

AGENDA - COUNCIL MEETING - TUESDAY - AUGUST 27, 2013 - 1:30 P. M.
COUNCIL CHAMBER - SECOND FLOOR - CITY HALL
901 BAGBY - HOUSTON, TEXAS

INVOCATION AND PLEDGE OF ALLEGIANCE - Council Member Noriega

1:30 P. M. - ROLL CALL

ADOPT MINUTES OF PREVIOUS MEETING

2:00 P. M. - PUBLIC SPEAKERS - Pursuant to City Council Rule 8, City Council will hear from members of the public; the names and subject matters of persons who had requested to speak at the time of posting of this Agenda are attached; the names and subject matters of persons who subsequently request to speak may be obtained in the City Secretary's Office

NOTE: If a translator is required, please advise when reserving time to speak

5:00 P. M. - RECESS

RECONVENE

WEDNESDAY - AUGUST 28, 2013 - 9:00 A. M.

DESCRIPTIONS OR CAPTIONS OF AGENDA ITEMS WILL BE READ BY THE
CITY SECRETARY PRIOR TO COMMENCEMENT

9:00 A.M. - HEARING

1. **PUBLIC HEARING** regarding a fifth amendment to the **PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN** for Reinvestment Zone Number Seven (Old Spanish Trail/Alameda Corridors Zone) - **DISTRICT D - ADAMS**

MAYOR'S REPORT

CONSENT AGENDA NUMBERS 2 through 23

AGENDA - AUGUST 28, 2013 - PAGE 2

MISCELLANEOUS - NUMBERS 2 through 4

2. REQUEST from Mayor for confirmation of the appointment of the **MONICA SAVINO** for Position One to the **WASHINGTON AVENUE CORRIDOR ADVISORY COMMITTEE**, for an unexpired term ending May 10, 2014
3. CONFIRMATION of the appointment of the following individuals to the **HOUSTON CLEAN CITY COMMISSION BOARD OF DIRECTORS**, for terms ending January 1, 2015:
 - Position A - **MONICA GLAZE**
 - Position B - **EDNA GRIGGS**
 - Position C - **BEN PROLER**
 - Position D - **CHARLES CAVE**
 - Position E - **FRANK WEARY**
 - Position F - **RAZI ASADUDDIN**
 - Position G - **NANCY D. RUTHERFORD**
 - Position H - **ANN GONZALES**
 - Position I - **RAMIRO FONSECA**
 - Position J - **CHARMAINE LEBLANC**
 - Position K - **BECKY EDMONSON**
 - At-Large Position No. 1 - **JAN ROSE**
 - At-Large Position No. 2 - **JUAN A. SORTO**
 - At-Large Position No. 3 - **STEVEN PARKER**
 - At-Large Position No. 4 - **NOAH RATTLER**
 - At-Large Position No. 5 - **ALLY SMITH**
4. RECOMMENDATION from the Director of the Finance Department that the City Council receive the 2013 Appraisal Roll Information, Certification of the Anticipated Collection Rate and appoint Thy-Huyen Ruiz and Alma Tamborello to calculate and publish the City's Effective and Rollback Tax Rates in accordance with the "Truth-In-Taxation" provisions of the State Tax Code

ACCEPT WORK - NUMBERS 5 and 6

5. RECOMMENDATION from Director General Services Department for approval of final contract amount of \$13,245,949.00 and acceptance of work on contract with **GILBANE BUILDING COMPANY** for Renovation to the Parks and Recreation Department Campus and Park - 3.50% over the original contract amount and under the 5% contingency - **DISTRICT I - RODRIGUEZ**
6. RECOMMENDATION from Director Department of Public Works & Engineering for approval of final contract amount of \$3,197,658.69 and acceptance of work on contract with **UNDERGROUND TECHNOLOGIES, INC** for Sanitary Sewer Rehabilitation by Sliplining and Pipe Bursting Methods - 1.54% under the original contract amount (4257-100) - **DISTRICTS B - DAVIS; C COHEN; D - ADAMS; F - HOANG; G - PENNINGTON; H - GONZALEZ; I - RODRIGUEZ; J - LASTER and K - GREEN**

PURCHASING AND TABULATION OF BIDS - NUMBERS 7 and 7A

7. ORDINANCE appropriating \$1,600,000.00 out of Water & Sewer System Consolidated Construction Fund for Emergency Rehabilitation Work at the Clinton Drive Lift Station for the Public Works & Engineering Department - **DISTRICT B - DAVIS**
- a. **BOYER, INC** for Emergency Rehabilitation Work at the Clinton Drive Lift Station for the Public Works & Engineering Department - **DISTRICT B - DAVIS**

RESOLUTIONS AND ORDINANCES - NUMBERS 8 through 23

8. RESOLUTION approving and authorizing the nomination of Woman's Hospital of Texas to the Office of the Governor Economic Development & Tourism through the Economic Development Bank as a Texas State Enterprise Zone Project - **DISTRICT K - GREEN**
9. RESOLUTION authorizing the Municipal Courts Department to submit an application for a Juvenile Justice Delinquency Prevention Grant from the Criminal Justice Division of the Office of the Governor of Texas for the Juvenile Case Manager Program Delinquency Prevention Initiative; to accept the funds, if awarded
10. ORDINANCE finding and determining that public convenience and necessity no longer require the continued use of a storm sewer and utility easement, from Venice Street to the south property line of Lot 28, Block 30, Rice Military addition, John Reinermann Survey, A-642, Harris County, Texas; vacating and abandoning the easement to 57 Off Memorial Ventures, LLC, abutting owner, in consideration of its payment of \$97,500.00 to the City and other consideration - **DISTRICT C - COHEN**
11. ORDINANCE appropriating \$315,000.00 out of Park & Recreation Dedication Fund; approving and authorizing an Interlocal Agreement between the City and the **HOUSTON PARKS BOARD LGC, INC** for the Construction of Improvements to Mandell Park - **DISTRICT C - COHEN**
12. ORDINANCE approving and authorizing an agreement between the City of Houston and the Metropolitan Transit Authority of Harris County, Texas for the use of 4 city owned parcels of land located on Griggs Road at the Palm Center and authorizing the Houston Business Development, Inc. ("HBDI") to sell to Metro 2 HBDI owned parcels of land located on Griggs Road at the Palm Center, for the purpose of a public right of way to improve access to public transportation, specifically in connection with Metro's Southeast Corridor Light Rail Line - **DISTRICT D - ADAMS**
13. ORDINANCE approving and authorizing Amendment No. 1 to a professional services contract between the City of Houston and **ALWAYS IN SEASON DECORATING SERVICES, INC** for Seasonal Interior Design Services for the Houston Airport System - **DISTRICTS B - DAVIS; E - MARTIN and I - RODRIGUEZ**
14. ORDINANCE amending Ordinance No. 2011-800, as amended, to increase the maximum contract amount to an agreement between the City of Houston and **ALVAREZ & MARSAL BUSINESS CONSULTING, LLC ("ALVAREZ & MARSAL")** for Phase III of consulting services for accounts receivables and collections improvement for the Finance Department; approving a change order by the Finance Department to include Phase III of consulting services to the scope of work; approving and authorizing a first amendment to the above-mentioned agreement between the City and **ALVAREZ & MARSAL** - \$250,000.00 - General Fund
15. ORDINANCE awarding contract to **EMR ELEVATOR, INC** for Elevators, Escalators, Booklifts and Manlifts Maintenance and Repair Services for Various Departments; providing a maximum contract amount - \$3,969,144.00 - 3 years with two one-year options - General, Fleet Management and Enterprise Funds
16. ORDINANCE approving and authorizing a first amendment to the contract between **WATER ENGINEERING TECHNOLOGIES, INC** and the City of Houston for Design and Implementation of a Web-Based, automated Sub-Meter Data Collection System
17. ORDINANCE issuing a permit to **TEXACO DOWNSTREAM PROPERTIES, INC** to operate, maintain, improve, repair, and replace two existing pipelines in certain portions of specified public street rights-of-way and prescribing the conditions and provisions under which the permit is issued **DISTRICTS B - DAVIS and E - MARTIN**

RESOLUTIONS AND ORDINANCES - continued

18. ORDINANCE approving and authorizing a Professional Engineering Services contract between the City of Houston and **TLC ENGINEERING, INC** for Open Drainage Assets Inventory and Survey Project - \$2,396,542.00 - Stormwater Fund
19. ORDINANCE appropriating \$621,000.00 out of Street & Traffic Control and Storm Drainage DDSRF and approving and authorizing a professional engineering services contract between the City of Houston and **WALTER P. MOORE AND ASSOCIATES, INC** for Scott Street (Loop 610 to Old Spanish Trail) area drainage and paving improvements; providing funding for CIP Cost Recovery relating to construction of facilities financed by the Street & Traffic Control and Storm Drainage DDSRF - **DISTRICT D - ADAMS**
20. ORDINANCE appropriating \$2,614,000.00 out of Water & Sewer System Consolidated Construction Fund, awarding contract to **HUFF & MITCHELL, INC** Rehabilitation to Large Diameter Water Lines, Valves and Appurtenances Package No. 11; setting a deadline for the bidder's execution of the contract and delivery of all bonds, insurance, and other required contract documents to the City; holding the bidder in default if it fails to meet the deadlines; providing funding for engineering testing, CIP Cost Recovery, Phase III - Construction Phase Services and contingencies relating to construction of facilities financed by the Water & Sewer System Consolidated Construction Fund
21. ORDINANCE extending the provisions of **SECTION 28-303 OF THE CODE OF ORDINANCES, HOUSTON, TEXAS**, to certain improved single-family residential lots within **A&K CUSTOM HOMES ON ARBOR COURT, ABST 212 J CHRISTY, ALMEDA PLACE, ALMEDA PLACE ANNEX, ARBOR SQUARE AMEND, AUSTIN COURT, AUSTIN GREEN, AUSTIN STREET T/H AMEND, BALCOR, BLODGETT PARK T/H, BLODGETT PARK TOWNHOMES SEC 2, CALUMET PARK, CAROLINE MANOR, CAROLINE OAKS, CATCO CRAWFORD PARK, CRAWFORD STREET MANORS, DAYBREAK HOMES ON WICHITA STREET, FIVE THOUSAND ONE HUNDRED AND SIX CRAWFORD STREET T/H, FORTY NINE HUNDRED CAROLINE BOULEVARD, GALWAN T/H, GRAYWOOD PLACE, HAMPTON T/H, HERMANN PARK, JACKSON STREET, JACKSON STREET T/H SEC 2, JACKSON T/H, LA BRANCH PALMS, LABRANCH PLACE, MACGREGOR & DEMERITTS SOUTHMORE SEC 2 R/P, MACGREGOR BLODGETT PARK SEC 1, MACGREGORS BLODGETT PARK SEC 2, MACGREGORS BLODGETT PARK SEC 2 PAR R/P 3, MACGREGORS BLODGETT PARK SEC 3, MANORS OF AUSTIN GREEN, MARELIA HOMES AT PROSPECT STREET, METRO LOFTS AT CHENEVERT, METRO LOFTS AT PROSPECT STREET, MUSEUM GALLERIE AMEND, MUSEUM WALK R/P, NEC SOUTHMORE AND JACKSON, OAKDALE AVENUE, OAKDALE PLACE, OAKDALE TERRACE, OAKS AT CAROLINE, OAKS OF SOUTHMORE, PALM AVENUE T/H, PALM PLACE AMEND, PAWL TERRACE, PROSPECT STREET T/H, PROSPECT TOWNHOMES SEC 1, REGENTS GREEN, ROSEDALE AVENUE PLACE, ROSEDALE AVENUE PLACE SEC 2, ROSEDALE PARK, ROSEWOOD, ROSEWOOD GREEN, ROSEWOOD LOFTS, ROSEWOOD MIDTOWN, ROSEWOOD TERRACE, ROSEWOOD TOWNHOMES, ROSEWOOD VILLAS, RUTH STREET MANOR, RUTH STREET T/H, SOUTHMORE 106, SOUTHMORE 107, SOUTHMORE 108, SOUTHMORE 116, SOUTHMORE 117, SOUTHMORE 118, SOUTHMORE GARDENS AMEND, SOUTHMORE OUTLOT 109, SOUTHMORE SEC 2 PAR R/P, SOUTHMORE T/H U/R SOUTHMORE 118, SOUTHMORE TERRACE AMEND, SOUTHMORE TWO VILLAS, STOECKLI PLACE ANNEX, SUTTON PLACE PATIO HOMES SOUTHMORE 108 R/P, THURMAN MANORS, TRACT 11, HOLMAN OUTLOT 68, TRACT 4, BLOCK 24, EMPIRE, TRINITY AT CHENEVERT, TUSCAN ONE, VILLAS AT ROSEDALE, W D SIMPSON NO. 1, WENTWORTH HOMES, WHEELER PLACE, WHEELER PLACE R/P, WICHITA JACKSON T/H, AND WICHITA RIDGE** to prohibit the parking of vehicles in the front or side yards of such residences - **DISTRICT D - ADAMS**

RESOLUTIONS AND ORDINANCES - continued

22. ORDINANCE amending Ordinance No. 2013-0400, relating to the approval and authorization of the first amended and restated Strategic Partnership Agreement between the City and **NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 5 - DISTRICT A - BROWN**
- a. ORDINANCE amending Ordinance No. 2013-0401, relating to the annexation for limited purposes of a certain area located within **NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 5**, in Harris County, Texas - **DISTRICT A - BROWN**
23. ORDINANCE extending the provisions of **SECTION 28-303 OF THE CODE OF ORDINANCES, HOUSTON, TEXAS**, to certain improved single-family residential properties within **HOLLISTER PLACE SUBDIVISION, WELLER SUBDIVISION AND ABST 556 A T MILES** to prohibit the parking of vehicles in the front or side yards of such residences - **DISTRICT A - BROWN**

END OF CONSENT AGENDA

CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

NON CONSENT AGENDA - NUMBERS 24 and 25

MISCELLANEOUS

24. **MOTION TO SET A DATE** not less than seven days from August 28, 2013, to receive nominations for Position 3 on the **PORT OF HOUSTON AUTHORITY OF HARRIS COUNTY**, for a two year term
25. **MOTION TO SET A DATE** not less than seven days from August 28, 2013, to receive nominations for Position 4 of **WASTEWATER CAPACITY RESERVATION REVIEW BOARD**, for the remainder of the designated two year term

MATTERS HELD - NUMBER 26

26. ORDINANCE appropriating \$5,558,735.00 out of Airports Improvement Fund and approving and authorizing Amendment No. 3 to the Construction Management at Risk Agreement between the City of Houston and **MANHATTAN CONSTRUCTION COMPANY** for Terminal D Phase IIB Refresh of Ramp Areas and FIDS Upgrade at George Bush Intercontinental Airport/Houston (Project No. 500N; Contract No. 4600010038); providing funding for The Civic Art Program \$1,308,762.00 - Enterprise Fund - **DISTRICT B - DAVIS**
TAGGED BY COUNCIL MEMBER DAVIS
This was Item 13 on Agenda of August 21, 2013

MATTERS TO BE PRESENTED BY COUNCIL MEMBERS - Council Member Cohen first

ALL ORDINANCES ARE TO BE CONSIDERED ON AN EMERGENCY BASIS AND TO BE PASSED ON ONE READING UNLESS OTHERWISE NOTED, ARTICLE VII, SECTION 7, CITY CHARTER

NOTE - WHENEVER ANY AGENDA ITEM, WHETHER OR NOT ON THE CONSENT AGENDA, IS NOT READY FOR COUNCIL ACTION AT THE TIME IT IS REACHED ON THE AGENDA, THAT ITEM SHALL BE PLACED AT THE END OF THE AGENDA FOR ACTION BY COUNCIL WHEN ALL OTHER AGENDA ITEMS HAVE BEEN CONSIDERED

CITY COUNCIL RESERVES THE RIGHT TO TAKE UP AGENDA ITEMS OUT OF THE ORDER IN WHICH THEY ARE POSTED IN THIS AGENDA. ALSO, AN ITEM THAT HAS BEEN TAGGED UNDER CITY COUNCIL RULE 4 (HOUSTON CITY CODE §2-2) OR DELAYED TO ANOTHER DAY MAY BE NEVERTHELESS CONSIDERED LATER AT THE SAME CITY COUNCIL MEETING

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AUG 28 2013

**Fifth Amendment to the Project Plan and Reinvestment Zone
Financing Plan for Reinvestment Zone Number Seven
(OST/Almeda Corridors Zone)**

Public Hearing Wednesday, August 28, 2013

City Statement

On June 24, 2013, the Boards of Directors of Reinvestment Zone Number Seven ("OST/Almeda Corridors Zone") and the OST/Almeda Redevelopment Authority approved a Fifth Amendment to the OST/Almeda Corridors Zone's Project Plan and Reinvestment Zone Financing Plan ("Plan") and forwarded the Plan to the City Council for consideration and approval. A public hearing on the Plan was held as required by Section 311.011(e) of the Texas Tax Code. Notice of this public hearing was published in the *Houston Chronicle* on August 19, 2013, and a copy of the Plan was forwarded to Harris County and Houston Independent School District for review and comment.

The Plan restates the goals and objectives included in the original plan and subsequent amendments. Those goals include addressing problems related to the reconstruction of key streets and utility systems, landscaping, pedestrian enhancements and mobility improvements, parks and green spaces, cultural and public facilities, land assembly, environmental remediation and affordable housing.

In total, project costs in the Zone will increase in the Plan by \$15 million, (see Part F, Exhibit 1). The Revenue Schedules are amended in the Plan to reflect certified Tax Year 2013 values. Projected tax increment revenues are sufficient to support the projects in the Plan (see Part F, Exhibits 2 thru 4A).

In summary, the City has determined the benefits of the Plan and of utilizing tax increment financing as follows:

BENEFITS OF THE FIFTH AMENDMENT TO THE PLAN

- The objectives defined in the Plan will create a new urban neighborhood while respecting the character of the area, and create gateways between OST/Almeda and adjacent developing high density neighborhoods and districts through the development of connections between the neighborhood and its adjacent activity centers; produce a product unique to the OST/Almeda; and enhance the sense of civic pride for area residents.
- The OST/Almeda Corridors Zone will provide the financing and management tools to remedy recent and historic negative trends within the OST/Almeda area, which is currently characterized by blighted, deteriorating, unsanitary, defective and unsafe conditions.

- **BENEFITS TO THE OST/ALMEDA ZONE AND TO THE CITY**

- The improvement projects described in the Plan will encourage the sound growth of mixed use, residential, commercial, and retail development in and around the OST/Almeda Zone.
- The goals stated in the Plan facilitate rehabilitation of conditions in the OST/Almeda Zone that substantially impair and arrest the sound growth of the City of Houston and Harris County.

BENEFITS OF TAX INCREMENT FINANCING

The use of tax increment financing to finance the improvements proposed in the Plan provides a dedicated source of revenue and an efficient means of raising capital to fund the improvements.

The OST/Almeda Zone meets the following criteria required by Texas Tax Code Section 311.005(a)(1) for an area to qualify as a reinvestment zone:

- Section 311.005(a)(1)(A) – a substantial number of substandard, slum, deteriorated, or deteriorated structures;
- Section 311.005(a)(1)(B) – the predominance of defective or inadequate sidewalk or street layout;
- Section 311.005(a)(1)(C) – faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Section 311.005(a)(1)(D) – unsanitary or unsafe conditions;
- Section 311.005(a)(1)(E) – the deterioration of site or other improvements; and
- Section 311.005(a)(1)(H) – conditions that endanger life or property by fire or other cause.

Exhibit 1 – Parts A, B, C, D, E and F Plan Project Costs

	Estimated Costs 1997 (A) Plan	Estimated Costs 1998 (B) Plan	Estimated Costs 1999 (C) Plan	Estimated Costs 2006 (D) Plan	Estimated Costs 2008 (E) Plan	Estimated Costs 2013 (F) Plan	Total Costs	Cost Through 06/30/2011	Remaining Costs
Infrastructure Improvements:									
Roadway and Sidewalk Improvements									
Street Reconstruction	\$ 7,066,000	\$ 8,823,150	\$ 6,431,040	\$ 6,147,489	\$ -	\$ -	\$ -	\$ -	\$ -
Street Resurfacing	\$ 2,277,000	\$ 3,249,840	\$ 2,616,240	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -
Installation of Sidewalks	\$ 358,500	\$ 569,400	\$ 569,400	\$ 866,345	\$ -	\$ -	\$ -	\$ -	\$ -
Installation of Street Lights	\$ 196,500	\$ 246,500	\$ 242,500	\$ 390,400	\$ -	\$ -	\$ -	\$ -	\$ -
Streetscape Improvements	\$ 905,250	\$ 1,198,250	\$ 2,275,000	\$ 5,181,313	\$ -	\$ -	\$ -	\$ -	\$ -
Roadways, Streets, Sidewalks, Lighting, ROW Acquisition,	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Roadway and Sidewalk Improvements - Part A, B, C, D, E & F	\$ 10,793,250	\$ 14,087,140	\$ 12,134,180	\$ 12,595,547	\$ 50,748,913	\$ 46,722,181	\$ 46,722,181	\$ 12,949,794	\$ 33,772,387
Public Utility Improvements:									
Water Lines	\$ 307,200	\$ 433,296	\$ 433,296	\$ 319,508	\$ -	\$ -	\$ -	\$ -	\$ -
Wastewater Lines	\$ 498,000	\$ 789,360	\$ 789,360	\$ 1,398,015	\$ -	\$ -	\$ -	\$ -	\$ -
Public Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Public Utility Improvements - Part A, B, C, D, E & F	\$ 805,200	\$ 1,222,656	\$ 1,222,656	\$ 1,717,523	\$ 30,500,000	\$ 26,473,268	\$ 26,473,268	\$ 3,558,088	\$ 22,915,180
Total Infrastructure Improvements - Part A, B, C, D, E & F	\$ 11,598,450	\$ 15,309,796	\$ 13,356,836	\$ 14,313,070	\$ 81,248,913	\$ 73,195,449	\$ 73,195,449	\$ 16,507,882	\$ 56,687,567
Cultural and Public Facilities Improvements:									
Parks and Park Improvements									
Parks and Recreational Facilities	\$ -	\$ -	\$ -	\$ 3,596,763	\$ 10,000,000	\$ 30,853,465	\$ 30,853,465	\$ 3,535,140	\$ 27,318,325
Total Parks and Park Improvements - Part A, B, C, D, E & F	\$ -	\$ -	\$ -	\$ 3,596,763	\$ 10,000,000	\$ 30,853,465	\$ 30,853,465	\$ 3,535,140	\$ 27,318,325
Public Facility Improvements									
Public Facility Improvements	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000	\$ 8,200,000	\$ 8,200,000	\$ 875,100	\$ 7,324,900
Total Public Facility Improvements - Part A, B, C, D, E & F	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000	\$ 8,200,000	\$ 8,200,000	\$ 875,100	\$ 7,324,900
Total Cultural and Public Facility Improvements - Part A, B, C, D, E & F	\$ -	\$ -	\$ -	\$ -	\$ 16,000,000	\$ 39,053,465	\$ 39,053,465	\$ 4,410,240	\$ 34,643,225
Other Project Costs:									
Braes Bayou - HCFCD Projects									
Braes Bayou HCFCD Improvements	\$ -	\$ -	\$ -	\$ -	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000	\$ -	\$ 7,000,000
Braes Bayou Bridge Upgrades	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ -	\$ 3,000,000
Total Braes Bayou HCFCD Projects - Part A, B, C, D, E & F	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000	\$ -	\$ 10,000,000
Land Acquisition									
Land Acquisition, Site Preparation, Environmental Remediation	\$ 1,500,000	\$ 3,000,000	\$ 5,000,000	\$ 5,000,000	\$ 9,500,000	\$ 9,500,000	\$ 9,500,000	\$ 5,171,051	\$ 4,328,949
Total Land Acquisition - Part A, B, C, D, E & F	\$ 1,500,000	\$ 3,000,000	\$ 5,000,000	\$ 5,000,000	\$ 9,500,000	\$ 9,500,000	\$ 9,500,000	\$ 5,171,051	\$ 4,328,949
Economic Development Program									
Business Development & Loss Mitigation Catalyst Projects	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ -	\$ 5,000,000
Total Economic Development Program - Part A, B, C, D, E & F	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ -	\$ 5,000,000
School and Educational Facilities:									
School and Educational Facilities	\$ -	\$ -	\$ -	\$ -	\$ 26,260,451	\$ 26,260,451	\$ 26,260,451	\$ 6,679,374	\$ 19,581,077
Total School and Educational Facilities - Part A, B, C, D, E & F	\$ -	\$ -	\$ -	\$ -	\$ 26,260,451	\$ 26,260,451	\$ 26,260,451	\$ 6,679,374	\$ 19,581,077
Affordable Housing:									
Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ -	\$ 3,500,000
Total Affordable Housing - Part A, B, C, D, E & F	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ -	\$ 3,500,000
Financing Cost:	\$ -	\$ -	\$ -	\$ -					
Financing Cost	\$ -	\$ -	\$ -	\$ -					
Zone Administration:									
Zone Administration and Creation Cost	\$ -	\$ -	\$ 8,924,294	\$ 8,924,294	\$ 8,924,294	\$ 8,924,294	\$ 8,924,294	\$ 4,109,599	\$ 4,814,695
Total Zone Administration and Creation Cost	\$ -	\$ -	\$ 8,924,294	\$ 8,924,294	\$ 8,924,294	\$ 8,924,294	\$ 8,924,294	\$ 4,109,599	\$ 4,814,695
Total Zone Administration Costs - Part A, B, C, D, E & F									
Total Other Project Costs - Part A, B, C, D, E & F	\$ 1,500,000	\$ 3,000,000	\$ 41,734,745	\$ 42,891,693	\$ 70,142,780	\$ 70,142,780	\$ 70,142,780	\$ 19,972,838	\$ 50,169,942
PROJECT PLAN TOTAL	\$ 13,098,450	\$ 18,309,796	\$ 55,091,581	\$ 60,801,526	\$ 182,391,693	\$ 182,391,694	\$ 182,391,694	\$ 40,890,960	\$ 141,500,734

Exhibit 2 – Part F Plan
 Net Revenue and Transfer Schedule: Original and Annexed Areas – All Entities

Tax Year (1)	Increment Revenue				Transfers					Net Revenue Increment Revenue less Total Transfers)
	City	Houston ISD(2)	Total Increment Revenue	Houston ISD Educational	Admin Fees			Total Transfers		
					City	Houston ISD	Total			
2013	\$ 3,729,741	\$ 1,527,708	\$ 5,257,449	\$ 509,236	\$ 186,487	\$ 25,000	\$ 211,487	\$ 720,723	\$ 4,536,726	
2014	\$ 3,943,389	\$ 1,527,708	\$ 5,471,097	\$ 509,236	\$ 197,169	\$ 25,000	\$ 222,169	\$ 731,405	\$ 4,739,691	
2015	\$ 4,167,719	\$ 1,527,708	\$ 5,695,427	\$ 509,236	\$ 208,386	\$ 25,000	\$ 233,386	\$ 742,622	\$ 4,952,805	
2016	\$ 4,403,266	\$ 1,527,708	\$ 5,930,974	\$ 509,236	\$ 220,163	\$ 25,000	\$ 245,163	\$ 754,399	\$ 5,176,575	
2017	\$ 4,650,591	\$ 1,527,708	\$ 6,178,299	\$ 509,236	\$ 232,530	\$ 25,000	\$ 257,530	\$ 766,766	\$ 5,411,533	
2018	\$ 4,910,281	\$ 1,527,708	\$ 6,437,989	\$ 509,236	\$ 245,514	\$ 25,000	\$ 270,514	\$ 779,750	\$ 5,658,239	
2019	\$ 5,182,956	\$ 1,527,708	\$ 6,710,664	\$ 509,236	\$ 259,148	\$ 25,000	\$ 284,148	\$ 793,384	\$ 5,917,281	
2020	\$ 5,469,265	\$ 1,527,708	\$ 6,996,973	\$ 509,236	\$ 273,463	\$ 25,000	\$ 298,463	\$ 807,699	\$ 6,189,274	
2021	\$ 5,769,889	\$ 1,527,708	\$ 7,297,597	\$ 509,236	\$ 288,494	\$ 25,000	\$ 313,494	\$ 822,730	\$ 6,474,867	
2022	\$ 6,085,545	\$ 1,527,708	\$ 7,613,253	\$ 509,236	\$ 304,277	\$ 25,000	\$ 329,277	\$ 838,513	\$ 6,774,740	
2023	\$ 6,416,983	\$ 1,527,708	\$ 7,944,691	\$ 509,236	\$ 320,849	\$ 25,000	\$ 345,849	\$ 855,085	\$ 7,089,606	
2024	\$ 6,764,993	\$ 1,527,708	\$ 8,292,701	\$ 509,236	\$ 338,250	\$ 25,000	\$ 363,250	\$ 872,486	\$ 7,420,216	
2025	\$ 7,130,404	\$ 1,527,708	\$ 8,658,112	\$ 509,236	\$ 356,520	\$ 25,000	\$ 381,520	\$ 890,756	\$ 7,767,356	
2026	\$ 7,514,085	\$ 1,527,708	\$ 9,041,793	\$ 509,236	\$ 375,704	\$ 25,000	\$ 400,704	\$ 909,940	\$ 8,131,853	
2027	\$ 7,916,951	\$ 1,527,708	\$ 9,444,659	\$ 509,236	\$ 395,848	\$ 25,000	\$ 420,848	\$ 930,084	\$ 8,514,575	
2028	\$ 8,339,959	\$ 1,527,708	\$ 9,867,667	\$ 509,236	\$ 416,998	\$ 25,000	\$ 441,998	\$ 951,234	\$ 8,916,433	
	\$ 92,396,019	\$ 24,443,329	\$ 116,839,348	\$ 8,147,776	\$ 4,619,801	\$ 400,000	\$ 5,019,801	\$ 13,167,577	\$ 103,671,770	

Notes:

- (1) TIRZ 7 is scheduled to terminate in Tax Year 2028
- (2) Houston Independent School District participation in the TIRZ ends with the collection of the Tax Year 2028 payment

Exhibit 3 – Part F Plan
Revenue Schedule: Original Area – City of Houston

Tax Year(1)	Base Value (2)	Projected Value (3)	Captured Appraised Value	Collection Rate (4)	Tax Rate	Increment Revenue
2013	\$ 89,520,330	\$ 704,165,016	\$ 614,644,686	95.00%	0.63875	\$ 3,729,741
2014	\$ 89,520,330	\$ 739,373,267	\$ 649,852,937	95.00%	0.63875	\$ 3,943,389
2015	\$ 89,520,330	\$ 776,341,930	\$ 686,821,600	95.00%	0.63875	\$ 4,167,719
2016	\$ 89,520,330	\$ 815,159,027	\$ 725,638,697	95.00%	0.63875	\$ 4,403,266
2017	\$ 89,520,330	\$ 855,916,978	\$ 766,396,648	95.00%	0.63875	\$ 4,650,591
2018	\$ 89,520,330	\$ 898,712,827	\$ 809,192,497	95.00%	0.63875	\$ 4,910,281
2019	\$ 89,520,330	\$ 943,648,468	\$ 854,128,138	95.00%	0.63875	\$ 5,182,956
2020	\$ 89,520,330	\$ 990,830,892	\$ 901,310,562	95.00%	0.63875	\$ 5,469,265
2021	\$ 89,520,330	\$ 1,040,372,436	\$ 950,852,106	95.00%	0.63875	\$ 5,769,889
2022	\$ 89,520,330	\$ 1,092,391,058	\$ 1,002,870,728	95.00%	0.63875	\$ 6,085,545
2023	\$ 89,520,330	\$ 1,147,010,611	\$ 1,057,490,281	95.00%	0.63875	\$ 6,416,983
2024	\$ 89,520,330	\$ 1,204,361,141	\$ 1,114,840,811	95.00%	0.63875	\$ 6,764,993
2025	\$ 89,520,330	\$ 1,264,579,199	\$ 1,175,058,869	95.00%	0.63875	\$ 7,130,404
2026	\$ 89,520,330	\$ 1,327,808,158	\$ 1,238,287,828	95.00%	0.63875	\$ 7,514,085
2027	\$ 89,520,330	\$ 1,394,198,566	\$ 1,304,678,236	95.00%	0.63875	\$ 7,916,951
2028	\$ 89,520,330	\$ 1,463,908,495	\$ 1,374,388,165	95.00%	0.63875	\$ 8,339,959
						\$ 92,396,019

Notes:

(1) TIRZ 7 is scheduled to terminate in Tax Year 2028

(2) Base Year is Tax Year 1997

(3) For Tax Years 2013 to 2028, the property value increases at an annual rate of 5%

(4) Collection rate for Tax Year 2013 to Tax Year 2028 estimated at 95%

Exhibit 3A – Part F Plan
Revenue Schedule: 1998 Annexed Area – City of Houston

Tax Year(1)	Base Value (2)	Projected Value (3)	Captured Appraised Value	Collection Rate (4)	Tax Rate	Increment Revenue
2013	\$ 87,881,410	\$ 366,062,713	\$ 278,181,303	95.00%	0.63875	\$ 1,688,039
2014	\$ 87,881,410	\$ 384,365,849	\$ 296,484,439	95.00%	0.63875	\$ 1,799,105
2015	\$ 87,881,410	\$ 403,584,141	\$ 315,702,731	95.00%	0.63875	\$ 1,915,724
2016	\$ 87,881,410	\$ 423,763,348	\$ 335,881,938	95.00%	0.63875	\$ 2,038,174
2017	\$ 87,881,410	\$ 444,951,516	\$ 357,070,106	95.00%	0.63875	\$ 2,166,746
2018	\$ 87,881,410	\$ 467,199,091	\$ 379,317,681	95.00%	0.63875	\$ 2,301,747
2019	\$ 87,881,410	\$ 490,559,046	\$ 402,677,636	95.00%	0.63875	\$ 2,443,498
2020	\$ 87,881,410	\$ 515,086,998	\$ 427,205,588	95.00%	0.63875	\$ 2,592,337
2021	\$ 87,881,410	\$ 540,841,348	\$ 452,959,938	95.00%	0.63875	\$ 2,748,618
2022	\$ 87,881,410	\$ 567,883,415	\$ 480,002,005	95.00%	0.63875	\$ 2,912,712
2023	\$ 87,881,410	\$ 596,277,586	\$ 508,396,176	95.00%	0.63875	\$ 3,085,012
2024	\$ 87,881,410	\$ 626,091,466	\$ 538,210,056	95.00%	0.63875	\$ 3,265,926
2025	\$ 87,881,410	\$ 657,396,039	\$ 569,514,629	95.00%	0.63875	\$ 3,455,886
2026	\$ 87,881,410	\$ 690,265,841	\$ 602,384,431	95.00%	0.63875	\$ 3,655,344
2027	\$ 87,881,410	\$ 724,779,133	\$ 636,897,723	95.00%	0.63875	\$ 3,864,775
2028	\$ 87,881,410	\$ 761,018,089	\$ 673,136,679	95.00%	0.63875	\$ 4,084,678
						\$ 44,018,319

Notes:

- (1) TIRZ 7 is scheduled to terminate in Tax Year 2028
- (2) Base Year is Tax Year 1998
- (3) For Tax Years 2013 to 2028, the property value increases at an annual rate of 5%
- (4) Collection rate for Tax Year 2013 to Tax Year 2028 estimated at 95%

Exhibit 3B – Part F Plan
Revenue Schedule: 2008 Annexed Area – City of Houston

Tax Year(1)	Base Value (2)	Projected Value (3)	Captured Appraised Value	Collection Rate (4)	Tax Rate	Increment Revenue
2013	\$ 672,440	\$ 115,063	\$ (557,377)	95.00%	0.63875	\$ -
2014	\$ 672,440	\$ 120,816	\$ (551,624)	95.00%	0.63875	\$ -
2015	\$ 672,440	\$ 126,857	\$ (545,583)	95.00%	0.63875	\$ -
2016	\$ 672,440	\$ 133,200	\$ (539,240)	95.00%	0.63875	\$ -
2017	\$ 672,440	\$ 139,860	\$ (532,580)	95.00%	0.63875	\$ -
2018	\$ 672,440	\$ 146,853	\$ (525,587)	95.00%	0.63875	\$ -
2019	\$ 672,440	\$ 154,195	\$ (518,245)	95.00%	0.63875	\$ -
2020	\$ 672,440	\$ 161,905	\$ (510,535)	95.00%	0.63875	\$ -
2021	\$ 672,440	\$ 170,000	\$ (502,440)	95.00%	0.63875	\$ -
2022	\$ 672,440	\$ 178,500	\$ (493,940)	95.00%	0.63875	\$ -
2023	\$ 672,440	\$ 187,426	\$ (485,014)	95.00%	0.63875	\$ -
2024	\$ 672,440	\$ 196,797	\$ (475,643)	95.00%	0.63875	\$ -
2025	\$ 672,440	\$ 206,637	\$ (465,803)	95.00%	0.63875	\$ -
2026	\$ 672,440	\$ 216,968	\$ (455,472)	95.00%	0.63875	\$ -
2027	\$ 672,440	\$ 227,817	\$ (444,623)	95.00%	0.63875	\$ -
2028	\$ 672,440	\$ 239,208	\$ (433,232)	95.00%	0.63875	\$ -
						\$ -

Notes:

- (1) TIRZ 7 is scheduled to terminate in Tax Year 2028
- (2) Base Year is Tax Year 2008
- (3) For Tax Years 2013 to 2028, the property value increases at an annual rate of 5%
- (4) Collection rate for Tax Year 2013 to Tax Year 2028 estimated at 95%

Exhibit 3C – Part F Plan
Revenue Schedule: 2013 Annexed Area – City of Houston

Tax Year(1)	Base Value (2)	Projected Value (3)	Captured Appraised Value	Collection Rate (4)	Tax Rate	Total Increment Revenue
2013	\$ 1,409,377	\$ 1,409,377	\$ -	95.00%	0.63875	\$ -
2014	\$ 1,409,377	\$ 1,479,846	\$ 70,469	95.00%	0.63875	\$ 428
2015	\$ 1,409,377	\$ 1,553,838	\$ 144,461	95.00%	0.63875	\$ 877
2016	\$ 1,409,377	\$ 1,631,530	\$ 222,153	95.00%	0.63875	\$ 1,348
2017	\$ 1,409,377	\$ 1,713,107	\$ 303,730	95.00%	0.63875	\$ 1,843
2018	\$ 1,409,377	\$ 1,798,762	\$ 389,385	95.00%	0.63875	\$ 2,363
2019	\$ 1,409,377	\$ 1,888,700	\$ 479,323	95.00%	0.63875	\$ 2,909
2020	\$ 1,409,377	\$ 1,983,135	\$ 573,758	95.00%	0.63875	\$ 3,482
2021	\$ 1,409,377	\$ 2,082,292	\$ 672,915	95.00%	0.63875	\$ 4,083
2022	\$ 1,409,377	\$ 2,186,406	\$ 777,029	95.00%	0.63875	\$ 4,715
2023	\$ 1,409,377	\$ 2,295,727	\$ 886,350	95.00%	0.63875	\$ 5,378
2024	\$ 1,409,377	\$ 2,410,513	\$ 1,001,136	95.00%	0.63875	\$ 6,075
2025	\$ 1,409,377	\$ 2,531,039	\$ 1,121,662	95.00%	0.63875	\$ 6,806
2026	\$ 1,409,377	\$ 2,657,591	\$ 1,248,214	95.00%	0.63875	\$ 7,574
2027	\$ 1,409,377	\$ 2,790,470	\$ 1,381,093	95.00%	0.63875	\$ 8,381
2028	\$ 1,409,377	\$ 2,929,994	\$ 1,520,617	95.00%	0.63875	\$ 9,227
						\$ 65,489

Notes:

- (1) TIRZ 7 is scheduled to terminate in Tax Year 2028
- (2) Base Year is Tax Year 2013
- (3) For Tax Years 2013 to 2028, the property value increases at an annual rate of 5%
- (4) Collection rate for Tax Year 2013 to Tax Year 2025 estimated at 95%

**Exhibit 4 – Part F Plan
Revenue Schedule: Revenue Schedule: Original Area – HISD**

Tax Year(1)	Base Value (2)	Lesser of:			Collection Rate (4)	Tax Rate	Increment Revenue
		Captured Appraised Value		Project Plan Appraised Value			
		Projected Value	Captured Appraised Value				
2013	\$ 89,239,610	\$ 701,520,440	\$ 612,280,830	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2014	\$ 89,239,610	\$ 736,596,462	\$ 647,356,852	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2015	\$ 89,239,610	\$ 773,426,285	\$ 684,186,675	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2016	\$ 89,239,610	\$ 812,097,599	\$ 722,857,989	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2017	\$ 89,239,610	\$ 852,702,479	\$ 763,462,869	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2018	\$ 89,239,610	\$ 895,337,603	\$ 806,097,993	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2019	\$ 89,239,610	\$ 940,104,483	\$ 850,864,873	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2020	\$ 89,239,610	\$ 987,109,708	\$ 897,870,098	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2021	\$ 89,239,610	\$ 1,036,465,193	\$ 947,225,583	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2022	\$ 89,239,610	\$ 1,088,288,453	\$ 999,048,843	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2023	\$ 89,239,610	\$ 1,142,702,875	\$ 1,053,463,265	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2024	\$ 89,239,610	\$ 1,199,838,019	\$ 1,110,598,409	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2025	\$ 89,239,610	\$ 1,259,829,920	\$ 1,170,590,310	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2026	\$ 89,239,610	\$ 1,322,821,416	\$ 1,233,581,806	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2027	\$ 89,239,610	\$ 1,388,962,487	\$ 1,299,722,877	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2028	\$ 89,239,610	\$ 1,458,410,611	\$ 1,369,171,001	\$ 73,890,000	95.00%	1.1567	\$ 811,951
							\$ 12,991,222

Notes:

- (1) Houston Independent School District participation in the TIRZ ends with the collection of the Tax Year 2028 payment
- (2) Base Year is Tax Year 1998
- (3) Tax Year 2013 Property Values based on the Harris County Appraisal District January 11, 2013 report
For Tax Years 2013 to 2028, the property value increases at an annual rate of 5%
- (4) Collection rate for Tax Year 2013 to Tax Year 2028 estimated at 95%

**Exhibit 4A – Part F Plan
Revenue Schedule: 1998 Annexed Area – HISD**

Tax Year(1)	Base Value (2)	Lesser of:			Collection Rate (4)	Tax Rate	Increment Revenue
		Captured Appraised Value		Project Plan Appraised Value			
		Projected Value	Captured Appraised Value				
2013	\$ 87,995,210	\$ 363,768,906	\$ 275,773,696	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2014	\$ 87,995,210	\$ 381,957,351	\$ 293,962,141	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2015	\$ 87,995,210	\$ 401,055,219	\$ 313,060,009	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2016	\$ 87,995,210	\$ 421,107,980	\$ 333,112,770	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2017	\$ 87,995,210	\$ 442,163,379	\$ 354,168,169	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2018	\$ 87,995,210	\$ 464,271,548	\$ 376,276,338	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2019	\$ 87,995,210	\$ 487,485,125	\$ 399,489,915	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2020	\$ 87,995,210	\$ 511,859,381	\$ 423,864,171	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2021	\$ 87,995,210	\$ 537,452,350	\$ 449,457,140	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2022	\$ 87,995,210	\$ 564,324,968	\$ 476,329,758	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2023	\$ 87,995,210	\$ 592,541,216	\$ 504,546,006	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2024	\$ 87,995,210	\$ 622,168,277	\$ 534,173,067	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2025	\$ 87,995,210	\$ 653,276,691	\$ 565,281,481	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2026	\$ 87,995,210	\$ 685,940,526	\$ 597,945,316	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2027	\$ 87,995,210	\$ 720,237,552	\$ 632,242,342	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2028	\$ 87,995,210	\$ 756,249,429	\$ 668,254,219	\$ 65,136,000	95.00%	1.1567	\$ 715,757
							\$ 11,452,107

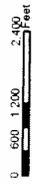
Notes:

- (1) Houston Independent School District participation in the TIRZ ends with the collection of the Tax Year 2028 payment
- (2) Base Year is Tax Year 1998
- (3) Tax Year 2013 Property Values based on the Harris County Appraisal District January 11, 2013 report
For Tax Years 2013 to 2028, the property value increases at an annual rate of 5%
- (4) Collection rate for Tax Year 2013 to Tax Year 2028 estimated at 95%

**City of Houston
TIRZ #7
Proposed Annexation
Fiscal Year 2014**

Legend

-  Waterway
-  Proposed Annexation
-  OST/Alameda
-  Parcels



**PLANNING &
DEVELOPMENT
DEPARTMENT**

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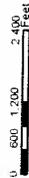
Source: GIS Services Division
Date: September 2012
Reference: #16829_Proposed



**City of Houston
TIRZ #7
As Enlarged**

Legend

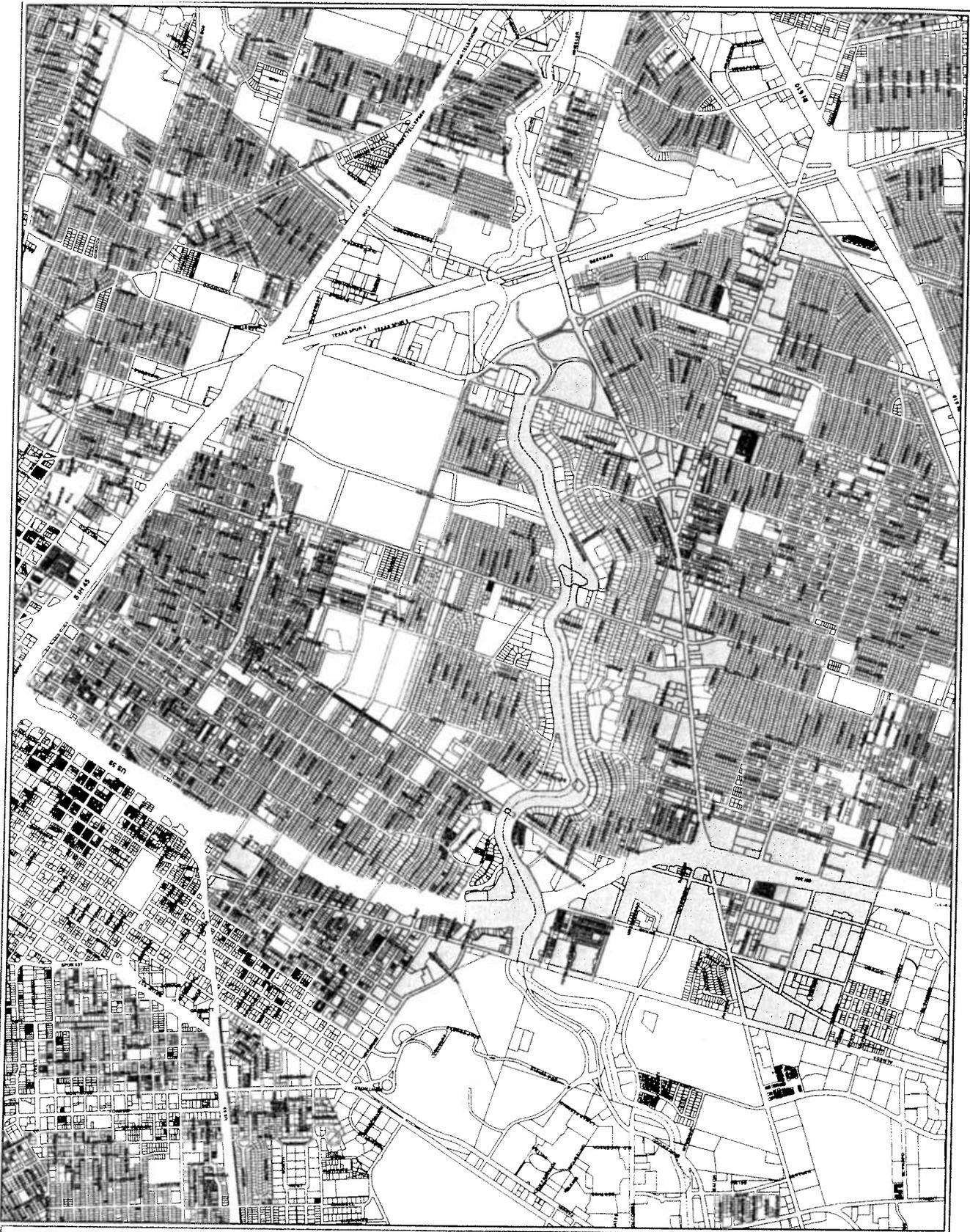
-  Waterway
-  OST/Alameda
-  Parcels



**PLANNING &
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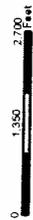
Source: GIS Services Division
Date: September 2012
Reference: PL16829_Enlarged



City of Houston TIRZ #7 Landuse

Legend

-  Single-Family Residential
-  Multi-Family Residential
-  Commercial
-  Office
-  Industrial
-  Public & Institutional
-  Transportation & Utility
-  Park & Open Spaces
-  Agriculture Production
-  Undeveloped
-  Unknown



PLANNING & DEVELOPMENT DEPARTMENT

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Source: GIS Services Division
Date: September 2012
Reference: pj16829_Landuse



**TAX INCREMENT REINVESTMENT ZONE NUMBER SEVEN
CITY OF HOUSTON**

OST/ALMEDA CORRIDORS ZONE

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

JUNE 24, 2013

REINVESTMENT ZONE NUMBER SEVEN, CITY OF HOUSTON, TEXAS
 OST/ALMEDA CORRIDORS ZONE
 Part F – Fifth Amended Project Plan and Reinvestment Zone Financing Plan

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TAX INCREMENT REINVESTMENT ZONE NUMBER SEVEN
OST/ALMEDA CORRIDORS REDEVELOPMENT AUTHORITY
FIFTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN

AMENDED – JUNE 24, 2013

Introduction:

The purpose of the Project Plan and Reinvestment Zone Financing Plan (collectively, the Parts A, B, C, D, E and F Plans are the “Plans”) for Reinvestment Zone Number Seven, City of Houston, Texas, the OST/Almeda Corridors Zone (herein referred to as the “TIRZ”) is to set forth goals, expectations and redevelopment plans and programs necessary to create and support an environment attractive to private investment along the Almeda, Old Spanish Trail and Griggs corridors, and the Upper Third Ward area. The intent of the Plan is to ensure that the improvements will result in the long-term stability and viability of the area.

The City created the TIRZ on May 7, 1997 as an area covering 656 acres located primarily along and adjacent to Almeda Road and Old Spanish Trail in southeast Houston. The City adopted the Plan for the area on May 14, 1997 (the “Part A Plan”). On October 26, 1998, the TIRZ recommended that the City approve an annexation. The enlarged TIRZ area squared-off the Almeda corridor northern sector, and included several areas for which property owners requested annexation, including several tracts located west of Almeda Road in the Ewing and Binz St. area, and an area of the Almeda corridor south of OST, generally bounded by OST, Almeda Road, Corder St., and Hwy 288. The expansion area resulted in a total Zone area of 1,215 acres. On December 9, 1998, the City approved the Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (the “Part B Plan”). On August 11, 1999, the City approved the Second Amended Project Plan and Reinvestment Zone Financing Plan; necessitated by changes in Texas law specific to school district participation in TIRZ’s (the “Part C Plan”). On November 8, 2006, by Ordinance 2006-1110, the City approved the Third Amended Plan and Reinvestment Zone Financing Plan, which consisted predominately of a reallocation of funds within the approved Part C Plan and the addition of new project categories, including Park Improvements (the “Part D Plan”). On May 5, 2008, by Ordinance 2008-0420, the City approved a Fourth Amended Plan and Reinvestment Zone Financing Plan (the “Part E Plan”). The Amended Plan included provisions for the annexation of approximately 497 acres of territory consisting of the Brays bayou channel between Almeda Road and Martin Luther King Boulevard, street rights-of-way, parks and other public lands.

Section One:

The Part A Plan: Part A Plan covered a total of 656 acres. The primary focus of the Part A Plan was to facilitate the construction of new single family and multi-family housing and associated retail and commercial development. The intent was to compensate for the continued loss of existing housing stock in the greater Third Ward/Almeda/OST areas. Focus was also placed on either the repositioning of existing or construction of new industrial or warehouse development within the Almeda and Old Spanish Trail Corridors. The methodology defined in the Part A Plan, consisted primarily of roadway and street reconstruction, including associated public

utilities, street lighting, and sidewalk construction. Additional efforts consisted of emphasis on the creation of pedestrian environments, environmental remediation and real property acquisition.

The Part B Plan: The Part B Plan sought to build upon the goals previously defined in the Part A Plan and expanded the TIRZ boundaries from 656 acres to approximately 1,215 acres. The Part B Plan further defined TIRZ functions specific to assisting in the development of commercial, industrial, and residential development. Additionally, criteria was defined that provided for improvements within the footprints of Griggs Road and Martin Luther King Boulevard and included the proposed improvements as recommended in the Houston Small Business Development Corporation (HSBDC) 1995 Master Plan. For example, the City of Houston's Palm Center (HSBDC) facility located at the intersection of Griggs Road and MLK was viewed as a catalyst project for that area that would stimulate growth and assist in revitalizing the community. The Part B Plan sought to implement the redefined goals while remaining consistent with the Part A Plan through continued focus on roadway and street reconstruction, associated public utility replacement and system upgrades, street lighting, and the development of pedestrian environments through the construction of sidewalks, street lighting, landscaping, street furniture, and other pedestrian amenities and the acquisition of real property.

The Part C Plan: The Part C Plan both restated and further defined the fundamental goals and objectives identified in the Part A and Part B Plans. However, the primarily intent of the Part C Plan was to incorporate changes in the HISD participation in the TIRZ.

The Part D Plan: The Part D Plan reallocated funds between existing public works and public improvement project costs categories and a new category for parks and park improvements. The Parts A, B, and C Plans had no provision for park and park improvements.

The Part E Plan: The Part E Plan provided for a second expansion of the TIRZ by an additional 497 acres and included provisions for the reconstruction of public utilities systems, roadways and streets, upgrades to public green space including Emancipation and McGregor Parks, working with METRO on the funding of pedestrian-attractive related corridors along the future Southeast and University alignments, the construction of parking, cultural and public facilities improvements, a new library, historic preservation, and affordable housing in the northern Third Ward and Brays Bayou areas.

The TIRZ and the City now desire to further amend the TIRZ Project Plan and Financing Plan as further described herein, the ("Part F Plan").

Section Two:

The Part F Plan: The Part F Plan includes provisions for a third TIRZ expansion. The geographic area covered by the Part F Plan include the areas covered by Parts A, B, C, D and E Plan in addition to the 5.15 acre annexation included in the expanded TIRZ. Together, Parts A, B, C, D and E Plans, combined with the Part E Plan, provide the tools needed to help alleviate blight, deteriorated street and site conditions, obsolete public services and facilities and will encourage the sound growth of residential (multi-family and affordable housing), retail, and commercial development within the area.

Proposed Goals for Improvements in the Zone:

The improvements proposed are in relationship to the original goals of the TIRZ and are as follows:

Goal 1: *The creation of pedestrian-friendly, safe environments through the reconstruction of streets and sidewalks, with ample lighting and streetscape amenities.*

Streetscape enhancements are required to create an environment that will help stimulate investment in retail, residential, and commercial developments. Enhanced streetscapes components will include: sidewalks, lighting, signage, street trees, landscaping, benches and other pedestrian amenities. The reconstruction of key streets and major thoroughfares will enhance the level of service in the area. The construction of sidewalk systems including ADA complaint ramps and other treatments will improve pedestrian safety, enhance the visual environment and provide connectivity both within the community and to adjacent districts. All improvements will be coordinated with the street reconstruction programs of the City of Houston, METRO, TxDOT, and other public entities. Attention will be placed on the leveraging of TIRZ monies through the funding of elements not addressed by the CIP programs of sister agencies.

Goal 2: *Redevelopment and upgrades to public green space, parks, and other appropriate recreational facilities including Emancipation Park, Brays Bayou, and MacGregor Park.*

Public infrastructure, pedestrian bridges, regional trail systems and other enhancements to area parks and other public open green space will attract and support redevelopment and improve the quality of life of area neighborhoods and visitors by increasing the attractiveness of the area.

Goal 3: *The reinforcement of pedestrian-attractive retail developments along the Almeda, Dowling, Griggs, Old Spanish Trail, Martin Luther King and Scott corridors.*

The retention and expansion of retail and commercial developments along Almeda, Dowling, Griggs, Old Spanish Trail, Martin Luther King and Scott Streets is of key importance to the successful redevelopment of the area. The provision of base level retail functionality is essential to the continued expansion of residential projects in the area. In particular, it is envisioned to develop historic Dowling Street into a key arterial/town center, through the implementation of a program resulting in an enhanced pedestrian environment with an emphasis on parking, lighting, street trees, landscaping, wide sidewalks, public art and adequate pedestrian amenities.

Goal 4: *Complementing the revitalization activities proposed to occur along the METRO University and Southeast Mass Transit Alignments.*

METRO funding of public transit systems along the Southeast alignment can be complemented by TIRZ activities including the funding of streetscapes upgrades, right-of-way acquisition, and provisions for parking to serve retail needs, particularly during the construction process. The METRO Solutions Southeast Corridor alignment includes stations located at Palm Center, MacGregor Park, Wheeler and Martin Luther King Boulevard, Scott and Cleburne and Elgin and Scott. Stations at these location could spur redevelopment while benefiting existing businesses. According to the Southeast Corridor Final Environmental Impact Statement, the Elgin Station

would likely result in “*redevelopment of vacant parcels and intensification of land uses.*” The placement of METRO transit stations in the region will be of particular importance, economically speaking, both from the consumer’s and the merchant’s perspectives. The TIRZ will look for specific, key economic retail development opportunities and capitalize on METRO’s revitalization of key corridors included in the TIRZ. Additional focus will be placed on inducing emerging business enterprises.

Goal 5: Cultural, Public Facilities, Affordable Housing and Historic Preservation.

Increasing public parking and cultural facilities, historic preservation programs and affordable housing for current Third Ward residents as well as the universities, Downtown and medical center workforce have emerged as important public policy goals since the date of the Part E Plan. TIRZ funds will be leveraged with private, public, and non-profit developers to integrate affordable housing and historic preservation initiatives into ongoing and proposed redevelopment projects within the TIRZ, with emphasis on the upper Third Ward area. As such, the acquisition and rehabilitation of historic structures and historic landmarks for the purposes of preservation and restoration is anticipated. These projects, collectively with improved infrastructure, more fire, police, library, public health facilities, and cultural/community centers, will lead to improved security and enhance the quality of life for existing and new residents and businesses.

Goal 6: Economic Development.

In cases where existing public infrastructure is insufficient or inadequate to stimulating private investment and economic development, the TIRZ would seek to fund an economic development program that would directly incentivize private enterprise that affects the TIRZ and serve as a catalyst for other business developments. Examples of how the program would be used include funding for business development and retention, business loss mitigation in cases where large public construction projects disrupt access to and operation of businesses, economic development grants or loans to catalyze investments, and matching grants to provide leverage for other economic development funds, such as state enterprise projects, state economic development bank funds and new market tax credit allocations. In cases such as those described in this section, an appropriate economic development program would be proposed by the City and/or the TIRZ and approved by both the TIRZ and City Council.

PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN:

A. PROJECT PLAN

Existing and Proposed Uses of Land (Texas Tax Code §311.011(b)(1)): Map 1 attached hereto depicts the existing land and proposed uses in the TIRZ. The existing and proposed land uses include multi-family residential, commercial, office, public and institutional, transportation and utility, park and open spaces, and undeveloped land uses.

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 non-project costs reflect, in part, costs of the Greater Southeast Management District and their \$1.4 million dollar annual assessment revenues, of which a portion will be spent within the TIRZ to fund public safety, cleaning and trash removal, landscape maintenance, pedestrian lighting, streetscape amenities, planning and capital project development, retail and business development programs, and marketing and communications.

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 by any of the projects to be undertaken in the TIRZ.

B. REINVESTMENT ZONE FINANCING PLAN

Estimated Project Costs (Texas Tax Code §311.011(c)(1)): Exhibit 1 (attached) details the proposed public improvement and administrative project costs. The dollar amounts are approximate and may be amended from time to time by City Council. The financing costs are a function of project financing needs and will vary with market conditions from the estimates shown on Exhibit 1.

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

Economic Feasibility Study and Finding of Feasibility (Texas Tax Code §311.011(c)(3)): Economic feasibility studies have been completed that demonstrate the economic potential of the TIRZ including the Market Demand Study, Proposed 61-Lot Subdivision Located in the Third Ward, prepared by CDS Market Research, October 1997; the Almeda Road Land Use and Parking Analysis and Facilities Design Assessment Study, prepared by the City of Houston Planning and Development Department, January 17, 2003; and the Infrastructure Assessment Study, prepared by PTI, Incorporated, April 4, 2007. Exhibits 2 through 4 constitute incremental revenue estimates for the TIRZ. The incremental revenue estimates are projected to be sufficient to cover the costs of the proposed redevelopment and infrastructure improvements in the TIRZ. The Plan estimates total project costs of \$182,391,694.00. The TIRZ and the City find and determine that the Parts A, B, C, D, E, and F Plans are 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)): Notes have been issued by the TIRZ. Additional notes issues are anticipated. The value and timing of these future note and bond issues will correlate to the debt capacity as derived from the revenue and project schedules attached herein, and by actual market conditions for the issue and sale of such notes and bonds. The TIRZ will explore other financing methods, as well, including developer agreement financing and collaboration with other entities for grant funding and partnerships.

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 collaboration with developers and other entities for grant funding and partnerships. TY 1998

was the base year for the Zone, and December 31, 2028 is the scheduled termination date. As outlined in Exhibits 2 thru 4, at least \$118,084,120 million of increment is estimated to be generated by the Zone for use in funding project costs. This figure is calculated using an estimated collection rate of 95% and a City contribution of \$0.63875/\$100 of assessed valuation in the Original and 1998 Annexed Areas and \$0.063875/\$100 of assessed valuation in the 2013 Annexed Area, and a HISD contribution of \$1.15670/\$100 of assessed valuation in the Original and 1998 Annexed Areas.

Current Total Appraised Value of Taxable Real Property (Texas Tax Code §311.011(c)(7)): The current projected appraised value of taxable real property in the Zone, as of January 11, 2013, is \$1,070,342,792.00.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code §311.011(c)(8)): The estimated captured appraised value for the remaining duration of the Zone is set forth in Exhibit 2.

Zone Duration (Texas Tax Code §311.011(c)(9)): When the Zone was initially created by City Council on May 7, 1997, its duration was established at 30 years.

EXHIBITS



**City Of Houston
TIRZ #7 Landuse**

Legend

- Single-Family Residential
- Multi-Family Residential
- Commercial
- Office
- Industrial
- Public & Institutional
- Transportation & Utility
- Park & Open Spaces
- Agriculture Production
- Undeveloped
- Unknown



**PLANNING &
DEVELOPMENT
DEPARTMENT**

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.

Source: GIS Services Division
Date: September 2012
Reference: pj16829_Landuse

Exhibit 1: Parts A, B, C, D, E and F Plan Project Costs

	Estimated Costs 1997 (A) Plan	Estimated Costs 1998 (B) Plan	Estimated Costs 1999 (C) Plan	Estimated Costs 2006 (D) Plan	Estimated Costs 2008 (E) Plan	Estimated Costs 2013 (F) Plan	Total Costs	Cost Through 06/30/2011	Remaining Costs
Infrastructure Improvements:									
Roadway and Sidewalk Improvements									
Street Reconstruction	\$ 7,056,000	\$ 8,823,150	\$ 6,431,040	\$ 6,147,489	\$ -	\$ -	\$ -	\$ -	\$ -
Street Resurfacing	\$ 2,277,000	\$ 3,249,840	\$ 2,616,240	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -
Installation of Sidewalks	\$ 358,500	\$ 569,400	\$ 569,400	\$ 866,345	\$ -	\$ -	\$ -	\$ -	\$ -
Installation of Street Lights	\$ 196,500	\$ 246,500	\$ 246,500	\$ 390,400	\$ -	\$ -	\$ -	\$ -	\$ -
Streetscape Improvements	\$ 905,250	\$ 1,198,250	\$ 2,275,000	\$ 5,181,313	\$ -	\$ -	\$ -	\$ -	\$ -
Roadways, Streets, Sidewalks, Lighting, ROW Acquisition	\$ -	\$ -	\$ -	\$ -	\$ 50,748,913	\$ 46,722,181	\$ 46,722,181	\$ 12,949,794	\$ 33,772,387
Total Roadway and Sidewalk Improvements - Part A, B, C, D, E & F	\$ 10,793,250	\$ 14,087,140	\$ 12,134,180	\$ 12,595,547	\$ 50,748,913	\$ 46,722,181	\$ 46,722,181	\$ 12,949,794	\$ 33,772,387
Water Lines	\$ 307,200	\$ 433,296	\$ 433,296	\$ 319,508	\$ -	\$ -	\$ -	\$ -	\$ -
Wastewater Lines	\$ 498,000	\$ 789,360	\$ 789,360	\$ 1,398,015	\$ -	\$ -	\$ -	\$ -	\$ -
Public Utilities	\$ -	\$ -	\$ -	\$ -	\$ 30,500,000	\$ 26,473,268	\$ 26,473,268	\$ 3,558,088	\$ 22,915,180
Total Public Utility Improvements - Part A, B, C, D, E & F	\$ 805,200	\$ 1,222,656	\$ 1,222,656	\$ 1,717,523	\$ 30,500,000	\$ 26,473,268	\$ 26,473,268	\$ 3,558,088	\$ 22,915,180
Total Infrastructure Improvements - Part A, B, C, D, E & F	\$ 11,598,450	\$ 15,309,796	\$ 13,356,836	\$ 14,313,070	\$ 81,248,913	\$ 73,195,449	\$ 73,195,449	\$ 16,507,882	\$ 56,687,567
Cultural and Public Facilities Improvements:									
Parks and Park Improvements									
Parks and Recreational Facilities	\$ -	\$ -	\$ -	\$ 3,596,763	\$ 10,000,000	\$ 30,853,465	\$ 30,853,465	\$ 3,535,140	\$ 27,318,325
Total Parks and Park Improvements - Part A, B, C, D, E & F	\$ -	\$ -	\$ -	\$ 3,596,763	\$ 10,000,000	\$ 30,853,465	\$ 30,853,465	\$ 3,535,140	\$ 27,318,325
Public Facility Improvements									
Public Facility Improvements	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000	\$ 8,200,000	\$ 8,200,000	\$ 875,100	\$ 7,324,900
Total Public Facility Improvements - Part A, B, C, D, E & F	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000	\$ 8,200,000	\$ 8,200,000	\$ 875,100	\$ 7,324,900
Total Cultural and Public Facility Improvements - Part A, B, C, D, E & F	\$ -	\$ -	\$ -	\$ 3,596,763	\$ 16,000,000	\$ 39,053,465	\$ 39,053,465	\$ 4,410,240	\$ 34,643,225
Other Project Costs:									
Braes Bayou - HCFCD Projects	\$ -	\$ -	\$ -	\$ -	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000	\$ -	\$ 7,000,000
Braes Bayou HCFCD Improvements	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ -	\$ 3,000,000
Braes Bayou Bridge Upgrades	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000	\$ -	\$ 10,000,000
Total Braes Bayou HCFCD Projects - Part A, B, C, D, E & F	\$ -	\$ -	\$ -	\$ -	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ -	\$ 20,000,000
Land Acquisition	\$ 1,500,000	\$ 3,000,000	\$ 5,000,000	\$ 5,000,000	\$ 9,500,000	\$ 9,500,000	\$ 9,500,000	\$ 5,171,051	\$ 4,328,949
Land Assembly, Site Preparation, Environmental Remediation	\$ 1,500,000	\$ 3,000,000	\$ 5,000,000	\$ 5,000,000	\$ 9,500,000	\$ 9,500,000	\$ 9,500,000	\$ 5,171,051	\$ 4,328,949
Total Land Acquisition - Part A, B, C, D, E & F	\$ 1,500,000	\$ 3,000,000	\$ 5,000,000	\$ 5,000,000	\$ 9,500,000	\$ 9,500,000	\$ 9,500,000	\$ 5,171,051	\$ 4,328,949
Economic Development Program	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ -	\$ 5,000,000
Business Development & Loss Mitigation Catalyst Projects	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ -	\$ 5,000,000
Total Economic Development Program - Part A, B, C, D, E & F	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ -	\$ 5,000,000
School and Educational Facilities:	\$ -	\$ -	\$ -	\$ -	\$ 26,260,451	\$ 26,260,451	\$ 26,260,451	\$ 6,679,374	\$ 19,581,077
School and Educational Facilities	\$ -	\$ -	\$ -	\$ -	\$ 26,260,451	\$ 26,260,451	\$ 26,260,451	\$ 6,679,374	\$ 19,581,077
Total School and Educational Facilities - Part A, B, C, D, E & F	\$ -	\$ -	\$ -	\$ -	\$ 26,260,451	\$ 26,260,451	\$ 26,260,451	\$ 6,679,374	\$ 19,581,077
Affordable Housing:	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ -	\$ 3,500,000
Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ -	\$ 3,500,000
Total Affordable Housing - Part A, B, C, D, E & F	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ -	\$ 3,500,000
Financing Cost:	\$ -	\$ -	\$ -	\$ -					
Financing Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Zone Administration:	\$ -	\$ -	\$ -	\$ -	\$ 8,924,294	\$ 8,924,294	\$ 8,924,294	\$ 4,109,599	\$ 4,814,695
Zone Administration and Creation Cost	\$ -	\$ -	\$ -	\$ -	\$ 8,924,294	\$ 8,924,294	\$ 8,924,294	\$ 4,109,599	\$ 4,814,695
Total Zone Administration and Creation Cost	\$ -	\$ -	\$ -	\$ -	\$ 8,924,294	\$ 8,924,294	\$ 8,924,294	\$ 4,109,599	\$ 4,814,695
Total Zone Administration Costs - Part A, B, C, D, E & F	\$ -	\$ -	\$ -	\$ -	\$ 8,924,294	\$ 8,924,294	\$ 8,924,294	\$ 4,109,599	\$ 4,814,695
Total Other Project Costs - Part A, B, C, D, E & F	\$ 1,500,000	\$ 3,000,000	\$ 5,000,000	\$ 42,891,693	\$ 42,891,693	\$ 42,891,693	\$ 42,891,693	\$ 19,972,838	\$ 50,169,942
PROJECT PLAN TOTAL	\$ 13,098,450	\$ 18,309,796	\$ 55,091,581	\$ 60,801,526	\$ 167,391,693	\$ 182,391,694	\$ 182,391,694	\$ 40,890,960	\$ 141,500,734

Exhibit 2: Net Revenue and Transfer Schedule: Original and Annexed Areas - All Entities

Tax Year (1)	Increment Revenue				Transfers				Net Revenue (Total Increment Revenue less Total Transfers)
	City	Houston ISD(2)	Total Increment Revenue	Houston ISD Educational	Admin Fees			Total Transfers	
					City	Houston ISD	Total		
2013	\$ 3,729,741	\$ 1,527,708	\$ 5,257,449	\$ 509,236	\$ 186,487	\$ 25,000	\$ 211,487	\$ 720,723	\$ 4,536,726
2014	\$ 3,943,389	\$ 1,527,708	\$ 5,471,097	\$ 509,236	\$ 197,169	\$ 25,000	\$ 222,169	\$ 731,405	\$ 4,739,691
2015	\$ 4,167,719	\$ 1,527,708	\$ 5,695,427	\$ 509,236	\$ 208,386	\$ 25,000	\$ 233,386	\$ 742,622	\$ 4,952,805
2016	\$ 4,403,266	\$ 1,527,708	\$ 5,930,974	\$ 509,236	\$ 220,163	\$ 25,000	\$ 245,163	\$ 754,399	\$ 5,176,575
2017	\$ 4,650,591	\$ 1,527,708	\$ 6,178,299	\$ 509,236	\$ 232,530	\$ 25,000	\$ 257,530	\$ 766,766	\$ 5,411,533
2018	\$ 4,910,281	\$ 1,527,708	\$ 6,437,989	\$ 509,236	\$ 245,514	\$ 25,000	\$ 270,514	\$ 779,750	\$ 5,658,239
2019	\$ 5,182,956	\$ 1,527,708	\$ 6,710,664	\$ 509,236	\$ 259,148	\$ 25,000	\$ 284,148	\$ 793,384	\$ 5,917,281
2020	\$ 5,469,265	\$ 1,527,708	\$ 6,996,973	\$ 509,236	\$ 273,463	\$ 25,000	\$ 298,463	\$ 807,699	\$ 6,189,274
2021	\$ 5,769,889	\$ 1,527,708	\$ 7,297,597	\$ 509,236	\$ 288,494	\$ 25,000	\$ 313,494	\$ 822,730	\$ 6,474,867
2022	\$ 6,085,545	\$ 1,527,708	\$ 7,613,253	\$ 509,236	\$ 304,277	\$ 25,000	\$ 329,277	\$ 838,513	\$ 6,774,740
2023	\$ 6,416,983	\$ 1,527,708	\$ 7,944,691	\$ 509,236	\$ 320,849	\$ 25,000	\$ 345,849	\$ 855,085	\$ 7,089,606
2024	\$ 6,764,993	\$ 1,527,708	\$ 8,292,701	\$ 509,236	\$ 338,250	\$ 25,000	\$ 363,250	\$ 872,486	\$ 7,420,216
2025	\$ 7,130,404	\$ 1,527,708	\$ 8,658,112	\$ 509,236	\$ 356,520	\$ 25,000	\$ 381,520	\$ 890,756	\$ 7,767,356
2026	\$ 7,514,085	\$ 1,527,708	\$ 9,041,793	\$ 509,236	\$ 375,704	\$ 25,000	\$ 400,704	\$ 909,940	\$ 8,131,853
2027	\$ 7,916,951	\$ 1,527,708	\$ 9,444,659	\$ 509,236	\$ 395,848	\$ 25,000	\$ 420,848	\$ 930,084	\$ 8,514,575
2028	\$ 8,339,959	\$ 1,527,708	\$ 9,867,667	\$ 509,236	\$ 416,998	\$ 25,000	\$ 441,998	\$ 951,234	\$ 8,916,433
	\$ 92,396,019	\$ 24,443,329	\$ 116,839,348	\$ 8,147,776	\$ 4,619,801	\$ 400,000	\$ 5,019,801	\$ 13,167,577	\$ 103,671,770

Notes:

- (1) TIRZ 7 is scheduled to terminate in Tax Year 2028
- (2) Houston Independent School District participation in the TIRZ ends with the collection of the Tax Year 2028 payment

Exhibit 3: Revenue Schedule: Original Area - City of Houston

Tax Year(1)	Base Value (2)	Projected Value (3)	Captured Appraised Value	Collection Rate (4)	Tax Rate	Increment Revenue
2013	\$ 89,520,330	\$ 704,165,016	\$ 614,644,686	95.00%	0.63875	\$ 3,729,741
2014	\$ 89,520,330	\$ 739,373,267	\$ 649,852,937	95.00%	0.63875	\$ 3,943,389
2015	\$ 89,520,330	\$ 776,341,930	\$ 686,821,600	95.00%	0.63875	\$ 4,167,719
2016	\$ 89,520,330	\$ 815,159,027	\$ 725,638,697	95.00%	0.63875	\$ 4,403,266
2017	\$ 89,520,330	\$ 855,916,978	\$ 766,396,648	95.00%	0.63875	\$ 4,650,591
2018	\$ 89,520,330	\$ 898,712,827	\$ 809,192,497	95.00%	0.63875	\$ 4,910,281
2019	\$ 89,520,330	\$ 943,648,468	\$ 854,128,138	95.00%	0.63875	\$ 5,182,956
2020	\$ 89,520,330	\$ 990,830,892	\$ 901,310,562	95.00%	0.63875	\$ 5,469,265
2021	\$ 89,520,330	\$ 1,040,372,436	\$ 950,852,106	95.00%	0.63875	\$ 5,769,889
2022	\$ 89,520,330	\$ 1,092,391,058	\$ 1,002,870,728	95.00%	0.63875	\$ 6,085,545
2023	\$ 89,520,330	\$ 1,147,010,611	\$ 1,057,490,281	95.00%	0.63875	\$ 6,416,983
2024	\$ 89,520,330	\$ 1,204,361,141	\$ 1,114,840,811	95.00%	0.63875	\$ 6,764,993
2025	\$ 89,520,330	\$ 1,264,579,199	\$ 1,175,058,869	95.00%	0.63875	\$ 7,130,404
2026	\$ 89,520,330	\$ 1,327,808,158	\$ 1,238,287,828	95.00%	0.63875	\$ 7,514,085
2027	\$ 89,520,330	\$ 1,394,198,566	\$ 1,304,678,236	95.00%	0.63875	\$ 7,916,951
2028	\$ 89,520,330	\$ 1,463,908,495	\$ 1,374,388,165	95.00%	0.63875	\$ 8,339,959
						\$ 92,396,019

Notes:

(1) TIRZ 7 is scheduled to terminate in Tax Year 2028

(2) Base Year is Tax Year 1997

(3) For Tax Years 2013 to 2028, the property value increases at an annual rate of 5%

(4) Collection rate for Tax Year 2013 to Tax Year 2028 estimated at 95%

Exhibit 3A: Revenue Schedule: 1998 Annexed Area - City of Houston

Tax Year(1)	Base Value (2)	Projected Value (3)	Captured Appraised Value	Collection Rate (4)	Tax Rate	Increment Revenue
2013	\$ 87,881,410	\$ 366,062,713	\$ 278,181,303	95.00%	0.63875	\$ 1,688,039
2014	\$ 87,881,410	\$ 384,365,849	\$ 296,484,439	95.00%	0.63875	\$ 1,799,105
2015	\$ 87,881,410	\$ 403,584,141	\$ 315,702,731	95.00%	0.63875	\$ 1,915,724
2016	\$ 87,881,410	\$ 423,763,348	\$ 335,881,938	95.00%	0.63875	\$ 2,038,174
2017	\$ 87,881,410	\$ 444,951,516	\$ 357,070,106	95.00%	0.63875	\$ 2,166,746
2018	\$ 87,881,410	\$ 467,199,091	\$ 379,317,681	95.00%	0.63875	\$ 2,301,747
2019	\$ 87,881,410	\$ 490,559,046	\$ 402,677,636	95.00%	0.63875	\$ 2,443,498
2020	\$ 87,881,410	\$ 515,086,998	\$ 427,205,588	95.00%	0.63875	\$ 2,592,337
2021	\$ 87,881,410	\$ 540,841,348	\$ 452,959,938	95.00%	0.63875	\$ 2,748,618
2022	\$ 87,881,410	\$ 567,883,415	\$ 480,002,005	95.00%	0.63875	\$ 2,912,712
2023	\$ 87,881,410	\$ 596,277,586	\$ 508,396,176	95.00%	0.63875	\$ 3,085,012
2024	\$ 87,881,410	\$ 626,091,466	\$ 538,210,056	95.00%	0.63875	\$ 3,265,926
2025	\$ 87,881,410	\$ 657,396,039	\$ 569,514,629	95.00%	0.63875	\$ 3,455,886
2026	\$ 87,881,410	\$ 690,265,841	\$ 602,384,431	95.00%	0.63875	\$ 3,655,344
2027	\$ 87,881,410	\$ 724,779,133	\$ 636,897,723	95.00%	0.63875	\$ 3,864,775
2028	\$ 87,881,410	\$ 761,018,089	\$ 673,136,679	95.00%	0.63875	\$ 4,084,678
						\$ 44,018,319

Notes:

(1) TIRZ 7 is scheduled to terminate in Tax Year 2028

(2) Base Year is Tax Year 1998

(3) For Tax Years 2013 to 2028, the property value increases at an annual rate of 5%

(4) Collection rate for Tax Year 2013 to Tax Year 2028 estimated at 95%

Exhibit 3B: Revenue Schedule: 2008 Annexed Area - City of Houston

Tax Year(1)	Base Value (2)	Projected Value (3)	Captured Appraised Value	Collection Rate (4)	Tax Rate	Increment Revenue
2013	\$ 672,440	\$ 115,063	\$ (557,377)	95.00%	0.63875	\$ -
2014	\$ 672,440	\$ 120,816	\$ (551,624)	95.00%	0.63875	\$ -
2015	\$ 672,440	\$ 126,857	\$ (545,583)	95.00%	0.63875	\$ -
2016	\$ 672,440	\$ 133,200	\$ (539,240)	95.00%	0.63875	\$ -
2017	\$ 672,440	\$ 139,860	\$ (532,580)	95.00%	0.63875	\$ -
2018	\$ 672,440	\$ 146,853	\$ (525,587)	95.00%	0.63875	\$ -
2019	\$ 672,440	\$ 154,195	\$ (518,245)	95.00%	0.63875	\$ -
2020	\$ 672,440	\$ 161,905	\$ (510,535)	95.00%	0.63875	\$ -
2021	\$ 672,440	\$ 170,000	\$ (502,440)	95.00%	0.63875	\$ -
2022	\$ 672,440	\$ 178,500	\$ (493,940)	95.00%	0.63875	\$ -
2023	\$ 672,440	\$ 187,426	\$ (485,014)	95.00%	0.63875	\$ -
2024	\$ 672,440	\$ 196,797	\$ (475,643)	95.00%	0.63875	\$ -
2025	\$ 672,440	\$ 206,637	\$ (465,803)	95.00%	0.63875	\$ -
2026	\$ 672,440	\$ 216,968	\$ (455,472)	95.00%	0.63875	\$ -
2027	\$ 672,440	\$ 227,817	\$ (444,623)	95.00%	0.63875	\$ -
2028	\$ 672,440	\$ 239,208	\$ (433,232)	95.00%	0.63875	\$ -
						\$ -

Notes:

- (1) TIRZ 7 is scheduled to terminate in Tax Year 2028
- (2) Base Year is Tax Year 2008
- (3) For Tax Years 2013 to 2028, the property value increases at an annual rate of 5%
- (4) Collection rate for Tax Year 2013 to Tax Year 2028 estimated at 95%

Exhibit 3C: Revenue Schedule: 2013 Annexed Area - City of Houston

Tax Year(1)	Base Value (2)	Projected Value (3)	Captured Appraised Value	Collection Rate (4)	Tax Rate	Total Increment Revenue
2013	\$ 1,409,377	\$ 1,409,377	\$ -	95.00%	0.63875	\$ -
2014	\$ 1,409,377	\$ 1,479,846	\$ 70,469	95.00%	0.63875	\$ 428
2015	\$ 1,409,377	\$ 1,553,838	\$ 144,461	95.00%	0.63875	\$ 877
2016	\$ 1,409,377	\$ 1,631,530	\$ 222,153	95.00%	0.63875	\$ 1,348
2017	\$ 1,409,377	\$ 1,713,107	\$ 303,730	95.00%	0.63875	\$ 1,843
2018	\$ 1,409,377	\$ 1,798,762	\$ 389,385	95.00%	0.63875	\$ 2,363
2019	\$ 1,409,377	\$ 1,888,700	\$ 479,323	95.00%	0.63875	\$ 2,909
2020	\$ 1,409,377	\$ 1,983,135	\$ 573,758	95.00%	0.63875	\$ 3,482
2021	\$ 1,409,377	\$ 2,082,292	\$ 672,915	95.00%	0.63875	\$ 4,083
2022	\$ 1,409,377	\$ 2,186,406	\$ 777,029	95.00%	0.63875	\$ 4,715
2023	\$ 1,409,377	\$ 2,295,727	\$ 886,360	95.00%	0.63875	\$ 5,378
2024	\$ 1,409,377	\$ 2,410,513	\$ 1,001,136	95.00%	0.63875	\$ 6,075
2025	\$ 1,409,377	\$ 2,531,039	\$ 1,121,662	95.00%	0.63875	\$ 6,806
2026	\$ 1,409,377	\$ 2,657,591	\$ 1,248,214	95.00%	0.63875	\$ 7,574
2027	\$ 1,409,377	\$ 2,790,470	\$ 1,381,093	95.00%	0.63875	\$ 8,381
2028	\$ 1,409,377	\$ 2,929,994	\$ 1,520,617	95.00%	0.63875	\$ 9,227
						\$ 65,489

Notes:

(1) TIRZ 7 is scheduled to terminate in Tax Year 2028

(2) Base Year is Tax Year 2013

(3) For Tax Years 2013 to 2028, the property value increases at an annual rate of 5%

Exhibit 4: Revenue Schedule: Original Area – HISD

Tax Year(1)	Base Value (2)	Lesser of:			Collection Rate (4)	Tax Rate	Increment Revenue
		Captured Appraised Value		Project Plan Appraised Value			
		Projected Value	Captured Appraised Value				
2013	\$ 89,239,610	\$ 701,520,440	\$ 612,280,830	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2014	\$ 89,239,610	\$ 736,596,462	\$ 647,356,852	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2015	\$ 89,239,610	\$ 773,426,285	\$ 684,186,675	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2016	\$ 89,239,610	\$ 812,097,599	\$ 722,857,989	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2017	\$ 89,239,610	\$ 852,702,479	\$ 763,462,869	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2018	\$ 89,239,610	\$ 895,337,603	\$ 806,097,993	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2019	\$ 89,239,610	\$ 940,104,483	\$ 850,864,873	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2020	\$ 89,239,610	\$ 987,109,708	\$ 897,870,098	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2021	\$ 89,239,610	\$ 1,036,465,193	\$ 947,225,583	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2022	\$ 89,239,610	\$ 1,088,288,453	\$ 999,048,843	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2023	\$ 89,239,610	\$ 1,142,702,875	\$ 1,053,463,265	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2024	\$ 89,239,610	\$ 1,199,838,019	\$ 1,110,598,409	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2025	\$ 89,239,610	\$ 1,259,829,920	\$ 1,170,590,310	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2026	\$ 89,239,610	\$ 1,322,821,416	\$ 1,233,581,806	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2027	\$ 89,239,610	\$ 1,388,962,487	\$ 1,299,722,877	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2028	\$ 89,239,610	\$ 1,458,410,611	\$ 1,369,171,001	\$ 73,890,000	95.00%	1.1567	\$ 811,951
							\$ 12,991,222

Notes:

- (1) Houston Independent School District participation in the TIRZ ends with the collection of the Tax Year 2028 payment
- (2) Base Year is Tax Year 1998
- (3) Tax Year 2013 Property Values based on the Harris County Appraisal District January 11, 2013 report
For Tax Years 2013 to 2028, the property value increases at an annual rate of 5%
- (4) Collection rate for Tax Year 2013 to Tax Year 2028 estimated at 95%

Exhibit 4A: Revenue Schedule: 1998 Annexed Area – HISD

Tax Year(1)	Base Value (2)	Lesser of:			Collection Rate (4)	Tax Rate	Increment Revenue
		Captured Appraised Value		Project Plan Appraised Value			
		Projected Value	Captured Appraised Value				
2013	\$ 87,995,210	\$ 363,768,906	\$ 275,773,696	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2014	\$ 87,995,210	\$ 381,957,351	\$ 293,962,141	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2015	\$ 87,995,210	\$ 401,055,219	\$ 313,060,009	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2016	\$ 87,995,210	\$ 421,107,980	\$ 333,112,770	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2017	\$ 87,995,210	\$ 442,163,379	\$ 354,168,169	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2018	\$ 87,995,210	\$ 464,271,548	\$ 376,276,338	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2019	\$ 87,995,210	\$ 487,485,125	\$ 399,489,915	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2020	\$ 87,995,210	\$ 511,859,381	\$ 423,864,171	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2021	\$ 87,995,210	\$ 537,452,350	\$ 449,457,140	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2022	\$ 87,995,210	\$ 564,324,968	\$ 476,329,758	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2023	\$ 87,995,210	\$ 592,541,216	\$ 504,546,006	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2024	\$ 87,995,210	\$ 622,168,277	\$ 534,173,067	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2025	\$ 87,995,210	\$ 653,276,691	\$ 565,281,481	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2026	\$ 87,995,210	\$ 685,940,526	\$ 597,945,316	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2027	\$ 87,995,210	\$ 720,237,552	\$ 632,242,342	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2028	\$ 87,995,210	\$ 756,249,429	\$ 668,254,219	\$ 65,136,000	95.00%	1.1567	\$ 715,757
							\$ 11,452,107

Notes:

- (1) Houston Independent School District participation in the TIRZ ends with the collection of the Tax Year 2028 payment
- (2) Base Year is Tax Year 1998
- (3) Tax Year 2013 Property Values based on the Harris County Appraisal District January 11, 2013 report
For Tax Years 2013 to 2028, the property value increases at an annual rate of 5%
- (4) Collection rate for Tax Year 2013 to Tax Year 2028 estimated at 95%



ANNISE D. PARKER
MAYOR

OFFICE OF THE MAYOR
CITY OF HOUSTON
TEXAS

2

AUG 28 2013

COPY TO EACH MEMBER OF COUNCIL:

CITY SECRETARY: 8-13-13
date

COUNCIL MEMBER: _____

August 13, 2013

The Honorable City Council
Houston, Texas

Dear Council Members:

Pursuant to Chapter 26, of the City of Houston Code of Ordinances, I appoint the following individual to the Washington Avenue Corridor Advisory Committee, to fill an unexpired term ending May 10, 2014, subject to City Council confirmation:

Monica Savino, appointment to Position One.

The résumé is attached for your review.

Sincerely,

Annise D. Parker
Mayor

AP:JC:jsk

Attachment

cc: Don Pagel, Deputy Director, Office of the Mayor

RECEIVED
AUG 13 2013
CITY SECRETARY

3
AUG 28 2013

MOTION by Council Member Bradford that nominations for Positions A, B, C, D, E, F, G, H, I, J, K, and At-Large Positions 1, 2, 3, 4 and 5 of the Houston Clean City Commission Board of Directors, for terms ending January 1, 2015, be closed.

Seconded by Council Member Gonzalez and carried.

Mayor Parker, Council Members Brown, Davis, Cohen, Adams, Martin, Hoang, Gonzalez, Rodriguez, Laster, Green, Costello, Burks, Bradford and Christie voting aye
Nays none

Council Members Pennington and Noriega absent on personal business

PASSED AND ADOPTED this 21st day of August, 2013.

Pursuant to Article VI, Section 6 of the City Charter, the effective date of the foregoing motion is August 27, 2013.

City Secretary

Council Member Brown nominated Monica Glaze for Position A
Council Member Davis nominated Edna Griggs for Position B
Council Member Cohen nominated Ben Proler for Position C
Council Member Adams nominated Charles Cave for Position D
Council Member Martin nominated Frank Weary for Position E
Council Member Hoang nominated Razi Asaduddin for Position F
Council Member Costello nominated Nancy D. Rutherford for Position G
for Council Member Pennington
Council Member Gonzalez nominated Ann Gonzales for Position H
Council Member Rodriguez nominated Ramiro Fonseca for Position I
Council Member Laster nominated Charmaine LeBlanc for Position J
Council Member Green nominated Becky Edmonson for Position K
Council Member Costello nominated Jan Rose for At-Large Position 1
Council Member Burks nominated Juan A. Sorto for At-Large Position 2
Council Member Gonzalez nominated Steven Parker for At-Large Position 3
for Council Member Noriega
Council Member Bradford nominated Noah Rattler for At-Large Position 4
Council Member Christie nominated Ally Smith for At-Large Position 5

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA #

SUBJECT: Report of Tax Year 2013 Appraisal Roll Information, Certification of the Anticipated Collection Rate and Appoint Representatives to Calculate the Effective and Rollback Tax Rates

Category #

Page 1 of 1

Agenda Item#

4

FROM: (Department or other point of origin):

Kelly Dowe, Director
Finance Department

Origination Date

August 28, 2013

Agenda Date

AUG 28 2013

DIRECTOR'S SIGNATURE:

Kelly Dowe

Council Districts affected:
All

For additional information contact:

Jennifer Olenick, Assistant Director Phone: 832-393-9112
Thy-Huyen Ruiz, Division Manager Phone: 832-393-9075

Date and identification of prior authorizing Council Action
September 4, 2012
Motion No. 2012 0663

RECOMMENDATION: (Summary)from the Director of the Finance Department that the City Council receive the tax year 2013 Appraisal Roll information, Certification of the Anticipated Collection Rate and appoint Thy-Huyen Ruiz, and Alma Tamborello to calculate and publish the City's Effective and Rollback Tax Rates in accordance with the "Truth-In-Taxation" provision of the State Tax Code.

Amount of Funding:

Not Applicable

F & A Budget:

SOURCE OF FUNDING:

General Fund Grant Fund Enterprise Fund
 Other (Specify)

SPECIFIC EXPLANATION:

The Truth-In-Taxation provisions of the State Tax Code require the City to take certain steps before adopting its ad valorem tax rate each year. The first of these steps are to, (1) submit the City's tax year 2013 appraisal roll information to City Council, (2) certify an anticipated collection rate to City Council, and (3) appoint representatives to calculate and publish the Effective and Rollback Tax Rates.

Attached are the required reports of the tax year 2013 appraisal roll information and the certification of anticipated collection rate.

It is recommended that the City Council receive the tax year 2013 Appraisal Roll Information, Certification of the Anticipated Collection Rate and appoint Thy-Huyen Ruiz and Alma Tamborello to calculate and publish the City's Effective and Rollback Tax Rates in accordance with the "Truth-In-Taxation" provisions of the State Tax Code.

cc: David M Feldman, City Attorney
Sameera Mahendru, Assistant City Attorney
Marta Crinejo, Agenda Director

REQUIRED AUTHORIZATION

Other Authorization:

Other Authorization:

Other Authorization:

**CITY OF HOUSTON
REPORT OF 2013 APPRAISAL ROLL INFORMATION
AND ANTICIPATED AND EXCESS COLLECTIONS**

**2013 APPRAISAL ROLL
(AS CERTIFIED BY THE CHIEF APPRAISERS OF APPRAISAL DISTRICTS)**

Total Appraised/Assessed Value:	\$182,723,821,063
<hr/>	
Taxable Value of Certified Property:	\$142,397,318,603
Taxable Value of Property Under Protest:	\$ 10,929,144,416
Taxable Value of Property Still Not Certified:	<u>\$ 11,301,629,315</u>
Taxable Value of All Properties:	<u>\$164,628,092,334</u>
<hr/>	
Taxable Value of New Improvements Included Above \$	2,256,728,484
<hr/>	

**CERTIFIED ANTICIPATED COLLECTION RATE
AND EXCESS COLLECTIONS**

The Tax Assessor-Collector of Harris County who acts as assessor and collector of ad valorem taxes for the City of Houston certified that the estimate of the anticipated collection rate for the City of Houston ad valorem taxes for tax year 2013 is 100% and there were no excess debt collections for tax year 2012.

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Accept Work
 Gilbane Building Company
 Renovation to the Parks and Recreation Department
 Campus and Park
 WBS No. F-0504D1-0002-4

Page
1 of 2

Agenda Item
5

FROM (Department or other point of origin):
General Services Department

Origination Date
8/22/13

Agenda Date
AUG 28 2013

DIRECTOR'S SIGNATURE:
 Scott Minnix *Steve J. Ward for SM 8-14-13*

Council District(s) affected:
1

For additional information contact:
 Jacquelyn L. Nisby *JLN* Phone: 832-393-8023

Date and identification of prior authorizing Council action:
 Ordinance No. 2008-102 February 6, 2008
 Ordinance No. 2008-865 October 1, 2008
 Ordinance No. 2009-237 March 25, 2009

RECOMMENDATION: The General Services Department recommends approval of final construction amount of \$13,245,949.00 and acceptance of work on contract with Gilbane Building Company for Renovation to the Parks and Recreation Department Campus and Park – 3.50% over the original construction amount and under the 5% contingency.

Amount and Source of Funding: No Additional Funding Required

Previous Funding:
 \$ 5,614,815.00 Parks Consolidated Construction Fund (4502)
 \$ 8,000,000.00 General Improvement Consolidated Construction Fund (4509)
\$13,614,815.00 Total Funding

Finance Budget:

SPECIFIC EXPLANATION: On February 6, 2008, City Council awarded a Construction Manager at Risk (CMAR) contract to Gilbane Building Company to provide pre-construction and construction phase services for Renovation to the Parks and Recreation Department Campus and Park for the Houston Parks and Recreation Department. The General Services Department and Gilbane Building Company agreed on a Guaranteed Maximum Price (GMP) for construction services in the amount of \$9,773,050.00 for the Gragg Building, and a GMP of \$3,009,238.00 for the Wheeler Warehouse totaling \$12,782,288.00 for both projects. The General Services Department recommends that City Council approve the final construction amount of \$13,245,949.00 or 3.50% over the original combined GMP, accept the work and authorize final payment to Gilbane Building Company.

PROJECT LOCATIONS: 2999 South Wayside Drive (534G) – Gragg Building
 6200 Wheeler (534G) – Wheeler Warehouse

PROJECT DESCRIPTION: The project included the following scope of work:

Gragg Building: Constructed new interior partitions, finishes, lighting, mechanical, electrical, plumbing, heating and air conditioning system, roof and life safety systems; added site work, which included parking lots, associated sidewalks and improvements to the main drainage channel.

The project utilized the Leadership in Energy & Environmental Design (LEED™) Green Building Rating System and achieved gold level certification for the Gragg Building.

REQUIRED AUTHORIZATION

CUIC ID # 25PARK195

General Services Department:
[Signature]
 Richard A. Vella
 Chief of Design & Construction Division

Houston Parks and Recreation Department: *NA*
[Signature]
 Joe Turner
 Director

Date:	SUBJECT: Accept Work Gilbane Building Company Renovation to the Parks and Recreation Department Campus and Park WBS No. F-0504D1-0002-4	Originator's Initials DE	Page 2 of 2
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Wheeler Warehouse: Reconfigured the floor plan to accommodate the Recreation Division; upgraded the mechanical systems; implemented roof repairs; upgraded the lighting; and updated the interior spaces for current accessibility standards and code compliance.

The project utilized the Leadership in Energy & Environmental Design (LEED™) Green Building Rating System and achieved silver level certification for the Wheeler Warehouse.

PREVIOUS HISTORY AND PROJECT SCOPE: On October 1, 2008, Ordinance No. 2008-865, City Council approved a First Amendment to the CMAR contract, which delegated authority to the director to approve the GMP for renovations to the Gragg Building and appropriated \$10,198,815.00. On March 25, 2009, Ordinance No. 2009-237, City Council appropriated an additional \$3,246,000.00 for renovations to the Wheeler Warehouse.

CONTRACT COMPLETION AND COST: The contractor completed renovations to the Gragg Building within 355 days; the original contract time of 320 days plus 35 days approved by Change Orders, and renovations to the Wheeler Warehouse within the original contract time of 212 days. The final cost of the project including Change Orders is \$13,245,949.00, an increase of \$461,661.00 over the original combined GMP.

Harrison Kornberg Architects was the project design consultant for the project.

PREVIOUS CHANGE ORDERS:

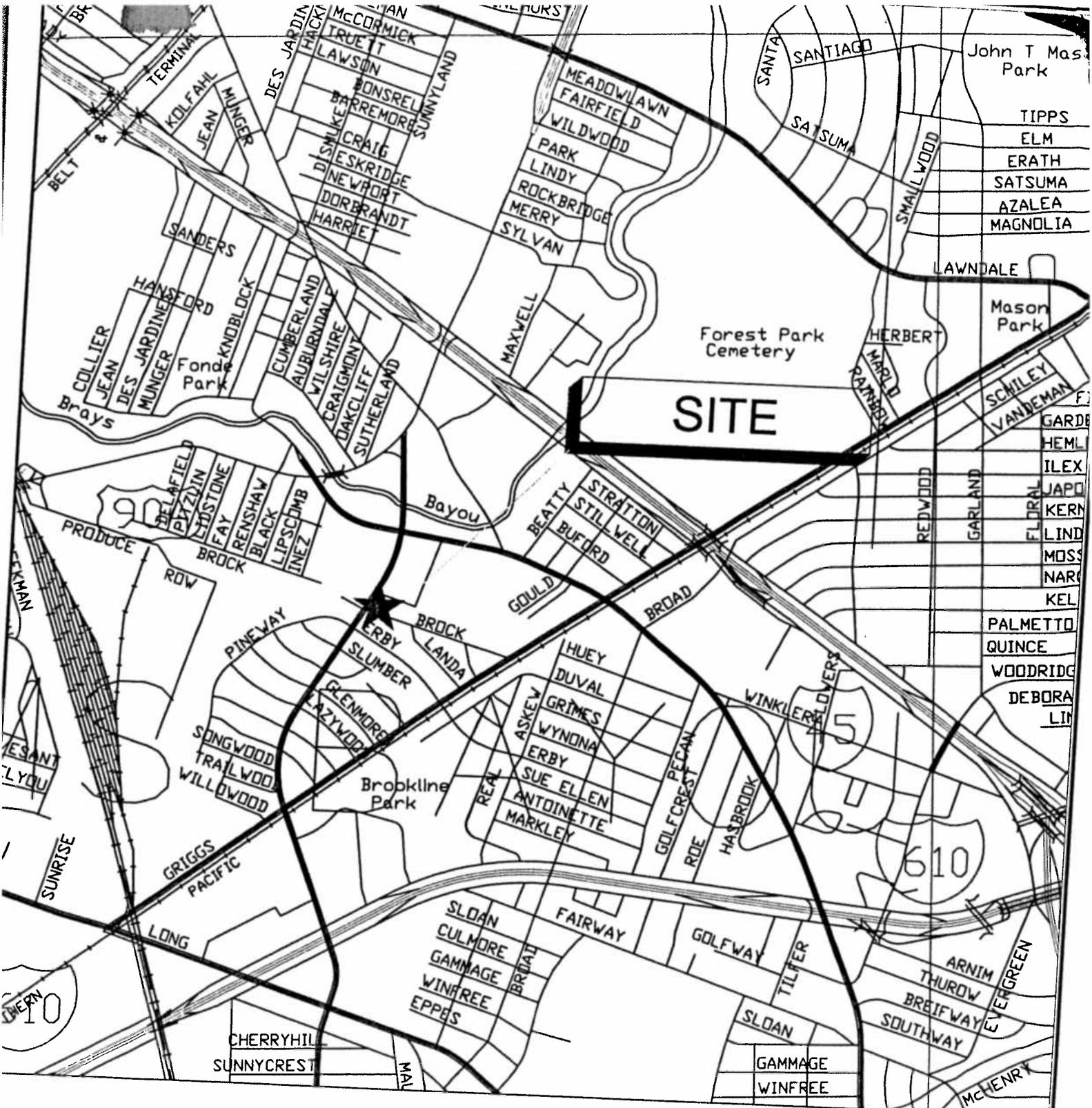
Gragg Building: Change Orders 1-9 generally addressed unforeseen conditions and improvements to the project which included the following: abated lead paint on exterior columns; added air quality monitoring services for exterior asbestos abatement; treated for termites; added food service equipment for servery; installed new gas line to kitchen equipment; removed wooden decks in courtyard and at dining hall and replaced them with concrete decks; repaired cracked concrete columns; added 1,138 linear feet of conduit for IT cabling and cable TV; added video scoping and replaced two storm lines; replaced 38 window sills due to warping; installed 42 mahogany window sills, 4,400 linear feet of ¼ inch mahogany wood trim, and 725 linear feet of 1 inch mahogany wood trim to compensate for the uneven floor elevations throughout the building; installed a magnetic lock and swipe card to parking lot gate for security; installed an acoustical panel in the large conference room; installed three exterior vent covers; repaired the structural failure of the existing slab; and added non-compensable days to the contract due to the increased scope of work.

Wheeler Warehouse: Change Orders 1-2 primarily addressed the following improvements: installed interior glass partitions; installed a limited use low overhead elevator; and installed HVAC equipment and tested and balanced the system.

CONSTRUCTION GOALS: The contract contained a 15% MBE goal, 5% SBE goal and 7% WBE goal. According to the Office of Business Opportunity, the contractor achieved 21.28% MBE participation, 6.64% SBE, and 9.87% WBE participation and was assigned an outstanding rating.

SM:JLN:RAV:LJ:DE:de

c: Marta Crinejo, Jacquelyn L. Nisby, Mark Ross, Luci Correa, Calvin Curtis, Carlecia D. Wright, Morris Scott, Gabriel Mussio, Chris Gonzales, Martha Leyva, Beatrice Ornelas, File 1008



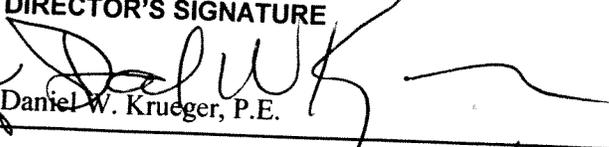
Parks & Recreation Department Campus and Park
 2999 S. Wayside Dr.

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Accept Work for Sanitary Sewer Rehabilitation by Sliplining and Pipe Bursting Methods WBS# R-000295-0017-4	Page 1 of 1	Agenda Item # 6
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FROM (Department or other point of origin): Department of Public Works and Engineering	Origination Date 8/22/13	Agenda Date AUG 28 2013
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DIRECTOR'S SIGNATURE  Daniel W. Krueger, P.E.	Council District affected: A, B, C, D, E, G, H and I (B, C, D, F, G, H, I, J and K)
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For additional information contact: Jason Iken, P.E. Senior Assistant Director Phone: (832) 395-4989	Date and identification of prior authorizing Council action: Ordinance No. 2008-812, dated 09/10/2008
--	---

RECOMMENDATION: (Summary)
Pass a motion to approve the final contract amount of \$3,197,658.69, which is 1.54% under the original contract amount, accept the work, and authorize final payment.

Amount and Source of Funding: No additional funding required. *M.P. 8/8/2013*
Original appropriation of \$3,513,889.00 for construction and contingencies from Water and Sewer System Consolidated Construction Fund No. 8500.

SPECIFIC EXPLANATION:

PROJECT NOTICE/JUSTIFICATION: Under this project, the contractor provided sanitary sewer rehabilitation by sliplining and pipe bursting methods to deteriorated sewer collection systems throughout the City.

DESCRIPTION/SCOPE: This project consisted of sanitary sewer rehabilitation by sliplining and pipe bursting methods. The project was awarded to Underground Technologies, Inc. with an original contract amount of \$3,247,783.00. The Notice to Proceed date was 12/02/2008 and the project had 540 calendar days for completion.

LOCATION: The project was located at various locations within Council Districts A, B, C, D, E, G, H and I.

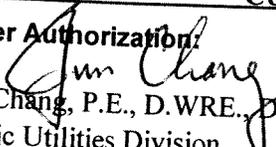
CONTRACT COMPLETION AND COST: The contractor, Underground Technologies, Inc., has completed the work under the contract. The contract was completed within the contract time with an additional 90 days approved by Change Order No. 1. The final cost of the project is \$3,197,658.69, a decrease of \$50,124.31 or 1.54% under the original contract amount. Less sliplining was needed than anticipated.

The final amount of this work order contract was not affected by Change Order No. 1.

MWDBE PARTICIPATION: The MWDBE goal for this project was 22%. According to the Office of Business Opportunity, the actual participation was 25.95%. The contractor was awarded an "Outstanding" rating from the Office of Business Opportunity.

DK
WKBK:JC:JI:DR:mb
Attachments

Project File 4257-100

Finance Department	REQUIRED AUTHORIZATION		CUIC ID# 20JAI499
	Other Authorization:	Other Authorization:  Jun Chang, P.E., D.WRE., Deputy Director Public Utilities Division	

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 9721

Subject: Emergency Rehabilitation Work at the Clinton Drive Lift Station for the Public Works & Engineering Department S12-E24662

Category #
4

Page 1 of 1

Agenda Item

7-7A

FROM (Department or other point of origin):

Calvin D. Wells
City Purchasing Agent
Finance Department

Origination Date

August 05, 2013

Agenda Date

AUG 28 2013

DIRECTOR'S SIGNATURE

Calvin D. Wells
For additional information contact:
David Guernsey Phone: (832) 395-3640
Ray DuRousseau Phone: (832) 393-8726

Council District(s) affected
B-Davis

Date and Identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)

Approve an ordinance authorizing the appropriation of \$1,600,000.00 out of the Water & Sewer System Consolidated Construction Fund (Fund 8500) and approve an award and allow progress payments to Boyer, Inc. for a total amount not to exceed \$1,600,000.00 for emergency rehabilitation work at the Clinton Drive Lift Station for the Public Works & Engineering Department.

Estimated Spending Authority: \$1,600,000.00

Finance Budget

\$1,600,000.00 - Water & Sewer System Consolidated Construction Fund (8500)

SPECIFIC EXPLANATION:

The Director of the Public Works & Engineering Department and the City Purchasing Agent recommend that City Council approve an ordinance authorizing the appropriation of \$1,600,000.00 out of the Water & Sewer System Consolidated Construction Fund (Fund 8500) and approve an award and allow progress payments to Boyer, Inc. for a total amount not to exceed \$1,600,000.00 for emergency rehabilitation work at the Clinton Drive Lift Station for the Public Works and Engineering Department and that authorization be given to issue an automated (SAP) purchase order and allow progress payments without further Council action.

In September 2012, Boyer, Inc. constructed a temporary sewer bypass that included the Clinton Drive Lift Station as a part of the Northside Sewer Relief Tunnel Rehabilitation Area #5 contract (WBS No. R-002003-009-4). With the water level of the lift station lowered, Public Utilities Division Wastewater Operations staff inspected the conditions of the wet well and discovered that the T-lock liner in the lift station's effluent chamber wall had peeled off exposing concrete and reinforcements. Also, the inspection revealed that the metal pipes and fittings in and near the wet well had severely deteriorated and were in need of immediate replacement. As they were already working in the proximity, Boyer, Inc. was asked to respond with emergency repairs at the lift station under this emergency purchase order. The Strategic Purchasing Division issued an emergency purchase order to address this situation and to avoid potential lift station failure with resultant public safety and health hazards.

The scope of work requires the contractor to provide all labor, materials, equipment, permits, insurance, supervision and transportation necessary to immediately remove and replace the existing metal lift station pipes and fittings. Work includes the rehabilitation and reinforcement of the lift station's effluent chamber walls using high strength cement concentrate and epoxy coating, as necessary, to restore the lift station to normal operating conditions and compliance with the State of Texas environmental regulations.

This recommendation is made pursuant to Chapter 252, Section 252.022 (a) (2) "a procurement necessary to preserve or protect the public health and safety of the municipality's residents" of the Texas Local Government Code for exempted procurements.

Buyer: Martin L. King

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

Other Authorization:

NA

D

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA #

SUBJECT: A resolution to nominate the Woman's Hospital of Texas (Woman's) located at 7600 Fannin Street, Houston, 77054 as an Enterprise Project.

Category #

Page 1 of 1

Agenda Item#

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FROM: (Department or other point of origin):

Andy Icken
Chief Development Officer

Origination Date

8/22/13

Agenda Date

AUG 28 2013

SIGNATURE:

Handwritten signature of Andy Icken

Council Districts affected:
District "K" - CM Green

For additional information contact:

Gwendolyn Tillotson

Phone: 832-393-0937

Date and identification of prior authorizing Council Action: Ordinance No. 2008-118 dated 2/13/08, as amended by Ordinance No. 2008-359 dated 4/23/08; as amended by Ordinance No. 2012-1004 dated 11/28/12 to include additional local incentives

RECOMMENDATION: (Summary): A resolution to nominate the Woman's Hospital of Texas (Woman's) located at 7600 Fannin Street, as an Enterprise Project.

Amount of Funding: No City funding required

Finance Budget:

SOURCE OF FUNDING:

General Fund Grant Fund Enterprise Fund

Other (Specify) State funded incentive

SPECIFIC EXPLANATION:

The Texas Enterprise Zone Program is an economic development tool for local communities to partner with the State of Texas to promote job creation and capital investment. A State Enterprise Zone is any census tract block group that has a 20% or more poverty rate, as determined by the U.S. Census Bureau during each decennial census.

State law requires a municipality or county to nominate a project of a qualified business for designation as an Enterprise Project to participate in the Enterprise Zone Program. Legislation limits allocations to the state and local communities per biennium; the City is limited to a maximum of 9 project designations. The next deadline for the quarterly state application is September 3, 2013.

Enterprise Projects are eligible to apply for state sales and use tax refunds on qualified expenditures. The level and amount of refund is related to the capital investment and jobs created or retained at the qualified business site. Depending on investment amount, there is a maximum refund of \$2,500 - \$7,500 per job for the company.

City Council previously adopted an ordinance authorizing the City to nominate projects for this State Funded incentive. The City is nominating Woman's as an Enterprise Project with an estimated capital investment of \$40 million and retention of 1,429 jobs over the 5-year program period.

The Woman's Hospital of Texas is a premier facility dedicated solely to the health of women and newborn infant. It is located near the Texas Medical Center and offers NICU and a full range of women's and newborn infants health services. Those services include gynecology, obstetrical care, high risk pregnancy and minimally invasive surgery. The hospital, located within an Enterprise Zone, employs 1,429 full-time workers with total annual wages exceeding \$78 million. Woman's will invest over \$40M over the next 5 years with \$23M of spend occurring in the next two years for building construction and related labor, \$9M for new medical equipment to update the facility with the latest technology and the remaining \$12M to sustain the facility's operation.

cc: Marta Crinejo, Agenda Director
Anna Russell, City Secretary
David Feldman, City Attorney

REQUIRED AUTHORIZATION

Finance Director:

Other Authorization:

Other Authorization:

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary		
SUBJECT: RESOLUTION authorizing the Municipal Courts to submit grant application for the Juvenile Case Manager Program Delinquency Prevention	Page 1 of 1	Agenda Item <div style="text-align: center; font-size: 2em;">9</div>
FROM (Department or other point of origin): Municipal Courts Department	Origination Date: <div style="text-align: center; font-size: 1.5em;">8/23/13</div>	Agenda Date <div style="text-align: center; font-size: 1.5em;">AUG 28 2013</div>
DIRECTOR'S SIGNATURE: <div style="font-family: cursive; font-size: 1.5em; margin-top: 10px;">Lilly Warden</div> Judge Barbara E. Hartle, Director	Council District(s) affected: ALL	
For additional information contact: Lilly Warden, Assistant Director 713-247-8749	Date and Identification of prior authorizing Council Action:	
RECOMMENDATION (Summary): Resolution authorizing the City to submit grant application with the Criminal Justice Division of the Office of the Governor of Texas for the Juvenile Case Manager Program Delinquency Prevention Initiative		
Amount and Source of Funding: No funds are required at this time		
SPECIFIC EXPLANATION:		
<p>The Municipal Courts Department wishes to apply for a grant with the Criminal Justice Division of the Office of the Governor of Texas for the Juvenile Case Manager Program Delinquent Prevention Initiative in the amount of \$110,200.00. The purpose of this program is to support programs that prevent violence in and around schools and to improve the juvenile justice system and develop effective education, training, prevention, diversion, treatment, and rehabilitation programs in the area of juvenile delinquency.</p> <p>Though City departments, per Ordinance 97-776, do have authorization to apply for and accept grants of not more than \$400,000.00 without Council approval, in this case the granting agency is requiring a resolution of Council to complete the grant submission.</p> <p>The Grant funded projects must begin on or after September 1, 2013 and expire on or before August 31, 2014.</p>		
Other Authorization:	Other Authorization:	Other Authorization:

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Ordinance authorizing the abandonment and sale of a 15-foot-wide storm sewer and utility easement, from Venice Street to the south property line of Lot 28, located within Block 30, Rice Military Addition, out of the John Reinermann Survey. Parcel SY12-110

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1 of 2

Agenda Item #

10

FROM (Department or other point of origin):

Origination Date

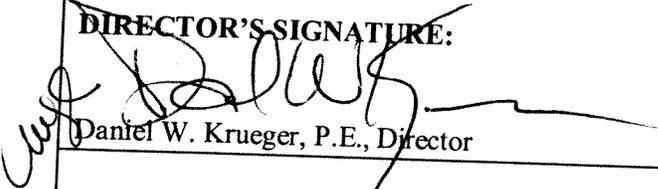
Agenda Date

Department of Public Works and Engineering

8/22/13

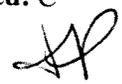
AUG 28 2013

DIRECTOR'S SIGNATURE:



Daniel W. Krueger, P.E., Director

Council District affected: C



Key Map: 492L

For additional information contact:

Nancy P. Collins  Phone: (832) 395-3130
Senior Assistant Director-Real Estate

Date and identification of prior authorizing Council Action:

C.M. 2012-0776 (11/07/12)

RECOMMENDATION: (Summary) It is recommended City Council approve an ordinance authorizing the abandonment and sale of a 15-foot-wide storm sewer and utility easement, from Venice Street to the south property line of Lot 28, located within Block 30, Rice Military Addition, out of the John Reinermann Survey. Parcel SY12-110

Amount and

Source of Funding: Not Applicable

SPECIFIC EXPLANATION:

By Motion 2012-0776, City Council authorized the abandonment and sale of a 15-foot-wide storm sewer and utility easement, from Venice Street to the south property line of Lot 28, located within Block 30, Rice Military Addition, out of the John Rinerman Survey. Thereafter, 57 Off Memorial Apartments, L.P., the original abutting owner, sold the abutting property to 57 Off Memorial Ventures, LLC (Jonathan Farb, Manager). In addition, a survey was conducted and it was determined the 15-foot-wide storm sewer and utility easement is located out of the John Reinermann Survey. 57 Off Memorial Ventures, LLC plans to construct a four-to-five-story 280-unit apartment complex in the location of the subject easement.

57 Off Memorial Ventures, LLC has complied with the transaction requirements, has accepted the City's offer, and has rendered payment in full.

Because the utility construction requirement associated with this transaction will not be completed until after the City Council passes the abandonment ordinance, 57 Off Memorial Ventures, LLC has provided a Letter of Credit (LOC) for \$505,000.00, an amount equal to the total estimated utility construction costs for Item 3 of Motion 2012-0776. If the applicant does not complete the utility construction within twelve months from the effective date of the ordinance, the LOC will permit the City to complete the utility construction in place of the applicant.

LTS. No. 5175

CUIC #20TP033

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

Other Authorization:



Mark L. Loethen, P.E., CFM, PTOE

Deputy Director

Planning and Development Services Division

Date:

Subject: Ordinance authorizing the abandonment and sale of a 15-foot-wide storm sewer and utility easement, from Venice Street to the south property line of Lot 28, located within Block 30, Rice Military Addition, out of the John Reinermann Survey. **Parcel SY12-110**

**Originator's
Initials**



Page
2 of 2

Parcel SY12-110

4,875-square-foot storm sewer and utility easement:
Valued at \$20.00 per square foot

\$97,500.00

TOTAL ABANDONMENTS

\$97,500.00

Therefore, it is recommended City Council approve an ordinance authorizing the abandonment and sale of a 15-foot-wide storm sewer and utility easement, from Venice Street to the south property line of Lot 28, located within Block 30, Rice Military Addition, out of the John Reinermann Survey.

DWK:NPC:tp

p:\tp\sy12-110.rca2.doc

c: Jun Chang, P.E., D.WRE
Marta Crinejo
Marlene Gafrick
Daniel Menendez, P.E.

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

Subject: Interlocal Agreement between the City of Houston and the Houston Parks Board LGC for construction of improvements to Mandell Park

Category #

Page 1 of 1

Agenda Item 11

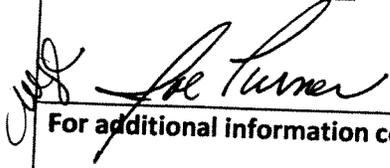
FROM (Department or other point of origin):

Houston Parks and Recreation Department

Origination Date:
August 9, 2013

Agenda Date
AUG 28 2013

DIRECTOR'S SIGNATURE:



Joe Turner, Director

Council District(s) affected: C

For additional information contact:

Luci Correa 832-395-7057

Date and Identification of prior authorizing Council Action:

Ordinance 2007-1141 – October 10, 2007

RECOMMENDATION: Approve the Interlocal Agreement between the City of Houston and the Houston Parks Board LGC (HPBLGC) and appropriate funds for the construction of improvements to Mandell Park.

Amount and Source of Funding:

\$315,000 – Park and Recreation Dedication Fund (4035)

Finance Budget:

SPECIFIC EXPLANATION:

The Houston Parks and Recreation Department (HPARD) recommends City Council approve an Interlocal Agreement between the City of Houston and the Houston Parks Board LGC (HPBLGC), acting through its manager, Houston Parks Board, Inc. to fund the construction of improvements at Mandell Park, 1500 Richmond Avenue. A total of \$315,000 (\$300,000 for construction and \$15,000 for construction management services) will be paid to HPBLGC from the Park and Recreation Dedication Fund.

City Council established the Park and Recreation Dedication Fund on October 10, 2007 by Ordinance 2007-1141. The Ordinance requires the dedication of parks and open space or fees in lieu of dedication for all residential development within the City. The Ordinance established Park Sectors which are geographic areas within the city for designation of new park needs or additional park improvements. Fees in lieu of dedication are deposited in the Park and Recreation Dedication Fund and can only be appropriated upon approval by City Council to acquire park land, build or enhance a park within the park sector from which the funds originated. There are 21 Park Sectors within the City of Houston. Mandell Park is located in Park Sector 14.

The project scope consists of grading and drainage, walk paths with a small bridge, site utilities, gardens and landscaping, irrigation, site furnishings such as seat walls, signs and picnic tables, a storage shed and compost bins. The total estimated cost of construction is approximately \$750,000. The City's maximum contribution is \$315,000. The Friends of Mandell Park have raised private funds to cover the difference as well as to fund future maintenance costs at Mandell Park.

HPBLGC will serve as project manager and construction manager and coordinate plan review, approvals, and utility services with HPARD and the Generals Services Department. HPBLGC will prepare documents for bid and construction contracts, monitor construction progress, coordinate construction meetings and submittals, conduct periodic project inspections, process change orders and substantial completion documents, and approve contractor's applications for payment.

Council approval is recommended.

Finance Director:

General Services Director:

Other Authorization:

SUBJECT: An Ordinance approving and authorizing an agreement between the City of Houston and METRO for the purchase of parcels of land of the Palm Center parking lot and requesting the City's approval of HBDi's sale of parcels to METRO for the purpose of public right of way to improve access to public transportation.

Category #	Page 1 of 2	Agenda Item #
		12

FROM:
Neal Rackleff, Director
Housing and Community Development

Origination Date	Agenda Date
4/2/2013	AUG 28 2013

DIRECTOR'S SIGNATURE:
[Signature] (FOR NEAL RACKLEFF)

Council District affected:
District D

For additional information contact: Marc Eichenbaum
Phone: 713-865-4557

Date and identification of prior authorizing Council action: None

RECOMMENDATION: Approval of an Ordinance approving and authorizing an agreement between the City of Houston and METRO for the purchase of parcels of land of the Palm Center parking lot and requesting the City's approval of HBDi's sale of parcels to METRO for the purpose of public right of way to improve access to public transportation.

Amount of Funding: Not Applicable

Finance Budget:

SOURCE OF FUNDING [] General Fund [] Grant Fund [] Enterprise Fund
Not Applicable

SPECIFIC EXPLANATION:

An Ordinance approving and authorizing an agreement between the City of Houston and METRO for the purchase of narrow strip of land (see attached map) on the border of the Palm Center parking lot and requesting the City's approval of HBDi's sale of parcels to METRO for the purpose of public right of way. The sliver of land located along Griggs Road between Martin Luther King Boulevard and Beekman Street will be purchased by METRO for the widening of Griggs Road in connection with the METRO's Southeast Light Rail line.

The City and HBDi both own parcels of land at the Palm Center. HBDi operates the Business Technology Center at Palm Center, as an economic development center for the City. HBDi's Articles of Incorporation, as amended, provide that City Council must approve HBDi's conveyance, sale or transfer of any portion of the Palm Center property.

METRO will pay the City of Houston \$51,798.00 and HBDi \$30,354.00, under separate agreements, for the acts of land required for the right of way to improve access to public transportation. The City and HBDi agree that the compensation payments represent the fair market value of the parcels. The parcels comprise small amount of land and will not adversely impact parking.

Palm Center was originally purchased with Community Development Block Grant (CDBG) funds received from the U.S. Department of Housing and Urban Development (HUD). HUD regulations require the payment of the fair market value of the land as a result of a change in ownership and/or use of property acquired with CDBG funds. METRO has provided the City with an appraisal of the fair market value of each of the parcels and the improvements thereon. The Real Estate Division of the General Services Department has reviewed the appraisal (see table on Page 2) and has determined that it does represent the current fair market value of the parcels in question.

REQUIRED AUTHORIZATION

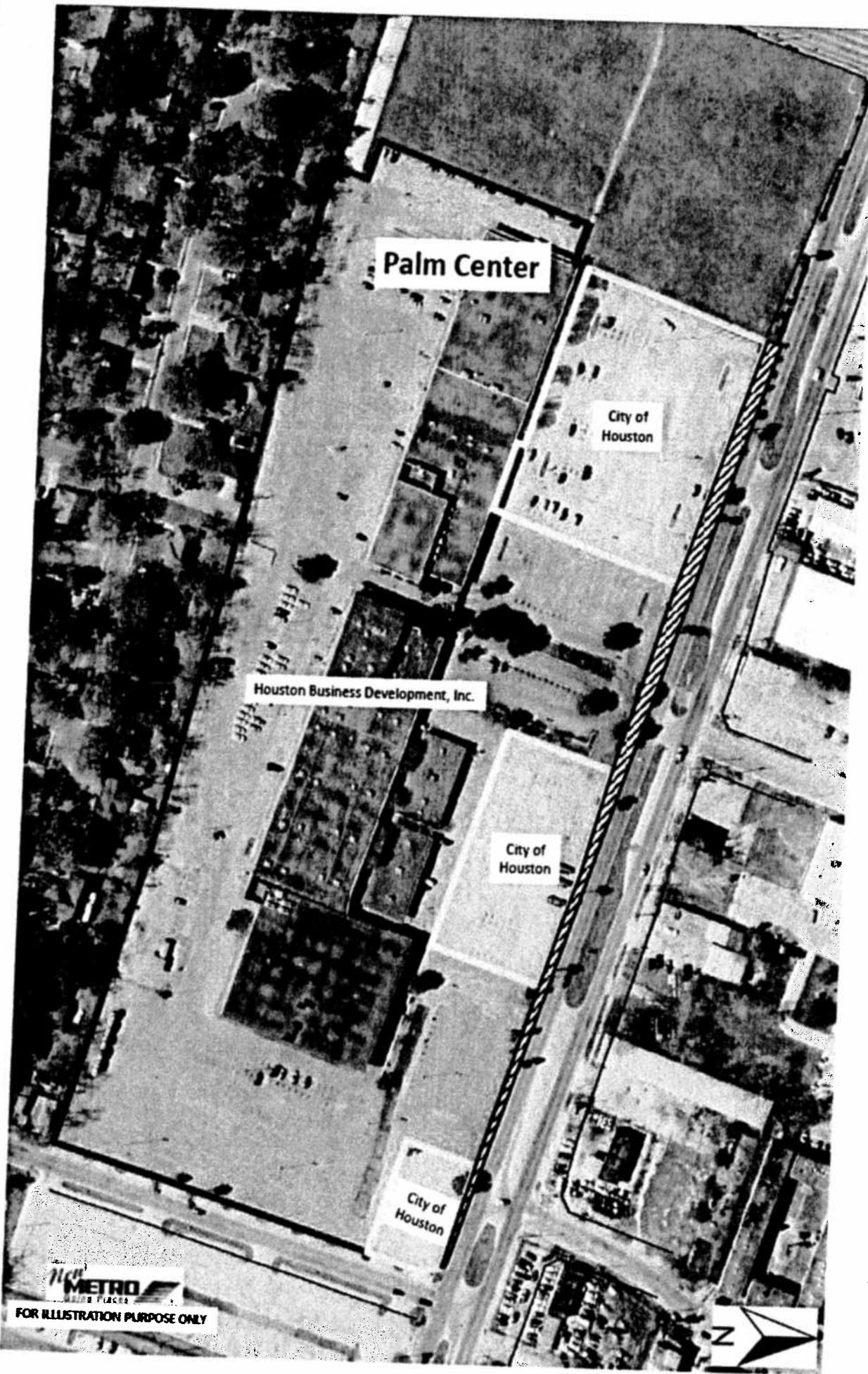
Finance Department Director:	Other Authorization:	Other Authorization:

Date 4/2/2013	Subject: An Ordinance approving and authorizing an agreement between the City of Houston and METRO for the purchase of parcels of land of the Palm Center parking lot and requesting the City's approval of HBDi's sale of parcels to METRO for the purpose of public right of way to improve access to public transportation.	Originator's Initials 	Page 2 of 2
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Defined Term	METRO Parcel Nos.	Area	Valuation (based on \$6.00/ft. for land)
City Griggs Road Parcels (3)	237 and 238	0.0632 acres (2,754 sq. ft.)	\$16,524
	228	0.1138 acres (4,928 sq. ft.)	\$29,568
	240	0.0218 acres (951 sq. ft.)	\$5,706
HBDi Griggs Road Parcels (2)	236	0.0617 acres (2,688 sq. ft.)	\$16,128
	239	0.0544 acres (2,371 sq. ft.)	\$14,226
TOTAL VALUATION			\$82,152

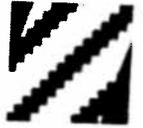
This item was presented to the Housing, Sustainable Growth and Development Committee on July 16, 2013.

- cc: City Attorney
- Mayor's Office
- City Secretary
- Finance Department



KEY

Land Conveyed
to METRO:



Palm Center

City of
Houston

Houston Business Development, Inc.

City of
Houston

City of
Houston



FOR ILLUSTRATION PURPOSE ONLY

TO: Mayor via City Secretary **REQUEST FOR COUNCIL ACTION**

SUBJECT: Amendment No. 1 to a professional services contract with Always in Season Decorating Services, Inc. for seasonal interior design services for the Houston Airport System (HAS) (Contract No. 4600008999)

Category #	Page 1 of 1	Agenda Item # 13
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FROM (Department or other point of origin):
Houston Airport System

Origination Date
August 19, 2013

Agenda Date
AUG 28 2013

DIRECTOR'S SIGNATURE:

Maria J.

Council District affected:
B, E, I

For additional information contact:

Kathy Elek *Kae* Phone: 281-233-1826

Date and identification of prior authorizing Council action:

09/03/2008 (O) 2008-787

AMOUNT & SOURCE OF FUNDING:

\$91,363.52 HAS Revenue Fund (8001)

Mel

Prior appropriations:

09/03/2008.....\$483,561.70
HAS Revenue Fund (8001)

RECOMMENDATION: (Summary) Approve and authorize Amendment No. 1 to a professional services contract with Always in Season Decorating Services, Inc. for seasonal interior design services for the Houston Airport System (HAS)

SPECIFIC EXPLANATION: On September 3, 2008, Council approved a five-year contract with Always in Season Decorating Services, Inc. to provide for leasing of seasonal decorations for George Bush Intercontinental Airport/Houston (IAH), William P. Hobby Airport (HOU), Ellington Airport (EFD) and the Houston Airport System (HAS) Administration Building.

It is now requested that Council approve Amendment No.1 to extend these services for the up-coming holiday season. An RFP will be issued to continue these services for the next several years.

Always in Season Decorating Services, Inc., locally owned and operated, has over 35 years of experience in the decoration industry and presently provides services to clients such as Highland Village, River Oaks Shopping Center, Town & Country Village, Upper Kirby District, Market Street – The Woodlands and The Woodlands Mall. Always in Season Decorating Services, Inc. has provided these services for HAS since 1998.

Installation, removal, maintenance and storage of all decorations are included in the pricing schedule. Installation will begin in mid-November and removal will take place immediately following the New Year's holiday.

M/WBE PARTICIPATION: The M/WBE goal for this contract was set at 4%. The contractor is currently achieving 0%; however, good faith efforts have been approved by the #115 Office of Business Opportunity.

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

Other Authorization:

CITY OF HOUSTON

INTEROFFICE CORRESPONDENCE

TO: Marsha E. Murray
Assistant Director
Office of Business Opportunity

FROM: Jason A. McLemore
Deputy Assistant Director
Houston Airport System
Office of Business Opportunity

DATE: August 22, 2013

SUBJECT: Good Faith Efforts for
Always in Season Decorating
Services, Inc.

Past Good Faith Efforts documentation submitted by Always in Season Decorating Services was reviewed by the HAS Office of Business Opportunity. This office approves of the submitted Good Faith Efforts documentation. The MWBE listed on the original RCA approved by City Council was unable to contract with the prime due to the inability of coming to a contractual agreement. The prime contractor looked for other subcontracting opportunities to install decorations but was unable to find a firm that had security clearance, equipment, and insurance requirements to complete the installations.

cc: Kathryn Elek
Roger Harris

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

SUBJECT: Approve an ordinance amending ordinance no. 2011-800, as amended, to increase the maximum contract amount to an agreement between the city of Houston and Alvarez & Marsal business consulting, LLC ("Alvarez & Marsal"); approving a change order by the Finance Department to include phase III of consulting services for accounts receivables and collections improvement to the scope of work; approve a first amendment to the above-mentioned agreement to extend the term to December 31, 2013

Page 1 of 2

Agenda Item

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FROM (Department or other point of origin):
Finance Department

Origination Date:
August 19, 2013

Agenda Date
AUG 28 2013

DIRECTOR'S SIGNATURE:



Kelly Dowe, Director

Council District(s) affected:

All

For additional information contact:

Kelly Dowe
Phone: (832) 393-9034
Arif Rasheed
Phone: (832) 393-9013

Date and Identification of prior authorizing Council Action:
Ordinance 2011-800 on September 14, 2011

RECOMMENDATION (Summary):

Approve an ordinance amending ordinance no. 2011-800, as amended, to increase the maximum contract amount to an agreement between the city of Houston and Alvarez & Marsal business consulting, LLC ("Alvarez & Marsal"); approving a change order by the Finance Department to include phase III of consulting services for accounts receivables and collections improvement to the scope of work; approve a first amendment to the above-mentioned agreement to extend the term to December 31, 2013

Amount of Increased Funding \$250,000.00 General Fund (1000)
(Previous Funding: \$2,999,183.65)

SPECIFIC EXPLANATION:

The City Finance Director recommends that the City Council approve an ordinance authorizing the additional allocation of \$250,000.00 and a Change Order to the Alvarez & Marsal Business Consulting, LLC ("Alvarez & Marsal") contract for additional work related to addressing citizen concerns regarding the Emergency Medical Services (EMS) billing and collections process, and approve a First Amendment to the Agreement for Consulting Services for Citywide Accounts Receivables and Collections Improvement between the City and Alvarez & Marsal to extend the term to December 31, 2013, as the current contract, approved in September of 2011, is set to expire on September 19, 2013. Alvarez & Marsal will provide consulting services related to EMS billing for accounts prior to May 25, 2013.

The City provides EMS Services, through the Houston Fire Department (HFD), for residents and visitors in its jurisdiction. In accordance with state, federal, and local regulations, the City may seek reimbursement for its EMS Services from one or more of the following sources, as appropriate: Medicare, Medicaid, commercial insurers, and patients.

Finance Director:

Other Authorization:

Other Authorization:

Previously, the City operated under a contract with another vendor who provided EMS billing and collection fee services. It was considered to be in the best interests of the City, to have the vendor halt billing as of May 25th, 2013. The contract terminated on July 25, 2013, and the City filed suit against the previous vendor on July 26, 2013. A new vendor is now in place which will handle billing and collection activity for all transports which were made on or after May 25th, 2013.

However, due to the concerns identified with the previous EMS billing and collections vendor, accounts that had been processed by that vendor are not currently set to be billed by the new vendor, Digitech Computer, Inc (Digitech). These concerns include inaccessibility of the electronic and/or hard copy records, missing or incomplete documentation, and the amount of information that is required for billing that is not currently in the City's possession. As a result, the Finance Department has taken temporary responsibility for handling all activity related to these old accounts (approximately 2.4 million accounts dating back to 1995)

The City seeks to retain Alvarez & Marsal Business Consulting, LLC to support the City in effectively handling these old accounts previously managed by the former billing and collections vendor. This includes implementing processes necessary for the City to effectively address citizen needs, ensuring responses to citizens and all interested parties in a timely manner with accurate billing information related to their medical transports, development and implementation of tracking tools to properly document all EMS related communication, payments, and required action items. The City will seek to engage a vendor to support these accounts and, if found, Alvarez & Marsal will support the transition of these old accounts to the new vendor.

The City Finance Director is not seeking further proposals for these services because Alvarez & Marsal has unique experience as it specifically relates to the City of Houston's EMS billing and collections program, the EMS billing and collections vendors, the challenges faced by the transition, and their role in supporting the transition from the previous billing and collections vendor to Digitech.

MWBE Subcontracting:

The contractor is currently achieving 8.15% on a 10% goal. The Office of Business Opportunity is working with the contractor to ensure every effort is made to achieve the full 10% goal on this contract.

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 9791

Subject: Approve an Ordinance Awarding a Contract for Elevators, Escalators, Booklifts and Manlifts Maintenance and Repair Services for Various Departments/S33-L24485

Category #
4

Page 1 of 2

Agenda Item

13

FROM (Department or other point of origin):

Calvin D. Wells
City Purchasing Agent
Finance Department

Origination Date

July 31, 2013

Agenda Date

AUG 28 2013

DIRECTOR'S SIGNATURE

Calvin D. Wells

Council District(s) affected
All

For additional information contact:

Jacquelyn L. Nisby Phone: (832) 393-8023
Douglas Moore Phone: (832) 393-8724

Date and Identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)

Approve an ordinance awarding a contract to EMR Elevator, Inc., a city business, on its bid in an amount not to exceed \$3,969,144.00 for elevators, escalators, booklifts and manlifts maintenance and repair services for various departments.

Maximum Contract Amount: \$3,969,144.00

Finance Budget

\$2,597,938.00 - General Fund (1000)
\$ 15,000.00 - Fleet Management Fund (1005)
\$1,356,206.00 - Water & Sewer System Operating Fund (8300)

\$3,969,144.00 - Total

SPECIFIC EXPLANATION:

The City Purchasing Agent recommends that City Council approve an ordinance awarding a three-year contract, with two one-year options to EMR Elevator, Inc., a city business, on its bid in an amount not to exceed \$3,969,144.00 for elevators, escalators, booklifts and manlifts maintenance and repair services for various departments. The City Purchasing Agent may terminate this contract at any time upon 30-days written notice to the contractor. Additionally, this contract will be used to maintain the elevators, escalators, booklifts and manlifts in buildings managed by the General Services, Parks & Recreation, Public Works & Engineering and Solid Waste Management Departments.

This project was advertised in accordance with the requirements of the State of Texas bid laws. Twenty prospective bidders downloaded the solicitation document from the Strategic Purchasing Division's (SPD) e-bidding website and three bids were received as outlined below:

	<u>Company</u>	<u>Total Amount</u>
1.	Southwest Elevator Company	\$3,939,300.00
2.	EMR Elevator, Inc.	\$3,969,144.00
3.	A&F Elevator Co. Inc.	\$4,485,600.00

- Pursuant to the Hire Houston First ordinance, the award recommendation is being made to a city business whose bid is within three percent of the low bidder, who is not a city business.

The scope of work requires the contractor to provide all supervision, labor, replacement parts, equipment, materials, tools, expendable items, supplies, training and transportation necessary to provide preventative maintenance and repair services for elevators, escalators, manlifts, booklifts and related equipment as outlined within the contract specifications.

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

Other Authorization:

MPT

Date: 7/31/2013	Subject: Approve an Ordinance Awarding a Contract for Elevators, Escalators, Booklifts and Manlifts Maintenance and Repair Services for Various Departments/S33-L24485	Originator's Initials CJ	Page 2 of 2
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Additionally, the contractor shall be required to perform all work in strict accordance with the current and future City Building and American National Standards Institute Elevator Codes.

Pay or Play Program:

The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the contractor provides health benefits to eligible employees in compliance with City policy.

Hire Houston First:

The proposed contract requires compliance with the City's 'Hire Houston First' ordinance that promotes economic opportunity for Houston businesses and supports job creation. In this case, the proposed contractor meets the requirements of Hire Houston First.

Buyer: Conley Jackson

Attachment: M/WBE Zero-Percentage Goal Document approved by the Office of Business Opportunity

Estimated Spending Authority

Department	FY14	Out Years	Total Amount
General Services	\$375,855.83	\$2,120,021.10	\$2,495,876.93
Public Works & Engineering	\$204,220.00	\$1,166,986.00	\$1,371,206.00
Parks & Recreation	\$656.00	\$73,479.28	\$74,135.28
Solid Waste Management	\$3,395.00	\$24,530.79	\$27,925.79
Total	\$584,126.83	\$3,385,017.17	\$3,969,144.00



CITY OF HOUSTON

Correspondence

Interoffice

Administration & Regulatory Affairs Department
Strategic Purchasing Division

RECEIVED

MAY 07 2013

To: Marsha Murray, Assistant Director
Office of Business Opportunity

From: Conley Jackson

Date: May 7, 2013

Subject: MWBE Participation Form

I am requesting a waiver of the MWBE Goal: Yes No

Type of Solicitation: RFP Bid Proposal

I am requesting a MWBE goal below 11% Yes No

I am requesting a revision of the MWBE Goal: Yes No Original Goal: 0% New Goal: _____

If requesting a revision, how many solicitations were received: N/A

Solicitation Number(s): S33-L24485

Dollar Amount: 2,100,000.00

Anticipated Advertisement Date: 5-10-2013

Solicitation Due Date: 6-13-2013

Goal On Last Solicitation: 0%

Was Goal met: Yes No

If goal was not met, what did the vendor achieve: _____

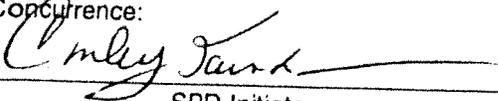
Name and Intent of this Solicitation:

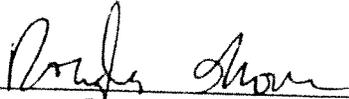
Elevator, Escalators, Booklifts & Manlifts Preventive Maintenance Services for various departments.

Rationale for requesting a Waiver or Revision:

It is recommended that the MWBE subcontracting goal be waived for Elevator, Escalators, Booklifts & Manlifts Preventive Maintenance Services for various departments. The services that will be provided on this Invitation to Bid are not divisible because there are no State of Texas owned companies that manufacture and/or supply elevator parts, therefore all parts are directly purchased from equipment manufacturers outside of Texas. Moreover, the norm for the majority of elevator service companies is to not sub-contract their labor due to several risk factors, therefore, elevator service companies typically employ in-house certified technicians to conduct all elevator maintenance and repair services. In addition a search was conducted via OBO MWBE certified vendor directory to determine if there were any registered commercial building elevator service companies. As a result the search found that there were only two registered MWBE elevator firms: 1) Lanta Company LLC, who basically can fabricate and install elevator cabs, typically for residential applications, and 2) SwettCorp, dba Elevator Technical Services, who basically provide elevator consulting and inspection services. Based upon these results it is requested that a zero percent MWBE goal be approved for this bid for Elevator, Escalators, Booklifts & Manlifts Preventive Maintenance Services for various departments.

Concurrence:


SPD Initiator


Division Manager/SPD


Marsha Murray, Assistant Director
*Office of Business Opportunity

* Signature is required, if the request is for zero percent MWBE participation, or to revise the MWBE goal.

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 9664

Subject: Approve an Ordinance Authorizing a First Amendment to Contract No. 4600009236 for a Web-Based Automated Submeter Data Collection System for the Public Works and Engineering Department/S37-T22375-A1

Category #
4

Page 1 of 1

Agenda Item

16

FROM (Department or other point of origin):

Calvin D. Wells
City Purchasing Agent
Finance Department

Origination Date

July 12, 2013

Agenda Date

AUG 28 2013

DIRECTOR'S SIGNATURE

Calvin D. Wells

Council District(s) affected

All

For additional information contact:

David Guernsey Phone: (832) 395-3640
Douglas Moore Phone: (832) 393-8724

Date and Identification of prior authorizing Council Action:

Ordinance No. 2009-0041; Passed 1-28-09

RECOMMENDATION: (Summary)

Approve an amending ordinance authorizing a first amendment to the contract between the City of Houston and Water Engineering Technologies, Inc. to extend the contract term from February 4, 2014 to February 3, 2016 for a web-based automated submeter data collection system for the Public Works and Engineering Department.

No Additional Funding Required

Finance Budget

SPECIFIC EXPLANATION:

The Director of the Public Works and Engineering Department and the City Purchasing Agent recommend that City Council approve an amending ordinance authorizing a first amendment to the current contract between the City of Houston and Water Engineering Technologies, Inc. to extend the contract term from February 4, 2014 to February 3, 2016 for a web-based automated submeter data collection system for the Public Works and Engineering Department (PWE). The City Purchasing Agent may terminate this contract at any time upon 30-days written notice to the contractor.

The contract was awarded on January 28, 2009 by Ordinance No. 2009-0041 for a three-year term, with two one-year options in the amount of \$1,519,500.00. Expenditures as of June 17, 2013 totaled \$954,675.00. In consideration for this contract extension, the contractor has agreed to honor its year five pricing and all other contract terms and conditions through February 3, 2016.

The scope of work requires the contractor to provide all supervision, labor, equipment, materials and supplies necessary to customize and implement the WET1440™ software application as required in the City's request for proposal. Additionally, the contractor will provide 24-hour data collection and analysis, daily helpdesk support, report development and phone consultation services on an as-needed basis.

Buyer: Joyce Hays

Attachment: MWBE zero-percent goal document approved by the Office of Business Opportunity.

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

Other Authorization:

105



CITY OF HOUSTON

Finance & Administration Department
Strategic Purchasing Division (SPD)

Interoffice

Correspondence

To: Kevin M. Coleman, C.P.M.
Assistant Purchasing Agent

From: Joyce Hays

Date: 03/12/08

Subject: MWBE Participation Form

I am requesting a waiver of the MWBE Goal: Yes No Type of Solicitation: Bid Proposal

I am requesting a MWBE goal below 11% (To be completed by SPD, and prior to advertisement): Yes No 0%

I am requesting a revision of the MWBE Goal: Yes No Original Goal: _____ New Goal: _____

If requesting a revision, how many solicitations were received: _____

Solicitation Number: S37-T22375

Estimated Dollar Amount: \$1,479,080.00

Anticipated Advertisement Date: 10/5/2007

Solicitation Due Date: 11/9/2007

Goal On Last Contract: _____

Was Goal met: Yes No

If goal was not met, what did the vendor achieve: _____

Name and Intent of this Solicitation:
Web Based Automated Submeter Data Collection System

Rationale for requesting a Waiver or Revision (Zero percent goal or revision after advertisement):
(To be completed by SPD)

This Agreement is for a web based automated submeter data collection system to reduce costs associated with validation, calculation, and processing of evaporative loss adjustments by automatically uploading meter data directly into the City's billing system. The meter data is collected for processing of sewer evaporation credits in accordance with the City's evaporation credit program and water treatment industry standards for cooling tower operations. The solution combines a technical consulting program with web-based proprietary software and interface with the City's Water Customer Information System which does not involve subcontractors so there is no opportunity to apportion the work and, therefore, no opportunity for MWBE subcontracting.

Concurrence:

Joyce Hays
SPD Initiator

[Signature]
Division Manager

Robert Gallegos
Robert Gallegos, Deputy Assistant Director
*Affirmative Action

[Signature]
Kevin M. Coleman, C.P.M.
Assistant Purchasing Agent

* Signature is required, if the request is for zero percent MWBE participation, or to revise the MWBE goal.

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA #20RPS40

SUBJECT:

Ordinance to issue a pipeline permit to Texaco Downstream Properties Inc. (TDPI), for two existing pipelines for the underground transportation of materials within portions of certain City street rights of way.

Category #

Page

Agenda Item#

1 of 1

17

FROM: (Department or other point of origin):

Public Works and Engineering

Origination Date

8/22/13

Agenda Date

AUG 28 2013

DIRECTOR'S SIGNATURE:

[Handwritten Signature]

Daniel W. Krueger, P.E. Director

Council Districts affected:

B, E *[initials]*

For additional information contact:

Richard Smith, P.E., PTOE

Phone: (832) 394-9137

[Handwritten Signature: Richard Smith]

Date and identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)

Approve an ordinance granting a permit to Texaco Downstream Properties Inc. (TDPI); a Corporation; to operate, maintain, improve, repair and replace two existing pipelines for underground transportation of materials under portions of certain street rights of way.

SPECIFIC EXPLANATION:

It is recommended that City Council approve a pipeline permit pursuant to the provisions of Article IX of Chapter 40 of the Code of Ordinances, authorizing Texaco Downstream Properties Inc. (TDPI); a Corporation; to operate, maintain, improve, repair and replace two existing pipelines for the underground transportation of materials under portions of certain street rights of way in the City, as listed below and more specifically detailed in the permit ordinance:

<u>Pipeline Name</u>	<u>Diameter Size</u>	<u>Materials</u>
Harris County (Humble) Gathering Pipeline	4-inch	Empty; formerly crude petroleum
East Houston-Humble No. 4-8" Pipeline	8-inch	Empty; formerly crude petroleum

Texaco Downstream Properties Inc. (TDPI) submitted the initial required application permit fee of \$2,114.59 plus \$1,057.29 per pipeline for a total of \$4,229.17. A fee of \$1,057.29, plus any consumer price index (CPI) increases is due and payable January 1 of each year during the term of this permit ordinance. The permit is for 30 years.

LOCATION: The pipeline is located in Key Map grid(s) 336QTUXY, 375TU, 415NSW, 455AEJNSW
 DWK:MLL:JTL:RPS:tss

- cc: Marta Crinejo
 Mark L. Loethen, P.E., PTOE, CFM
 Deborah McAbee
 Mary F. Buzak

LTS No. 6092

REQUIRED AUTHORIZATION

CUIC ID 20RPS40 *A*

Finance Director:

Other Authorization:

Other Authorization:

[Handwritten Signature: Mark L. Loethen]

Mark L. Loethen, P.E., PTOE, CFM
 Planning & Development Services

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Professional Engineering Services Contract between the City of Houston and TLC Engineering, Inc. for Open Drainage Assets Inventory and Survey Project. (Work Order Lump Sum Contract)

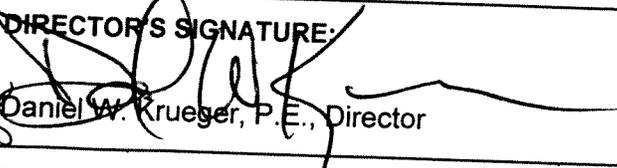
Page 1 of 1

Agenda Item # 18

FROM (Department or other point of origin):
Department of Public Works and Engineering

Origination Date

Agenda Date
AUG 28 2013

DIRECTOR'S SIGNATURE:

Daniel W. Krueger, P.E., Director

Council District affected:
All

For additional information contact:
Michael G. Hogan, P.E., CFM Phone: 832-395-2951
Assistant Director

Date and identification of prior authorizing Council action:

RECOMMENDATION: (Summary)
An ordinance approving a Professional Engineering Services Contract with TLC Engineering, Inc. and allocate funds.

Amount and Source of Funding: \$2,396,542.00 Fund No. 2302 – Stormwater Fund

PROJECT NOTICE/JUSTIFICATION: This project will provide needed information for establishing a more detailed record of the City's open drainage system to support better maintenance management and planning for capital improvements. As a result of the project, the Department will have an extent of information for the City's open drainage areas that is equivalent to the information compiled for the City's storm sewers with the Comprehensive Drainage Plan.

DESCRIPTION/SCOPE: This project consists of providing field mapping of storm water utility assets within the city focusing on approximately 1,800 road miles of roadside ditches. In addition to the roadside ditches, the survey will include location, size, and condition information for street culverts intercepting the ditch flow. The data will be reported through Geographic Information System (GIS) mapping for open ditch drainage system networks from local street drainage through off road ditches to discharge points to the Harris County Flood Control District waterways.

LOCATION: The project locations are within the corporate boundaries of the City of Houston.

SCOPE OF CONTRACT AND FEE: The Consultant will perform engineering services consisting of field data collection, data processing, data quality assurance/quality control (QA/QC), and preparation of final data deliverables and reports. The work will be performed by the Engineer under work orders for specific locations with open drainage assets. The Engineering Services shall not exceed the total of \$2,396,542.00 for contract services.

PAY OR PLAY PROGRAM: The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City Contractors. In the case, the contractor has elected to pay into the Contractor Responsibility Fund in compliance with City policy.

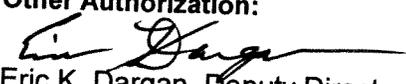
M/WBE INFORMATION: The M/WBE goal for the project is set at 24%. The Consultant has proposed the following firm to achieve this goal.

Name of Firms	Work Description	Amount	% of Contract
1. JNE Green Team	Field Data Collection	\$575,170.08	24.0%

LTS - 6051 CUIC# 20MGH01

Finance Department

Other Authorization:

Other Authorization:

Eric K. Dargan, Deputy Director
Street and Drainage Division

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Professional Engineering Services Contract between the City and Walter P. Moore and Associates, Inc. for Scott Street (Loop 610 to Old Spanish Trail) Area Drainage and Paving Improvements. WBS No. M-000295-0001-3

Page 1 of 2

Agenda Item #

19

FROM (Department or other point of origin):
Department of Public Works and Engineering

Origination Date

Agenda Date

AUG 28 2013

Director's Signature:

Daniel W. Krueger, P.E., Director

Council District affected:

D EC

For additional information contact:

Ravi Kaleyatodi, P.E., CPM
Senior Assistant Director

Phone: (832) 395-2326

Date and identification of prior authorizing Council action:

RECOMMENDATION: (Summary)

An ordinance approving a Professional Engineering Services Contract with Walter P. Moore and Associates, Inc. and appropriate funds.

Amount and Source of Funding: \$621,000.00 Total Cost

\$621,000.00 from Fund 4042 - Street and Traffic Control and Storm Drainage DDSRF

U.P. 7/10/2013

PROJECT NOTICE/JUSTIFICATION: This project will construct storm drainage improvements to address and reduce the risk of structural flooding. Improvements include modification of street conveyance and sheet flow, and provide detention as needed for mitigation.

DESCRIPTION/SCOPE: This project provides for the design and construction of storm drainage improvements, necessary concrete paving, curbs, sidewalks, driveways and underground utilities. Project will serve the Scott Street area, Scott Street (Loop 610 to Old Spanish Trail); Comprehensive Drainage Plan Outfall D0068 and adjacent areas.

LOCATION: The project area is generally bound by Old Spanish Trail on the north, Loop 610 on the south, Scott Street on the east and State Highway 288 on the west. The project is located in Key Map Grids 533 L, M, P, Q, and T.

SCOPE OF CONTRACT AND FEE: Under the scope of the Contract, the Consultant will perform Phase I - Preliminary Design, Phase II - Final Design, Phase III - Construction Phase Services and Additional Services. Basic Services Fee for Phase I is based on cost of time and materials with a not-to-exceed agreed upon amount. The Basic Services fees for Phase II and Phase III will be negotiated on a lump sum amount after the completion of Phase I. The total Basic Services appropriation for Phase I is \$165,375.00.

The Contract also includes certain Additional Services to be paid either as lump sum or on a reimbursable basis. The Additional Services include but are not limited to surveying, geotechnical investigation, environmental services, traffic control, storm water pollution prevention and tree protection plans. The total Additional Services appropriation for Phase I and II is \$373,260.00.

LTS No. 5750

CUIC ID #20ESC05

Finance Department:

Other Authorization:

Other Authorization:

Daniel R. Menendez, P.E., Deputy Director
Engineering and Construction Division

The total cost of this project is \$621,000.00 to be appropriated as follows: \$538,635.00 for Contract services and \$82,365.00 for CIP Cost Recovery.

PAY OR PLAY PROGRAM:

The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the Consultant provides health benefits to eligible employees in compliance with City policy.

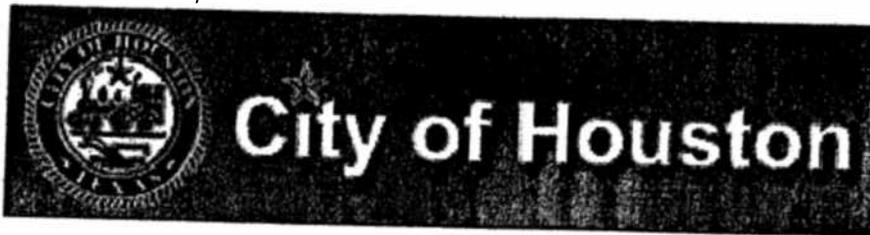
M/WBE INFORMATION: The M/WBE goal for the project is set at 24%. The Consultant has proposed the following firms to achieve this goal.

<u>Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Total Contract</u>
1. Asakura Robinson Company, LLC	Tree Protection Services	\$ 12,000.00	2.23%
2. Berg-Oliver Associates, Inc.	Environmental Services	\$ 5,000.00	0.93%
3. CivilTech Engineering, Inc.	Hydraulic Impact Analysis	\$ 25,000.00	4.64%
4. HVJ Associates, Inc.	Geotechnical Services	\$ 15,000.00	2.78%
5. B&E Reprographics, Inc.	Reproduction Services	\$ 12,000.00	2.23%
6. Kuo & Associates, Inc.	Surveying Services	\$ <u>97,000.00</u>	<u>18.01%</u>
TOTAL		\$166,000.00	30.82%

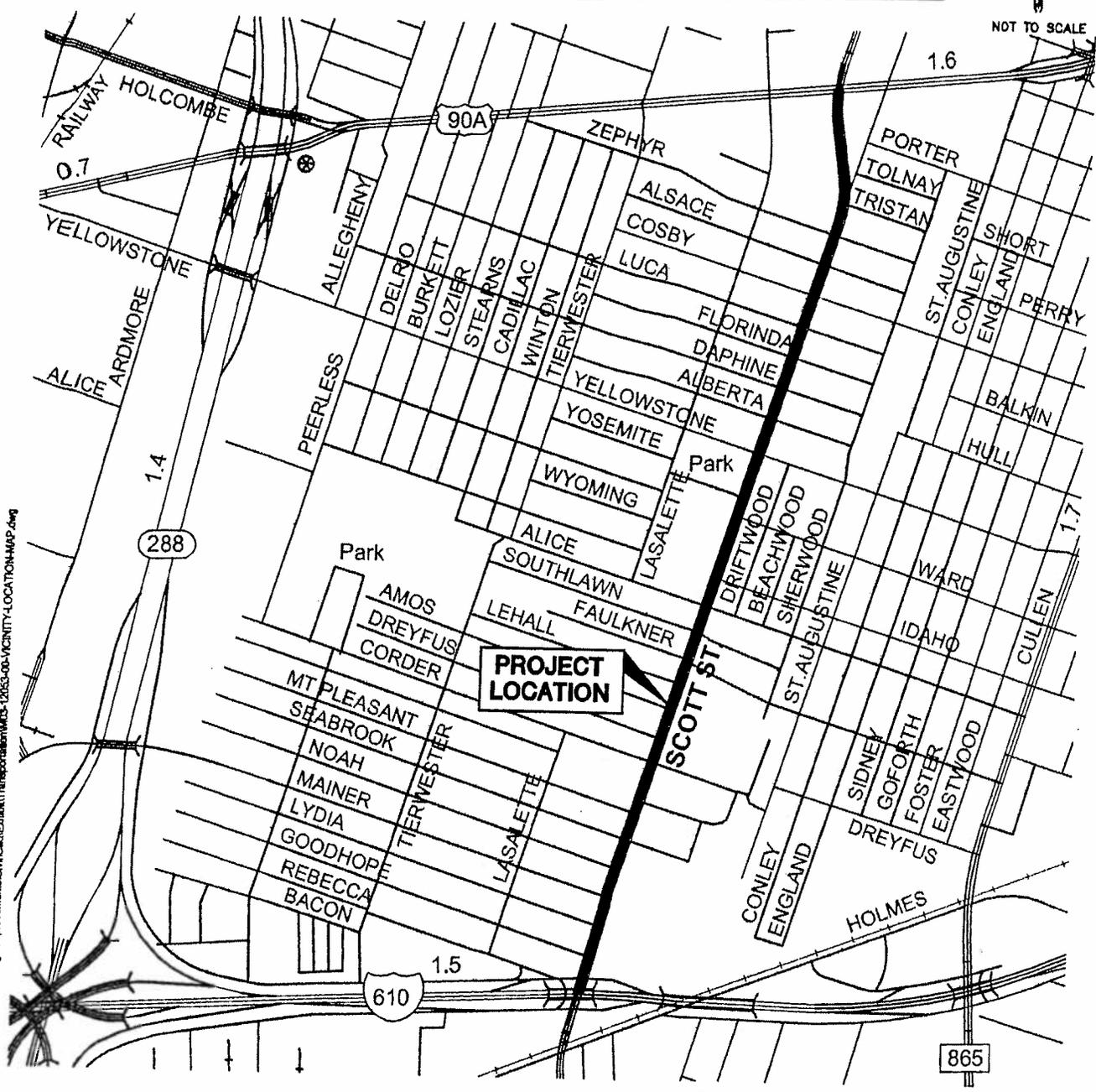
DWK:DRM:RK:DPS:EC:klw

H:\design\A-sw-div\WPDATA\00 - STM ENGR PROJECTS\Scott Street (M-0295) - D13 CXX1.0 DESIGN CONTRACT1.2 RCA

c: File No. M-000295-0001-3 (RCA 1.2)



NOT TO SCALE



P:\M0300121\2053-00_Scott_Street_Challenge_Improvements\Civil\Case\Exhibit\Transportation\M03-12053-00-VICINITY-LOCATIONMAP.dwg
 Oct 10, 2012 - 2:19pm

SCOTT STREET (LOOP 610 TO OST) AREA
DRAINAGE & PAVING IMPROVEMENT
 WBS No M-000294-0001-3
VICINITY MAP
 COUNCIL DISTRICT D
 KEY MAP 533L & Q

WALTER P MOORE
 WALTER P. MOORE AND ASSOCIATES, INC.
 1301 MCKINNEY, SUITE 1100
 HOUSTON, TEXAS 77010
 PHONE: 713.630.7300 FAX: 713.630.7396

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Contract Award for Rehabilitation to Large Diameter Water Lines, Valves and Appurtenances, Package No. 11. WBS No. S-000701-0014-4

Page 1 of 2

Agenda Item #

20

FROM: (Department or other point of origin):

Department of Public Works and Engineering

Origination Date:

Agenda Date:

AUG 28 2013

DIRECTOR'S SIGNATURE:

Daniel W. Krueger, P.E., Director

Council District affected:

All JP

For additional information contact:

Ravi Kaleyatodi, P.E., CPM Senior Assistant Director Phone: (832) 395-2326 6/7/13

Date and identification of prior authorizing Council action:

RECOMMENDATION: (Summary)

Accept low bid, award construction contract and appropriate funds.

Amount and Source of Funding:

\$2,614,000.00 from Water and Sewer System Consolidated Construction Fund No. 8500.

M.P. 8/10/2013

PROJECT NOTICE/JUSTIFICATION: This rehabilitation project includes construction or rehabilitation to primarily large diameter water lines, valves and appurtenances (24-inches in diameter and greater). The scope of the work includes mobilizing and coordinating with the City's Engineer to develop appropriate rehabilitation solutions, installing remedies, bedding and backfill utilities, and restoring surface around the area of work. The City will issue work orders over a 2-year period. The amount of work to be performed may vary from no construction activities to times when multiple crews are necessary to meet requirements.

DESCRIPTION/SCOPE: Work of the contract is for emergency rehabilitation to utilities in various locations throughout the City of Houston. The scope of work will be determined by each work order on an as-needed basis. The locations of the work could not be determined at the time of the bid, but will be established by each work order issued. Drawings, appropriate specifications and geotechnical and environmental reports, as required or as available, will be provided with each work order.

The contract duration for this project is 730 calendar days. This project was designed by Lockwood, Andrews & Newnam, Inc.

LOCATION: In various locations to be determined. The project is located in various key map grids; the City of Houston, extra territorial jurisdictions, and strategic partnerships agreements.

BIDS: Bids were received on April 25, 2013. The contract price is \$2,000,000.00. The two (2) bids are as follows:

Bidder	Adjustment Factor
1. Huff & Mitchell, Inc.	1.02
2. Reytac Construction Resources, Inc.	1.06

LTS # 5775

CUIC ID# 20JP01

Finance Department

Other Authorization:

Jun Chang, P.E., D.WRE Deputy Director Public Utilities Division

Other Authorization:

Daniel R. Menendez, P.E. Deputy Director Engineering and Construction Division

AWARD: It is recommended that this construction contract be awarded to Huff & Mitchell, Inc., with a low bid of \$2,000,000.00 (Adjustment Factor 1.02) and that no Addenda be made a part of this contract.

PROJECT COST: The total cost of this project is \$2,614,000.00 to be appropriated as follows:

• Bid Amount	\$2,000,000.00
• Contingencies	\$100,000.00
• Engineering and Testing Services	\$75,000.00
• CIP Cost Recovery	\$140,000.00
• Work Order / Construction Phase Engineering Services	\$299,000.00

Engineering and Testing Services will be provided by Tolunay-Wong Engineers, Inc., under a previously approved contract.

Work Order / Construction Phase Engineering Services will be provided by Lockwood, Andrew and Newnam, Inc., under a previously approved contract.

HIRE HOUSTON FIRST: The proposed contract requires compliance with the City's 'Hire Houston First' ordinance that promotes economic opportunity for Houston businesses and supports job creation. In this case, the proposed contractor meets the requirements of Hire Houston First.

PAY OR PLAY PROGRAM: The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the contractor provides health benefits to eligible employees in compliance with City policy.

MBE/SBE PARTICIPATION: The low bidder has submitted the following proposed program to satisfy the 10% MBE and 8% SBE goal for this project

<u>MBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1. Monge Trucking	Hauling Aggregate Materials	<u>\$200,000.00</u>	<u>10%</u>
	MBE Total	\$200,000.00	10%
<u>SBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
2. Briones Construction & Supply, LTD.	Supplier of Construction Material	<u>\$160,000.00</u>	<u>8%</u>
	SBE Total	\$160,000.00	8%

All known rights-of-way, easements and/or right-of-entry required for the project have been acquired.

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Ordinance designating certain improved single-family residential lots in certain subdivisions of the Museum Park area as a Prohibited Yard Parking Requirement Area	Category #	Page 1 of _____	Agenda Item # 21
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FROM (Department or other point of origin): Marlene L. Gafrick, Director Planning and Development Department	Origination Date July 5, 2013	Agenda Date NOV 28 2013
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DIRECTOR'S SIGNATURE: <i>Marlene L. Gafrick</i>	Council District affected: D
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For additional information contact: Kevin Calfee Phone: 713.837.7768	Date and identification of prior authorizing Council action: 2009-0059, 1-28-09
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RECOMMENDATION: (Summary) Approval of an ordinance designating certain improved single-family residential lots in the A & K Custom Homes on Arbor Court, Abst 212 J Christy, Alameda Place, Alameda Place Annex, Arbor Square Amend, Austin Court, Austin Green, Austin Street T/H Amend, Balcor, Blodgett Park T/H, Blodgett Park Townhomes Sec 2, Calumet Park, Caroline Manor, Caroline Oaks, Catco Crawford Park, Crawford Street Manors, Daybreak Homes on Wichita Street, Five Thousand One Hundred and Six Crawford Street T/H, Forty Nine Hundred Caroline Boulevard, Galwan T/H, Graywood Place, Hampton T/H, Hermann Park, Jackson Street, Jackson Street T/H Sec 2, Jackson T/H, La Branch Palms, Labranch Place, Macgregor & Demeritts Southmore Sec 2 R/P, Macgregor Blodgett Park Sec 1, Macgregors Blodgett Park Sec 2, Macgregors Blodgett Park Sec 2 PAR R/P 3, Macgregors Blodgett Park Sec 3, Manors of Austin Green, Maredia Homes at Prospect Street, Metro Lofts at Chenevert, Metro Lofts at Prospect Street, Museum Gallerie Amend, Museum Walk R/P, Nec Southmore and Jackson, Oakdale Avenue, Oakdale Place, Oakdale Terrace, Oaks at Caroline, Oaks of Southmore, Palm Avenue T/H, Palm Place Amend, Pawl Terrace, Prospect Street T/H, Prospect Townhomes Sec 1, Regents Green, Rosedale Avenue Place, Rosedale Avenue Place Sec 2, Rosedale Park, Rosewood, Rosewood Green, Rosewood Lofts, Rosewood Midtown, Rosewood Terrace, Rosewood Townhomes, Rosewood Villas, Ruth Street Manor, Ruth Street T/H, Southmore 106, Southmore 107, Southmore 108, Southmore 116, Southmore 117, Southmore 118, Southmore Gardens Amend, Southmore Outlot 109, Southmore Sec 2 Par R/P, Southmore T/H U/R Southmore 118, Southmore Terrace Amend, Southmore Two Villas, Stoeckli Place Annex, Sutton Place Patio Homes Southmore 108 R/P, Thurman Manors, Tract 11, Holman Outlot 68, Tract 4, Block 24, Empire, Trinity at Chenevert, Tuscan One, Villas at Rosedale, W D Simpson No. 1, Wentworth Homes, Wheeler Place, Wheeler Place R/P, Wichita Jackson T/H, and Wichita Ridge subdivisions as a Prohibited Yard Parking Requirement Area, pursuant to Chapter 28 of the Code of Ordinances, restricting parking on the front and side yard of single-family residential property.

Amount and Source of Funding: NA	Finance Budget:
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SPECIFIC EXPLANATION: In accordance with Section 28-303 of the Code of Ordinances, the Museum Park Neighborhood Association initiated an application for the designation of a Prohibited Yard Parking Requirement Area. The application includes a letter of support from the president of the Museum Park Neighborhood Association. Notification was mailed to 1058 property owners indicating that the prohibited yard parking requirement area application had been made. The notification further stated that written protest could be filed with the Planning and Development Department within twenty days of mailing. Eight (8) protests were timely filed with the Planning and Development Department. The Hearing Official held a public hearing on June 11, 2013 and recommended establishing the Prohibited Yard Parking Requirement Area.

- Attachments:**
- Decision of the Hearing Official
 - Prohibited Yard Parking Requirement Area Application
 - Letter of Support
 - Map of the proposed requirement area / land use

- xc:**
- Anna Russell, City Secretary
 - David M. Feldman, City Attorney
 - Don Cheatham, Senior Assistant City Attorney
 - Chief C. A. McClelland, HPD
 - Katy Tipton, Director, DON

REQUIRED AUTHORIZATION

Finance Director:	Other Authorization:	Other Authorization:
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**Prohibited Yard Parking Requirement Area No. P130202
Hearing Official's Approval**

Hearing Official Evaluation:

Satisfies	Does Not Satisfy	Criteria
X		<p><i>PYPRA includes five contiguous block faces;</i></p> <p>The application area contains at least five contiguous block faces.</p>
X		<p><i>More than 60% of the proposed PYPRA is developed as single-family residential lots;</i></p> <p>73.4% of the proposed application area is developed as single-family residential.</p>
X		<p><i>The application is authorized by the board of an active homeowners association or civic club that encompasses the residential area described in the application;</i></p> <p>The president of the Museum Park Neighborhood Association has signed a letter of support.</p>
X		<p><i>Available parking is sufficient to accommodate the typical parking needs for the residential area;</i></p> <p>The curbside parking spaces or areas within the residential subdivision available to owners for the parking of vehicles or equipment are sufficient to accommodate the number of vehicles or equipment typically parked within the area.</p>

The Prohibited Yard Parking Requirement Area meets the criteria.

Randall Stuewer,
Hearing Official, Presiding

Date

M. G. H. H. P. 02

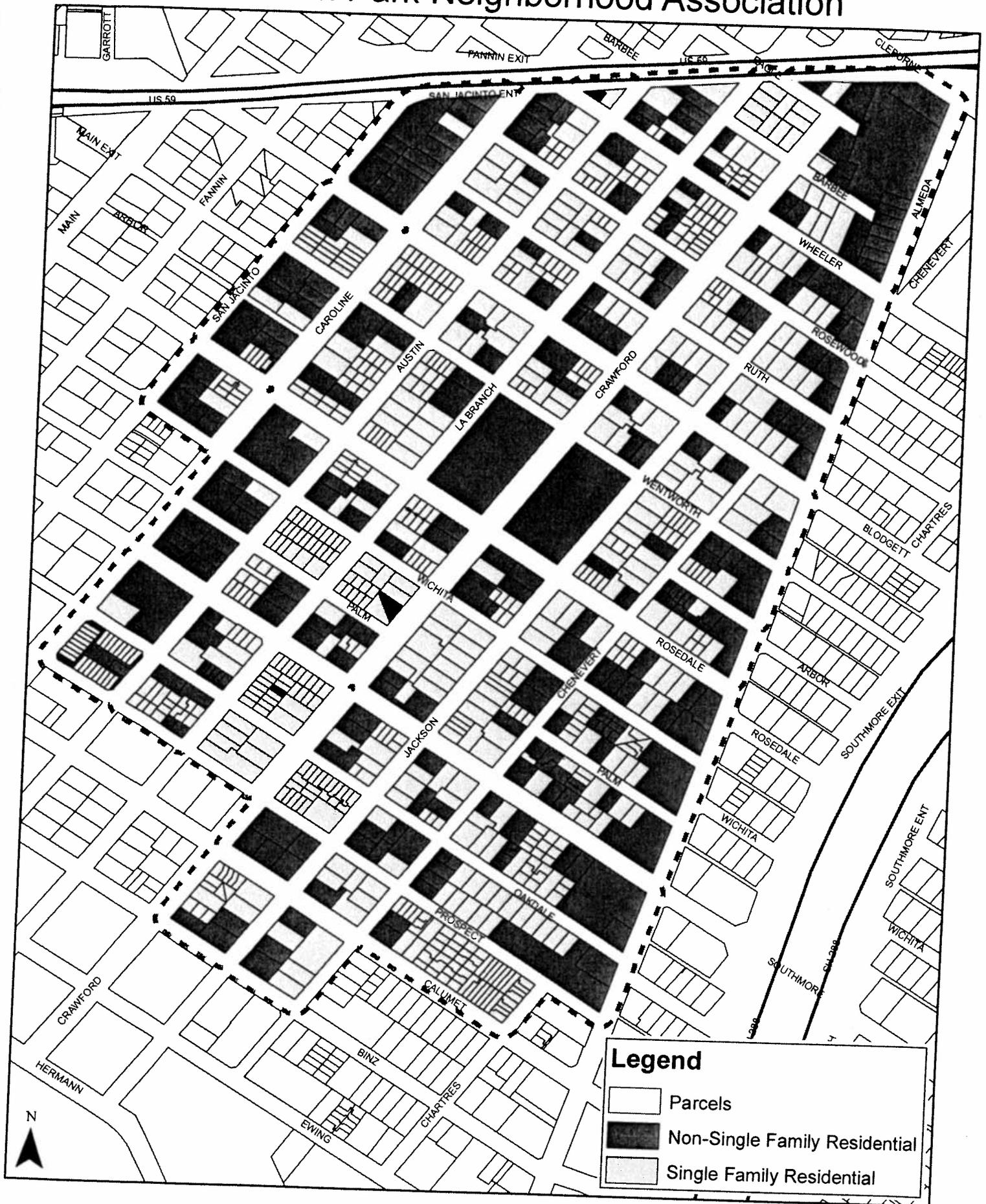
Lynn Henson,
Hearing Official, Presiding

6/28/13

Date

P130202

Museum Park Neighborhood Association



REQUEST FOR COUNCIL ACTION

SUBJECT: Ordinances amending the property description included in 1) the Strategic Partnership Agreement with Northwest Harris County MUD No. 5 and 2) the resultant limited purpose annexation

Category #

Page 1 of 1

Agenda Item #

22522A

FROM (Department or other point of origin):
Planning and Development Department

Origination Date
August 12, 2013

Agenda Date

AUG 28 2013

DIRECTOR'S SIGNATURE:

Margaret A. Segre

Council District affected:
A

For additional information contact: Nicole Smothers
Phone: 713-837-7856

Date and identification of prior authorizing Council action: 5-1-13 (Nos. 2013-0400 & 2013-0401)

RECOMMENDATION: (Summary)

That the City Council pass two Ordinances amending the property description included in 1) the Strategic Partnership Agreement with Northwest Harris County MUD No. 5 and 2) the resultant limited purpose annexation

Amount and Source of Funding:

F & A Budget:

SPECIFIC EXPLANATION:

On May 1, 2013 City Council approved a Strategic Partnership Agreement with Northwest Harris County MUD No. 5 (Ordinance No. 2013-0400). The property description attached to that agreement, and included in the limited purpose annexation (Ordinance No. 2013-0401), included some territory that neither the City nor the MUD intended to include. This action will correct that property description and remove the unintended property from the Agreement and from the limited purpose annexation.

This amendment will not result in any negative economic or territorial effect on the City of Houston.

The Northwest Harris County MUD No. 5 representatives have approved amending the strategic partnership agreement between the City of Houston and Northwest Harris County MUD No. 5.

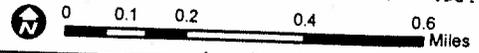
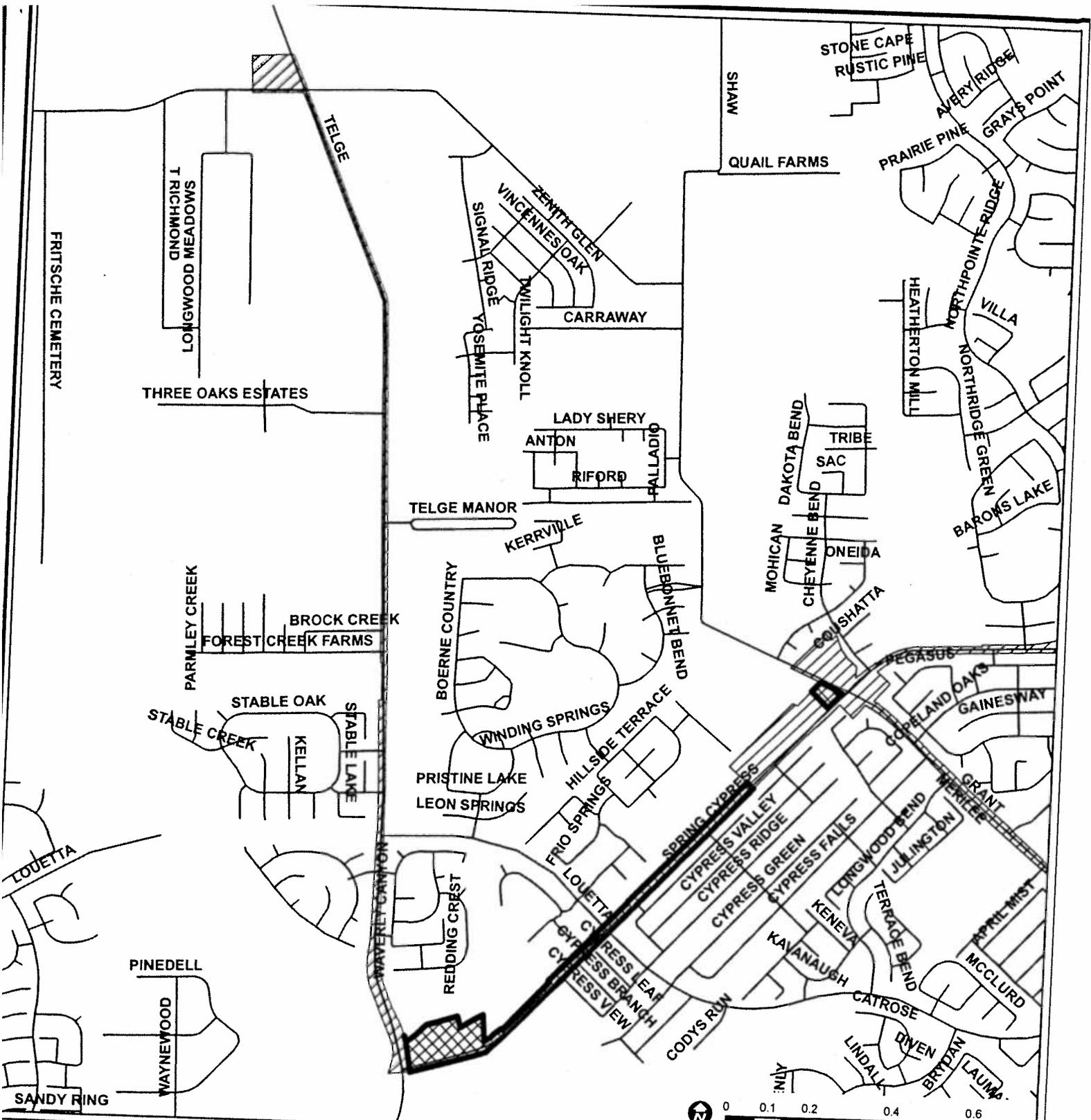
Copy: Marta Crinejo, Agenda Director
Sameera Mahendru, Legal
Anna Russell, City Secretary

REQUIRED AUTHORIZATION

F & A Director:

Other Authorization:

Other Authorization:



Limited Purpose Annexation: Northwest HC MUD No. 5

-  Roads
-  Existing SPA
-  Excluded Territory
-  Existing City Limit

Source: City of Houston GIS Database
Date: August 2013

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



PLANNING & DEVELOPMENT DEPARTMENT

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Ordinance designating certain improved single-family residential lots in the Hollister Place Subdivision, Weller Subdivision and Abst 556 A T Miles as a Prohibited Yard Parking Requirement Area

Category #	Page 1 of _____	Agenda Item # 23
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FROM (Department or other point of origin): Marlene L. Gafrick, Director Planning and Development Department	Origination Date August 8, 2013	Agenda Date AUG 28 2013
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DIRECTOR'S SIGNATURE: <i>Marlene L. Gafrick</i>	Council District affected: A
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For additional information contact: Kevin Calfee Phone: 713.837.7768	Date and identification of prior authorizing Council action: 2009-0059, 1-28-09
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RECOMMENDATION: (Summary) Approval of an ordinance designating certain improved single-family residential lots in the Hollister Place Subdivision, Weller Subdivision and Abst 556 A T Miles as a Prohibited Yard Parking Requirement Area, pursuant to Chapter 28 of the Code of Ordinances, restricting parking on the front and side yard of single-family residential property.

Amount and Source of Funding: NA	Finance Budget:
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SPECIFIC EXPLANATION: In accordance with Section 28-303 of the Code of Ordinances, the Hollister Place Civic Club initiated an application for the designation of a Prohibited Yard Parking Requirement Area. The application includes a letter of support from the president of the Hollister Place Civic Club. Notification was mailed to 83 property owners indicating that the prohibited yard parking requirement area application had been made. The notification further stated that written protest could be filed with the Planning and Development Department within twenty days of mailing. Since no protests were timely filed and the application meets the requirements, the Director is forwarding the application to City Council for consideration.

It is recommended that the City Council adopt an ordinance establishing a Prohibited Yard Parking Requirement Area.

- Attachments:**
- Planning Director's Approval
 - Prohibited Yard Parking Requirement Area Application
 - Letter of Support
 - Map of the proposed requirement area / land use

- xc:**
- Anna Russell, City Secretary
 - David M. Feldman, City Attorney
 - Don Cheatham, Senior Assistant City Attorney
 - Chief C.A. McClelland, HPD
 - Katye Tipton, Director, DON

REQUIRED AUTHORIZATION

Finance Director:	Other Authorization:	Other Authorization:
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Prohibited Yard Parking Requirement Area No. P130501

Planning Director's Approval

Planning Director Evaluation:

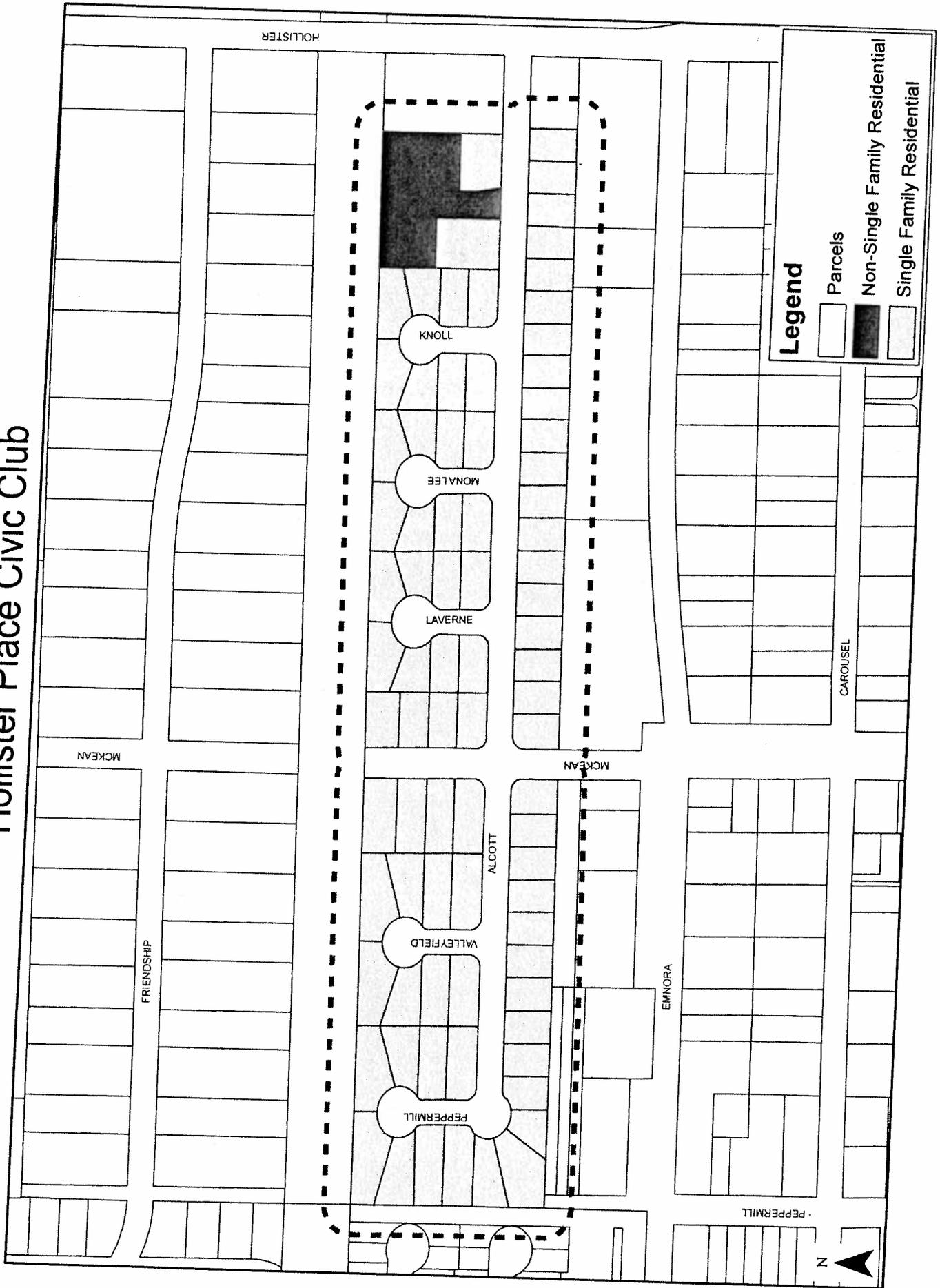
Satisfies	Does Not Satisfy	Criteria
X		<i>PYPRA includes five contiguous block faces;</i> The application area contains at least five contiguous block faces.
X		<i>More than 60% of the proposed PYPRA is developed as single-family residential lots;</i> 98.8% of the proposed application area is developed as single-family residential.
X		<i>The application is authorized by the board of an active homeowners association or civic club that encompasses the residential area described in the application;</i> The president of the Hollister Place Civic Club has signed a letter of support.
X		<i>No valid protests were timely filed;</i> The protest period ended on July 22, 2013 with no protests being timely filed.

The Prohibited Yard Parking Requirement Area meets the criteria.


8/17/13
 Marlene L. Gafrick, Date
 Director

P130501

Hollister Place Civic Club



Legend

- Parcels
- Non-Single Family Residential
- Single Family Residential



CITY OF HOUSTON

Office of the Mayor

Interoffice

Correspondence

24
AUG 28 2013

To: Anna Russell
City Secretary

From: Jenn Chat
Director of External Affairs

Date: August 22, 2013

Subject: Nominations for Position 3 on
the Port of Houston Authority of
Harris County

NON-CONSENT AGENDA

MISCELLANEOUS

Motion to set a date not less than seven (7) days from August 28, 2013, to receive nominations for Position 3 on the Port of Houston Authority of Harris County for a two-year term. The two-year term of the current member expires September 14, 2013.

Position 3 Kase L. Lawal nominated by Council Member Rodriguez

JC/jsk

cc: Ms. Marta Crinejo





CITY OF HOUSTON

Office of the Mayor

Interoffice

Correspondence

To: Anna Russell
City Secretary

From: Jenn Char 
Director of External Affairs

25
AUG 28 2013

Date: August 22, 2013

Subject: Wastewater Capacity
Reservation Review Board
Council Appointment

NON-CONSENT AGENDA MISCELLANEOUS

Motion to set a date not less than seven (7) days from August 28, 2013, to receive nominations for Positions 4 of Wastewater Capacity Reservation Review Board for the remainder of the designated two year term. Listed below is the current member:

Position 4	Robert Schwartz	Council Member Green
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jc/jsk

cc: Ms. Marta Crinejo, Agenda Director



TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Amendment No. 3 to the Construction Management at Risk Agreement with Manhattan Construction Company for Terminal D Phase IIB – Refresh of Ramp Areas and FIDS Upgrade at George Bush Intercontinental Airport/Houston (IAH); Project No. 500N; (WBS # A-000483-0010-4-01-01; Contract No. 4600010038)

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FROM (Department or other point of origin): Houston Airport System

Origination Date August 13, 2013

Agenda Date ~~AUG 21 2013~~

DIRECTOR'S SIGNATURE: *Maria Beas*

Council District affected: B AUG 28 2013

For additional information contact: Kathy Elek *Kee* Phone: 281/233-1826 Samar Mukhopadhyay 281/233-1840

Date and identification of prior authorizing Council action: 12/09/09 (O) 2009-1273 10/10/12 (O) 2012-0899 12/21/11 (O) 2011-1189

AMOUNT & SOURCE OF FUNDING:

CIP No. A-0483.39	\$5,463,130.00	HAS Aprt Improvement (8011)
CIP No. A-0422.101	\$ 95,605.00	HAS Aprt Improvement (8011)
	<u>\$1,308,762.00</u>	HAS Revenue FY14 (8001)
Total	\$6,867,497.00	

Prior appropriations:

12/09/09.....	\$3,515,246.00
HAS Consd2004 AMT (8203)	
12/09/09.....	\$ 61,517.00
HAS Aprt Improvement (8011)	
12/21/11.....	\$3,900,000.00
HAS 98BAMT Const (8006)	
12/21/11.....	\$2,062,992.00
HAS Aprt Improvement (8011)	
10/10/12.....	<u>\$2,355,918.00</u>
HAS Revenue (8001)	
Total.....	\$11,895,673.00

RECOMMENDATION: (Summary) Enact an ordinance to approve Amendment No. 3 to the Construction Management at Risk Agreement with Manhattan Construction Company and appropriate the necessary funds to finance the cost of these services.

PROJECT LOCATION: Terminal D at George Bush Intercontinental Airport/Houston (IAH)

SPECIFIC EXPLANATION: On December 9, 2009, Council approved a Construction Management at Risk Agreement with Manhattan Construction Company for Terminal D improvements and construction of a new North Concourse. The initial appropriation was for pre-construction phase services, including but not limited to construction document review and revisions, value engineering, budget and cost consulting, and developing a Critical Path Project schedule for each phase and for the overall project.

On December 21, 2011, Council approved Amendment No. 1 to approve the Guaranteed Maximum Price (GMP) for Phase I, Construction of Gate 12A modifications and improvements. Phase I work, which is substantially complete, consists of the replacement of the Passenger Loading Bridge (PLB) at Gate 12 with a new unit capable of serving the U1 doorway on an Airbus A380-800, a new prefabricated walkway to connect the new PLB to the terminal building, a new structural floor slab and access doorway within the terminal to facilitate access to the new walkway and PLB, 2 new pre-conditioned air units, 2 ground power units to supply 400hz power to the aircraft, a new potable water supply, upgrade of the electrical system associated with Gate 12, purchase and installation of 2 double hydrant jet fuel pits, re-striping of aprons and taxiway approaches, and purchase and installation of 8 new Visual Display Guidance Systems complete with structural supports and Airport Operations Data Base software integrated with the HAS operational computer systems.

On October 10, 2012 Council approved Amendment No. 2 to provide funding for Phase IIA GMP. Phase IIA consists of refurbishing and "freshening" of the departure level, sterile corridor, and boarding piers of Terminal D. The work involves painting of all hard surfaces (walls, doors and moldings), replacement of all carpeted flooring areas, re-lamping of light fittings, replacement of handrails with stainless steel meeting ADA regulations for height and location, renovation of the boarding gate counters at gates D11 and D12 and the rearrangement of seating to provide adequate hold room capacity for the Airbus A380-800.

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

Other Authorization:

Date:
August 13, 2013

Subject: Amendment No. 3 to the Construction Management at Risk Agreement with Manhattan Construction Company for Terminal D Phase IIB – Refresh of Ramp Areas and FIDS Upgrade at George Bush Intercontinental Airport/Houston (IAH); Project No. 500N; (WBS # A-000483-0010-4-01-01; Contract No. 4600010038)

**Originator's
Initials
RW**

**Page
2 of 2**

It is now requested that Council approve Amendment No. 3 and provide funding for Phase IIB GMP. Phase IIB includes the demolition of existing Flight Information Display System (FIDS) throughout Terminal D and new FIDS monitors and supports; furnish and install six new PC Air and 400Hz units at Gates D2, D4, D5, D7, D9, and D11; furnish and install three new Visual Display Guidance System (VDGS) units at Gates D6, D8, and D10; upgrade electrical power within the Terminal to accommodate the new PC Air and 400Hz units. In addition, the shared airline lounge will include upgraded finishes and associated furniture purchases.

PAY OR PLAY: The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding benefits for employees of City contracts. In this case, the contractor provides benefits for some employees but will pay into the Contract Responsibility Fund for others, in compliance with City policy.

PROJECT COST: The total amount to be appropriated under this contract is as follows:

\$6,771,892.00 Guaranteed Maximum Price (GMP)
\$ 95,605.00 Civic Art
\$6,867,497.00 Total Appropriation

MBE / WBE /SBE PARTICIPATION: This contract has a thirty-three percent (33%) MBE/WBE/SBE participation goal, which is comprised of fifteen percent (15%) MBE, one percent (1%) WBE, and seventeen percent (17%) SBE participation goals.

Firms	Type of Work	Amount	%
Gurrola Reprographics, Inc. (MBE)	Reprographics	\$ 1,000.00	0.01%
Ideal Finishes, Inc. (SBE)	Interior Painting	\$ 767,657.00	11.14%
Tag Electric Company, LP (MBE)	Electrical	\$ 1,232,394.00	17.89%
Brian Smith Construction Inspection, Inc. (MBE)	Document Control	\$ 97,165.00	1.41%
Tejas Office Supplies (MBE)	Office Supply	\$ 1,000.00	0.01%
GC Remediation, dba SW Glass (SBE)	Glass Entrance	\$ 48,000.00	0.70%
Stroud Interiors (SBE)	Acoustical Ceilings	\$ 53,500.00	0.78%
Rincon Air & Heat Co., LLC (MBE)	HVAC	\$ 45,920.00	0.67%
MEK Floors (WBE)	Flooring	\$ 64,531.00	0.94%
Richardson Diversified (SBE)	Demolition	\$ 14,848.00	0.22%
	Total	\$ 2,409,604.00	33.77%

The initial appropriation approved by Council was for pre-construction services, which the contractor has performed in-house. The additional appropriation for Phase I was primarily for purchase of a Passenger Loading Bridge and related equipment; therefore due to limited capacity for subcontracting, the participation on Phase I was set at fifteen percent (15%).

The contractor is currently achieving 22.88 % participation. This Construction Management at Risk Agreement was originally based on an estimated construction value of \$188 million. Since the project commenced, the scope of the Terminal D renovations was reduced to a construction value of \$13 million. However, purchase of capital equipment was not reduced proportionately, making it difficult to achieve the original participation goal. The HAS Office of Business Opportunity will continue to work with the contractor to identify additional opportunities for subcontracting.

FAA AIP GRANT PROGRAM: This project may be eligible for funding through the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) grants. Appropriate fund source adjustments will be made in the future if such additional funding becomes available and reimbursement may occur.