amendment Project Costs	4th Amendment Project Costs	
<b>Original Zone Project Costs</b>						
Property Acquisition	\$5,250,000				\$0	\$5,250,000
Related Costs and Creation Fees	\$1,250,000				\$0	\$1,250,000
Financing Costs	\$8,251,920				\$0	\$8,251,920
HISD Schools and Educational Facilities			\$12,043,725		\$0	\$12,043,725
<b>1st/2nd Amendment/Annexation Projects</b>						
Box Culvert Removal		\$2,116,150			\$0	\$2,116,150
Contingency & Engineering		\$560,780			\$0	\$560,780
Right Turn Lane Additions		\$100,000			\$0	\$100,000
Traffic Signalization		\$500,000			\$0	\$500,000
Contingency & Engineering		\$159,000			\$0	\$159,000
Refurbished Crosswalk		\$100,000			\$0	\$100,000
Landscaping & Irrigation		\$127,870			\$0	\$127,870
Contingency & Engineering		\$33,886			\$0	\$33,886
TIRZ Annexation: Professional/Legal Fees		\$210,000			\$0	\$210,000
Related Costs & Interest Carry		\$680,000			\$0	\$680,000
HISD Annexation School & Education Facilities			\$3,823,497		\$0	\$3,823,497
<b>3rd Amendment/Annexation Projects</b>						
<b>Areawide Projects</b>						
Parks, Trails, Public Spaces				\$4,000,000	\$0	\$4,000,000
Public Facilities				\$5,000,000	\$0	\$5,000,000
Targeted Blight Removal Costs				\$5,000,000	\$0	\$5,000,000
<b>Corridor and Area Projects</b>						
Long Road Corridor				\$15,530,000	\$0	\$15,530,000
Dixie Road Corridor				\$10,950,000	\$0	\$10,950,000
Belfort Avenue Corridor				\$14,250,000	\$0	\$14,250,000
Telephone Road Corridor				\$11,300,000	\$0	\$11,300,000
Broadway Street Corridor				\$2,300,000	\$0	\$2,300,000
Mykawa Area				\$16,000,000	\$0	\$16,000,000
<b>4th Amendment/Annexation Projects</b>						
No New Projects					\$0	\$0
<b>Total Project Costs</b>	<b>\$14,751,920</b>	<b>\$4,587,686</b>	<b>\$15,867,222</b>	<b>\$84,330,000</b>	<b>\$0</b>	<b>\$119,536,828</b>

**D. Project Plan**

Existing and Proposed Uses of Land (Texas Tax Code § 311.011(b)(1)): Map 2, attached hereto, depicts the existing and proposed land uses in the original and annexed areas of the Zone. Proposed land uses shall include similar, but enhanced, multi-family and single family residential, commercial retail, office, hotel and travel-related activity, heavy commercial and industrial, public and institutional, transportation, park and open spaces with increasingly diminished undeveloped land over time.

Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances (Texas Tax Code § 311.011(b)(2)): All construction will be performed in conformance with the City's existing rules and regulations. There are no proposed changes to any City ordinance, master plan, or building code.

Estimated Non-Project Costs (Texas Tax Code § 311.011(b)(3)): The project costs referenced in Table 1 reflect project costs to be incurred by the Zone only. The costs that would otherwise be project costs but are funded by other parties, such as the Texas Department of Transportation or private sources, are non-project costs. Funding identified in Table 1 for corridor improvement projects will be leveraged to acquire non-project funding.

Method of Relocating Persons to be Displaced, if any, as a Result of Implementing the Plan (Texas Tax Code § 311.011(b)(4)): It is not anticipated that any residents will be displaced or relocated as a result of implementing the Project Plan and Reinvestment Zone Financing Plan for the Zone (the Parts A, B, C and Part D Plans are collectively defined herein as the "Plan").

**E. Reinvestment Zone Financing Plan**

Estimated Project Costs (Texas Tax Code § 311.011(c)(1)): Table 1 details the proposed public improvements to be funded utilizing resources from the Gulfgate Zone. The dollar amounts are approximate and may be amended from time to time by the Board of Directors of the Zone with approval of the City Council. The financing costs are a function of project financing needs and will vary with market conditions from the estimates shown on Table 1. No additional project costs were added as a result of the Part D Plan.

Proposed Kind, Number, and Location of all Proposed Public Works or Public Improvements to be Financed in the Zone (Texas Tax Code § 311.011(c)(2)): These details are described throughout the Plan and are identified in Table 1.

Economic Feasibility (Texas Tax Code § 311.011(c)(3)): An economic feasibility study was completed for the Gulfgate area in 1997 by CDS Market Research. The study documents the economic potential in the Zone. Exhibit 5 constitutes updated incremental revenue estimates for the Plan. The incremental revenue estimates are projected to be sufficient to cover the costs of the proposed redevelopment and infrastructure improvements in

the Zone. The Plan estimates total project costs of \$119,536,828. The Board of Directors of the Zone finds and determines that the Plan is economically feasible.

Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code § 311.011(c)(4), § 311.011(c)(5)): Issuance of notes and bonds by the Zone will occur as tax increment revenues allow. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the attached revenue and project schedules, as well as actual market conditions for the issue and sale of such notes and bonds.

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code § 311.011(c)(6)): Methods and sources of financing include the issuance of notes and bonds, as well as agreements with developers and other entities for grant funding and partnerships.

Tax increment associated with the Part D Plan will consist of contributions from the City of Houston. Tax year 1997 is the base year for the Gulfgate Zone and tax year 2044 is the scheduled final year for participation by the City. This figure is calculated using an estimated collection rate of 98% and a City contribution of \$0.58831/\$100 of assessed valuation.

Houston Independent School District ("HISD") participates in the original zone and 1999 annexed areas only, and tax year 2027 is the scheduled final year for participation by HISD (see Exhibit 6).

Current Total Appraised Value of Taxable Real Property (Texas Tax Code § 311.011(c)(7)): As of November 2018, the current appraised value of taxable real property in the Zone is \$1,485,733,242. No additional value was added to the Zone as a result of the Part D Plan.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code § 311.011(c)(8)): The estimated captured appraised value for Zone is contained in Exhibits 1 - 5.

Zone Duration (Texas Tax Code § 311.011(c)(9)): The Zone will terminate on December 31, 2044.



**EXHIBIT 1 - TAX INCREMENT REINVESTMENT ZONE NO. EIGHT, CITY OF HOUSTON - ORIGINAL ZONE**

**Projected Value**

**Projected Zone Revenues (Original Zone)**

Tax Roll Jan 1	Base Year 1997	Total Taxable Value	Captured Appraised Value
2018	\$ 9,728,120	\$ 61,394,731	\$ 51,666,611
2019	\$ 9,728,120	\$ 62,622,626	\$ 52,894,506
2020	\$ 9,728,120	\$ 63,875,078	\$ 54,146,958
2021	\$ 9,728,120	\$ 65,152,580	\$ 55,424,460
2022	\$ 9,728,120	\$ 66,455,631	\$ 56,727,511
2023	\$ 9,728,120	\$ 67,784,744	\$ 58,056,624
2024	\$ 9,728,120	\$ 69,140,439	\$ 59,412,319
2025	\$ 9,728,120	\$ 70,523,248	\$ 60,795,128
2026	\$ 9,728,120	\$ 71,933,713	\$ 62,205,593
2027	\$ 9,728,120	\$ 73,372,387	\$ 63,644,267
2028	\$ 9,728,120	\$ 74,839,835	\$ 65,111,715
2029	\$ 9,728,120	\$ 76,336,631	\$ 66,608,511
2030	\$ 9,728,120	\$ 77,863,364	\$ 68,135,244
2031	\$ 9,728,120	\$ 79,420,631	\$ 69,692,511
2032	\$ 9,728,120	\$ 81,009,044	\$ 71,280,924
2033	\$ 9,728,120	\$ 82,629,225	\$ 72,901,105
2034	\$ 9,728,120	\$ 84,281,809	\$ 74,553,689
2035	\$ 9,728,120	\$ 85,967,445	\$ 76,239,325
2036	\$ 9,728,120	\$ 87,686,794	\$ 77,958,674
2037	\$ 9,728,120	\$ 89,440,530	\$ 79,712,410
2038	\$ 9,728,120	\$ 91,229,341	\$ 81,501,221
2039	\$ 9,728,120	\$ 93,053,927	\$ 83,325,807
2040	\$ 9,728,120	\$ 94,915,006	\$ 85,186,886
2041	\$ 9,728,120	\$ 96,813,306	\$ 87,085,186
2042	\$ 9,728,120	\$ 98,749,572	\$ 89,021,452
2043	\$ 9,728,120	\$ 100,724,564	\$ 90,996,444
2044	\$ 9,728,120	\$ 102,739,055	\$ 93,010,935

Tax Year	Coll. Year	City of Houston Tax Rate	City Zone Collection	Cumulative Zone Revenue
2018	2019	\$ 0.588310	\$ 297,881	\$ 297,881
2019	2020	\$ 0.588310	\$ 304,960	\$ 602,841
2020	2021	\$ 0.588310	\$ 312,181	\$ 915,022
2021	2022	\$ 0.588310	\$ 319,546	\$ 1,234,568
2022	2023	\$ 0.588310	\$ 327,059	\$ 1,561,627
2023	2024	\$ 0.588310	\$ 334,722	\$ 1,896,349
2024	2025	\$ 0.588310	\$ 342,538	\$ 2,238,887
2025	2026	\$ 0.588310	\$ 350,511	\$ 2,589,397
2026	2027	\$ 0.588310	\$ 358,642	\$ 2,948,040
2027	2028	\$ 0.588310	\$ 366,937	\$ 3,314,977
2028	2029	\$ 0.588310	\$ 375,398	\$ 3,690,374
2029	2030	\$ 0.588310	\$ 384,027	\$ 4,074,402
2030	2031	\$ 0.588310	\$ 392,830	\$ 4,467,231
2031	2032	\$ 0.588310	\$ 401,808	\$ 4,869,039
2032	2033	\$ 0.588310	\$ 410,966	\$ 5,280,005
2033	2034	\$ 0.588310	\$ 420,307	\$ 5,700,312
2034	2035	\$ 0.588310	\$ 429,835	\$ 6,130,146
2035	2036	\$ 0.588310	\$ 439,553	\$ 6,569,699
2036	2037	\$ 0.588310	\$ 449,466	\$ 7,019,165
2037	2038	\$ 0.588310	\$ 459,577	\$ 7,478,742
2038	2039	\$ 0.588310	\$ 469,890	\$ 7,948,632
2039	2040	\$ 0.588310	\$ 480,410	\$ 8,429,042
2040	2041	\$ 0.588310	\$ 491,140	\$ 8,920,182
2041	2042	\$ 0.588310	\$ 502,084	\$ 9,422,266
2042	2043	\$ 0.588310	\$ 513,248	\$ 9,935,514
2043	2044	\$ 0.588310	\$ 524,634	\$ 10,460,148
2044	2045	\$ 0.588310	\$ 536,249	\$ 10,996,397
			<b>\$ 10,996,397</b>	

Notes & Assumptions  
 Assumes 2% annual growth rate  
 Assumes 98% collection rate

**EXHIBIT 2- TAX INCREMENT REINVESTMENT ZONE NO. EIGHT, CITY OF HOUSTON - 1999 ANNEX**

**Projected Value**

**Projected Zone Revenues (1999 Annex)**

Tax Roll Jan 1	Base Year 1999	Total Taxable Value	Captured Appraised Value
2018	\$ 15,399,720	\$ 65,731,320	\$ 50,331,600
2019	\$ 15,399,720	\$ 67,045,946	\$ 51,646,226
2020	\$ 15,399,720	\$ 68,386,865	\$ 52,987,145
2021	\$ 15,399,720	\$ 69,754,603	\$ 54,354,883
2022	\$ 15,399,720	\$ 71,149,695	\$ 55,749,975
2023	\$ 15,399,720	\$ 72,572,689	\$ 57,172,969
2024	\$ 15,399,720	\$ 74,024,142	\$ 58,624,422
2025	\$ 15,399,720	\$ 75,504,625	\$ 60,104,905
2026	\$ 15,399,720	\$ 77,014,718	\$ 61,614,998
2027	\$ 15,399,720	\$ 78,555,012	\$ 63,155,292
2028	\$ 15,399,720	\$ 80,126,112	\$ 64,726,392
2029	\$ 15,399,720	\$ 81,728,635	\$ 66,328,915
2030	\$ 15,399,720	\$ 83,363,207	\$ 67,963,487
2031	\$ 15,399,720	\$ 85,030,471	\$ 69,630,751
2032	\$ 15,399,720	\$ 86,731,081	\$ 71,331,361
2033	\$ 15,399,720	\$ 88,465,702	\$ 73,065,982
2034	\$ 15,399,720	\$ 90,235,016	\$ 74,835,296
2035	\$ 15,399,720	\$ 92,039,717	\$ 76,639,997
2036	\$ 15,399,720	\$ 93,880,511	\$ 78,480,791
2037	\$ 15,399,720	\$ 95,758,121	\$ 80,358,401
2038	\$ 15,399,720	\$ 97,673,284	\$ 82,273,564
2039	\$ 15,399,720	\$ 99,626,749	\$ 84,227,029
2040	\$ 15,399,720	\$ 101,619,284	\$ 86,219,564
2041	\$ 15,399,720	\$ 103,651,670	\$ 88,251,950
2042	\$ 15,399,720	\$ 105,724,704	\$ 90,324,984
2043	\$ 15,399,720	\$ 107,839,198	\$ 92,439,478
2044	\$ 15,399,720	\$ 109,995,982	\$ 94,596,262

Tax Year	Coll. Year	City of Houston Tax Rate	City Zone Collection	Cumulative Zone Revenue
2018	2019	\$ 0.588310	\$ 290,184	\$ 290,184
2019	2020	\$ 0.588310	\$ 297,763	\$ 587,947
2020	2021	\$ 0.588310	\$ 305,494	\$ 893,441
2021	2022	\$ 0.588310	\$ 313,380	\$ 1,206,821
2022	2023	\$ 0.588310	\$ 321,423	\$ 1,528,244
2023	2024	\$ 0.588310	\$ 329,627	\$ 1,857,871
2024	2025	\$ 0.588310	\$ 337,995	\$ 2,195,866
2025	2026	\$ 0.588310	\$ 346,531	\$ 2,542,397
2026	2027	\$ 0.588310	\$ 355,237	\$ 2,897,635
2027	2028	\$ 0.588310	\$ 364,118	\$ 3,261,753
2028	2029	\$ 0.588310	\$ 373,176	\$ 3,634,929
2029	2030	\$ 0.588310	\$ 382,415	\$ 4,017,344
2030	2031	\$ 0.588310	\$ 391,839	\$ 4,409,183
2031	2032	\$ 0.588310	\$ 401,452	\$ 4,810,635
2032	2033	\$ 0.588310	\$ 411,257	\$ 5,221,892
2033	2034	\$ 0.588310	\$ 421,257	\$ 5,643,149
2034	2035	\$ 0.588310	\$ 431,458	\$ 6,074,607
2035	2036	\$ 0.588310	\$ 441,863	\$ 6,516,470
2036	2037	\$ 0.588310	\$ 452,476	\$ 6,968,947
2037	2038	\$ 0.588310	\$ 463,301	\$ 7,432,248
2038	2039	\$ 0.588310	\$ 474,343	\$ 7,906,591
2039	2040	\$ 0.588310	\$ 485,606	\$ 8,392,197
2040	2041	\$ 0.588310	\$ 497,094	\$ 8,889,290
2041	2042	\$ 0.588310	\$ 508,811	\$ 9,398,102
2042	2043	\$ 0.588310	\$ 520,763	\$ 9,918,865
2043	2044	\$ 0.588310	\$ 532,954	\$ 10,451,819
2044	2045	\$ 0.588310	\$ 545,389	\$ 10,997,208
			<b>\$ 10,997,208</b>	

Notes & Assumptions  
 Assumes 2% annual growth rate  
 Assumes 98% collection rate

**EXHIBIT 3 - TAX INCREMENT REINVESTMENT ZONE NO. EIGHT, CITY OF HOUSTON - 2014 ANNEX**

**Projected Value**

**Projected Zone Revenues (2014 Annex)**

Tax Roll Jan 1	Base Year 2014	Total Taxable Value	Captured Appraised Value
2018	\$ 1,062,308,630	\$ 1,358,607,191	\$ 296,298,561
2019	\$ 1,062,308,630	\$ 1,385,779,335	\$ 323,470,705
2020	\$ 1,062,308,630	\$ 1,413,494,922	\$ 351,186,292
2021	\$ 1,062,308,630	\$ 1,441,764,820	\$ 379,456,190
2022	\$ 1,062,308,630	\$ 1,470,600,116	\$ 408,291,486
2023	\$ 1,062,308,630	\$ 1,500,012,119	\$ 437,703,489
2024	\$ 1,062,308,630	\$ 1,530,012,361	\$ 467,703,731
2025	\$ 1,062,308,630	\$ 1,560,612,608	\$ 498,303,978
2026	\$ 1,062,308,630	\$ 1,591,824,860	\$ 529,516,230
2027	\$ 1,062,308,630	\$ 1,623,661,358	\$ 561,352,728
2028	\$ 1,062,308,630	\$ 1,656,134,585	\$ 593,825,955
2029	\$ 1,062,308,630	\$ 1,689,257,276	\$ 626,948,646
2030	\$ 1,062,308,630	\$ 1,723,042,422	\$ 660,733,792
2031	\$ 1,062,308,630	\$ 1,757,503,270	\$ 695,194,640
2032	\$ 1,062,308,630	\$ 1,792,653,336	\$ 730,344,706
2033	\$ 1,062,308,630	\$ 1,828,506,403	\$ 766,197,773
2034	\$ 1,062,308,630	\$ 1,865,076,531	\$ 802,767,901
2035	\$ 1,062,308,630	\$ 1,902,378,061	\$ 840,069,431
2036	\$ 1,062,308,630	\$ 1,940,425,622	\$ 878,116,992
2037	\$ 1,062,308,630	\$ 1,979,234,135	\$ 916,925,505
2038	\$ 1,062,308,630	\$ 2,018,818,818	\$ 956,510,188
2039	\$ 1,062,308,630	\$ 2,059,195,194	\$ 996,886,564
2040	\$ 1,062,308,630	\$ 2,100,379,098	\$ 1,038,070,468
2041	\$ 1,062,308,630	\$ 2,142,386,680	\$ 1,080,078,050
2042	\$ 1,062,308,630	\$ 2,185,234,413	\$ 1,122,925,783
2043	\$ 1,062,308,630	\$ 2,228,939,102	\$ 1,166,630,472
2044	\$ 1,062,308,630	\$ 2,273,517,884	\$ 1,211,209,254

Tax Year	Coll. Year	City of Houston Tax Rate	City Zone Collection	Cumulative Zone Revenue
2018	2019	\$ 0.588310	\$ 1,708,291	\$ 1,708,291
2019	2020	\$ 0.588310	\$ 1,864,950	\$ 3,573,241
2020	2021	\$ 0.588310	\$ 2,024,743	\$ 5,597,984
2021	2022	\$ 0.588310	\$ 2,187,731	\$ 7,785,715
2022	2023	\$ 0.588310	\$ 2,353,979	\$ 10,139,694
2023	2024	\$ 0.588310	\$ 2,523,552	\$ 12,663,247
2024	2025	\$ 0.588310	\$ 2,696,517	\$ 15,359,764
2025	2026	\$ 0.588310	\$ 2,872,941	\$ 18,232,704
2026	2027	\$ 0.588310	\$ 3,052,893	\$ 21,285,597
2027	2028	\$ 0.588310	\$ 3,236,444	\$ 24,522,042
2028	2029	\$ 0.588310	\$ 3,423,667	\$ 27,945,708
2029	2030	\$ 0.588310	\$ 3,614,634	\$ 31,560,342
2030	2031	\$ 0.588310	\$ 3,809,420	\$ 35,369,762
2031	2032	\$ 0.588310	\$ 4,008,102	\$ 39,377,863
2032	2033	\$ 0.588310	\$ 4,210,757	\$ 43,588,620
2033	2034	\$ 0.588310	\$ 4,417,466	\$ 48,006,086
2034	2035	\$ 0.588310	\$ 4,628,309	\$ 52,634,395
2035	2036	\$ 0.588310	\$ 4,843,368	\$ 57,477,763
2036	2037	\$ 0.588310	\$ 5,062,729	\$ 62,540,492
2037	2038	\$ 0.588310	\$ 5,286,477	\$ 67,826,969
2038	2039	\$ 0.588310	\$ 5,514,700	\$ 73,341,669
2039	2040	\$ 0.588310	\$ 5,747,488	\$ 79,089,157
2040	2041	\$ 0.588310	\$ 5,984,931	\$ 85,074,088
2041	2042	\$ 0.588310	\$ 6,227,123	\$ 91,301,211
2042	2043	\$ 0.588310	\$ 6,474,159	\$ 97,775,370
2043	2044	\$ 0.588310	\$ 6,726,136	\$ 104,501,506
2044	2045	\$ 0.588310	\$ 6,983,152	\$ 111,484,657
			\$ 111,484,657	

Notes & Assumptions

Assumes 2% annual growth rate

Assumes 98% collection rate

**EXHIBIT 4 - TAX INCREMENT REINVESTMENT ZONE NO. EIGHT, CITY OF HOUSTON - 2018 ANNEX**

**Projected Value**

**Projected Zone Revenues (2018 Annex)**

Tax Roll Jan 1	Base Year 2018	Total Taxable Value	Captured Appraised Value
2018	\$ -	\$ -	\$ -
2019	\$ -	\$ -	\$ -
2020	\$ -	\$ -	\$ -
2021	\$ -	\$ -	\$ -
2022	\$ -	\$ -	\$ -
2023	\$ -	\$ -	\$ -
2024	\$ -	\$ -	\$ -
2025	\$ -	\$ -	\$ -
2026	\$ -	\$ -	\$ -
2027	\$ -	\$ -	\$ -
2028	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
2035	\$ -	\$ -	\$ -
2036	\$ -	\$ -	\$ -
2037	\$ -	\$ -	\$ -
2038	\$ -	\$ -	\$ -
2039	\$ -	\$ -	\$ -
2040	\$ -	\$ -	\$ -
2041	\$ -	\$ -	\$ -
2042	\$ -	\$ -	\$ -
2043	\$ -	\$ -	\$ -
2044	\$ -	\$ -	\$ -

Tax Year	Coll. Year	City of Houston Tax Rate	City Zone Collection	Cumulative Zone Revenue
2018	2019	\$ 0.588310	\$ -	\$ -
2019	2020	\$ 0.588310	\$ -	\$ -
2020	2021	\$ 0.588310	\$ -	\$ -
2021	2022	\$ 0.588310	\$ -	\$ -
2022	2023	\$ 0.588310	\$ -	\$ -
2023	2024	\$ 0.588310	\$ -	\$ -
2024	2025	\$ 0.588310	\$ -	\$ -
2025	2026	\$ 0.588310	\$ -	\$ -
2026	2027	\$ 0.588310	\$ -	\$ -
2027	2028	\$ 0.588310	\$ -	\$ -
2028	2029	\$ 0.588310	\$ -	\$ -
2029	2030	\$ 0.588310	\$ -	\$ -
2030	2031	\$ 0.588310	\$ -	\$ -
2031	2032	\$ 0.588310	\$ -	\$ -
2032	2033	\$ 0.588310	\$ -	\$ -
2033	2034	\$ 0.588310	\$ -	\$ -
2034	2035	\$ 0.588310	\$ -	\$ -
2035	2036	\$ 0.588310	\$ -	\$ -
2036	2037	\$ 0.588310	\$ -	\$ -
2037	2038	\$ 0.588310	\$ -	\$ -
2038	2039	\$ 0.588310	\$ -	\$ -
2039	2040	\$ 0.588310	\$ -	\$ -
2040	2041	\$ 0.588310	\$ -	\$ -
2041	2042	\$ 0.588310	\$ -	\$ -
2042	2043	\$ 0.588310	\$ -	\$ -
2043	2044	\$ 0.588310	\$ -	\$ -
2044	2045	\$ 0.588310	\$ -	\$ -
			\$ -	

Notes & Assumptions

Assumes 2% annual growth rate

Assumes 98% collection rate

**EXHIBIT 5 - TAX INCREMENT REINVESTMENT ZONE NO. EIGHT, CITY OF HOUSTON - ORIGINAL ZONE + 1999 Annexed Area + 2014 Annexed Area + 2018 Annexed Area**

**Projected Value**

**Projected Zone Revenues TIRZ 8**

Tax Roll Jan 1	Base Year	Total Taxable Value	Captured Appraised Value	Tax Year	Coll. Year	City of Houston Tax Rate	City Zone Collection	Admin Fee 5%	Municipal Services Fee	Zone Revenues Available for Dev. Projects	Cumulative Zone Revenue Available for Dev. Projects
2018	\$ 1,087,436,470	\$ 1,485,733,242	\$ 398,296,772	2018	2019	\$ 0.588310	\$ 2,296,355	\$ 114,818	\$ 507,330	\$ 1,674,208	\$ 1,674,208
2019	\$ 1,087,436,470	\$ 1,515,447,907	\$ 428,011,437	2019	2020	\$ 0.588310	\$ 2,467,673	\$ 123,384	\$ 507,330	\$ 1,836,960	\$ 3,511,167
2020	\$ 1,087,436,470	\$ 1,545,756,865	\$ 458,320,395	2020	2021	\$ 0.588310	\$ 2,642,418	\$ 132,121	\$ 507,330	\$ 2,002,967	\$ 5,514,134
2021	\$ 1,087,436,470	\$ 1,576,672,002	\$ 489,235,532	2021	2022	\$ 0.588310	\$ 2,820,657	\$ 141,033	\$ 507,330	\$ 2,172,294	\$ 7,686,429
2022	\$ 1,087,436,470	\$ 1,608,205,442	\$ 520,768,972	2022	2023	\$ 0.588310	\$ 3,002,461	\$ 150,123	\$ 507,330	\$ 2,345,008	\$ 10,031,437
2023	\$ 1,087,436,470	\$ 1,640,369,551	\$ 552,993,081	2023	2024	\$ 0.588310	\$ 3,187,901	\$ 159,395	\$ 507,330	\$ 2,521,176	\$ 12,552,613
2024	\$ 1,087,436,470	\$ 1,673,176,942	\$ 585,740,472	2024	2025	\$ 0.588310	\$ 3,377,050	\$ 168,853	\$ 507,330	\$ 2,700,868	\$ 15,253,481
2025	\$ 1,087,436,470	\$ 1,706,640,481	\$ 619,204,011	2025	2026	\$ 0.588310	\$ 3,569,982	\$ 178,499	\$ 507,330	\$ 2,884,153	\$ 18,137,634
2026	\$ 1,087,436,470	\$ 1,740,773,291	\$ 653,336,821	2026	2027	\$ 0.588310	\$ 3,766,773	\$ 188,339	\$ 507,330	\$ 3,071,104	\$ 21,208,738
2027	\$ 1,087,436,470	\$ 1,775,588,756	\$ 688,152,286	2027	2028	\$ 0.588310	\$ 3,967,499	\$ 198,375	\$ 507,330	\$ 3,261,794	\$ 24,470,533
2028	\$ 1,087,436,470	\$ 1,811,100,532	\$ 723,664,062	2028	2029	\$ 0.588310	\$ 4,172,240	\$ 208,612	\$ 507,330	\$ 3,456,298	\$ 27,926,831
2029	\$ 1,087,436,470	\$ 1,847,322,542	\$ 759,886,072	2029	2030	\$ 0.588310	\$ 4,381,076	\$ 219,054	\$ 507,330	\$ 3,654,692	\$ 31,581,523
2030	\$ 1,087,436,470	\$ 1,884,268,993	\$ 796,832,523	2030	2031	\$ 0.588310	\$ 4,594,089	\$ 229,704	\$ 507,330	\$ 3,857,054	\$ 35,438,577
2031	\$ 1,087,436,470	\$ 1,921,954,373	\$ 834,517,903	2031	2032	\$ 0.588310	\$ 4,811,361	\$ 240,568	\$ 507,330	\$ 4,063,463	\$ 39,502,040
2032	\$ 1,087,436,470	\$ 1,960,393,460	\$ 872,956,990	2032	2033	\$ 0.588310	\$ 5,032,979	\$ 251,649	\$ 507,330	\$ 4,274,000	\$ 43,776,041
2033	\$ 1,087,436,470	\$ 1,999,601,330	\$ 912,164,860	2033	2034	\$ 0.588310	\$ 5,259,030	\$ 262,951	\$ 507,330	\$ 4,488,748	\$ 48,264,789
2034	\$ 1,087,436,470	\$ 2,039,593,356	\$ 952,156,886	2034	2035	\$ 0.588310	\$ 5,489,601	\$ 274,480	\$ 507,330	\$ 4,707,791	\$ 52,972,581
2035	\$ 1,087,436,470	\$ 2,080,385,223	\$ 992,948,753	2035	2036	\$ 0.588310	\$ 5,724,784	\$ 286,239	\$ 507,330	\$ 4,931,215	\$ 57,903,796
2036	\$ 1,087,436,470	\$ 2,121,992,928	\$ 1,034,556,458	2036	2037	\$ 0.588310	\$ 5,964,671	\$ 298,234	\$ 507,330	\$ 5,159,108	\$ 63,062,904
2037	\$ 1,087,436,470	\$ 2,164,432,786	\$ 1,076,996,316	2037	2038	\$ 0.588310	\$ 6,209,355	\$ 310,468	\$ 507,330	\$ 5,391,558	\$ 68,454,461
2038	\$ 1,087,436,470	\$ 2,207,721,442	\$ 1,120,284,972	2038	2039	\$ 0.588310	\$ 6,458,934	\$ 322,947	\$ 507,330	\$ 5,628,657	\$ 74,083,118
2039	\$ 1,087,436,470	\$ 2,251,875,871	\$ 1,164,499,401	2039	2040	\$ 0.588310	\$ 6,713,503	\$ 335,675	\$ 507,330	\$ 5,870,498	\$ 79,953,616
2040	\$ 1,087,436,470	\$ 2,296,913,388	\$ 1,209,476,918	2040	2041	\$ 0.588310	\$ 6,973,164	\$ 348,658	\$ 507,330	\$ 6,117,176	\$ 86,070,792
2041	\$ 1,087,436,470	\$ 2,342,851,656	\$ 1,255,415,186	2041	2042	\$ 0.588310	\$ 7,238,018	\$ 361,901	\$ 507,330	\$ 6,368,787	\$ 92,439,580
2042	\$ 1,087,436,470	\$ 2,389,708,689	\$ 1,302,272,219	2042	2043	\$ 0.588310	\$ 7,508,170	\$ 375,408	\$ 507,330	\$ 6,625,431	\$ 99,065,011
2043	\$ 1,087,436,470	\$ 2,437,502,863	\$ 1,350,066,393	2043	2044	\$ 0.588310	\$ 7,783,724	\$ 389,186	\$ 507,330	\$ 6,887,208	\$ 105,952,219
2044	\$ 1,087,436,470	\$ 2,486,252,920	\$ 1,398,816,450	2044	2045	\$ 0.588310	\$ 8,064,790	\$ 403,239	\$ 507,330	\$ 7,154,220	\$ 113,106,439
							<b>\$ 133,478,262</b>	<b>\$ 6,673,913</b>	<b>\$ 13,697,910</b>	<b>\$ 113,106,439</b>	

Notes & Assumptions  
 Assumes 2% annual growth rate  
 Assumes 98% collection rate

**EXHIBIT 6: TIRZ 8 Gulfgate Revenue Schedule**  
**Houston Independent School District Jurisdiction**  
**Original Area**

Tax Year (1)	Base Value (2)	Lesser of:			Collection Rate (4)	Tax Rate	Increment Revenue	Educational Facilities	Admin Fee	Net Revenue
		Captured Appraised Value	Projected Value	Project Plan Appraised Value						
2017	\$ 9,728,120	\$ 65,194,373	\$ 55,466,253	\$ 62,448,007	98.00%	1.1867	\$ 645,054	297,169	25,000	322,884
2018	\$ 9,728,120	\$ 66,498,260	\$ 56,770,140	\$ 63,294,139	98.00%	1.1867	\$ 660,217	304,155	25,000	331,062
2019	\$ 9,728,120	\$ 67,828,226	\$ 58,100,106	\$ 64,150,425	98.00%	1.1867	\$ 675,684	311,281	25,000	339,404
2020	\$ 9,728,120	\$ 69,184,790	\$ 59,456,670	\$ 65,016,986	98.00%	1.1867	\$ 691,461	318,549	25,000	347,912
2021	\$ 9,728,120	\$ 70,568,486	\$ 60,840,366	\$ 65,893,946	98.00%	1.1867	\$ 707,553	325,962	25,000	356,591
2022	\$ 9,728,120	\$ 71,979,856	\$ 62,251,736	\$ 66,781,429	98.00%	1.1867	\$ 723,967	333,524	25,000	365,443
2023	\$ 9,728,120	\$ 73,419,453	\$ 63,691,333	\$ 67,679,562	98.00%	1.1867	\$ 740,709	341,237	25,000	374,472
2024	\$ 9,728,120	\$ 74,887,842	\$ 65,159,722	\$ 68,588,473	98.00%	1.1867	\$ 757,785	349,104	25,000	383,682
2025	\$ 9,728,120	\$ 76,385,599	\$ 66,657,479	\$ 69,508,290	98.00%	1.1867	\$ 775,204	357,128	25,000	393,076
2026	\$ 9,728,120	\$ 77,913,311	\$ 68,185,191	\$ 70,439,146	98.00%	1.1867	\$ 792,971	365,313	25,000	402,658
2027	\$ 9,728,120	\$ 79,471,577	\$ 69,743,457	\$ 71,381,172	98.00%	1.1867	\$ 811,093	373,662	25,000	412,431
							<b>\$ 7,981,697</b>	<b>\$ 3,677,082</b>	<b>\$ 275,000</b>	<b>\$ 4,029,614</b>

Notes:

- (1) Houston ISD ends participation in Tax Year 2027
- (2) Base Year is Tax Year 1997
- (3) Tax Year 2017 Certified Property Values provided by Houston Independent School District May 2018  
Tax Years 2018 to 2027 estimated increase at an annual rate of 2%
- (4) Assumes 98% Collection Rate

**EXHIBIT 6: TIRZ 8 Gulfgate Revenue Schedule**  
**Houston Independent School District Jurisdiction**  
**1999 Annexed Area**

Tax Year (1)	Base Value (2)	Lesser of:			Collection Rate (4)	Tax Rate	Increment Revenue	Educational Facilities	Admin Fee	Net Revenue
		Captured Appraised Value		Project Plan Appraised Value						
		Projected Value	Captured Appraised Value							
2017	\$ 15,399,720	\$ 70,902,694	\$ 55,502,974	\$ 49,310,790	98.00%	0.9600	\$ 463,916	154,639	25,000	284,277
2018	\$ 15,399,720	\$ 72,320,748	\$ 56,921,028	\$ 49,310,790	98.00%	0.9600	\$ 463,916	154,639	25,000	284,277
2019	\$ 15,399,720	\$ 73,767,163	\$ 58,367,443	\$ 49,310,790	98.00%	0.9600	\$ 463,916	154,639	25,000	284,277
2020	\$ 15,399,720	\$ 75,242,506	\$ 59,842,786	\$ 49,310,790	98.00%	0.9600	\$ 463,916	154,639	25,000	284,277
2021	\$ 15,399,720	\$ 76,747,356	\$ 61,347,636	\$ 49,310,790	98.00%	0.9600	\$ 463,916	154,639	25,000	284,277
2022	\$ 15,399,720	\$ 78,282,303	\$ 62,882,583	\$ 49,310,790	98.00%	0.9600	\$ 463,916	154,639	25,000	284,277
2023	\$ 15,399,720	\$ 79,847,949	\$ 64,448,229	\$ 49,310,790	98.00%	0.9600	\$ 463,916	154,639	25,000	284,277
2024	\$ 15,399,720	\$ 81,444,908	\$ 66,045,188	\$ 49,310,790	98.00%	0.9600	\$ 463,916	154,639	25,000	284,277
2025	\$ 15,399,720	\$ 83,073,807	\$ 67,674,087	\$ 49,310,790	98.00%	0.9600	\$ 463,916	154,639	25,000	284,277
2026	\$ 15,399,720	\$ 84,735,283	\$ 69,335,563	\$ 49,310,790	98.00%	0.9600	\$ 463,916	154,639	25,000	284,277
2027	\$ 15,399,720	\$ 86,429,988	\$ 71,030,268	\$ 49,310,790	98.00%	0.9600	\$ 463,916	154,639	25,000	284,277
							<b>\$ 5,103,075</b>	<b>\$ 1,701,025</b>	<b>\$ 275,000</b>	<b>\$ 3,127,050</b>

Notes:

- (1) Houston ISD ends participation in Tax Year 2027
- (2) Base Year is Tax Year 1999
- (3) Tax Year 2017 Certified Property Values provided by Houston Independent School District May 2018  
 Tax Years 2018 to 2027 estimated increase at an annual rate of 2%
- (4) Assumes 98% Collection Rate

Exhibit 7

**JURISDICTIONAL BOUNDARY DESCRIPTION OF AREAS PROPOSED TO BE ADDED TO  
TAX INCREMENT REINVESTMENT ZONE NUMBER EIGHT (GULFGATE)  
CITY OF HOUSTON**

**Annexation Tract 1** is +/- 8 acres of land along Telephone Rd, including real property located at 6000 Telephone Rd with beginning point being boundary line of TIRZ 8 GULFGATE ANNEX at the intersection of west right-of-way (ROW) line of Reveille St and east ROW line of Telephone Rd;

Then proceeding generally south across the ROW of Telephone Rd, along boundary line of TIRZ 8 GULFGATE ANNEX to west ROW line of Telephone Rd;

Then proceeding northwest by north along west ROW of Telephone Rd to southeast corner of 3.61 acre tract (ABST 56 H B PRENTISS TRS 6B & 6N);

Then proceeding west by south along south boundary of said 3.61 acre tract to southwest corner of said tract;

Then proceeding northwest by north to west corner of said 3.61 acre tract and east ROW line of Kingsway Dr;

Then proceeding generally north along west boundary of said 3.61 acre tract and east ROW line of Kingsway Dr to northwest corner of said tract;

Then proceeding generally east by north along north boundary of said 3.61 acre tract to north corner of said tract and coincident northwest corner of 0.9684 acre tract (ABST 56 H B PRENTISS TRS 6B-1 & 6N-1 OUT OF TR 6);

Then proceeding south southeast along west boundary of said 0.9684 acre tract to southwest corner of said tract;

Then proceeding generally east by north along south boundary of said tract to southeast corner of said tract and west ROW of Telephone Rd;

Then proceeding generally east by north across ROW of Telephone Rd to northwest corner of 0.1179 acre lot (SANTA ROSA SEC 4 LT BLK 18) and east ROW of Telephone Road;

Then proceeding southeast by south along east ROW of Telephone Road to west ROW line of Reveille St and boundary line of TIRZ 8 GULFGATE ANNEX and beginning point +/- 8 acre tract.

**Annexation Tract 2** is +/- 5.55 acres of right-of-way along Park Place Blvd from Hartford St to Galveston Rd with beginning point being boundary line of TIRZ 8 Gulfgate Addition at east corner of 7.7941 acre tract (PARK PLACE ELEM SCHOOL SEC 2 RES A BLK 1) at the intersection of west right-of-way (ROW) line of Hartford St with north ROW of Park Place Blvd;

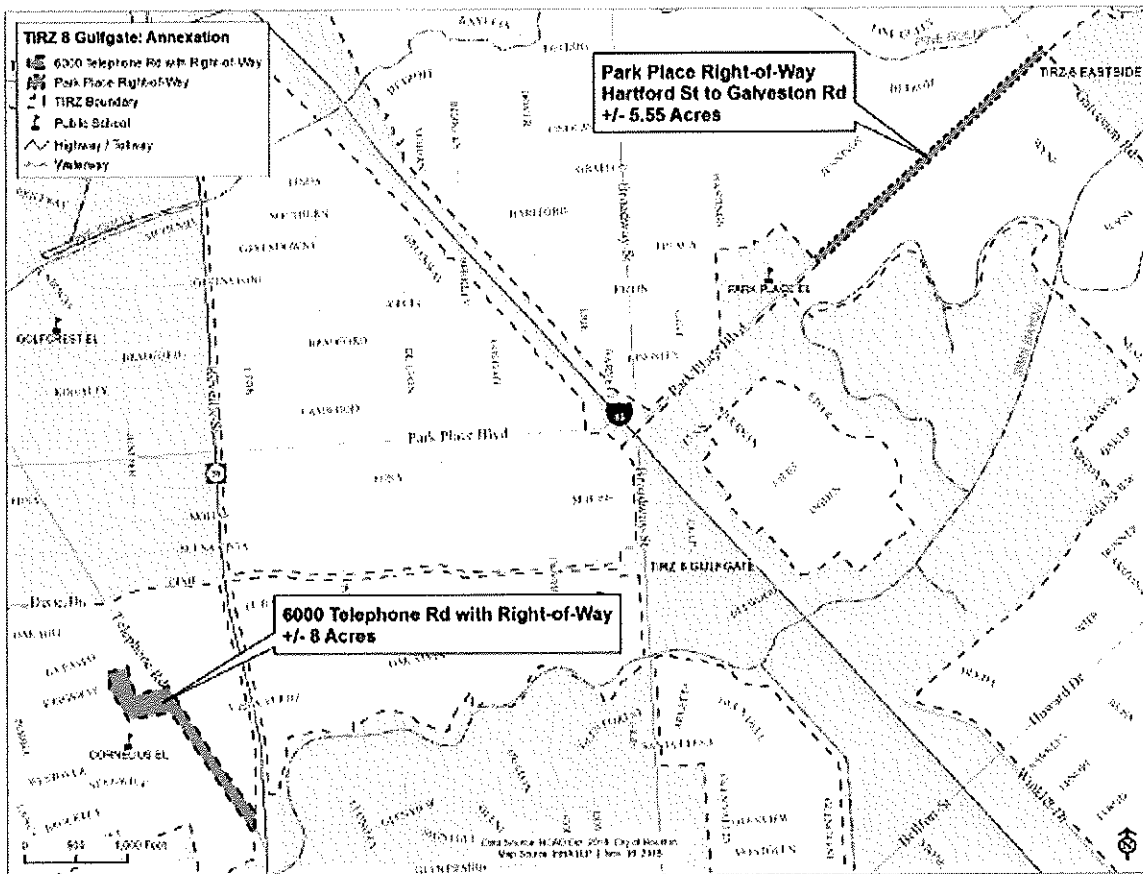
Then proceeding generally northeast along north ROW of Park Place Blvd to east ROW line of Galveston Rd;



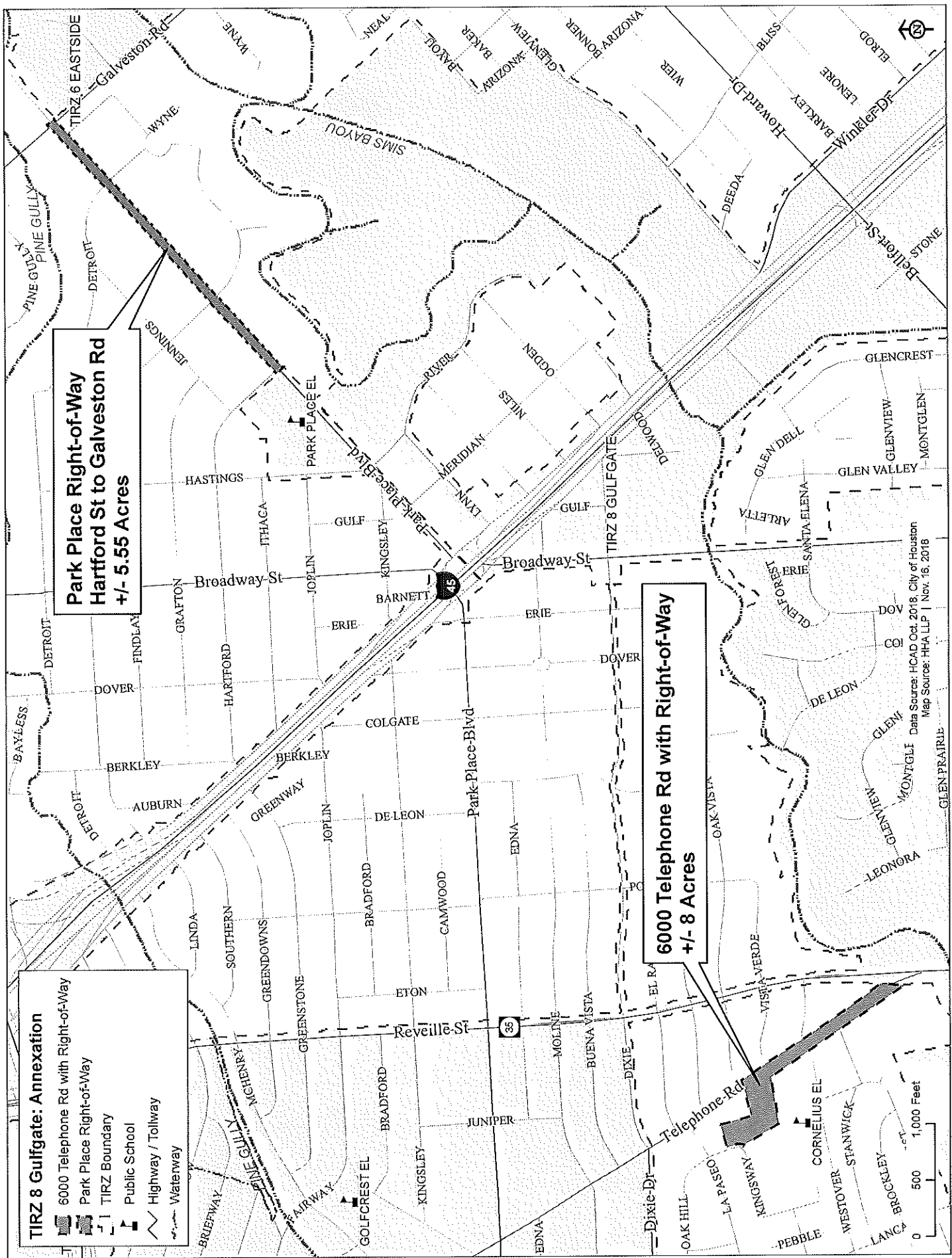
Then proceeding generally southeast along east ROW line of Galveston Rd to south ROW of Park Place Blvd;

Then proceeding generally southwest along south ROW of Park Place Blvd to west ROW line of Hartford St and boundary line of TIRZ 8 Gulfgate Addition;

Then proceeding generally northwest across Park Place Blvd ROW, along boundary line of TIRZ 8 Gulfgate Addition and west ROW line of Hartford St to north ROW of Park Place Blvd, and east corner of 7.7941 acre tract (PARK PLACE ELEM SCHOOL SEC 2 RES A BLK 1) and beginning point of +/- 5.55 acre tract.



Map 1 - Boundary (Annexation Areas)



Map 2 - Existing and Proposed Land Uses

