

City of Houston, Texas, Ordinance No. 2018 - 663

**AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF LELAND WOODS REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER TWENTY-TWO, CITY OF HOUSTON, TEXAS (LELAND WOODS ZONE); APPROVING THE FISCAL YEAR 2019 OPERATING BUDGET FOR THE AUTHORITY ON BEHALF OF THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.**

\* \* \* \* \*

**WHEREAS**, the City of Houston (the "City") created Reinvestment Zone Number Twenty-Two, City of Houston, Texas (the "Zone" or "Leland Woods Zone") by Ordinance No. 2003-1330 on December 23, 2003; and

**WHEREAS**, the Leland Woods Redevelopment Authority (the "Authority"), a local government corporation acting on behalf of the City in connection with the Zone, has submitted an Operating Budget for Fiscal Year 2019 (the "Operating Budget") to the City for approval pursuant to that certain agreement among the City, the Authority, and the Zone approved by Ordinance No. 2007-1293 on November 14, 2007; and

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

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

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

**Section 2.** That the City Council takes cognizance of the fact that in order to implement the Project Plan and Reinvestment Zone Financing Plan for the Zone, and to make adjustments occasioned by events transpiring during the year, the Authority, upon the approval of the City's Chief Development Officer, may transfer funds from one line item of Project Costs shown on Exhibit "A" to another. Unless approved by the City Council, the Authority may transfer funds only (1) as needed for Debt Service; and (2) from one line item of Project Costs to another, provided that the aggregate of such

transfers does not exceed the lesser of \$400,000 or 5% of Project Costs during Fiscal Year 2019. Subject to the foregoing, the Operating Budget attached hereto as Exhibit "A" is hereby approved for the Authority.

**Section 3.** That not later than March 31, 2019, the Zone shall, in cooperation with City representatives: (1) identify surplus funds in the Zone's Fiscal Year 2019 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2019 Operating Budget approved by the City; and (2) make available any surplus Zone funds, through appropriate agreement, for projects identified by the City that are eligible for tax increment funding, such as affordable housing, areas of public assembly, incremental costs of municipal services attributable to development and redevelopment in the Zone, and capital projects that benefit the City and the Zone. The agreement may provide for the payment of surplus funds into one or more accounts established by the City or may provide for direct payment by the Zone for that purpose. The Zone shall consider amendments to the Zone Project Plan and Reinvestment Zone Financing Plan that may be necessary to accomplish this purpose, and shall expedite any such amendments.

**Section 4.** That the approval of this Operating Budget is contingent upon receipt by the City's Chief Development Officer of a document signed by the Administrator of the Zone disclosing the name of each owner or developer of property within the Zone from which the Administrator has received compensation during the last five calendar years, and the amount of compensation by owner by year. Compensation may be expressed by category as follows:

|             |   |
|-------------|---|
| Category I  | Less than \$1,000.00                          |
| Category II | At least \$1,000.00 but less than \$10,000.00 |

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

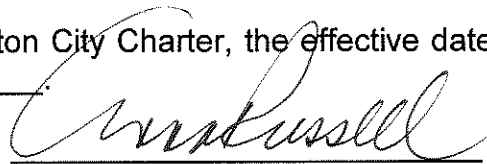
**Section 5.** That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 22<sup>nd</sup> day of August, 2018.

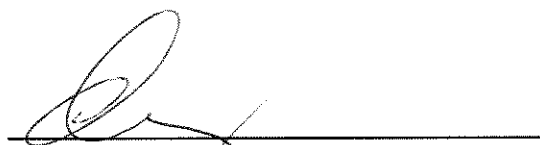
APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is AUG 28 2018.

  
\_\_\_\_\_  
City Secretary

(Prepared by Legal Department  
(JN:gnd 07.30.2018)  
(Requested by Andy Icken, Chief Development Officer, Office of the Mayor)  
(L.D. File No. 042-1400158-006)

  
\_\_\_\_\_  
Assistant City Attorney

CAPTION PUBLISHED IN DAILY COURT  
 REVIEW  
 DATE: **AUG 28 2018**

| AYE     | NO      |                        |
|---------|---------|------------------------|
| ✓       |         | <b>MAYOR TURNER</b>    |
| ....    | ....    | <b>COUNCIL MEMBERS</b> |
| ✓       |         | STARDIG                |
| ✓       |         | DAVIS                  |
| ✓       |         | COHEN                  |
| ✓       |         | BOYKINS                |
| ✓       |         | MARTIN                 |
| ✓       |         | LE                     |
| ✓       |         | TRAVIS                 |
| ✓       |         | CISNEROS               |
| ✓       |         | GALLEGOS               |
| ✓       |         | LASTER                 |
| ✓       |         | CASTEX-TATUM           |
| ✓       |         | KNOX                   |
| ✓       |         | ROBINSON               |
| ✓       |         | KUBOSH                 |
| ✓       |         | EDWARDS                |
| ✓       |         | CHRISTIE               |
| CAPTION | ADOPTED |                        |

**EXHIBIT "A"**

**Fiscal Year 2019 Operating Budget  
for the Leland Woods Redevelopment Authority**

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2019 BUDGET PROFILE

Fund Summary  
 Fund Name: Leland Woods Redevelopment Authority  
 TIRZ: 22  
 Fund Number: 7570/50

|                                 |                                   |    |                 |
|---------------------------------|-----------------------------------|----|-----------------|
| P<br>R<br>O<br>F<br>I<br>L<br>E | Base Year:                        |    | 2003            |
|                                 | Base Year Taxable Value:          | \$ | 730,340         |
|                                 | Projected Taxable Value (TY2018): | \$ | 13,774,133      |
|                                 | Current Taxable Value (TY2017):   | \$ | 13,244,359      |
|                                 | Acres:                            |    | 80.33           |
|                                 | Administrator (Contact):          |    | City of Houston |
|                                 | Contact Number:                   |    | (832) 393-0985  |

|   |  |
|---|--|
| N<br>A<br>R<br>R<br>A<br>T<br>I<br>V<br>E | <b>Zone Purpose:</b>   |
|   | Tax Increment Reinvestment Zone Number Twenty-Two, City of Houston, Texas was created to provide plans and programs needed to design and construction affordable housing and related public green space on approximately 80 acres of vacant land located in the northeast Houston area through the design and construction of roadways and streets, public utility systems, sidewalks and pedestrian and public open space enhancements. |

| P<br>R<br>O<br>J<br>E<br>C<br>T<br><br>P<br>L<br>A<br>N |                          | Total Plan | Cumulative Expenses<br>(to 6/30/17) | Variance     |
|---|--------------------------|------------|-------------------------------------|--------------|
|   | <b>Capital Projects:</b> |            |                                     |              |
| Public Infrastructure                                   | \$                       | 6,089,985  | \$ -                                | \$ 6,089,985 |
| Landscaping   |                          | 220,000    | -                                   | 220,000      |
| Sound Barrier, Sidewalk                                 |                          | 229,500    | -                                   | 229,500      |
| Land Acquisition  |                          | -          | 873,496                             | (873,496)    |
|   |                          | -          | -                                   | -            |
|   |                          | -          | -                                   | -            |
|   |                          | -          | -                                   | -            |
| <b>Total Capital Projects</b>                           | \$                       | 6,539,485  | \$ 873,496                          | \$ 5,665,989 |
| Affordable Housing                                      |                          | -          | -                                   | -            |
| School & Education/Cultural Facilities                  |                          | -          | -                                   | -            |
| Financing Costs   |                          | 1,800,000  | -                                   | 1,800,000    |
| Administration Costs/ Professional Services             |                          | 165,000    | 481,314                             | (316,314)    |
| Creation Costs  |                          | 53,000     | 12,728                              | 40,272       |
| <b>Total Project Plan</b>                               | \$                       | 8,557,485  | \$ 1,367,538                        | \$ 7,189,947 |

| D<br>E<br>B<br>T                        | Additional Financial Data    | FY2018 Budget | FY2018 Estimate                        | FY2019 Budget                          |
|---|------------------------------|---------------|--|--|
|   | Debt Service                 | \$            | -                                      | \$ -                                   |
| Principal                               | \$                           | -             | \$ -                                   | \$ -                                   |
| Interest                                | \$                           | -             | \$ -                                   | \$ -                                   |
|   | <b>Balance as of 6/30/16</b> |               | <b>Projected Balance as of 6/30/18</b> | <b>Projected Balance as of 6/30/19</b> |
| <u>Year End Outstanding (Principal)</u> |                              |               |  |  |
| Bond Debt                               | \$                           | -             | \$ -                                   | \$ -                                   |
| Bank Loan                               | \$                           | -             | \$ -                                   | \$ -                                   |
| Line of Credit                          | \$                           | -             | \$ -                                   | \$ -                                   |
| Developer Agreement                     | \$                           | -             | \$ -                                   | \$ -                                   |
| Other                                   | \$                           | -             | \$ -                                   | \$ -                                   |

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2019 BUDGET DETAIL

Fund Summary  
 Fund Name: Leland Woods Redevelopment Authority  
 TIRZ: 22  
 Fund Number: 7570/50

| TIRZ Budget Line Items                           | FY2018 Budget    | FY2018 Estimate   | FY2019 Budget     |
|--|------------------|-------------------|-------------------|
| <b>RESOURCES</b>                                 |                  |                   |                   |
| RESTRICTED Funds - Capital Projects              | \$ 45,983        | \$ 43,625         | \$ 61,298         |
| RESTRICTED Funds - Affordable Housing            | \$ -             | \$ -              | \$ -              |
| RESTRICTED Funds - Earnest Funds (36 Acre Tract) | \$ -             | \$ -              | \$ -              |
| <b>Beginning Balance</b>                         | <b>\$ 45,983</b> | <b>\$ 43,625</b>  | <b>\$ 61,298</b>  |
| City tax revenue                                 | \$ 49,454        | \$ 72,152         | \$ 75,243         |
| County tax revenue                               | \$ -             | \$ -              | \$ -              |
| Community College tax revenue                    | \$ -             | \$ -              | \$ -              |
| <b>Incremental property tax revenue</b>          | <b>\$ 49,454</b> | <b>\$ 72,152</b>  | <b>\$ 75,243</b>  |
| Proceeds from Land Sales                         | \$ -             | \$ -              | \$ -              |
| Miscellaneous revenue                            | \$ -             | \$ -              | \$ -              |
| COH TIRZ interest                                | \$ -             | \$ -              | \$ -              |
| Interest Income                                  | \$ -             | \$ -              | \$ -              |
| Other Interest Income                            | \$ -             | \$ -              | \$ -              |
| Grant Proceeds                                   | \$ -             | \$ -              | \$ -              |
| Proceeds from Bank Loan                          | \$ -             | \$ -              | \$ -              |
| Contract Revenue Bond Proceeds                   | \$ -             | \$ -              | \$ -              |
| <b>TOTAL AVAILABLE RESOURCES</b>                 | <b>\$ 95,437</b> | <b>\$ 115,777</b> | <b>\$ 136,541</b> |

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2019 BUDGET DETAIL

Fund Summary  
 Fund Name: Leland Woods Redevelopment Authority  
 TIRZ: 22  
 Fund Number: 7570/50

| TIRZ Budget Line Items  | FY2018 Budget    | FY2018 Estimate   | FY2019 Budget     |
|---|------------------|-------------------|-------------------|
| <b>EXPENDITURES</b>   |                  |                   |                   |
| Accounting  | \$ 19,000        | \$ 14,874         | \$ 19,000         |
| Administration Salaries & Benefits                              | \$ -             | \$ -              | \$ -              |
| Auditor   | \$ 8,000         | \$ 18,950         | \$ 8,000          |
| Bond Services/Trustee/Financial Advisor                         | \$ -             | \$ -              | \$ -              |
| Insurance   | \$ 1,800         | \$ 1,856          | \$ 1,800          |
| Office Administration   | \$ 500           | \$ -              | \$ 500            |
| <b>TIRZ Administration and Overhead</b>                         | <b>\$ 29,300</b> | <b>\$ 35,680</b>  | <b>\$ 29,300</b>  |
| Closing Cost Land Acquisition                                   | \$ -             | \$ -              | \$ -              |
| Legal   | \$ 8,000         | \$ -              | \$ 8,000          |
| Administrative Consultant                                       | \$ 15,000        | \$ 15,191         | \$ 15,000         |
| Property Maintenance  | \$ -             | \$ -              | \$ -              |
| <b>Program and Project Consultants</b>                          | <b>\$ 23,000</b> | <b>\$ 15,191</b>  | <b>\$ 23,000</b>  |
| <b>Management consulting services</b>                           | <b>\$ 52,300</b> | <b>\$ 50,871</b>  | <b>\$ 52,300</b>  |
| Capital Expenditures (See CIP Schedule)                         | \$ -             | \$ -              | \$ -              |
| <b>TIRZ Capital Expenditures</b>                                | <b>\$ -</b>      | <b>\$ -</b>       | <b>\$ -</b>       |
| Developer Reimbursements (Contempo Builders)                    | \$ -             | \$ -              | \$ 2,549          |
| Grant to Leland Woods RDA II                                    | \$ -             | \$ -              | \$ -              |
| <b>Developer / Project Reimbursements</b>                       | <b>\$ -</b>      | <b>\$ -</b>       | <b>\$ 2,549</b>   |
| Loan debt service   | \$ -             | \$ -              | \$ -              |
| Principal   | \$ -             | \$ -              | \$ -              |
| Interest  | \$ -             | \$ -              | \$ -              |
| Convenience Fee   | \$ -             | \$ -              | \$ -              |
| <b>System debt service</b>                                      | <b>\$ -</b>      | <b>\$ -</b>       | <b>\$ -</b>       |
| <b>TOTAL PROJECT COSTS</b>                                      | <b>\$ 52,300</b> | <b>\$ 50,871</b>  | <b>\$ 54,849</b>  |
| Payment/transfer to ISD - educational facilities                | \$ -             | \$ -              | \$ -              |
| Payment/transfer to ISD - educational facilities (Pass Through) | \$ -             | \$ -              | \$ -              |
| Administration Fees:  |                  |                   |                   |
| City  | \$ 2,473         | \$ 3,608          | \$ 3,762          |
| County  | \$ -             | \$ -              | \$ -              |
| ISD   | \$ -             | \$ -              | \$ -              |
| Affordable Housing:   |                  |                   |                   |
| City  | \$ -             | \$ -              | \$ -              |
| County  | \$ -             | \$ -              | \$ -              |
| Municipal Services (Payable to COH)                             | \$ -             | \$ -              | \$ -              |
| <b>Total Transfers</b>  | <b>\$ 2,473</b>  | <b>\$ 3,608</b>   | <b>\$ 3,762</b>   |
| <b>Total Budget</b>   | <b>\$ 54,773</b> | <b>\$ 54,479</b>  | <b>\$ 58,611</b>  |
| RESTRICTED Funds - Capital Projects                             | \$ 40,664        | \$ 61,298         | \$ 77,930         |
| RESTRICTED Funds - Affordable Housing                           | \$ -             | \$ -              | \$ -              |
| RESTRICTED Funds - Earnest Funds (36 Acre Tract)                | \$ -             | \$ -              | \$ -              |
| <b>Ending Fund Balance</b>                                      | <b>\$ 40,664</b> | <b>\$ 61,298</b>  | <b>\$ 77,930</b>  |
| <b>Total Budget &amp; Ending Fund Balance</b>                   | <b>\$ 95,437</b> | <b>\$ 115,777</b> | <b>\$ 136,541</b> |

Notes: