

City of Houston, Texas, Ordinance No. 2021 - 766

AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF LELAND WOODS REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER TWENTY-TWO, CITY OF HOUSTON, TEXAS (LELAND WOODS ZONE); APPROVING THE FISCAL YEAR 2022 OPERATING BUDGET FOR THE AUTHORITY ON BEHALF OF THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

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

WHEREAS, the Leland Woods Redevelopment Authority (the "Authority"), a local government corporation acting on behalf of the City in connection with the Zone, has submitted an Operating Budget for Fiscal Year 2022 (the "Operating Budget") to the City for approval pursuant to that certain agreement among the City, the Authority, and the Zone approved by Ordinance No. 2007-1293 on November 14, 2007; and

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

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

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

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

transfers does not exceed the lesser of \$400,000 or 5% of Project Costs during Fiscal Year 2022. Subject to the foregoing, the Operating Budget attached hereto as Exhibit "A" is hereby approved for the Authority.

Section 3. That not later than March 31, 2022, the Zone shall, in cooperation with City representatives: (1) identify surplus funds in the Zone's Fiscal Year 2022 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2022 Operating Budget approved by the City; and (2) make available any surplus Zone funds, through appropriate agreement, for projects identified by the City that are eligible for tax increment funding, such as affordable housing, areas of public assembly, incremental costs of municipal services attributable to development and redevelopment in the Zone, and capital projects that benefit the City and the Zone. The agreement may provide for the payment of surplus funds into one or more accounts established by the City or may provide for direct payment by the Zone for that purpose. The Zone shall consider amendments to the Zone Project Plan and Reinvestment Zone Financing Plan that may be necessary to accomplish this purpose, and shall expedite any such amendments.

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

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

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

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

PASSED AND ADOPTED this 1st day of September, 2021.

APPROVED this _____ day of _____, 2021.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is SEP 07 2021.

[Signature]
City Secretary

(Prepared by Legal Department
(JN:gd 08.13.2021)
(Requested by Andy Icken, Chief Development Officer, Office of the Mayor)
(L.D. File No. 042-1400158-011)

DocuSigned by: [Signature]
6D5195BC001D4C0
Assistant City Attorney

AYE	NO	
✓		MAYOR TURNER
....	COUNCIL MEMBERS
✓		PECK
✓		JACKSON
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

EXHIBIT "A"

**Fiscal Year 2022 Operating Budget
for the Leland Woods Redevelopment Authority**

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2022 BUDGET PROFILE

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

P R O F I L E	Base Year:		2003
	Base Year Taxable Value:	\$	730,340
	Projected Taxable Value (TY2021):	\$	34,564,822
	Current Taxable Value (TY2020):	\$	33,420,598
	Acres:		2616.43
	Administrator (Contact):		City of Houston
Contact Number:		(832) 393-0985	

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

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/20)	Variance
	Capital Projects:			
Public Infrastructure	\$	6,089,985	\$ 51,324	\$ 6,038,661
Landscaping		220,000	-	220,000
Sound Barrier, Sidewalk		229,500	-	229,500
Land Acquisition		-	873,496	(873,496)
		-	-	-
		-	-	-
		-	-	-
		-	-	-
Total Capital Projects	\$	6,539,485	\$ 924,820	\$ 5,614,665
Affordable Housing		-	-	-
School & Education/Cultural Facilities		-	-	-
Financing Costs		1,800,000	-	1,800,000
Administration Costs/ Professional Services		165,000	610,915	(445,915)
Creation Costs		53,000	12,728	40,272
Total Project Plan	\$	8,557,485	\$ 1,548,463	\$ 7,009,022

D E B T	Additional Financial Data	FY2021 Budget	FY2021 Estimate	FY2022 Budget
	<u>Debt Service</u>		\$ -	\$ -
Principal		\$ -	\$ -	\$ -
Interest		\$ -	\$ -	\$ -
	Balance as of 6/30/20		Projected Balance as of 6/30/21	Projected Balance as of 6/30/22
<u>Year End Outstanding (Principal)</u>				
Bond Debt	\$	-	\$ -	\$ -
Bank Loan	\$	-	\$ -	\$ -
Line of Credit	\$	-	\$ -	\$ -
Developer Agreement	\$	-	\$ -	\$ -
Other	\$	-	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2022 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2021 Budget	FY2021 Estimate	FY2022 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 107,602	\$ 126,379	\$ 188,592
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Earnest Funds (36 Acre Tract)	\$ -	\$ -	\$ -
Beginning Balance	\$ 107,602	\$ 126,379	\$ 188,592
City tax revenue	\$ 127,075	\$ 179,104	\$ 176,979
County tax revenue	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 127,075	179,104	176,979
Proceeds from Land Sales	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ -	\$ -
Other Interest Income	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Grant Proceeds	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 234,677	\$ 305,483	\$ 365,571

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2022 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2021 Budget	FY2021 Estimate	FY2022 Budget
EXPENDITURES			
Accounting	\$ 19,000	\$ 19,000	\$ 19,000
Administration Salaries & Benefits	\$ -	\$ -	\$ -
Auditor	\$ 8,000	\$ 8,000	\$ 8,000
Bond Services/Trustee/Financial Advisor	\$ -	\$ -	\$ -
Insurance	\$ 1,800	\$ 1,800	\$ 1,800
Office Administration	\$ 500	\$ 500	\$ 500
TIRZ Administration and Overhead	\$ 29,300	\$ 29,300	\$ 29,300
Closing Cost Land Acquisition	\$ -	\$ -	\$ -
Legal	\$ 8,000	\$ 8,000	\$ 8,000
Administrative Consultant	\$ 15,000	\$ 15,000	\$ 15,000
Planning	\$ -	\$ -	\$ 100,000
Property Maintenance	\$ -	\$ -	\$ -
Program and Project Consultants	\$ 23,000	\$ 23,000	\$ 123,000
Management consulting services	\$ 52,300	\$ 52,300	\$ 152,300
Capital Expenditures (See CIP Schedule)	\$ -	\$ -	\$ -
TIRZ Capital Expenditures	\$ -	\$ -	\$ -
Developer Reimbursements (Contempo Builders)	\$ 50,000	\$ 55,636	\$ 65,000
Grant to Leland Woods RDA II	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ 50,000	\$ 55,636	\$ 65,000
Loan debt service	\$ -	\$ -	\$ -
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Convenience Fee	\$ -	\$ -	\$ -
System debt service	\$ -	\$ -	\$ -
TOTAL PROJECT COSTS	\$ 102,300	\$ 107,936	\$ 217,300
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Payment/transfer to ISD - educational facilities (Pass Through)	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 6,354	\$ 8,955	\$ 8,849
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ -	\$ -	\$ -
Total Transfers	\$ 6,354	\$ 8,955	\$ 8,849
Total Budget	\$ 108,654	\$ 116,891	\$ 226,149
RESTRICTED Funds - Capital Projects	\$ 126,023	\$ 188,592	\$ 139,422
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Earnest Funds	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 126,023	\$ 188,592	\$ 139,422
Total Budget & Ending Fund Balance	\$ 234,677	\$ 305,483	\$ 365,571

Notes: