

City of Houston, Texas, Ordinance No. 2020 - 775

AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS (HARDY/NEAR NORTHSIDE ZONE); APPROVING THE FISCAL YEAR 2021 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2021-2025 CAPITAL IMPROVEMENT PLAN BUDGET FOR 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-One, City of Houston, Texas (the "Zone" or "Hardy/Near Northside Zone") by Ordinance No. 2003-1258 effective on December 23, 2003; and

WHEREAS, the Hardy/Near Northside 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 2021 (the "Operating Budget") and a Capital Improvement Plan Budget for Fiscal Years 2021-2025 (the "CIP Budget" and, collectively with the Operating Budget, the "Budgets") to the City Council for approval pursuant to that certain agreement among the City, the Authority, and the Zone approved by Ordinance No. 2009-1271 on December 9, 2009; and

WHEREAS, the City Council desires to approve the Budgets for the Authority on behalf of the Zone; **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 2021. Subject to the foregoing, the Operating Budget attached hereto as Exhibit "A" is hereby approved for the Authority.

Section 3. That the CIP Budget attached hereto as Exhibit "B" is hereby approved for the Zone.

Section 4. That not later than March 31, 2021, the Zone shall, in cooperation with City representatives: (1) identify surplus funds in the Zone's Fiscal Year 2021 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2021 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 5. That the approval of the Budgets 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

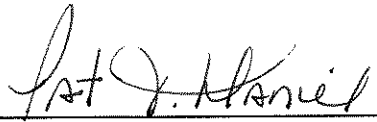
Section 6. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; 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 9th day of SEPTEMBER, 2020.

APPROVED this _____ day of _____, 2020.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is SEP 15 2020.

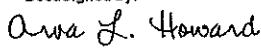

City Secretary

Prepared by Legal Department
AH/sec 08/25/20

Requested by Andy Icken, Chief Development Officer, Office of the Mayor

L.D. File No. 0421400131009

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DocuSigned by:

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Senior Assistant City Attorney

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✓		MAYOR TURNER
....		COUNCIL MEMBERS
✓		PECK
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
REVIEW
DATE: **SEP 15 2020**

EXHIBIT "A"

**Fiscal Year 2021 Operating Budget
for the Hardy/Near Northside Redevelopment Authority**

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2021 BUDGET PROFILE

Fund Summary
Fund Name: Hardy Yards/Near Northside
TIRZ: 21
Fund Number: 7569/50

P R O J E C T P L A N	Base Year:	2003
	Base Year Taxable Value:	\$ 40,313,080
	Projected Taxable Value (TY2020):	\$ 188,788,806
	Current Taxable Value (TY2019):	\$ 181,527,698
	Acres:	326.1
	Administrator (Contact):	Ralph De Leon
	Contact Number:	(832) 978-5910

N A R R A T I V E	Zone Purpose:
	Tax Increment Reinvestment Zone Number Twenty-One, City of Houston, Texas was created to provide plans and programs needed to transform a former Union Pacific rail yard site into a transit-oriented, mixed-use development consisting of affordable housing, the construction or reconstruction of roadways and streets, utility systems, parks, hike and bike trails, mobility improvements, land acquisition, environmental remediation, and other community focused enhancements.

	Total Plan	Cumulative Expenses (to 6/30/19)	Variance
Capital Projects:			
Roadway and Sidewalk Improvements	\$ 37,692,000	\$ 11,482,180	\$ 26,209,820
Public Utility Improvements	7,884,000	-	7,884,000
Parks, Plazas and Recreational Facilities	4,328,000	-	4,328,000
	-	-	-
	-	-	-
	-	-	-
Total Capital Projects	\$ 49,904,000	\$ 11,482,180	\$ 38,421,820
Affordable Housing	24,920,874	1,625,563	23,295,311
School & Education/Cultural Facilities	-	-	-
Financing Costs	1,700,000	-	1,700,000
Administration Costs/ Professional Services	2,200,000	606,053	1,593,947
Creation Costs	-	-	-
Total Project Plan	\$ 78,724,874	\$ 13,713,796	\$ 65,011,078

	Additional Financial Data	FY2020 Budget	FY2020 Estimates	FY2021 Budget
D E B T	Debt Service	\$ -	\$ -	\$ -
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
		Balance as of 6/30/19	Projected Balance as of 6/30/20	Projected Balance as of 6/30/21
	<u>Year End Outstanding (Principal)</u>			
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement - Onsite Improvements	\$ 4,556,185	\$ 4,432,175	\$ 4,307,000
	Developer Agreement - Offsite Improvements	\$ 2,305,500	\$ 1,986,618	\$ 1,664,739
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2021 BUDGET DETAIL

Fund Summary
Fund Name: Hardy Yards/Near Northside
TIRZ: 21
Fund Number: 7569/50

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimates	FY2021 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ -	\$ 1,229,429	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Planning and Development	\$ 1,634,164	\$ -	\$ 1,233,408
Beginning Balance	\$ 1,634,164	\$ 1,229,429	\$ 1,233,408
City tax revenue	\$ 710,622	\$ 775,945	\$ 786,980
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ -	\$ -	\$ -
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 710,622	\$ 775,945	\$ 786,980
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ 170	\$ 170	\$ 170
Interest Income	\$ 500	\$ 3,809	\$ 1,620
Other Interest Income	\$ 670	\$ 3,979	\$ 1,790
	\$ -	\$ -	\$ -
GLO Texas Community Block Grant Program	\$ 231,639	\$ 647,829	\$ -
Grant Proceeds	\$ 231,639	\$ 647,829	\$ -
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 2,577,095	\$ 2,657,182	\$ 2,022,178

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2021 BUDGET DETAIL

Fund Summary
Fund Name: Hardy Yards/Near Northside
TIRZ: 21
Fund Number: 7569/50

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimates	FY2021 Budget
EXPENDITURES			
Accounting	\$ 10,000	\$ 6,620	\$ 10,000
Administration Salaries & Benefits	\$ 8,000	\$ -	\$ 35,000
Auditor	\$ 10,000	\$ 8,000	\$ 10,000
Tax Advisor	\$ 2,000	\$ 1,090	\$ 2,000
Insurance	\$ 1,000	\$ 928	\$ 1,000
Office Expense	\$ 250	\$ 440	\$ 250
TIRZ Administration and Overhead	\$ 31,250	\$ 17,078	\$ 58,250
Engineering Consultants	\$ 10,000	\$ -	\$ 225,000
Legal	\$ 20,000	\$ 7,030	\$ 20,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ 25,000	\$ 11,500	\$ -
Program and Project Consultants	\$ 55,000	\$ 18,530	\$ 245,000
Management consulting services	\$ 86,250	\$ 35,608	\$ 303,250
Capital Expenditures (See CIP Schedule)	\$ 246,639	\$ 647,829	\$ 202,000
TIRZ Capital Expenditures	\$ 246,639	\$ 647,829	\$ 202,000
Hardy Yards/Cypress - OnSite	\$ 109,751	\$ 124,010	\$ 125,175
Hardy Yards/Cypress OffSite	\$ 282,216	\$ 318,882	\$ 321,879
Developer / Project Reimbursements	\$ 391,967	\$ 442,892	\$ 447,054
System debt service	\$ -	\$ -	\$ -
TOTAL PROJECT COSTS	\$ 724,856	1,126,329	952,304
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 35,991	\$ 38,797	\$ 39,349
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ 236,874	\$ 258,648	\$ 262,327
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ -	\$ -	\$ -
Total Transfers	\$ 272,865	297,445	301,676
Total Budget	\$ 997,721	1,423,774	1,253,980
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Planning and Development	\$ 1,579,374	\$ 1,233,408	\$ 768,198
Ending Fund Balance	\$ 1,579,374	1,233,408	768,198
Total Budget & Ending Fund Balance	\$ 2,577,095	\$ 2,657,182	\$ 2,022,178

Notes:

EXHIBIT "B"

**Fiscal Years 2021-2025 Capital Improvement Plan Budget
for the Hardy/Near Northside Zone**

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								Cumulative Total (To Date)
			Through 2019	Projected 2020	2021	2022	2023	2024	2025	FY21 - FY25 Total	
H	T-2101	Near Northside Hernandez Tunnel	\$ -	647,829	-	-	-	-	-	-	647,829
H	T-2102	Hernandez Tunnel Mural	\$ 15,000	-	-	-	-	-	-	-	15,000
H	T-2103	English Street Park	\$ -	-	122,000	515,000	-	-	-	637,000	837,000
H	T-2104	2600 - 3500 Block Main Street Pedestrian/Bicycle	\$ -	-	55,000	-	-	-	-	55,000	55,000
H	T-2199	Concrete Panel & Sidewalk Replacement Program	\$ -	-	25,000	25,000	25,000	25,000	25,000	125,000	125,000
Totals			\$ 15,000	647,829	202,000	540,000	25,000	25,000	25,000	817,000	1,479,829

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Source of Funds	Fiscal Year Planned Appropriations								FY21 - FY25 Total	Cumulative Total (To Date)
	Through 2019	Projected 2020	2021	2022	2023	2024	2025			
TIRZ Funds	15,000	-	202,000	540,000	25,000	25,000	25,000	817,000	832,000	
City of Houston	-	-	-	-	-	-	-	-	-	
Grants	-	647,829	-	-	-	-	-	-	647,829	
Other	-	-	-	-	-	-	-	-	-	
Project Total	15,000	647,829	202,000	540,000	25,000	25,000	25,000	817,000	1,479,829	

Project:		English Street Park		City Council District			Key Map:		WBS.:			T-2103	
				Location:		H		Geo. Ref.:					
				Served:		ALL		Neighborhood:					

Project:		2600 - 3500 Block Main Street Pedestrian/Bicycle Safety Project				City Council District		Key Map:		WBS.:		T-2104																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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*NOTE:

Project:		Concrete Panel & Sidewalk Replacement Program				City Council District		Key Map:		WBS.:		T-2199	
		Location:		H		Geo. Ref.:							
		Served:		H		Neighborhood:							
Description:		Operating and Maintenance Costs: (\$ Thousands)											
		2021		2022		2023		2024		2025		Total	
		Personnel		-		-		-		-		-	
		Supplies		-		-		-		-		-	
		Svcs. & Chrgs.		-		-		-		-		-	
		Capital Outlay		-		-		-		-		-	
		Total		\$		-		\$		-		\$	
		FTEs										-	
Fiscal Year Planned Expenses													
Project Allocation		2021		2022		2023		2024		2025		FY21 - FY25 Total	
Phase												Cumulative Total (To Date)	
1 Planning		-		-		-		-		-		\$	
2 Acquisition		-		-		-		-		-		\$	
3 Design		-		-		-		-		-		\$	
4 Construction		25,000		25,000		25,000		25,000		25,000		\$ 125,000	
5 Equipment		-		-		-		-		-		\$	
6 Close-Out		-		-		-		-		-		\$	
7 Other		-		-		-		-		-		\$	
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Other Sub-Total:		-		-		-		-		-		\$	
Total Allocations		\$		-		\$		25,000		\$		125,000	
Source of Funds													
TIRZ Funds		-		25,000		25,000		25,000		25,000		\$ 125,000	
City of Houston		-		-		-		-		-		\$	
Grant		-		-		-		-		-		\$	
Other		-		-		-		-		-		\$	
Total Funds		\$		-		\$		25,000		\$		125,000	