City of Houston, Texas, Ordinance No. 2022-664

AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF SUNNYSIDE REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER TWENTY-SIX, CITY OF HOUSTON, TEXAS (SUNNYSIDE ZONE); APPROVING THE FISCAL YEAR 2023 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2023-2027 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-Six, City of Houston, Texas (the "Zone") by Ordinance No. 2015-1092 on November 16, 2015; and

WHEREAS, the Sunnyside 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 2023 (the "Operating Budget") and a Capital Improvement Plan Budget for Fiscal Years 2023-2027 (the "CIP Budget" and, collectively with the Operating Budget, the "Budgets") to the City Council for approval pursuant to that certain tri-party agreement among the City, the Authority, and the Zone approved by Ordinance No. 2022-114 on February 16, 2022; 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 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 may need to 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 \$400,000 or 5% of Project Costs during Fiscal Year 2023. 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, 2023, the Zone shall, in cooperation with City representatives (1) identify surplus funds in the Zone's Fiscal Year Operating Budget based on the difference between Zone revenues and the Fiscal Year Operating Budget for the Zone 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 the purpose. The Zone shall consider amendments to its Operating Budget that may be necessary to accomplish this purpose, and shall expedite any such amendments.

Section 5. That the approval of this 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 6. The	at there exists a public emergency requiring that this

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, if 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 31/2	t day of <u>Mugust</u> , 2022.
APPROVED this da	y of, 2022.
	Mayor of the City of Houston
Pursuant to Article VI, Section 6, Ho foregoing Ordinance is SEP	ston City Charter, the effective date of the

(Prepared by Legal Department (KK;gd August 17, 2022) Senior Assistant City Attorney (Requested by Andrew F. Icken, Chief Development Officer) (LD-RE-0000000379)

Meeting 8/31/2022

Aye	No	
√		Mayor Turner
		Council Members
~		Peck
√		Jackson
✓		Kamin
✓		Evans-Shabazz
√		Martin
✓		Thomas
✓		Huffman
Absent on per	sonal business	Cisneros
Absent on per	sonal business	Gallegos
✓		Pollard
/		Castex-Tatum
✓		Knox
√		Robinson
√		Kubosh
√		Plummer
V		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW 9/6/2022

Date:

EXHIBIT "A"

Fiscal Year 2023 Operating Budget for the Sunnyside Redevelopment Authority

CITY OF HOUSTON ECONOMIC DEVELOPMENT DIVISION FISCAL YEAR 2023 BUDGET PROFILE

Fund Summary
Fund Name: Sunnyside
TIRZ: 26
Fund Number: 7583/50

L _P	Base Year:	 2015	
R	Base Year Taxable Value:	\$ 200,950,432	
``	Projected Taxable Value (TY2022):	\$ 774,206,924	
-	Current Taxable Value (TY2021):	\$ 757,148,451	
l :	Acres:	4,597.05	
l	Administrator (Contact):	City of Houston	
<u>-</u>	Contact Number:	(832) 393-0985	
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P		Total Plan	Cumulative Expenses (to 6/30/21)	Variance
R	Capital Projects:			
l٥	Heritage Green Option A	\$ 1,834,760	\$ 317,059	\$ 1,517,701
1 7	Heritage Green Option B	1,920,990		1,920,990
	Gateway on Airport Boulevard	96,815		96,815
E	Area - Wide Intersection Improvements	629,413		629,413
C	Cullen Boulevard Beautification	177,013		177,013
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l p		-	-	<u>-</u>
[Total Capital Projects	\$ 4,658,991	\$ 317,059	\$ 4,341,932
-				
A	Financing Costs	-		-
N	Zone Administration			
<u> </u>	Total Project Plan	\$ 4,658,991	\$ 317,059	\$ 4,341,932

	Additional Financial Data	FY2022 Budget	FY2022 Estimate	FY2023 Budget
	Debt Service	\$ -	- \$	\$ -
	Principal	\$ -	\$ -	\$ -
٦	Interest	\$ -	\$ -	\$ -
E		Balance as of 6/30/21	Projected Balance as of 6/30/22	Projected Balance as of 6/30/23
B	Year End Outstanding (Principal)	\$ 4.44	\$ -	\$ -
'		\$	\$ -	\$ -
			\$ -	\$ -
l		\$	\$ -	\$
	Other	\$ 12 12 12 12 12 12 12 12 12 12 12 12 12	\$ -	\$ -

CITY OF HOUSTON ECONOMIC DEVELOPMENT DIVISION FISCAL YEAR 2023 BUDGET DETAIL

Fund Summary
Fund Name: Sunnyside
TIRZ: 26

Fund Number: 7583/50

TIRZ Budget Line Items	FY2022 Budget			FY2022 Estimate		FY2023 Budget	
RESOURCES							
RESTRICTED Funds - Capital Projects	\$	1,324,905	\$	1,324,905	\$	2,305,014	
RESTRICTED Funds - Affordable Housing	\$	enance and anamenia and enance and	\$		\$	-	
RESTRICTED Funds - Bond Debt Service	\$	_	\$		\$		
Beginning Balance	\$	1,324,905	\$	1,324,905	\$	2,305,014	
City tax revenue	\$	898,446	\$	1,189,711	\$	1,294,598	
County tax revenue	\$	115,000	\$	115,000	\$	545,000	
Incremental property tax revenue	\$	1,013,446	\$	1,304,711	\$	1,839,598	
Miscellaneous revenue			\$		\$		
COH TIRZ interest	\$	9,600	\$	3,998	\$	3,998	
Interest Income	\$		<u> \$</u>	-	\$	-	
Other Interest Income	\$	9,600	\$	3,998	\$	3,998	
	<u>\$</u>		\$		\$		
Grant Proceeds	\$	-	\$		\$		
	\$		\$		\$		
Proceeds from Bank Loan	\$		\$	Market Andrews Const. Const. Angres Const.	\$		
	\$		\$		\$	enedan notan sample in stand	
Contract Revenue Bond Proceeds	\$		\$	-	\$	#	
TOTAL AVAILABLE RESOURCES	\$	2,347,951		2,633,614		4,148,610	

CITY OF HOUSTON ECONOMIC DEVELOPMENT DIVISION FISCAL YEAR 2023 BUDGET DETAIL Fund Summary

Fund Name: Sunnyside TIRZ: 26

Fund Number: 7583/50

TIRZ Budget Line Items	FY20)22 Budget	FY2022 Estimate	FY2	023 Budget
EXP	ENDITURES				
				Ī	
Accounting	\$	-	\$ -	\$	15,000
Administration Salaries & Benefits	\$	96,000	\$ 64,397	\$	96,000
Auditor	\$	_	\$	\$	
Bond Services/Trustee/Financlal Advisor	\$	-	\$ -	\$	
Insurance	\$	2,500	\$ -	\$	2,500
Office Administration	\$	500	\$ ***********	\$	1,000
TIRZ Administration and Overhead	\$	99,000	\$ 64,397	\$	114,500
Engineering Consultants	\$		\$ (144)	\$	100,000
Legal	\$	60,000	\$	\$	60,000
Construction Audit	\$	_	\$	\$	
Public Engagement Expenses	\$	5,000		\$	5,000
Planning Consultants	\$	260,000	\$ 198,967	\$	260,000
Program and Project Consultants	\$	325,000	\$ 198,967	\$	425,000
Management consulting services	\$	424,000	\$ 263,364	\$	539,500
Capital Expenditures (See CIP Schedule)		500,000	\$ -	\$	1,450,000
TIRZ Capital Expenditures	,,	500,000	\$ -	\$	1,450,000
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Developer / Project Reimbursements	\$	-	-	12	
System debt service	\$		\$ -	\$	
TOTAL PROJECT COSTS	\$	924,000	\$ 263,364	\$	1,989,500
Payment/transfer to ISD - educational facilities	\$		\$ -	\$	-
Administration Fees:					
City	\$	44,922	\$ 59,486		64,730
County	\$	5,750	\$ 5,750	\$	27,250
ISD	\$	-	\$ -	\$	
Affordable Housing:					
City	\$		\$	\$	
County	\$			\$	
ISD to City of Hauston	\$	-	-	\$	-,
Municipal Services Charge	<u>\$</u>	<u>.</u>	<u>\$</u>	<u> </u>	
Total Transfers	\$	50,672	\$ 65,236	\$	91,980
Total Budget	\$	974,672	\$ 328,600	\$	2,081,480
RESTRICTED Funds - Capital Projects		1,373,279	\$ 2,305,014	\$	2,067,130
RESTRICTED Funds - Affordable Housing	\$		\$ -	- \$	-
RESTRICTED Funds - Bond Debt Service	\$	Ma.	\$.	\$	
Ending Fund Balance	\$	1,373,279	2,305,014		2,067,130
Total Budget & Ending Fund Balance	\$	2,347,951	\$ 2,633,614	\$	4,148,610

Notes:

EXHIBIT "B"

Fiscal Years 2023-2027 Capital Improvement Plan Budget for the Sunnyside Zone

CITY OF HOUSTON - TIRZ PROGRAM Economic Development Division

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	T-2605	T-2604	T-2603	T-2602	T-2601	N C
Tobis Salari Francisco	T-2605 Sunnyside Park	T-2604 Cullen Boulevard Beautification	T-2603 Gateway at Airport Boulevard	T-2602 Phase I Area-Wide Beautification	T-2601 Heritage Green	Project
*	\$	\$	\$	en	\$	Through 2021
- \$	-				,	Projected 2022
\$ 1,450,000 \$	600,000	50,000	-	270,000	530,000	2023
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NOTE:

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2023 - 2027 CAPITAL IMPROVEMENT PLAN TIRZ 26 - Sunnyside Redevelopment Authority

CITY OF HOUSTON - TIRZ PROGRAM Economic Development Division

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		housands)	osts: (\$ Th	and Maintenance Costs: (\$ Thousands)	Operating and Ma	Ope			and culture. A	the local heritage a	ide that celebrates	A gateway to Sunnyside that celebrates the local heritage and culture. A	Description:
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					••	Neighborhood:	D 0	Served:					
02	T-2602		WBS.:			Geo. Ref.:	0	Location:	-				
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CITY OF HOUSTON - TIRZ PROGRAM Economic Development Division

Location: Composition Co	\$ 125,000	125,000	-	49	125,000	\$	69	- (S)	\$	\$	1	\$	Total Funds	Tota
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CITY OF HOUSTON - TIRZ PROGRAM Economic Development Division

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CITY OF HOUSTON - TIRZ PROGRAM Economic Development Division

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