

AGENDA - COUNCIL MEETING - TUESDAY - DECEMBER 11, 2012 - 1:30 P. M.
COUNCIL CHAMBER - SECOND FLOOR - CITY HALL
901 BAGBY - HOUSTON, TEXAS

INVOCATION AND PLEDGE OF ALLEGIANCE - Council Member Gonzalez

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 - DECEMBER 12, 2012 - 9:00 A. M.

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

HEARINGS - 9:00 A.M.

1. **PUBLIC HEARING** regarding the designation of **REINVESTMENT ZONE NUMBER TWENTY-FOUR, CITY OF HOUSTON, TEXAS ("GREATER HOUSTON ZONE") - DISTRICTS D - ADAMS; H - GONZALEZ; I - RODRIGUEZ and K - GREEN**
- a. **ORDINANCE** designating a noncontiguous geographic area within the City of Houston located in (1) Downtown Houston in an area generally described as the eastern portion of the Houston Central Business District, and (2) an area around the Reliant Stadium generally bounded by Old Spanish Trail, Almeda Genoa Road, Main Street and State Highway 288, as Reinvestment Zone Number Twenty-Four, City of Houston, Texas, for tax increment financing purposes pursuant to Chapter 311 of the Texas Tax Code; creating a Board of Directors for such Zone

REPORT FROM CITY CONTROLLER AND THE CITY ADMINISTRATION REGARDING THE CURRENT FINANCIAL STATUS OF THE CITY including but not limited to, a revenue, expenditure and encumbrance report for the General Fund, all special revenue funds and all enterprise funds, and a report on the status of bond funds

MAYOR'S REPORT

AGENDA - DECEMBER 12, 2012 - PAGE 2

CONSENT AGENDA NUMBERS 2 through 64

MISCELLANEOUS - NUMBERS 2 through 4

2. REQUEST from Mayor for confirmation of the appointment of **MARVIN J. HAMILTON** to the **INDEPENDENT POLICE OVERSIGHT BOARD**, and to serve as Chair, for a term to expire May 1, 2013
3. RECOMMENDATION from Director Administration & Regulatory Affairs Department for the designation of a residential parking permit areas in the Super Neighborhoods of Neartown-Montrose and MacGregor - **DISTRICTS C - COHEN and D - ADAMS**
4. RECOMMENDATION from Director Convention & Entertainment Facilities Department and Houston First Corporation for approval of the Houston First Corporation's Calendar Year 2013 Budget

ACCEPT WORK - NUMBERS 5 through 8

5. RECOMMENDATION from Director Houston Airport System for approval of final contract amount of \$1,830,471.37 and acceptance of work on contract with **TJ&T ENTERPRISES, INC** for Airfield Pavement and Roadway Repairs at George Bush Intercontinental Airport/Houston, William P. Hobby and Ellington Airport; Project 460A - 3.08% over the original contract amount and under the 5% contingency - **DISTRICTS B - DAVIS; E - SULLIVAN and I - RODRIGUEZ**
6. RECOMMENDATION from Director Department of Public Works & Engineering for approval of final contract amount of \$5,392,363.11 and acceptance of work on contract with **ANGEL BROTHERS ENTERPRISES, LTD.**, for American Recovery and Reinvestment Act - Local Rehabilitation Projects STP 2010 (675) ES, etc. - 0.002% over the original contract amount and under the 5% contingency - **DISTRICTS A - BROWN; B - DAVIS; C - COHEN; F - HOANG; G - PENNINGTON; H - GONZALEZ; I - RODRIGUEZ and J - LASTER**
7. RECOMMENDATION from Director Department of Public Works & Engineering for approval of final contract amount of \$1,824,082.24 and acceptance of work on contract with **TEXAS REEXCAVATION, L.C.** for Wastewater Collection System Rehabilitation and Renewal 2.0% over the original contract amount and under the 5% contingency (4235-48)
8. RECOMMENDATION from Director Department of Public Works & Engineering for approval of final contract amount of \$1,889,172.50 and acceptance of work on contract with **MCKINNEY CONSTRUCTION, INC** for Water Line Replacement in Riverwood Estates & John Alber Areas 0.04% under the original contract amount - **DISTRICT B - DAVIS**

PROPERTY - NUMBER 9

9. RECOMMENDATION from Director Department of Public Works & Engineering disclaiming, releasing and relinquishing the City's right, title, interest, claim and demand in and to a portion of Rhea Street, from its terminus south ±259 feet, out of the G. P. Barnett Survey, Abstract 1062, Parcel SY12-081 - **DISTRICT E - SULLIVAN**

PURCHASING AND TABULATION OF BIDS - NUMBERS 10 and 11

10. **HLK AUTO GROUP, INC d/b/a MEADOR DODGE CHRYSLER JEEP RAM** for Utility Vehicles from the State of Texas Procurement and Support Services contract through the State of Texas Cooperative Purchasing Program for the Houston Police Department - \$251,398.00 - Auto Dealers Fund
11. **CHEMRITE, INCORPORATED** for Chlorinated Chemicals for Various Departments - 3 Years with two one-year options - \$814,527.95 - General and Enterprise Funds

RESOLUTIONS AND ORDINANCES - NUMBERS 12 through 64

12. RESOLUTION approving and adopting a revised Investment Policy for the City of Houston, Texas
13. ORDINANCE relating to the rescheduling or postponement of certain city council meetings
14. ORDINANCE approving and authorizing Public Improvement Agreement among the City of Houston, Texas, **REINVESTMENT ZONE NUMBER TEN, CITY OF HOUSTON, TEXAS, KELLINGTON INVESTMENTS LIMITED, BILTMORE LIMITED, CET LIMITED and KECH I LIMITED** related to construction of certain public improvements and the acquisition and development of a Public Safety Site - **DISTRICT E - SULLIVAN**
15. ORDINANCE providing for an ad valorem tax exemption on a historical site located at **320 Branard Street** in Houston, Texas; containing findings and other provisions relating to the foregoing subject; providing for the revocation of such tax exemption and the recapture of taxes upon the occurrence of stated events - **DISTRICT C - COHEN**
16. ORDINANCE providing for an ad valorem tax exemption on a historical site located at **1305 South Boulevard** in Houston, Texas; containing findings and other provisions relating to the foregoing subject; providing for the revocation of such tax exemption and the recapture of taxes upon the occurrence of stated events - **DISTRICT C - COHEN**
17. ORDINANCE providing for an ad valorem tax exemption on a historical site located at **1635 South Boulevard** in Houston, Texas; containing findings and other provisions relating to the foregoing subject; providing for the revocation of such tax exemption and the recapture of taxes upon the occurrence of stated events - **DISTRICT C - COHEN**
18. ORDINANCE providing for an ad valorem tax exemption on a historical site located at **1816 North Boulevard** in Houston, Texas; containing findings and other provisions relating to the foregoing subject; providing for the revocation of such tax exemption and the recapture of taxes upon the occurrence of stated events - **DISTRICT C - COHEN**
19. ORDINANCE providing for an ad valorem tax exemption on a historical site located at **1137 Arlington Street** in Houston, Texas; containing findings and other provisions relating to the foregoing subject; providing for the revocation of such tax exemption and the recapture of taxes upon the occurrence of stated events - **DISTRICT C - COHEN**
20. ORDINANCE providing for an ad valorem tax exemption on a historical site located at **916 Arlington Street** in Houston, Texas; containing findings and other provisions relating to the foregoing subject; providing for the revocation of such tax exemption and the recapture of taxes upon the occurrence of stated events - **DISTRICT C - COHEN**
21. ORDINANCE providing for an ad valorem tax exemption on a historical site located at **517 Columbia Street** in Houston, Texas; containing findings and other provisions relating to the foregoing subject; providing for the revocation of such tax exemption and the recapture of taxes upon the occurrence of stated events - **DISTRICT C - COHEN**
22. ORDINANCE providing for an ad valorem tax exemption on a historical site located at **515 Sul Ross** in Houston, Texas; containing findings and other provisions relating to the foregoing subject; providing for the revocation of such tax exemption and the recapture of taxes upon the occurrence of stated events - **DISTRICT C - COHEN**
23. ORDINANCE providing for an ad valorem tax exemption on a historical site located at **242 West 16th Street** in Houston, Texas; containing findings and other provisions relating to the foregoing subject; providing for the revocation of such tax exemption and the recapture of taxes upon the occurrence of stated events - **DISTRICT C - COHEN**

RESOLUTIONS AND ORDINANCES - continued

24. ORDINANCE providing for an ad valorem tax exemption on a historical site located at **3412 Piping Rock Lane** in Houston, Texas; containing findings and other provisions relating to the foregoing subject; providing for the revocation of such tax exemption and the recapture of taxes upon the occurrence of stated events - **DISTRICT G - PENNINGTON**
25. ORDINANCE providing for an ad valorem tax exemption on a historical site located at **2521 Stanmore Drive** in Houston, Texas; containing findings and other provisions relating to the foregoing subject; providing for the revocation of such tax exemption and the recapture of taxes upon the occurrence of stated events - **DISTRICT G - PENNINGTON**
26. ORDINANCE providing for an ad valorem tax exemption on a historical site located at **3015 Del Monte Drive** in Houston, Texas; containing findings and other provisions relating to the foregoing subject; providing for the revocation of such tax exemption and the recapture of taxes upon the occurrence of stated events - **DISTRICT G - PENNINGTON**
27. ORDINANCE providing for an ad valorem tax exemption on a historical site located at **2411 River Oaks Boulevard** in Houston, Texas; containing findings and other provisions relating to the foregoing subject; providing for the revocation of such tax exemption and the recapture of taxes upon the occurrence of stated events - **DISTRICT G - PENNINGTON**
28. ORDINANCE providing for an ad valorem tax exemption on a historical site located at **3660 Chevy Chase Drive** in Houston, Texas; containing findings and other provisions relating to the foregoing subject; providing for the revocation of such tax exemption and the recapture of taxes upon the occurrence of stated events - **DISTRICT G - PENNINGTON**
29. ORDINANCE providing for an ad valorem tax exemption on a historical site located at **3405 Piping Rock Lane** in Houston, Texas; containing findings and other provisions relating to the foregoing subject; providing for the revocation of such tax exemption and the recapture of taxes upon the occurrence of stated events - **DISTRICT G - PENNINGTON**
30. ORDINANCE providing for an ad valorem tax exemption on the significant historic structure located at **101 Crawford Street and 100 Jackson Street** in Houston, Texas; containing findings and other provisions relating to the foregoing subject; providing for the revocation of such tax exemption and the recapture of taxes upon the occurrence of stated events - **DISTRICT I - RODRIGUEZ**
31. ORDINANCE relating to the development of a new convention center hotel (the "Hotel") to be located on Walker Street within 1,000 feet of the George R. Brown Convention Center; designating the hotel as a Qualified Hotel Project pursuant to Chapter 2303 of the Texas Government Code; approving the amended and restated Certificate of Formation of Houston First Corporation ("HFC"); establishing an Economic Development Program (the "Program") to provide incentives for development of the hotel; authorizing and approving an agreement between the City of Houston and **HFC** for administration of the program; authorizing and approving the following agreements between the City and **HOUSTON CONVENTION CENTER HOTEL, LLC ("Owner")**: (1) Qualified Hotel Project Tax Rebate Agreement, (2) Rebate Economic Development Agreement, and (3) Ad Valorem Tax Economic Development Agreement; authorizing and approving a Skybridge Agreement among the City, HFC and Owner; authorizing and approving a Release of Lien - **DISTRICT I - RODRIGUEZ**
 - a. ORDINANCE **AMENDING SECTION 4620 OF THE CITY OF HOUSTON SIGN CODE (CHAPTER 46 OF THE CITY OF HOUSTON BUILDING CODE)** to create a new Convention District

RESOLUTIONS AND ORDINANCES - continued

32. ORDINANCE amending Ordinance Numbers 2007-1119, 2007-1288, 2008-0019, 2008-0602 and 2010-1046, as amended, to increase the maximum contract amounts; approving and authorizing third amendments to various contracts for HIV/STD Services related to Social Marketing, Health Education/Risk Reduction, Counseling, Testing and Referral Services, and School-Based Program between the City and the following contractors: (1) **AIDS FOUNDATION HOUSTON, INC**, (2) **BEE BUSY LEARNING ACADEMY, INC**, (3) **CAREER & RECOVERY RESOURCES, INC**, (4) **HOUSTON AREA COMMUNITY SERVICES, INC**, (5) **LEGACY COMMUNITY HEALTH SERVICES, INC**, (6) **MONTROSE COUNSELING CENTER, INC**, (7) **POSITIVE EFFORTS, INC**, (8) **ST. HOPE FOUNDATION, INC**, (9) **UNIVERSITY OF TEXAS HEALTH SCIENCE CENTER AT HOUSTON**, and (10) **YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF HOUSTON**; approving and authorizing third amendments to various contracts for implementation of routine, HIV Screening Services between the City and the following contractors: (1) **LEGACY COMMUNITY HEALTH SERVICES, INC**, (2) **UNIVERSITY OF TEXAS HEALTH SCIENCE CENTER AT HOUSTON**, and (3) **HARRIS COUNTY HOSPITAL DISTRICT (HARRIS HEALTH SYSTEM)**; and approving and authorizing first amendment to contract with **HARRIS COUNTY HOSPITAL DISTRICT (HARRIS HEALTH SYSTEM)** for Health Education/Risk Reduction Services - 1 Year - \$5,278,396.63 - Grant Fund
33. ORDINANCE amending Ordinance No. 2008-0602, as amended, to increase the maximum contract amount; approving and authorizing third amendment to contract between the City and **MEMORIAL-HERMANN HEALTHCARE SYSTEM** for Implementation of Routine HIV Screening Services - \$369,958.75 - Grant Fund
34. ORDINANCE approving and authorizing first amendment to contract between the City of Houston and **CHILD CARE COUNCIL OF GREATER HOUSTON**, providing up to \$153,000.00 in additional Community Development Block Grant Funds for the continuing implementation, oversight and delivery of a Child Care Program - Grant Fund
35. ORDINANCE approving and authorizing contract between the City of Houston and **THE REINVESTMENT FUND** for Consulting Services, including a Market Value Analysis of the City that will help facilitate neighborhood redevelopment and revitalization, in an amount not to exceed \$106,050.00 - Grant Fund - **DISTRICTS A - BROWN; B - DAVIS; D - ADAMS; H - GONZALEZ; I - RODRIGUEZ and K - GREEN**
36. ORDINANCE approving and authorizing reconstruction of sixteen single family homes and providing \$999,213.00 of Community Development Block Grant Funds and \$394,377.00 of Community Development Block Grant (Disaster Recovery) Funds for the reconstruction projects; approving and authorizing a Master Contractor Agreement and Reconstruction Agreements between the City and **TRZ BUILDERS, LLC** for fifteen of the reconstruction projects and a Master Contractor Agreement and a Reconstruction Agreement between the City and **COLONY BUILDERS, INC** for one of the reconstruction projects; authorizing the Director of the Housing and Community Development Department, pursuant to the guidelines, to select replacement properties and to approve plans and budgets for each property to be reconstructed - **DISTRICTS B - DAVIS; D - ADAMS; H - GONZALEZ and I - RODRIGUEZ**
37. ORDINANCE appropriating \$1,338,415.48 out of Equipment Acquisition Consolidated Fund for the Enterprise Management Agreement between the City of Houston and **DELL FINANCIAL SERVICES, LLC** for Microsoft Software and License Maintenance Services for the fleet of City Desktops (Approved by Ordinance No. 2012-621)

RESOLUTIONS AND ORDINANCES - continued

38. ORDINANCE approving and authorizing contract between the City of Houston and **DLA PIPER LLP (US)** for Legal Services related to regulatory compliance in the context of Medicare, Medicaid and/or other federally funded health care billing; establishing a maximum contract amount \$250,000.00 - General Fund
39. ORDINANCE approving and authorizing agreement for Professional Legal Services between the City of Houston and **ZUCKERT SCOUTT & RASENBERGER, LLP** for Specialized Aviation Legal Services for the benefit of the Houston Airport System; providing a maximum contract amount \$4,450,000.00 - Enterprise Fund - **DISTRICTS B - DAVIS; E - SULLIVAN and I - RODRIGUEZ**
40. ORDINANCE approving and authorizing agreement for Professional Legal Services between the City of Houston and **KAPLAN KIRSCH & ROCKWELL, LLP** for Specialized Aviation Legal Services for the benefit of the Houston Airport System; providing a maximum contract amount \$1,400,000.00 - Enterprise Fund - **DISTRICTS B - DAVIS; E - SULLIVAN and I - RODRIGUEZ**
41. ORDINANCE approving and authorizing Interlocal Agreement between the City of Houston and **GREATER HARRIS COUNTY 9-1-1 EMERGENCY NETWORK** for Private Switch ALI Services for the Houston Airport System; providing a maximum contract amount - \$60,000.00 - Enterprise Fund - **DISTRICTS B - DAVIS; E - SULLIVAN and I - RODRIGUEZ**
42. ORDINANCE appropriating \$1,786,436.00 out of Houston Airport Improvement Fund and awarding construction contract to **AXIOM CONSTRUCTION COMPANY, LLC** for Terminal A Restroom Renovations at George Bush Intercontinental Airport/Houston (Project 637); 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 services and for contingencies relating to construction of facilities financed by such funds - **DISTRICT B - DAVIS**
43. ORDINANCE approving and authorizing contract between the City of Houston and **INTERVISTAS CONSULTING LLC** for Professional Aviation Consulting Services for the Houston Airport System; providing a maximum contract amount - \$1,875,000.00 - Enterprise Fund - **DISTRICTS B - DAVIS; E - SULLIVAN and I - RODRIGUEZ**
44. ORDINANCE appropriating \$2,182,000.00 out of HAS Consolidated 2001 NONAMT Construction Fund and \$16,748,000.00 out of Airports Improvement Fund as an additional appropriation for Construction Phase Services for the Design Building Agreement between the City of Houston and **MICA CORPORATION** (Approved by Ordinance No. 2012-472) for Exterior Way-Finding Roadway Signage at George Bush Intercontinental Airport/Houston (Project No. 684); providing funding for engineering testing services and for contingencies; providing funding for the Civic Art Program - **DISTRICT B - DAVIS**
45. ORDINANCE approving and authorizing contract between the City and **SIRSI CORPORATION d/b/a SIRSIDYNIX** for an Integrated Library System and Discovery Services for the Houston Public Library; providing a maximum contract amount - 5 Years with 3 one-year options \$1,500,000.00 - H.A.L.A.N. Fund
46. ORDINANCE approving and authorizing Development Agreement between the City and **PACIFIC INDIO PROPERTIES LLC** in the vicinity of Spring Creek West of Highway 59, within and near the proposed Montgomery County Municipal Utility District No. 118 - **DISTRICT E - SULLIVAN**

RESOLUTIONS AND ORDINANCES - continued

47. ORDINANCE consenting to the addition of land to **HARRIS COUNTY IMPROVEMENT DISTRICT NO. 4 (also known as the ENERGY CORRIDOR MANAGEMENT DISTRICT)**, for inclusion in its district - **DISTRICTS A - BROWN; G - PENNINGTON and F - HOANG**
- a. ORDINANCE approving and authorizing an Economic Development Agreement between the City of Houston, Texas, and the **ENERGY CORRIDOR MANAGEMENT DISTRICT** for the construction of certain Public Works and Improvements; approving and authorizing the issuance of bonds by the Energy Corridor Management District in accordance with the requirements of Section 3814.106(A)(1), Texas Special Districts Local Laws Code, and the provisions of the Economic Development Agreement - **DISTRICT A - BROWN**
- b. ORDINANCE approving and authorizing Interlocal Agreement between the City of Houston and **HARRIS COUNTY IMPROVEMENT DISTRICT NO. 4** for the Park Row Extension and Utility Service; amending Ordinance 2008-742 by de-appropriating \$3,485,501.00 out of appropriation made by Ordinance 2008-742 and re-appropriating \$3,485,501.00 out of Water & Sewer System Consolidated Construction Fund - **DISTRICT A - BROWN**
48. ORDINANCE extending the provisions of **SECTION 28-303 OF THE CODE OF ORDINANCES, HOUSTON, TEXAS**, to all single-family residential properties within **FONDREN SOUTHWEST NORTHFIELD SUBDIVISION, SECTIONS 1 & 2** to prohibit the parking of vehicles in the front or side yards of such residences - **DISTRICT K - GREEN**
49. ORDINANCE extending the provisions of **SECTION 28-303 OF THE CODE OF ORDINANCES, HOUSTON, TEXAS**, to all single-family residential properties within **SHARPSTOWN SUBDIVISION, SECTION 5** to prohibit the parking of vehicles in the front or side yards of such residences - **DISTRICT J - LASTER**
50. ORDINANCE extending the provisions of **SECTION 28-303 OF THE CODE OF ORDINANCES, HOUSTON, TEXAS**, to all single-family residential properties within **THORNWOOD SUBDIVISION, SECTIONS 1, 1 REPLAT AND 4 REPLAT** to prohibit the parking of vehicles in the front or side yards of such residences - **DISTRICT G - PENNINGTON**
51. ORDINANCE extending the provisions of **SECTION 28-303 OF THE CODE OF ORDINANCES, HOUSTON, TEXAS**, to all single-family residential properties within **THORNWOOD SUBDIVISION, SECTIONS 2 & 3** to prohibit the parking of vehicles in the front or side yards of such residences - **DISTRICT G - PENNINGTON**
52. ORDINANCE approving and authorizing Purchase Agreement between **HOUSTON LIGHTHOUSE FOUNDATION, INC**, Purchaser, and the City of Houston, Texas, Seller, for the sale of a tract of land, 1.66 acres, more or less, located at 820 Marston Drive (Parcels SY11-048 and SY13-011) for \$2,250,000.00 plus In-Kind Services valued at \$250,000.00; approving the Special Warranty Deed
53. ORDINANCE de-appropriating \$28,258.00 out of General Improvement Consolidated Construction Fund (Approved by Ordinance No. 2012-0316); re-appropriating \$28,258.00 out of General Improvement Consolidated Construction Fund; and appropriating \$134,648.27 as an additional appropriation out of Solid Waste Consolidated Construction Fund; and approving and authorizing amendment to contract between the City of Houston and **AIA GENERAL CONTRACTORS, INC** for the Northeast Maintenance Facility Underground Storage Tank Modifications and Cleanup (Approved by Ordinance No. 2012-0426) - **DISTRICT H - GONZALEZ**

RESOLUTIONS AND ORDINANCES - continued

54. ORDINANCE appropriating \$9,625,080.00 out of Metro Projects Construction DDSRF as an additional appropriation to Construction Management At Risk Contract between the City of Houston and **PEPPER-LAWSON CONSTRUCTION, LP** for Traffic and Transportation Maintenance Facility Replacement (Approved by Ordinance No. 2011-0553); providing funding for engineering testing services, asbestos abatement services, additional design services, salary recovery and contingencies relating to design and construction of facilities financed by the Metro Projects Construction DDSRF - **DISTRICT H - GONZALEZ**
55. MUNICIPAL Setting Designation Ordinance prohibiting the use of designated groundwater beneath a tract of land containing 64.75 acres commonly known as 5425 Polk Street, Houston, Harris County, Texas; and supporting issuance of a Municipal Setting Designation by the Texas Commission on Environmental Quality - **DISTRICT I - RODRIGUEZ**
56. MUNICIPAL Setting Designation Ordinance prohibiting the use of designated groundwater beneath a tract of land containing 4.504 acres commonly known as 1216 Houston Avenue and 1300 Dart Street, Houston, Harris County, Texas; and supporting issuance of a Municipal Setting Designation by the Texas Commission on Environmental Quality - **DISTRICT H - GONZALEZ**
57. ORDINANCE appropriating \$52,000.00 out of Water & Sewer System Consolidated Construction Fund and \$78,000.00 out of Street & Traffic Control and Storm and Drainage DDSRF as an additional appropriation to Professional Engineering Services Contract between the City of Houston and **IDS ENGINEERING GROUP (f/k/a PATE ENGINEERS)** (Approved by Ordinance No. 2011-0508) for Southpark and Southcrest Drainage and Paving Improvements; providing funding for CIP Salary Recovery relating to construction of facilities financed by the Water & Sewer System Consolidated Construction Fund and the Street & Traffic Control and Storm and Drainage DDSRF - **DISTRICT D - ADAMS**
58. ORDINANCE appropriating \$1,997,500.00 out of Metro Projects Construction DDSRF, awarding contract to **IU-FEI SAFE SIDEWALK JV** for Safe Sidewalk Program Work Authorization Project; 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 and testing services, CIP Cost Recovery, and contingencies relating to construction of facilities financed by the Metro Projects Construction DDSRF
59. ORDINANCE appropriating \$2,756,600.00 out of Water & Sewer System Consolidated Construction Fund and \$4,100,000.00 out of Water & Sewer Contributed Capitol Fund, awarding contract to **LEM CONSTRUCTION CO., INC** for Sims Bayou Widening Wastewater Utility Relocations: New Lift Station and Associated Piping; 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, and contingencies relating to construction of facilities financed by the Water & Sewer System Consolidated Construction Fund and Water & Sewer Contributed Capitol Fund - **DISTRICT K - GREEN**
60. ORDINANCE appropriating \$3,978,942.00 out of Water & Sewer System Consolidated Construction Fund, awarding contract to **REPIPE CONSTRUCTION, LLC**, for Sanitary Sewer Rehabilitation by Cured-In-Place Pipe Method; 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 and testing, and contingencies relating to construction of facilities financed by the Water & Sewer System Consolidated Construction Fund (4258-55)

RESOLUTIONS AND ORDINANCES - continued

61. ORDINANCE No. 2012-1019, passed second reading December 5, 2012
ORDINANCE granting to **SEWER AND STORM MAINTENANCE, L.L.C., A Texas Limited Liability Company**, the right, privilege and franchise to collect, haul and transport solid waste and industrial waste from commercial properties located within the City of Houston, Texas, pursuant to Chapter 39, Code of Ordinances, Houston, Texas; providing for related terms and conditions
THIRD AND FINAL READING
62. ORDINANCE No. 2012-1008, passed second reading December 5, 2012
ORDINANCE granting to **RDA JUNK, LLC, A Texas Limited Liability Company**, the right, privilege and franchise to collect, haul and transport solid waste and industrial waste from commercial properties located within the City of Houston, Texas, pursuant to Chapter 39, Code of Ordinances, Houston, Texas; providing for related terms and conditions
THIRD AND FINAL READING
63. ORDINANCE No. 2012-1009, passed second reading December 5, 2012
ORDINANCE granting to **SORTO'S TRUCKING, INC, A Texas Corporation**, the right, privilege and franchise to collect, haul and transport solid waste and industrial waste from commercial properties located within the City of Houston, Texas, pursuant to Chapter 39, Code of Ordinances, Houston, Texas; providing for related terms and conditions - **THIRD AND FINAL READING**
64. ORDINANCE No. 2012-1010, passed second reading December 5, 2012
ORDINANCE granting to **S & S PORTABLE SERVICES INC dba CAIN RENTALS, A Delaware Corporation**, the right, privilege and franchise to collect, haul and transport solid waste and industrial waste from commercial properties located within the City of Houston, Texas, pursuant to Chapter 39, Code of Ordinances, Houston, Texas; providing for related terms and conditions
THIRD AND FINAL READING

END OF CONSENT AGENDA

CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

MATTERS HELD - NUMBERS 65 and 66

65. ORDINANCE approving and authorizing first amendment to contract between the City of Houston and **SPRINT SOLUTIONS, INC** for Next Generation Wireless Devices and Services for the Houston Information Technology Services (Approved by Ordinance No. 2011-0627)

POSTPONED BY MOTION #2012-819, 11/28/12

This was Item 42 on Agenda of November 28, 2012

66. ORDINANCE **AMENDING CHAPTER 26 OF THE CODE OF ORDINANCES, HOUSTON, TEXAS**, to create a Parking Benefit District within the Washington Avenue Corridor as a Pilot Program - **DISTRICT C - COHEN**

TAGGED BY COUNCIL MEMBERS PENNINGTON and SULLIVAN

This was Item 17 on Agenda of December 5, 2012

MATTERS TO BE PRESENTED BY COUNCIL MEMBERS - Council Member Brown 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

**CITY COUNCIL CHAMBER - CITY HALL 2nd FLOOR - TUESDAY
DECEMBER 11, 2012 – 2:00 PM**

AGENDA

3MIN

3MIN

3MIN

NON-AGENDA

3MIN

3MIN

3MIN

MR. STEVEN WILLIAMS – No address – No ph – Jesse Jackson, shut up, come to Houston and pay attention

MR. ROBERT CAMBELL – 5022 Kelso – 77021 – 713-5326 – City drainage

MS. SYNTHIA HALL – 1515 Sidnor St. – 77020 – 832-886-7771 – Deluxe Theater and the restoration of

MR. BARRY ROSETTE – 3618 Lidenfield – Katy – TX - 77449 – 832-483-3231 – HPD investigations of a hit
& run

MR. ROLAND LAURENZO – 713-397-2285 – Washington Ave area parking initiative

PREVIOUS

1MIN

1MIN

1MIN

PRESIDENT JOSEPH CHARLES - Post Office Box 524373 - 77052-4373 – Demands – C/Official Letters –
G/Quan – C/Council Chambers Approval – O/ER Protection C/Funds

MS. TOMARO BELL – 3248 Charleston – 77021 – 713-825-8449 – Washington Ave. Parking –

/
DEC 12 2012

MOTION NO. 2012 0817

MOTION by Council Member Gonzalez that the recommendation of the Chief Development Officer, relative to establishing a date for a public hearing on the designation of Reinvestment Zone Number Twenty-Four, City of Houston, Texas ("Greater Houston Zone"), be adopted, and a Public Hearing be set for 9:00 a.m., Wednesday, December 12, 2012, in the City Council Chamber, Second Floor, City Hall.

Seconded by Council Member Adams and carried.

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

PASSED AND ADOPTED this 28th day of November, 2012.

Pursuant to Article VI, Section 6 of the City Charter, the effective date of the foregoing motion is December 4, 2012.


City Secretary

NOTE: FOR PRELIMINARY PROJECT
PLAN AND REINVESTMENT ZONE
FINANCING PLAN see BACKUP
No. 1

Preliminary Reinvestment Zone Financing Plan

Tax Increment Reinvestment Zone Number Twenty-Four (Greater Houston Zone)

Public Hearing, December 12, 2012

Executive Summary

On April 7, 2010, by Ordinance No. 2010-0265 ("Ordinance"), the City Council of the City of Houston ("City") approved an Interlocal Agreement between the City, Harris County ("County"), and the Harris County-Houston Sports Authority (the "Agreement") which included provisions by which the County requested the City to designate new tax increment reinvestment zones within certain areas of the City near downtown and near the South Loop, and the City agreed to do so pursuant to certain terms and conditions.

Pursuant to the Agreement, the County agreed to participate in Tax Increment Reinvestment Zone Number Fifteen, 15, ("East Downtown Zone"), a tax increment reinvestment zone in which a proposed professional soccer stadium was to be constructed, and the County agreed to purchase from the City a one-half undivided interest in the land on which the stadium would be located. County participation in the East Downtown Zone was defined as 100% of the County's tax increment attributable to the East Downtown Zone, of which 85% is restricted to payment for the land purchase and certain public infrastructure improvements required for the new stadium.

Pursuant to the Agreement, the City agreed to designate the Central Houston Zone and the South Loop Zone in accordance with the Tax Increment Financing Act, establish a Board of Directors and approve a Project Plan and Reinvestment Zone Financing Plan. The City preserved its discretion to determine the amount of the City's tax increment it will contribute to the Central Houston and South Loop Zones.

By House Bill 1770, passed by the 81st State of Texas Legislature, Regular Session, 2009, Section 311.003 of the Texas Tax Code was amended to provide for municipalities to designate contiguous or noncontiguous geographical areas as reinvestment zones. The City and the County now desire to combine the Central Houston and South Loop Zone areas into the Greater Houston Tax Increment Reinvestment Zone Number Twenty-Four, and which will be composed of the area consisting of the two noncontiguous zones as defined in the Ordinance.

Pursuant to Chapter 311 of the Texas Tax Code, the City of Houston is required to hold a public hearing on the designation of the proposed Greater Houston Zone (the "Zone") and its benefits to the City and to property in the Zone. Notice of this public hearing was published in the *Houston Chronicle* on December 3, 2012.

The Plan states the goals and objectives of the Greater Houston Zone. The TIRZ will be used to stimulate and revitalize the vacant, undeveloped or underdeveloped areas within the Zone. The County proposes to offer up to 60% of collected increment for developer reimbursement of project improvements that meet the Project and Financing Plan eligible project costs. In addition, County is agreeing to participate up to 5% of the tax increment for homeless programs and projects. The City is participating at 5% of the City tax rate.

In total, project costs in the Plan are estimated to be \$265,158,000 (See Exhibit 1). Projected Zone revenues are sufficient to support the projects included in the Plan (See Exhibit 2 and 2A). The duration of the Greater Houston Zone is thirty years, terminating on December 31, 2042.

In summary, the City has determined the benefits of the proposed Greater Houston Zone and of utilizing tax increment financing are as follows:

BENEFITS TO THE ZONE AND TO THE CITY AND COUNTY

- Increased real property tax revenues
- Increased employment
- Create construction and permanent jobs.
- Revitalization of the area with quality sustainable development which increases ridership for transit related facilities

BENEFITS OF TAX INCREMENT FINANCING

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

Based upon an assessment of the public infrastructure deficiencies within the Zone which limit future development, the area within the Zone meets the requirements stated in Chapter 311.005(a) of the Texas Tax Code, for the following reasons:

The area substantially arrests or impairs the sound growth of the City of Houston and is a menace to the public health, safety, morals, or welfare in its present condition and use and under the criteria of 311.005 the City finds that :

- Under Section 311.005(1)(B): the predominance of defective or inadequate sidewalk or street layout;
 - The dilapidated state of major public infrastructure and facilities in the area limits the ability to provide municipal services in an efficient and effective manner; there is over 6,491 acres vacant, underdeveloped or undeveloped land.
- Section 311.005(1) (a-1) includes the use of land in the Zone in connection with the operation of an existing or proposed regional commuter or mass transit rail system, or for a structure or facility that is necessary, useful, or beneficial to such a regional rail system.
 - The Zone includes rail lines and transit facilities that will benefit ridership with the revitalization of over vacant, underdeveloped or undeveloped land.

Continuous development or redevelopment will not occur in the area solely through private investment in the reasonably foreseeable near future, and the infrastructure improvements in the area are needed to significantly enhance the value of all the taxable real property in the zone.

Exhibit 1: Project Costs

Project Cost Amendments: The following table includes the approved project cost for the Plan subject to increase for cost inflation and/or Zone performance exceeding the current revenue projections.

	Estimated Costs 2012 Plan	Estimated Costs 2012-2042	Cumulative
Infrastructure Improvements:			
Paving, utilities, landscape architecture, sidewalk Improvements			
Roadway, Sidewalk, environmental remediation, Landscape Improvements	\$ -	\$ 143,808,000	\$ 143,808,000
<hr/>			
Total Development Related Infrastructure Improvements -	\$ -	\$ 143,808,000	\$ 143,808,000
<hr/>			
Other Project Costs:			
Cultural and Public Facilities			
Planning, Design, Open Space Improvements, and Construction of Publicly-Owned Facilities	\$ -	\$ 40,000,000	\$ 40,000,000
Public Facilities Improvements	\$ -	\$ 40,000,000	\$ 40,000,000
<hr/>			
Land Acquisition			
Land Assembly, Site Preparation	\$ -	\$ 5,000,000	\$ 5,000,000
Total Land Acquisition	\$ -	\$ 5,000,000	\$ 5,000,000
<hr/>			
Project Financing Costs			
Financing Cost	\$ -	\$ 25,000,000	\$ 25,000,000
Total Project Financing Costs	\$ -	\$ 25,000,000	\$ 25,000,000
<hr/>			
Zone Creation			
Creation of the Zone	\$ 350,000	\$ -	\$ 350,000
Total Creation Costs	\$ 350,000	\$ -	\$ 350,000
<hr/>			
County Administration and Operations			
Administration and Operations over 30-year life of the Zone	\$ -	\$ 20,000,000	\$ 20,000,000
Total County Administration and Operations Costs	\$ -	\$ 20,000,000	\$ 20,000,000
<hr/>			
Homeless Housing Costs			
Homeless Housing	\$ -	\$ 51,000,000	\$ 51,000,000
Total Homeless Housing Costs	\$ -	\$ 51,000,000	\$ 51,000,000
<hr/>			
Total Other Project Costs	\$ 350,000	\$ 121,000,000	\$ 121,350,000
<hr/>			
PROJECT PLAN TOTAL	\$ 350,000	\$ 264,808,000	\$ 265,158,000

**GREATER HOUSTON ZONE - Exhibit 2
TAX INCREMENT REINVESTMENT ZONE NUMBER 24
(60% Participation from Harris County and 5% Participation from City of Houston)
Revenue and Transfer Schedule**

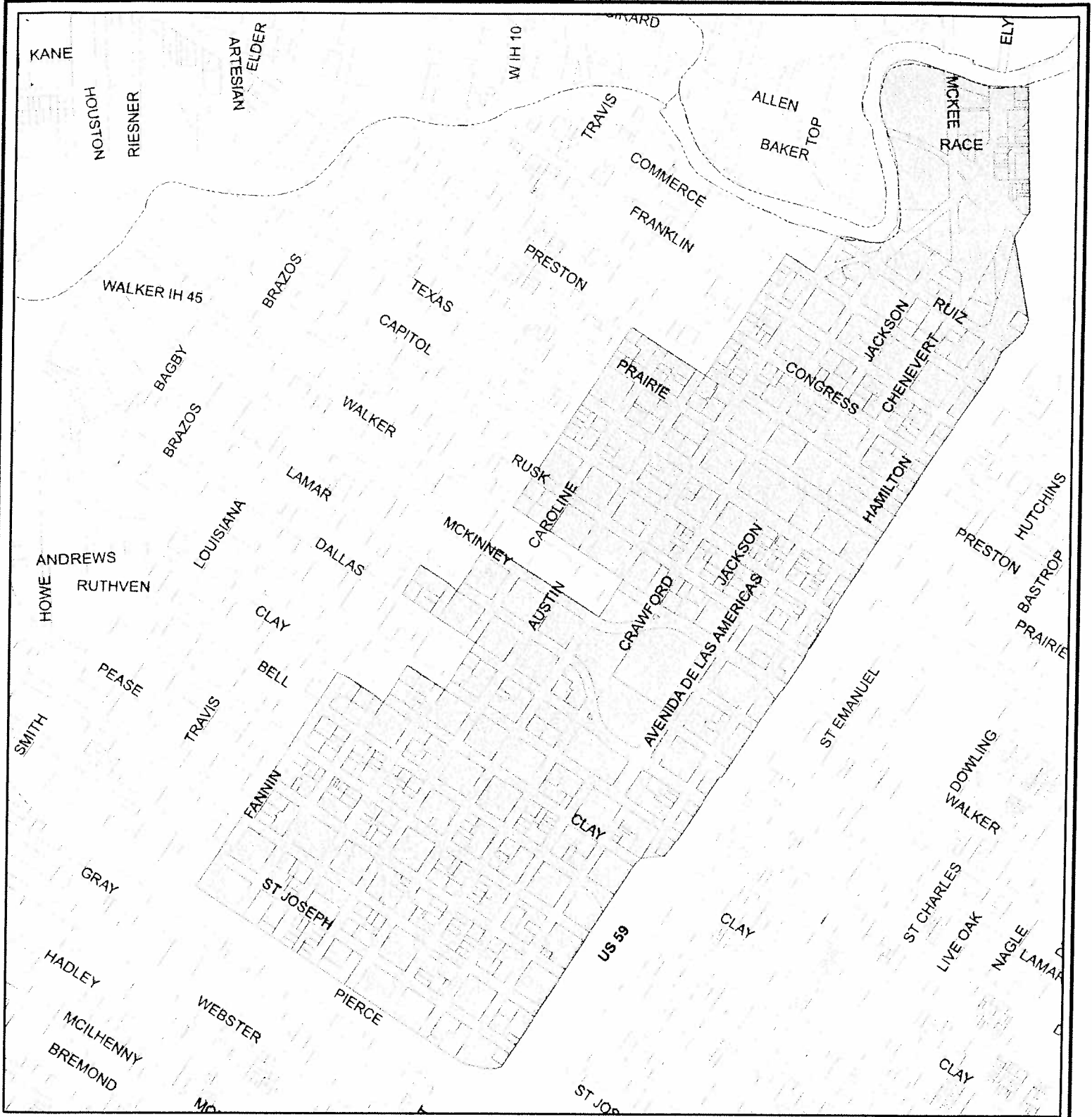
Tax year	INCREMENT CREATED FROM 2% ANNUAL APPRECIATION AT 97% COLLECTION			TIRZ CASH FLOW					
	Taxable value	County Increment Generated at 60% of \$0.42830 **	Captured Taxable Value	60% County Participation per Project Plan plus 5% COH Participation**	County Homeless Participation at 5% of \$0.42830	TIRZ Operations & Management Expense	City Admin Fees at 5%	County Admin Fees at 5%	Net revenue
2012	3,112,001,398								
2013	3,174,241,426	155,146	62,240,028	175,024	7,757	350,000	19,878	7,757	(210,369)
2014	3,237,726,254	313,395	125,724,856	353,548	15,670	150,000	40,153	15,670	132,056
2015	3,302,480,780	474,809	190,479,382	535,643	23,740	150,000	60,834	23,740	277,328
2016	3,368,530,395	639,451	256,528,997	721,380	31,973	150,000	81,929	31,973	425,506
2017	3,435,901,003	807,386	323,899,605	910,832	40,369	150,000	103,445	40,369	576,648
2018	3,504,619,023	978,680	392,617,625	1,104,073	48,934	150,000	125,392	48,934	730,812
2019	3,574,711,404	1,153,400	462,710,006	1,301,178	57,870	150,000	147,778	57,870	888,060
2020	3,646,205,832	1,331,614	534,204,234	1,502,226	66,581	150,000	170,611	66,581	1,048,453
2021	3,719,129,744	1,513,392	607,128,346	1,707,294	75,870	150,000	193,902	75,870	1,212,053
2022	3,793,512,339	1,698,806	681,510,941	1,916,464	84,940	150,000	217,658	84,940	1,378,926
2023	3,869,382,586	1,887,929	757,381,188	2,129,817	94,396	150,000	241,889	94,396	1,549,136
2024	3,946,770,238	2,080,833	834,768,840	2,347,438	104,042	150,000	266,604	104,042	1,722,750
2025	4,025,705,642	2,277,596	913,704,244	2,569,410	113,880	150,000	291,814	113,880	1,899,838
2026	4,106,219,755	2,478,294	994,218,357	2,795,823	123,915	150,000	317,528	123,915	2,080,465
2027	4,188,344,150	2,683,006	1,076,342,752	3,026,763	134,150	150,000	343,757	134,150	2,264,705
2028	4,272,111,033	2,891,812	1,160,109,635	3,262,322	144,591	150,000	370,510	144,591	2,452,631
2029	4,357,553,254	3,104,795	1,245,551,856	3,502,593	155,240	150,000	397,798	155,240	2,644,315
2030	4,444,704,319	3,322,037	1,332,702,921	3,747,669	166,102	150,000	425,632	166,102	2,839,833
2031	4,533,598,406	3,543,623	1,421,597,008	3,997,646	177,181	150,000	454,023	177,181	3,039,261
2032	4,624,270,374	3,769,642	1,512,268,976	4,252,623	188,482	150,000	482,981	188,482	3,242,678
2033	4,716,755,781	4,000,181	1,604,754,383	4,512,699	200,009	150,000	512,518	200,009	3,450,163
2034	4,811,090,887	4,235,331	1,699,089,499	4,777,977	211,767	150,000	542,647	211,767	3,661,798
2035	4,907,312,715	4,475,183	1,795,311,317	5,048,561	223,759	150,000	573,378	223,759	3,877,665
2036	5,005,458,969	4,719,833	1,893,457,571	5,324,556	235,992	150,000	604,723	235,992	4,097,850
2037	5,105,568,148	4,969,376	1,993,568,750	5,606,071	248,469	150,000	636,695	248,469	4,322,438
2038	5,207,679,511	5,223,909	2,095,678,113	5,893,217	261,195	150,000	669,307	261,195	4,551,518
2039	5,311,833,102	5,483,534	2,199,831,704	6,186,105	274,177	150,000	702,571	274,177	4,785,180
2040	5,418,069,764	5,748,350	2,306,068,366	6,484,851	287,418	150,000	736,501	287,418	5,023,515
2041	5,526,431,159	6,018,464	2,414,429,761	6,789,572	300,923	150,000	771,109	300,923	5,266,617
2042	5,636,959,782	6,293,979	2,524,958,384	7,100,387	314,699	150,000	806,409	314,699	5,514,581
TOTAL		69,273,788	2,524,958,384	99,583,762	4,413,689	4,700,000	11,309,974	4,413,689	74,746,409

Assumes 97% collection rate - 2.0% growth rate
 ** Harris County participation rate is based on Harris County rate (0.40021) + Flood Control rate (0.2809)
 Assumes City of Houston participation at 5% of \$0.63875 tax rate
 Assumes no Houston Independent School District participation
 Assumes 5% of County TIRZ revenues dedicated to off-site homeless programs
 2013 TIRZ Operation and Management budget includes organizational costs of ZONE and Redevelopment Authority creation
 NOTE: Project Revenues from 2012 through 2042 are carried forward from the original Project Plan.




**GREATER HOUSTON ZONE Exhibit 2A
TAX INCREMENT REINVESTMENT ZONE NUMBER 24
(60% Participation from Harris County and 5% Participation from City of Houston
Revenue and Transfer Schedule**

Tax year	INCREMENT CREATED FROM MODEST GROWTH PER MARKET STUDY			TIRZ CASH FLOW					
	Taxable value	County Increment Generated at 60% of \$0.42830 **	Captured Taxable Value	60% County Participation per Project Plan ** plus 5% COH Participation	County Homeless Participation at 5% of \$0.42830	TIRZ Operations & Management Expense	City Admin Fees at 5%	County Admin Fees at 5%	Net revenue
2012	3,112,001,398								
2013	3,174,241,426	155,146	62,240,028	162,903	7,757	350,000	19,678	7,757	(222,489)
2014	3,269,468,669	392,520	157,467,271	412,146	19,626	150,000	50,291	19,626	172,803
2015	3,429,672,634	791,861	317,671,236	831,454	39,593	150,000	101,456	39,593	500,812
2016	3,618,304,628	1,262,065	506,303,230	1,325,168	63,103	150,000	161,701	63,103	887,261
2017	3,831,784,601	1,794,208	719,783,203	1,883,918	89,710	150,000	229,881	89,710	1,324,617
2018	4,100,009,524	2,462,814	988,008,126	2,585,954	123,141	150,000	315,545	123,141	1,874,128
2019	4,341,910,085	3,065,801	1,229,908,687	3,219,091	153,290	150,000	392,802	153,290	2,369,709
2020	4,585,057,050	3,671,895	1,473,055,652	3,855,489	183,595	150,000	470,457	183,595	2,887,843
2021	4,818,894,960	4,254,784	1,706,893,562	4,467,523	212,739	150,000	545,139	212,739	3,346,906
2022	5,088,753,077	4,927,461	1,976,751,679	5,173,834	246,373	150,000	631,325	246,373	3,899,763
2023	5,353,368,238	5,587,069	2,241,366,840	5,866,422	279,353	150,000	715,837	279,353	4,441,879
2024	5,621,936,949	6,254,287	2,509,035,251	6,567,002	312,714	150,000	801,323	312,714	4,990,250
2025	5,935,814,702	7,038,938	2,823,813,304	7,390,883	351,947	150,000	901,855	351,947	5,635,134
2026	6,238,541,252	7,793,545	3,126,539,854	8,183,222	389,677	150,000	998,539	389,677	6,255,329
2027	6,589,183,938	8,617,740	3,457,182,540	9,048,627	430,887	150,000	1,104,138	430,887	6,932,715
2028	6,910,781,503	9,469,242	3,798,780,105	9,942,704	473,462	150,000	1,213,235	473,462	7,632,544
2029	7,221,796,670	10,244,437	4,109,765,272	10,756,658	512,222	150,000	1,312,556	512,222	8,269,658
2030	7,517,859,104	10,982,508	4,405,857,706	11,531,633	549,125	150,000	1,407,121	549,125	8,876,262
2031	7,833,609,188	11,789,580	4,721,607,788	12,358,059	588,479	150,000	1,507,963	588,479	9,523,138
2032	8,201,788,818	12,687,344	5,089,787,420	13,321,711	634,367	150,000	1,625,551	634,367	10,277,426
2033	8,644,685,414	13,791,355	5,532,684,016	14,480,922	689,588	150,000	1,767,001	689,588	11,184,786
2034	8,904,025,976	14,437,814	5,792,024,578	15,159,705	721,891	150,000	1,849,828	721,891	11,716,096
2035	9,171,146,756	15,103,968	6,059,145,358	15,858,851	755,183	150,000	1,935,140	755,183	12,263,345
2036	9,446,281,158	15,789,497	6,334,279,760	16,578,972	789,475	150,000	2,023,011	789,475	12,827,012
2037	9,729,669,593	16,495,901	6,617,668,195	17,320,696	824,795	150,000	2,113,518	824,795	13,407,588
2038	10,021,559,981	17,223,497	6,909,558,283	18,084,672	861,175	150,000	2,206,740	861,175	14,005,582
2039	10,322,206,471	17,972,921	7,210,205,073	18,871,568	898,646	150,000	2,302,759	898,646	14,621,516
2040	10,631,872,666	18,744,828	7,519,871,268	19,682,070	937,241	150,000	2,401,659	937,241	15,255,928
2041	10,950,828,846	19,539,892	7,838,827,448	20,516,887	976,995	150,000	2,503,526	976,995	15,909,372
2042	11,279,353,711	20,358,808	8,167,352,313	21,378,749	1,017,940	150,000	2,608,448	1,017,940	16,582,420
TOTAL		282,681,423	8,167,352,313	296,815,494	14,134,071	4,700,000	36,218,222	14,134,071	227,629,130

Assumes 97% collection rate - Moderate growth rate in taxable values
 ** Harris County participation rate is based on Harris County rate (0.40021) + Flood Control rate (0.2809)
 Assumes City of Houston participation at 5% of \$0.63875 tax rate
 Assumes no Houston Independent School District participation
 Assumes 5% County TIRZ revenues to off-site homeless programs
 2013 TIRZ Operation and Management budget includes organizational costs of ZONE and Redevelopment Authority creation
 NOTE: Project Revenues from 2012 through 2042 are carried forward from the original Project Plan



Legend

-  Northern Sector
-  Parcels
-  Waterway

**City Of Houston
Northern Sector
TIRZ #24**



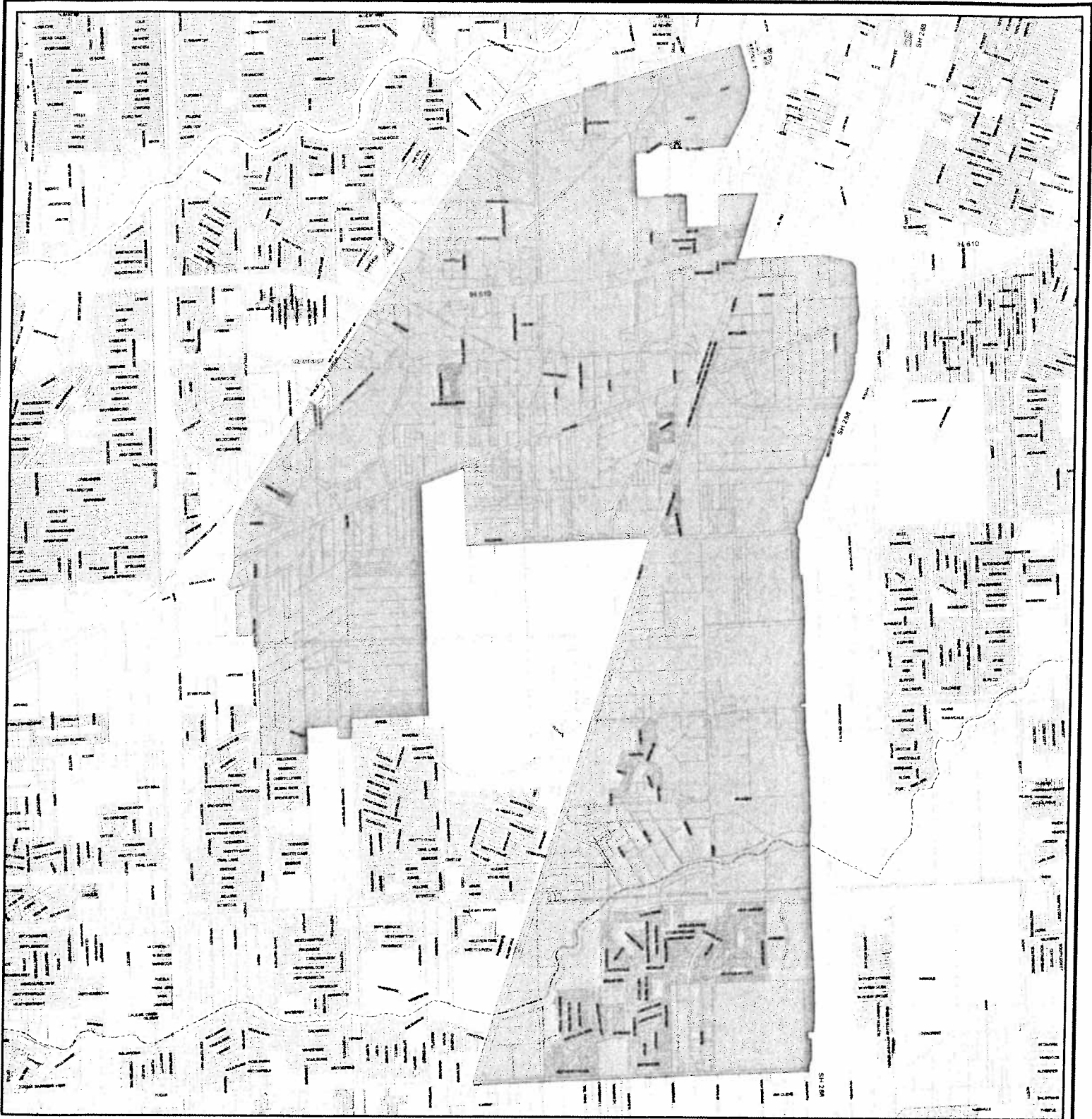
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Reference: pj18908_Northern


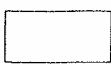
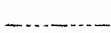
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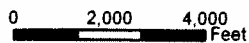
**PLANNING &
DEVELOPMENT
DEPARTMENT**



Legend

-  Southern Sector
-  Parcels
-  Waterway

**City Of Houston
Southern Sector
TIRZ #24**

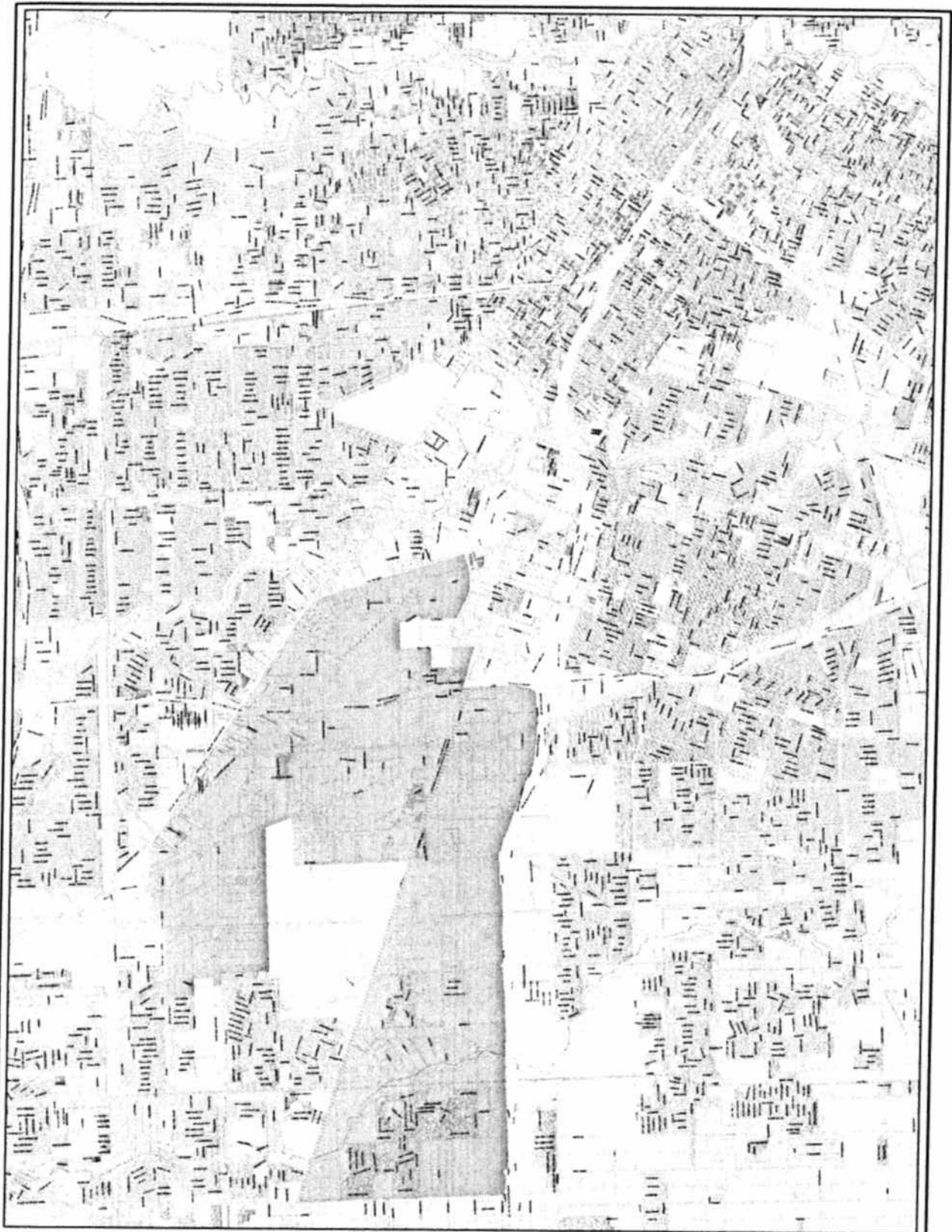


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

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**PLANNING &
DEVELOPMENT
DEPARTMENT**



Legend

-  Northern Sector
-  Southern Sector
-  Parcels
-  Waterway

**City Of Houston
Greater Houston
TIRZ #24**



Source: GIS Services Division
Date: November 2012
Reference: pj16896_Proposed

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

DEC 12 2012

**REINVESTMENT ZONE NUMBER TWENTY-FOUR
CITY OF HOUSTON, TEXAS**

Greater Houston TIRZ

Preliminary Project Plan and Reinvestment Zone Financing Plan

November 7, 2012

REINVESTMENT ZONE NUMBER TWENTY-FOUR

CITY OF HOUSTON, TEXAS

GREATER HOUSTON TIRZ

Preliminary Project Plan and Reinvestment Zone Financing Plan

Table of Contents

I INTRODUCTION 1

II OVERVIEW 1

 Section 2.01 Criteria for Designation of a Reinvestment Zone1

 Section 2.02 Project Plan Summary.....2

 Section 2.03 Public Works.....2

 Section 2.04 Cultural and Public Facilities.....2

 Section 2.05 Existing Land Use Within the Zone.....2

 Section 2.06 Estimated Non-Project Cost Items.....3

 Section 2.07 Proposed Changes of Zoning Ordinances, Master Plan of
Municipality, Building Codes, and other Municipal Ordinances3

 Section 2.08 Statement of Method of Relocating Persons to be Displaced as a
Result of Implementing the Plan.....3

III FINANCING PLAN 3

 Section 3.01 Estimated Project Costs3

 Section 3.02 Revenue Projections.....3

 Section 3.03 Bond Indebtedness/Methods of Financing.....3

 Section 3.04 Economic Feasibility Study3

 Section 3.05 Reinvestment Zone Duration3

ATTACHMENTS:

- Map 1 – Proposed and Existing Land Uses Northern Sector
- Map 2 – Proposed and Existing Land Uses Southern Sector
- Map 3 – Proposed and Existing Land Uses Greater Houston Zone

- Exhibit 1 – Project Costs
- Exhibit 2 – Revenue Schedule Low Growth Scenario
- Exhibit 2A – Revenue Schedule Moderate Growth Scenario
- Exhibit 3 – Detail of Existing Land Uses in the Zone
- Appendix 1 – Economic Feasibility Study

**REINVESTMENT ZONE NUMBER TWENTY-FOUR
CITY OF HOUSTON, TEXAS**

GREATER HOUSTON TIRZ

Preliminary Project Plan and Reinvestment Zone Financing Plan

**I
INTRODUCTION**

The purpose of the Preliminary Project Plan and Reinvestment Zone Financing Plan (the “Plan”) for Reinvestment Zone Number Twenty-Four, City of Houston, Texas (Greater Houston TIRZ) is to establish a project and financing plan to facilitate the redevelopment and development of a 7,548 acre area which will support an environment attractive to attract private investment including the redevelopment acres of vacant or underdeveloped land. The intent of the Plan is to ensure that the revitalization of the area and accompanying improvements will result in the long-term stability and viability of the area.

**II
OVERVIEW**

Reinvestment Zone Number Twenty Four, City of Houston, Texas, also known as the Greater Houston Tax Increment Reinvestment Zone (TIRZ) will be created by a City of Houston Ordinance for the purposes of revitalization and development of the area. The area located within the proposed TIRZ could be characterized as vacant, underdeveloped land or under-utilized industrial property which impairs the redevelopment of the area for housing or commercial uses. Creating the TIRZ will provide a tool that can be used to attract development to the area and turn around the decades of vacant underdeveloped properties while also creating jobs and enhancing the quality of development for the area in a timely manner.

This Project Plan and Reinvestment Zone Financing Plan is required as a part of the TIRZ creation process. Consistent with the project plan, the TIRZ may acquire blighted, deteriorated, deteriorating, undeveloped, or inappropriately developed real property or other property in a blighted area or in a federally assisted new community in the zone for the preservation or restoration of historic sites, beautification or conservation, the provision of public works or public facilities, or other public purposes; and/or acquire, construct, reconstruct, or install public works, facilities, or sites or other public improvements, including utilities, streets, street lights, water and sewer facilities, pedestrian malls and walkways, parks, flood and drainage facilities, or parking facilities, but not including educational facilities; and/or other lawful Harris County facilities to support the eligible items listed in Chapter 311 of the Texas Tax Code, which may be amended from time to time. The eligible projects must also be reviewed and approved by Harris County Commissioners Court. The proposed zone will be located along the South Loop and in an area located along the eastern portion and south of the Houston Central Business District abutting the existing TIRZ 2, TIRZ 3, TIRZ 13, TIRZ 15 and TIRZ 21.

Section 2.01 Criteria for Designation of a Reinvestment Zone. Based upon an assessment of the Greater Houston Zone, there is approximately 6,491 acres of vacant,

undeveloped, or underdeveloped land and but for the creation of the TIRZ may continue to lag in development for the foreseeable future. The Greater Houston area meets the requirements stated in Chapter 311.005 of the Texas Tax Code, for the following reasons:

(a) The area substantially arrests or impairs the sound growth of the City of Houston and is a menace to the public health, safety, morals, or welfare in its present condition and use because:

(1) of the scale of vacant, undeveloped or underdeveloped properties, lack of infrastructure and facilities in the area limits the ability to provide municipal services in an efficient and effective manner.

(b) Development will not occur in the area solely through private investment in the reasonably foreseeable future, and the infrastructure improvements necessary to serve development in the area are needed to attract development and significantly enhance the value of all the taxable real property in the zone.

Section 2.02 Project Plan Summary. The Project Plan contemplates revitalization within the zone as a result of the creation of the Zone. The Project Plan currently estimates a conservative Captured Appraised Value (“CAV”) over the next 30 years based on a 2% growth in real property values. This projected new CAV is based on a conservative projection of appreciation; however, the actual growth will be used to finance project improvements.

- There are approximately 6,491 acres of vacant, underdeveloped, and industrial land within the zone that provide an opportunity for revitalization of those tracts.
- The 2012 base year value for the zone, based on Harris County Appraisal District Uncertified Tax Rolls is \$3,112,001,398.
- This Project Plan assumes two financial projections. One projection is based on a very conservative development program with only 2% annual appreciation over the life of the zone. The second is a moderate growth projection based on development that may occur if the Zone is created.

Section 2.03 Public Works: The Zone desires to acquire, construct, reconstruct, or install public works, facilities, or sites or other public improvements, including utilities, streets, street lights, water and sewer facilities, pedestrian malls and walkways, parks, flood and drainage facilities, or parking facilities, but not including educational facilities;

Section 2.04 Cultural and Public Facilities: The zone desires to promote the development of all lawful eligible public improvements, including places of assembly, for the economic development of the area under Chapter 311 of the Texas Tax Code. The zone and the County may use any available legal authority to facilitate the purchase and assembly of property to accomplish the development of such public facilities and economic development in the area surrounding such facilities.

Section 2.05 Existing Land Use Within the Zone: Exhibit 3 is a Summary of Land Uses detailing the 6,491 acres of vacant, undeveloped and underdeveloped land in the zone.

Map 1, Map 2, and Map 3 are maps of existing land uses within the zone, pursuant to Chapter 311.011(b) (1) of the Texas Tax Code.

Section 2.06 Estimated Non-Project Cost Items: The City of Houston has CIP improvements programmed for the zone totaling an estimated \$9,141,778. There is an existing Harris County Improvement District Number Eight that was created for the former Astroworld site revitalization. The Houston Downtown Management District has allocated dollars to be expended within the Zone to fund housing, public safety, graffiti abatement, landscape maintenance, and illegal dumping cleanup programs. The City is also creating a 380 program for some areas within the Zone.

Section 2.07 Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and other Municipal Ordinances: There is no zoning ordinance in this area and there are no proposed changes to any Master Plan of Municipality, or Building Codes at this time. Any construction will be done in conformance with existing rules and regulations of the City of Houston.

Section 2.08 Statement of Method of Relocating Persons to be Displaced as a Result of Implementing the Plan: It is not anticipated that residents will be displaced by any of the projects to be undertaken by the Zone.

III FINANCING PLAN

Section 3.01 Estimated Project Costs: Exhibit 1 is a detailed listing of the proposed Project Costs including administrative and non-project costs. The budget for the Financing Plan will be adjusted annually according to the Engineering News Record Construction Cost Index (ENR Index) on an annual basis. Revenue Projections: Exhibit 2 and 2A are Revenue Schedules for the Zone area. The estimate details the expected total appraised value, the CAV and the net revenue from each taxing entity participating in the zone over the life of the zone.

Section 3.02 Bond Indebtedness/Methods of Financing: 2012 preliminary project costs are estimated at \$265,168,000. Bonds may be required to implement the Project and Financing Plan within the next 30 years. Any associated costs of issuance will be determined at the time of the actual transaction(s),

Section 3.03 Economic Feasibility Study: Appendix 1 includes a Market and Economic Feasibility Study of the zone produced independently by CDS Market Research.

Section 3.04 Reinvestment Zone Duration: The zone will be created for a period of 30 years expiring on December 31, 2042.




Section 3.05 Exhibit 1 is a statement listing the kind, number and location of all project public improvements pursuant to Section 311.011(c)(2) of the Texas Tax Code.

Section 3.07 Current total appraised value and estimated current assessed value are provided pursuant to Section 311.011(c) (7-8) of the Texas Tax Code.

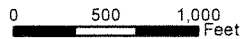
ATTACHMENTS



Legend

-  Northern Sector
-  Parcels
-  Waterway

**City Of Houston
Northern Sector
TIRZ #24**

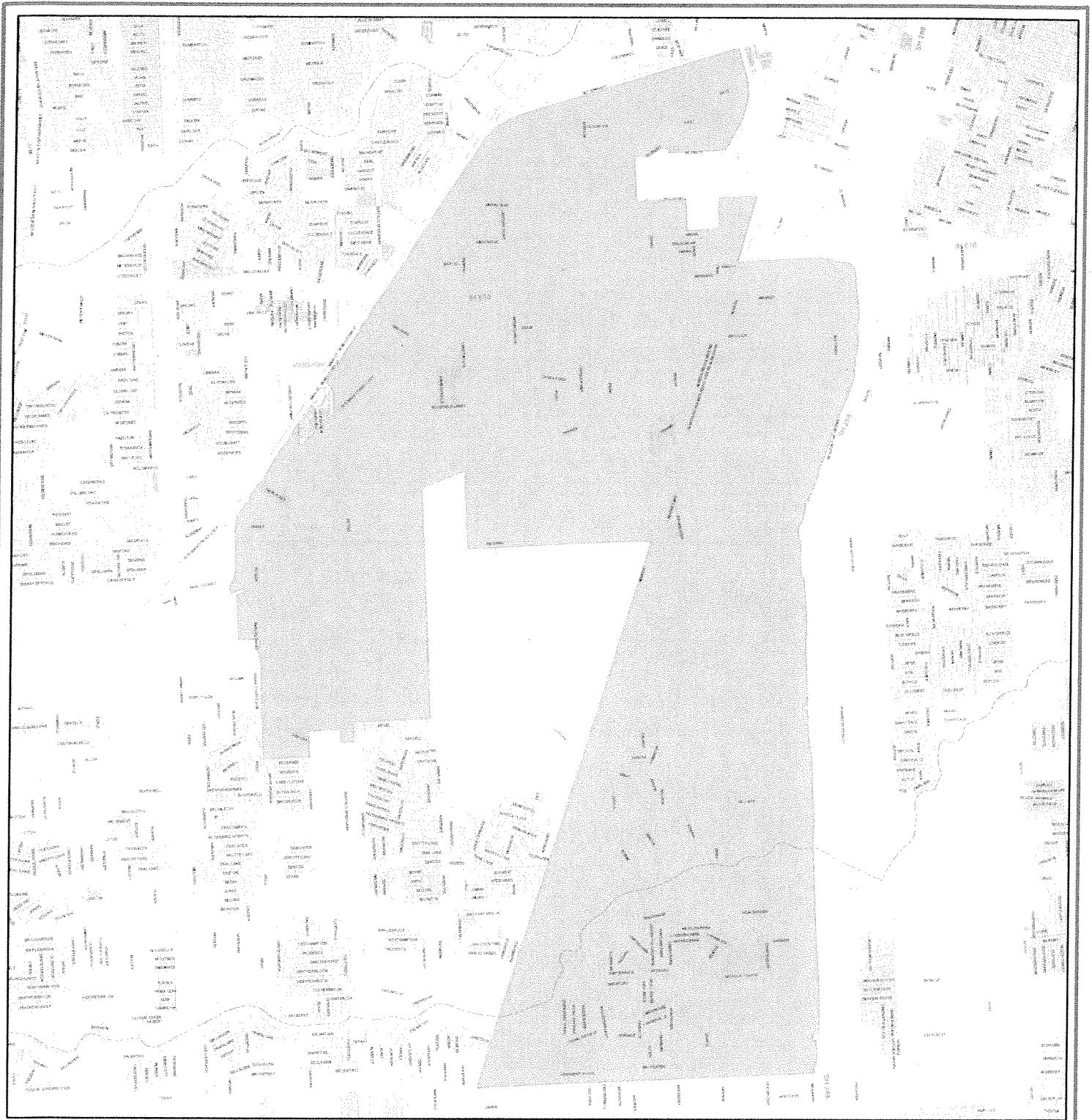


Source: GIS Services Division
Date: November 2012
Reference: pj16908_Northern

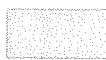


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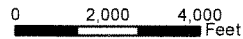
**PLANNING &
DEVELOPMENT
DEPARTMENT**



Legend

-  Southern Sector
-  Parcels
-  Waterway

**City of Houston
Southern Sector
TIRZ #24**

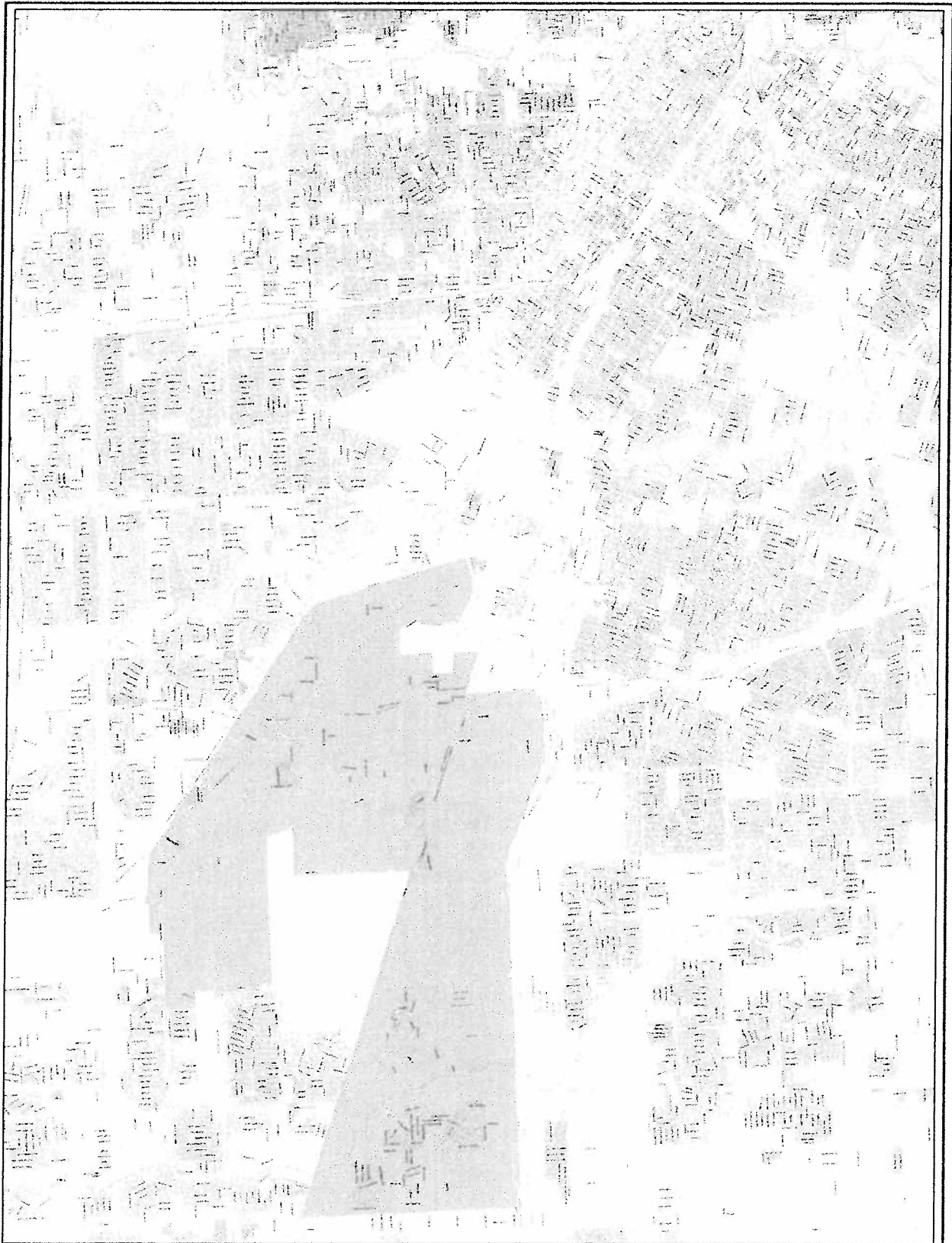


Source: GIS Services Division
Date: November 2012
Reference: pj16908_Southern

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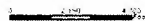
**PLANNING &
DEVELOPMENT
DEPARTMENT**



Legend

-  Northern Sector
-  Southern Sector
-  Parcels
-  Waterway

**City Of Houston
Greater Houston
TIRZ #24**



Source GIS Services Division
Date November 2012
Reference pj16896_Proposed



**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.

EXHIBIT 1 – Project Costs

Project Costs: The following table includes the approved project costs for the Project Plan. This budget may be adjusted from time to time and line items may be adjusted by the Board provided that the total project costs are not modified. Any adjustments to the Project Plan must be reviewed and approved by the Houston City Council and the Harris County Commissioners Court. This budget is based on 2012 dollars that will be adjusted according to the Engineering News Record Construction Cost Index (ENR Index) on an annual basis.

GREATER HOUSTON TIRZ #24

Project Cost Amendments: The following table includes the approved project cost for the Plan subject to increase for cost inflation and/or Zone performance exceeding the current revenue projections.

	Estimated Costs 2012 Plan	Estimated Costs 2012-2042	Cumulative
Infrastructure Improvements:			
Paving, utilities, landscape architecture, sidewalk Improvements	\$ -	\$ 143,808,000	\$ 143,808,000
Roadway, Sidewalk, environmental remediation, Landscape Improvements			
Total Development Related Infrastructure Improvements -	\$ -	\$ 143,808,000	\$ 143,808,000
Other Project Costs:			
Cultural and Public Facilities			
Planning, Design, Open Space Improvements, and Construction of Publicly-Owned Facilities	\$ -	\$ 40,000,000	\$ 40,000,000
Public Facilities Improvements	\$ -	\$ 40,000,000	\$ 40,000,000
Land Acquisition			
Land Assembly, Site Preparation	\$ -	\$ 5,000,000	\$ 5,000,000
Total Land Acquisition	\$ -	\$ 5,000,000	\$ 5,000,000
Project Financing Costs			
Financing Cost (any actual financing costs will be determined at the time of project initiation)	\$ -	\$ 25,000,000	\$ 25,000,000
Total Project Financing Costs	\$ -	\$ 25,000,000	\$ 25,000,000
Zone Creation			
Creation of the Zone	\$ 350,000		\$ 350,000
Total Creation Costs	\$ 350,000	\$ -	\$ 350,000
County Administration and Operations			
Administration and Operations over 30-year life of the Zone		\$ 20,000,000	\$ 20,000,000
Total County Administration and Operations Costs	\$ -	\$ 20,000,000	\$ 20,000,000
Homeless Housing Costs			
Homeless Housing	\$ -	\$ 51,000,000	\$ 51,000,000
Total Homeless Housing Costs	\$ -	\$ 51,000,000	\$ 51,000,000
Total Other Project Costs	\$ 350,000	\$ 121,000,000	\$ 121,350,000
PROJECT PLAN TOTAL	\$ 350,000	\$ 264,808,000	\$ 265,158,000

Exhibit 2 - Revenue Schedule
Low Growth Rate Scenario

Tax year	INCREMENT CREATED FROM 2% ANNUAL APPRECIATION AT 97% COLLECTION			TIRZ CASH FLOW						
	Taxable value	County Increment Generated at 60% of \$0.42830 **	Captured Taxable Value	60% County Participation per Project Plan plus 5% COH Participation**	County Homeless Participation at 5% of \$0.42830	TIRZ Operations & Management Expense	City Admin Fees at 5%	County Admin Fees at 5%	Net revenue	
2012	3,112,001,398			175,024	7,757	350,000	19,878	7,757	(210,369)	
2013	3,174,241,426	155,146	62,240,028	353,548	15,670	150,000	40,153	15,670	132,056	
2014	3,237,726,254	313,395	125,724,856	535,643	23,740	150,000	60,834	23,740	277,328	
2015	3,302,480,780	474,809	190,479,382	721,380	31,973	150,000	81,929	31,973	425,506	
2016	3,368,530,395	639,451	256,528,967	910,832	40,369	150,000	103,445	40,369	576,648	
2017	3,436,901,003	807,386	323,899,605	1,104,073	48,934	150,000	125,392	48,934	730,812	
2018	3,504,619,023	978,680	392,617,625	1,301,178	57,670	150,000	147,778	57,670	888,060	
2019	3,574,711,404	1,153,400	462,710,006	1,502,226	66,581	150,000	170,611	66,581	1,048,453	
2020	3,646,205,632	1,331,614	534,204,234	1,707,294	75,670	150,000	193,902	75,670	1,212,053	
2021	3,719,129,744	1,513,392	607,128,346	1,916,464	84,940	150,000	217,658	84,940	1,378,926	
2022	3,793,512,339	1,698,806	681,510,941	2,129,817	94,396	150,000	241,889	94,396	1,549,136	
2023	3,869,382,586	1,887,929	757,381,188	2,347,438	104,042	150,000	266,604	104,042	1,722,750	
2024	3,946,770,238	2,080,833	834,768,840	2,569,410	113,880	150,000	291,814	113,880	1,899,836	
2025	4,025,705,642	2,277,596	913,704,244	2,795,823	123,915	150,000	317,528	123,915	2,080,465	
2026	4,106,219,755	2,478,294	994,218,357	3,026,763	134,150	150,000	343,757	134,150	2,264,705	
2027	4,188,344,150	2,683,006	1,076,342,752	3,262,322	144,591	150,000	370,510	144,591	2,452,631	
2028	4,272,111,033	2,891,812	1,160,109,635	3,502,593	155,240	150,000	397,798	155,240	2,644,315	
2029	4,357,553,254	3,104,795	1,245,561,866	3,747,669	166,102	150,000	425,632	166,102	2,839,833	
2030	4,444,704,319	3,322,037	1,332,702,921	3,997,646	177,181	150,000	454,023	177,181	3,039,261	
2031	4,533,598,406	3,543,623	1,421,597,008	4,252,623	188,482	150,000	482,981	188,482	3,242,678	
2032	4,624,270,374	3,769,642	1,512,268,976	4,512,699	200,009	150,000	512,518	200,009	3,450,163	
2033	4,716,557,811	4,000,181	1,604,754,383	4,777,977	211,767	150,000	542,647	211,767	3,661,798	
2034	4,811,090,897	4,235,331	1,698,089,499	5,048,561	223,759	150,000	573,378	223,759	3,877,665	
2035	4,907,312,715	4,475,183	1,793,311,317	5,324,956	235,992	150,000	604,723	235,992	4,097,850	
2036	5,005,458,969	4,719,833	1,893,457,571	5,606,071	248,469	150,000	636,695	248,469	4,322,438	
2037	5,105,588,148	4,969,376	1,993,566,750	5,893,217	261,195	150,000	669,307	261,195	4,551,518	
2038	5,207,679,511	5,223,909	2,095,678,113	6,186,105	274,177	150,000	702,571	274,177	4,785,180	
2039	5,311,833,102	5,483,534	2,199,831,704	6,484,851	287,418	150,000	736,501	287,418	5,023,515	
2040	5,418,069,764	5,748,350	2,306,068,366	6,789,572	300,923	150,000	771,109	300,923	5,266,617	
2041	5,526,431,159	6,018,464	2,414,429,761	7,100,387	314,689	150,000	806,409	314,689	5,514,581	
2042	5,636,959,782	6,293,979	2,524,958,384	7,419,887	328,974	150,000	842,974	328,974	5,767,409	
TOTAL		88,273,788	2,524,958,384	99,583,762	4,413,689	4,700,000	11,309,974	4,413,689	74,746,409	

Assumes 97% collection rate - 2.0% growth rate
 ** Harris County participation rate is based on Harris County rate (0.40021) + Flood Control rate (0.2809)
 Assumes City of Houston participation at 5% of \$0.63875 tax rate.
 Assumes no Houston Independent School District participation
 Assumes 5% of County TIRZ revenues dedicated to off-site homeless programs.
 2013 TIRZ Operation and Management budget includes organizational costs of ZONE and Redevelopment Authority creation
 NOTE: Project Revenues from 2012 through 2042 are carried forward from the original Project Plan.

**Exhibit 2A – Revenue Schedule
Moderate Growth Rate**

Tax year	INCREMENT CREATED FROM MODEST GROWTH PER MARKET STUDY			TIRZ CASH FLOW						
	Taxable value	County Increment Generated at 80% of \$0.42830 **	Captured Taxable Value	60% County Participation per Project Plan ** plus 5% COH Participation	County Homeless Participation at 5% of \$0.42830	TIRZ Operations & Management Expense	City Admin Fees at 5%	County Admin Fees at 5%	Net revenue	
2012	3,112,001,398			162,903	7,757	350,000	19,878	7,757	(222,489)	
2013	3,174,241,426	155,146	62,240,028	157,467,271	412,146	19,626	50,291	19,626	172,603	
2014	3,269,468,669	392,520	157,467,271	157,467,271	831,454	39,593	101,466	39,593	500,812	
2015	3,429,672,634	791,861	317,671,236	317,671,236	1,325,168	63,103	161,701	63,103	887,261	
2016	3,618,304,628	1,262,065	506,303,230	506,303,230	1,863,918	89,710	229,881	89,710	1,324,617	
2017	3,831,784,601	1,794,208	719,783,203	719,783,203	2,585,954	123,141	315,545	123,141	1,674,128	
2018	4,100,009,524	2,462,814	986,008,126	986,008,126	3,219,091	153,290	392,802	153,290	2,399,709	
2019	4,341,910,085	3,065,801	1,229,908,687	1,229,908,687	3,655,489	183,595	470,457	183,595	2,867,843	
2020	4,585,057,050	3,671,895	1,473,055,652	1,473,055,652	4,467,523	212,739	545,139	212,739	3,346,906	
2021	4,818,894,860	4,254,784	1,706,893,562	1,706,893,562	5,173,834	246,373	631,325	246,373	3,899,763	
2022	5,088,793,077	4,927,461	1,976,751,679	1,976,751,679	5,866,422	279,353	715,837	279,353	4,441,879	
2023	5,353,368,238	5,587,069	2,241,366,840	2,241,366,840	6,567,002	312,714	801,323	312,714	4,990,250	
2024	5,621,036,849	6,254,287	2,509,035,251	2,509,035,251	7,300,883	351,947	891,855	351,947	5,535,134	
2025	5,935,814,702	7,038,936	2,823,813,304	2,823,813,304	8,183,222	389,677	996,539	389,677	6,255,329	
2026	6,238,541,252	7,793,545	3,126,539,854	3,126,539,854	9,048,627	430,887	1,104,138	430,887	6,932,715	
2027	6,569,183,938	8,617,740	3,457,182,540	3,457,182,540	9,942,704	473,462	1,213,235	473,462	7,632,544	
2028	6,910,781,503	9,469,242	3,798,780,105	3,798,780,105	10,756,658	512,222	1,312,556	512,222	8,269,658	
2029	7,221,786,670	10,244,437	4,109,765,272	4,109,765,272	11,631,633	549,125	1,407,121	549,125	8,876,262	
2030	7,517,859,104	10,982,508	4,405,807,706	4,405,807,706	12,358,059	588,479	1,500,000	588,479	9,323,138	
2031	7,833,609,186	11,769,580	4,721,607,788	4,721,607,788	13,321,711	634,367	1,625,551	634,367	9,727,426	
2032	8,201,788,818	12,687,344	5,089,787,420	5,089,787,420	14,480,922	689,568	1,767,001	689,568	10,277,426	
2033	8,644,665,414	13,791,355	5,532,664,016	5,532,664,016	15,159,705	721,891	1,849,828	721,891	11,176,096	
2034	9,004,025,976	14,437,814	5,792,024,578	5,792,024,578	15,858,851	755,183	1,935,140	755,183	12,263,345	
2035	9,171,146,756	15,103,668	6,059,145,358	6,059,145,358	16,578,972	789,475	2,023,011	789,475	12,827,012	
2036	9,446,281,158	15,789,497	6,334,279,760	6,334,279,760	17,320,666	824,795	2,113,518	824,795	13,407,988	
2037	9,729,669,593	16,465,901	6,617,668,195	6,617,668,195	18,084,672	861,175	2,206,740	861,175	14,005,582	
2038	10,021,569,681	17,223,497	6,909,598,283	6,909,598,283	18,871,568	898,646	2,302,759	898,646	14,621,516	
2039	10,322,206,471	17,972,921	7,210,205,073	7,210,205,073	19,682,070	937,241	2,407,659	937,241	15,255,928	
2040	10,631,872,666	18,744,828	7,519,871,268	7,519,871,268	20,516,887	976,995	2,503,526	976,995	15,909,372	
2041	10,950,828,846	19,539,892	7,838,827,448	7,838,827,448	21,376,749	1,017,940	2,608,448	1,017,940	16,582,420	
2042	11,279,353,711	20,356,808	8,167,352,313	8,167,352,313	22,268,154	1,061,940	2,718,222	1,061,940	17,272,420	
TOTAL		282,681,423	8,167,352,313	296,815,494	14,134,071	4,700,000	36,216,222	14,134,071	227,625,130	

Assumes 97% collection rate - Moderate growth rate in taxable values.
 ** Harris County participation rate is based on Harris County rate (0.40021) + Flood Control rate (0.2809)
 Assumes City of Houston participation at 5% of \$0.63875 tax rate.
 Assumes no Houston Independent School District participation
 Assumes 5% County TIRZ revenues to off-site homeless programs.
 2013 TIRZ Operation and Management budget includes organizational costs of ZONE and Redevelopment Authority creation
 NOTE: Project Revenues from 2012 through 2042 are carried forward from the original Project Plan.

States and the 23rd tallest skyscraper in the world. In 1983, the 71-floor Wells Fargo Plaza was completed, which became the second-tallest building in Houston and Texas, and 11th-tallest in the country. Skyscraper construction in downtown Houston came to an end in the mid-1980s with the collapse of Houston's energy industry and the resulting economic recession. Twelve years later, the Houston-based Enron Corporation began construction of a 40-floor skyscraper in 1999 (which was completed in 2001). Since 2001, 5 Houston Center (27 stories), Reliant Energy Plaza, and 717 Texas (32 stories) have been added to the Houston skyline. Projects under construction include MainPlace, a 47-story, one million square-foot office tower by Hines and Hess Tower, a 29-story, 844,763-square-foot office tower by Trammell Crow;

Since 1996, almost \$4 billion of buildings, parks and infrastructure have been completed. Recently completed developments include One Park Place, a 346-unit high rise apartment building overlooking Discovery Green, a one-year-old 12-acre park; Houston Pavilions, a mixed-use entertainment, retail and office complex; CityView Lofts, a complete residential renovation of the Nabisco Cookie Factory including 57 units, and the Fire Super Station which replaced Stations 1 and 8. The Tellepson Family YMCA is currently under construction along with the Houston, Ballet Center for Dance, Harris County Jury Assembly Room and Transportation Plaza, and the Julia Idelson Building (library addition).

Until a few years ago, downtown Houston had four main hotels with fewer than 1,800 hotel rooms. Downtown Houston now has about 15 hotels with 5,000 rooms. The opening of the new Hilton Americas Hotel next to the convention center is the most significant development in downtown hospitality in years. In addition in the past four years there have been several smaller hotel redevelopments including the Magnolia Hotel, Hotel Icon, Club Quarters Hotel, and the Inn at the Ballpark. Currently under construction is the Embassy Suites Hotel, a 19 story, 262 room suites, 6,000 square feet of meeting space and a rooftop pool.

Downtown Houston includes approximately 300 restaurants and clubs, and 2.45 million square feet of retail shops. There are many new retailers in downtown Houston. The greatest change has occurred in the Historic District. Since 1998, 34 new restaurants and bars have opened filling over 361,000 square feet of retail space. Since 2001, an additional 284,910 square feet of retail space has been added to downtown Houston.

Venues

Downtown Houston has two major league sports venues. Minute Maid Park (formerly Enron Field), the 40,950-seat baseball stadium opened in March 2000 for the Houston Astros (National League). The stadium's most prominent design features are its retractable roof and views of downtown Houston. Since its opening year, attendance has averaged 2.8 million, and last year the park ranked 7th out of 16 for attendance in the league. The Toyota Center which opened in 2003 is home to the NBA Rockets, WNBA Comets, and AHL Aeros. The arena provides a stage for a wide array of other events from rock concerts to college sports (about 200 events annually). Toyota Center seats 18,300 for basketball, 17,800 for hockey, and 19,000 for concerts.

The Downtown Houston Theatre District is one of the largest in the country as measured by the number of theater seats. Houston is one of only five cities in the United States with permanent professional resident companies in all of the major performing art disciplines of opera, ballet, music, and theater. Venues in the theater district include the Wortham Center (opera and ballet), the Alley Theatre

(theater), the Hobby Center (resident and traveling musical theater, concerts, events), the Verizon Wireless Theater (concerts and events) and Jones Hall (symphony).

Entertainment attractions in the Theatre District are Bayou Place, a 130,000 square-foot entertainment complex, including the Angelika Film Center, Verizon Wireless Theatre and a variety of restaurants and clubs; Landry's Downtown Aquarium, The Heritage Society Museum, The Texas History Museum, and the Houston Public Library.

The George R. Brown Convention Center, with its 1,850,000 square feet of flexible exhibit, meeting, and registration space and adjacent hotel, is frequently used for conventions, trade shows, and community meetings.

Analysis of Trends

The following are selected highlights of the demographic findings for the primary competitive market area, provided by PCensus for MapInfo. PCensus is a re-seller of Claritas, Incorporated data. Claritas is a well-respected, nationally-recognized collector and supplier of detailed demographic and economic data for towns, cities, counties and MSAs across the United States. Detailed PCensus data for the CMA is included in Appendix 1 of this report.

Population/Household Trends,

Overall population and the number of households in the CMA have both shown tremendous growth over the past nine years, growing by approximately 27% and 82%, respectively during that time. Within the primary market, the population increased from 11,883 in 2000 to 15,072 in 2009 while the number of households grew from 1,210 in 2000 to 2,199 in 2009. Since 1990, the total population and number of households in the CMA have grown by 69% and 215%, respectively. According to the projections by PCensus, there will continue to be growth with both population and households expected to rise in total by approximately 11% and 24% over the next five years.

CMA Population and Household Trends and Forecasts

Pop Facts: Demographic Snapshot (Part 1)		CBD
Population		
2014 Projection		16,665
2009 Estimate		15,072
2000 Census		11,883
1990 Census		7,029
Growth 2009-2014		10.57%
Growth 2000-2009		26.84%
Growth 1990-2000		69.04%
Households		
2014 Projection		2,719
2009 Estimate		2,199
2000 Census		1,210
1990 Census		383
Growth 2009-2014		23.65%
Growth 2000-2009		81.74%
Growth 1990-2000		215.93%

Source: PCensus for MapInfo, Tetrad Computer Systems, 2009

Data from H-GAC

CMA	2009	2014	Growth		2019	Growth	
			2009-2014	% Chg		2014-2019	% Chg
Population	2,481	3,415	934	37.6%	4,816	1,401	41.0%
Households	1,443	1,813	370	25.6%	2,231	418	23.1%
Employment	145,417	148,599	3,182	2.2%	152,446	3,847	2.6%

Although both tables illustrate Population and Housing projections for the CMA (defined as CBD) the estimates on population vary greatly. Most of the differences in these projections can be explained via differences in the boundaries of the market area. In the case of the PCensus data, the boundaries are as defined on the map on page 32. In the case of the H-GAC forecasts, the regional analysis zones (RAZ) 1 was used. The key finding is that both of the forecasts are predicting a net gain in households over the next five years, with both H-GAC and PCensus showing a 23% increase.

Cultural Diversity

Approximately 60.53% of the population in the CMA is white. Over 22% of the local population is Hispanic in origin. Almost 37% of the people within the primary market area are of African American ethnic origin. In terms of households, 11.4% are of Hispanic or Latino descent.

Average Age

Approximately 52% of the population in the CMA is between the ages of 25 to 44, 25% are under the age of 25 and 24% are over the age of 44. The average age of the population is 36.27.

Education Level

CMA Educational Attainment

Total	11,395	
Less than 9th grade	1,314	11.53%
Some High School, no diploma	1,937	17.00%
High School Graduate (or GED)	3,828	33.60%
Some College, no degree	2,639	23.16%
Associate Degree	306	2.69%
Bachelor's Degree	655	5.75%
Master's Degree	409	3.59%
Professional School Degree	279	2.45%
Doctorate Degree	27	0.24%

As shown 34% of the population are high school graduates and 6% are college graduates. Over 28% of the population does not have a high school diploma.

Percentage of Renters/Housing Units

Approximately 95% of the households are renter occupied in the CMA. Of the 3,476 housing units, 83% are 50 units or more while 2.4% are single family units. Over 52% of the housing units were built in the past 10 years while 37% of the units were built before 1960.

Household Income

The median household income in the CMA is \$72,951 while the average is \$114,273. Approximately 20% of the household incomes are below \$15,000.

Healthcare Facilities

Since June 1, 1887, St. Joseph Medical Center has offered health care to generations of Houstonians. From Houston's first emergency care facility, to Houston's first OB department, to Houston's first teaching hospital, St. Joseph Medical Center has advanced patient care through technology, research and the experience of caring and dedicated physicians, nurses and staff.

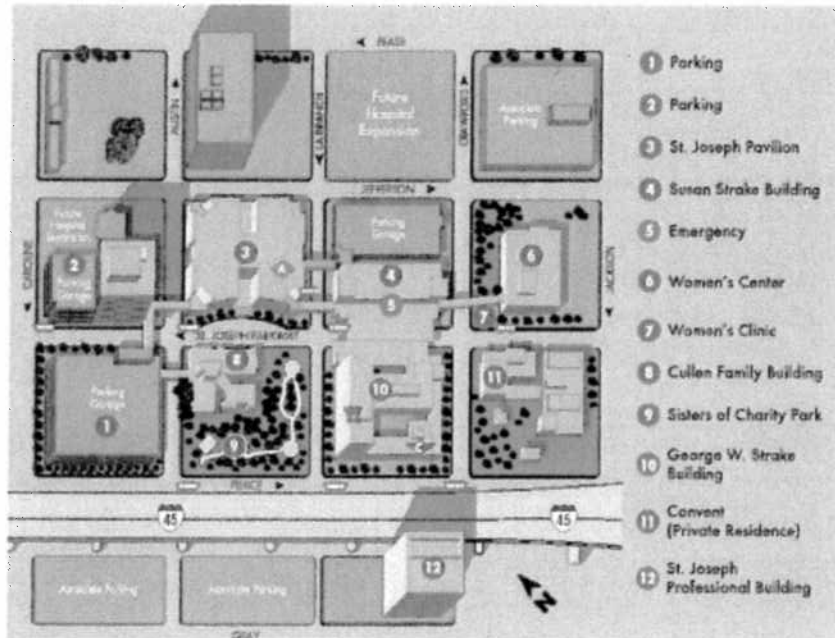
St. Joseph Medical Center provides a full range of comprehensive medical and surgical services, such as, cardiology, cancer care, behavioral health, intensive care/critical care, emergency care, neurosurgery, orthopedics and pediatrics.

St. Joseph Women's Medical Center, Houston's only full service women's hospital attached to a general acute care hospital, provides women's medical and surgical services, a family birthing center for moms and newborns, labor/delivery/recovery suites and a neonatal intensive care unit for premature or seriously ill newborns. The Level III Neonatal Intensive Care Unit is staffed by the Small Wonders Team of specially trained doctors, nurses and staff who provide the smallest patients with the best chance at life.

Specialty services provided by St. Joseph include an advanced wound care center, behavioral medicine, blood conservation and management services, occupational medicine, sports medicine and rehabilitation, inpatient and outpatient diagnostic imaging, and Corporate Healthcare Connection, a partnership with Houston's corporate businesses that provides expedited care to their employees.

St. Joseph Medical Center is staffed by over 500 board certified physicians and more than 1,500 medical professionals and staff. The hospital facility covers twelve city blocks in downtown Houston. The following indicates the location of the hospital's facilities within the CBD.

St. Joseph Medical Center



Education/Schools

The PMA lies within the Houston Independent School District. In February 2009, Houston ISD reported a total enrollment of 200,225. The Houston Independent School District, which encompasses 301 square miles, is the seventh-largest public-school system in the nation and the largest in Texas.

Within the PMA boundaries are three schools. They are the Gregory Lincoln Education Center, High School of the Performing Arts, and J Willis Elementary School.

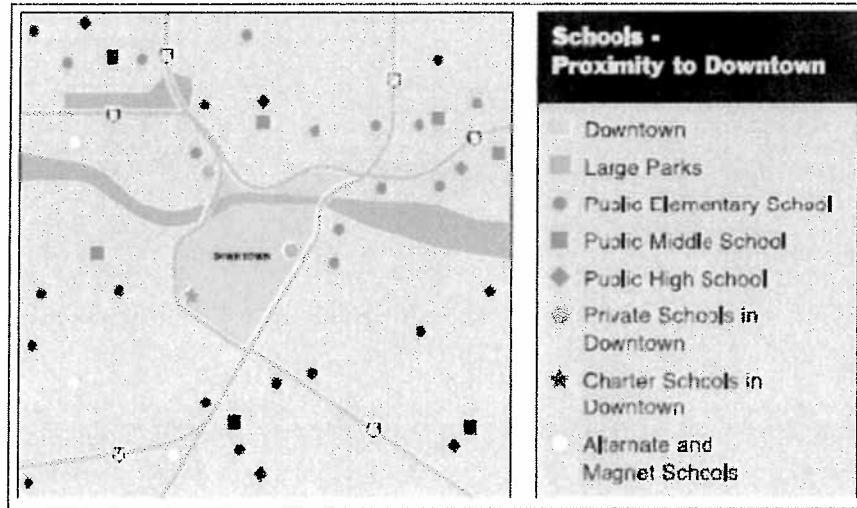
Three elementary schools have zoning boundaries that extend to areas of Downtown with residential areas; they are: Blackshear Elementary School (Third Ward), Bruce Elementary School (in the Fifth Ward), and Crockett Elementary School (northwest of Downtown),

E.O. Smith Education Center (in the Fifth Ward) takes most of Downtown's students at the middle school level. Marshall Middle School (in Northside) takes students at the middle school level from a small section of northern Downtown. Davis High School (north of Downtown) takes students from almost all of Downtown at the high school level. Reagan High School (in the Houston Heights) take students in the high school level from a small section of northwest Downtown.

There are eight private schools in the CBD ranging from pre-school to high school. They include Cathedral House Montessori, Concorde Preschool, Crème de la Crème, Incarnate Word Academy, Montessori School of Downtown, St. John's Academy, Trinity-Messiah Lutheran, and Young Scholars Academy.

The following illustrates the proximity of schools to downtown Houston.

Schools in Proximity to Downtown Houston



In the Houston PMA, there are 3 colleges, universities and other institutions of higher education. The principal institutions are listed below.

Institutions of Higher Education within Downtown Houston

Fall 2007

School	Total Fall 2007 Enrollment
Houston Community College System	36,032
South Texas Law	1,267
University of Houston – Downtown	11,793

Source: The Greater Houston Partnership

Employment

Downtown has approximately 146,783 workers employed by 6,397 businesses according to PCensus for MapInfo, a reseller of Claritas demographic data. Fourteen of Houston’s 23 Fortune 500 Companies are located in the downtown area. Major employers within the CBD are illustrated in the following table.

Downtown Houston Major Employers

COMPANY EMPLOYEES WITHIN DOWNTOWN

Company	Number of Employees	Company	Number of Employees
Shell Oil Company	7000	Waste Management, Inc	900
Harris County	6600	Houston Chronicle	880
Chevron Corporation	6590	KPMG International	840
City of Houston	5125	Metro	835
Exxon Mobil Corporation	3190	Hilton Americas-Houston	825
JPMorgan Chase	3100	Fulbright & Jaworski LLP	825
Continental Airlines	2865	Vinson and Elkins L.L.P.	820
KBR	2400	Calpine Corporation	800
US Government	2375	Bank of New York	760
US Post Office	1925	Baker Botts	690
El Paso Corporation	1850	Kinder Morgan	670
Reliant Energy	1810	Amegy	625
CenterPoint Energy	1760	Wells Fargo Bank	580
Deloitte & Touche L.L.P.	1550	Total Petrochemicals	520
St. Joseph Medical Center	1460	Bank of America	515
Lyondell Petrochemical	1415	Enbridge	505
Devon	1275	Andrews Kurth	490
Amerada Hess Corporation	1100	Bracewell & Giuliani	485
EPCO and related companies	1000	Dynegy	470
Ernst & Young	1000	EOG Resources	450
PricewaterhouseCoopers	1000	Plains and related companies	440
University of Houston-Downtown	950	Hyatt Regency Hotel	430
		Four Seasons Hotel	400

Source: Central Houston, Inc., March 2008

Existing Infrastructure

Roadways/Streets/Sidewalks

Since 1996 \$500 million of infrastructure improvements by the City of Houston, METRO, TxDOT and the Downtown District include the reconstruction of 23 streets. The District has led the redesign and partnered in funding of downtown's new streetscapes that has been built as a part of METRO, City or District street projects. These projects are transforming over 75% of all block faces in downtown, one of the most dramatic transformations of its kind in the nation. • Under contract with the City, the District has managed the development and construction of the Cotswold and Southeast Streetscape Projects.

Partnering with METRO, the Main Street Market Square Redevelopment Authority and Central Houston, it facilitated Main Street's redesign. The District has provided for the cleaning and care of downtown's sidewalks and streetscapes thereby reducing litter levels by over 80 percent. • The District now cares for over 1,500 new street trees, flower planters and beds and other landscaping as well as operating a street banner. It designed and supports the operation of a street light system that has significantly increased the quality of lighting on downtown's sidewalks.

Proposed roadway improvements to the Downtown area include:

- Extend Runnels St. as a new thoroughfare in the Union Pacific passenger main line alignment across the north end of Downtown
- Extend North San Jacinto Street across I-10 and the current Hardy rail yards to the Near Northside.
- Directly connect Commerce Street east to Navigation Boulevard and Jensen Drive via a new tunnel under the railroad tracks.
- Extend the Hardy Toll Road to the I-10/U.S. 59 interchange in Downtown and provide convenient secondary access via a reconfigured, at-grade Elysian Boulevard.
- Relocate Interstate Highway 45 west to public property and replace interchange ramps with landscaped access roads

Transportation

Buses and Rail

METRORail, Houston's light rail system created by Houston's Metropolitan Transit Authority of Harris County (Metro) opened on January 1, 2004. The 7.5-mile system traverses the full extent of downtown on Main Street providing access to most downtown office buildings and other locations. METRORail links downtown with Midtown, the Museum District, the Texas Medical Center, and Reliant Park.

Tunnel and Skywalk Systems

Downtown's pedestrian tunnel is a system of tunnels about 20 feet below Houston's downtown streets and more than 6 miles long. Having started out years ago as a tunnel between two downtown movie theaters, today it includes restaurants and service retail and connects 95 city blocks. The Harris County tunnel at the far north side of downtown is not connected to the rest of the system by either tunnels or skywalks. This portion connects Harris County courts, jails, and associated buildings totaling ten blocks. Six blocks of the St. Joseph Medical Center is connected via skywalks at the southeast corner of downtown near the Pierce elevated.

Utility and Public Services

Utility and Public Services within the PMA are provided by the City of Houston.

Residential Trends in the CMA and Zone

The table on the top right illustrates the mix of housing types in the market area compared with the Houston region. This demonstrates that the housing in the market area is mixed with 2.4% in single or two-family units and 97.1% in multi-family apartments and condominiums. Land prices and recent trends suggest that multi-family housing will make up the large preponderance of new housing constructed in the market area.

Overview of Housing in the Housing Market Area

	Housing Market Area	% of Total	City of Houston	% of Total
Total Units	3,476		913,232	
1 Unit Attached	23	0.66%	49,034	5.37%
1 Unit Detached	60	1.73%	415,525	45.50%
2 Units	80	2.30%	18,584	2.03%
3 to 19 Units	111	3.19%	169,510	18.56%
20 to 49 Units	302	8.69%	46,543	5.10%
50 or More Units	2,883	82.94%	204,135	22.35%
Mobile Home or Trailer	17	0.49%	9,443	1.03%
Boat, RV, Van, etc.	0	0.00%	458	0.05%

The table on the right illustrates the mix of new housing being created in the market area from 2000 to 2009. The CMA residential market has not changed significantly over the past 10 years. Approximately 938 renter occupied units have been added to the CMA (95% of the total market).

Housing Unit Tenure and Structure Trends

	Housing Units Trends			
	2000	2009	Change	%
Tenure of Occupied Housing Units	1,210	2,199	989	100.0%
Owner-Occupied	58	109	51	5.2%
Renter-Occupied	1,152	2,090	938	94.8%
Housing Units by Units in Structure	1,704	3,476	1,772	100.0%
1 Unit Attached	14	23	9	0.5%
1 Unit Detached	37	60	23	1.3%
2 Units	43	80	37	2.0%
3 to 19 Units	61	111	50	2.8%
20 to 49 Units	150	302	152	8.5%
50 or More Units	1,425	2,883	1,458	82.2%
Mobile Home or Trailer	7	17	10	0.5%
Boat, RV, Van, etc.	0	0	0	0.0%

Source: PCensus for Map Info, Version 8.05, Tetrad Computer Applications, Inc., 2009

Single-Family Home Trends

As shown in the table on the previous page, a very small percentage of homes in the CMA are free standing single family dwellings. Since 2000 the MLS reports two homes have sold in the CMA. The average sales price was \$171,250 and the median price was \$171,250.

Condominium Demand and Trends

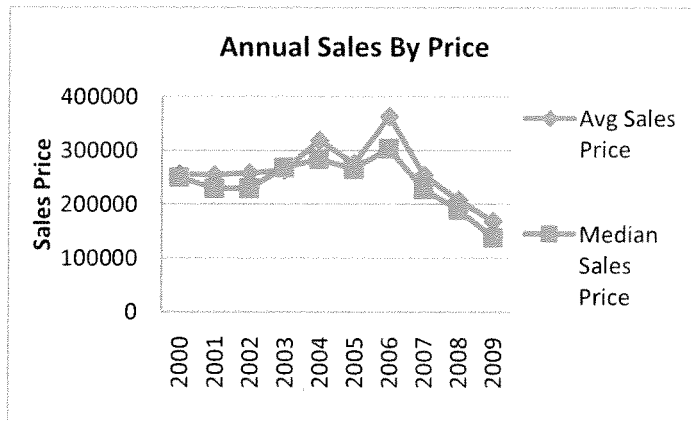
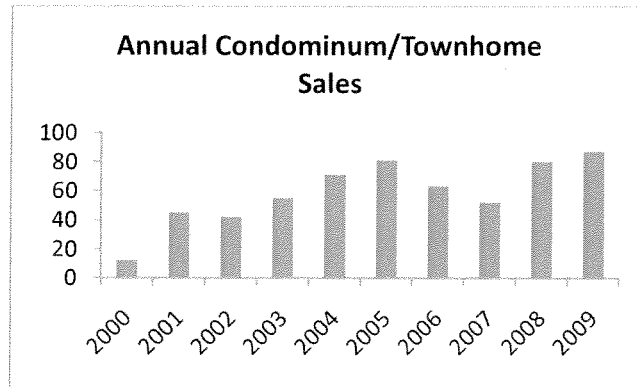
Condominiums and townhomes are any housing units which are listed for sale to the general public that are part of a multi-family structure on commonly owned land, whether it be a garden-style complex, a midrise, or a high-rise.

According to the MLS data, CDS has assembled the following descriptive statistics:

Approximately 588 units have sold since 2000 within the CMA, averaging approximately 58 units per year.

The median sale price of a new condominium was \$262,043; the average sale price was \$239,250.

Condominium Sales Trends



Source: Houston Association of Realtors, MLS.

In the 1990s, however, downtown's population nearly doubled, specifically due to loft renovation projects in the Historic District spurred by the renovation of the Rice Hotel. There are currently 25 market rate residential developments in downtown Houston containing 2,711 housing units that range in size from two units at the Foley Building, 214 Travis Street, to 394 units at Houston House.

Residents started moving into Downtown's first new high-rise luxury apartment residence in over 40 years, One Park Place, in March 2009. Centered on Discovery Green, the 37-story property will contain 346 rental units, 5 levels of parking and over 20,000 square feet of retail space on the pedestrian level. The building is 45% occupied and 52% leased. The developer, Finger Companies is currently negotiating with a gourmet grocer for the retail space.

At least two other downtown residential developments are in the advanced planning stages. Central Houston, Inc. estimates that approximately 12,300 residential units have been or are being built within a 2-mile radius of downtown within the past ten years. This includes the new units that lie within the freeway ring. While most of the new units in the area are market rate, it is estimated that over 1,400 units are affordable or very affordable.

A strong indicator of the resurgence of downtown and near-downtown residential value is the 2002 sale of the 198-unit Sabine Street Lofts for \$157,000 per unit, or about \$31 million. This downtown residential transaction represents the highest per unit transaction in Houston's history. The type of residents attracted to downtown loft and condominium units tend to be young urban professionals working downtown, empty nesters, and reverse commuters. Units tend to be in the mid to upper income level range. Resale prices generally range from approximately \$150,000 for a 700 square foot unit to \$450,000 for a 2,100 square foot unit (excluding penthouses). On a per square foot basis, housing resale prices are within \$185 to \$270 per square foot. Rents vary from \$1.00 to \$2.00 per square foot per month.

The following is a chart of residential units in the CMA including rental, sale and SRO units. There are approximately 3,227 units illustrated with an occupancy rate of 88%. Of these 1,737 are rental units with an overall occupancy rate of 80%. A map of the residential development in the CMA follows the chart.

Central Houston TIRZ 24 Market Analysis

Houston, TX

Residential Market - Immediate Vicinity of the CMA

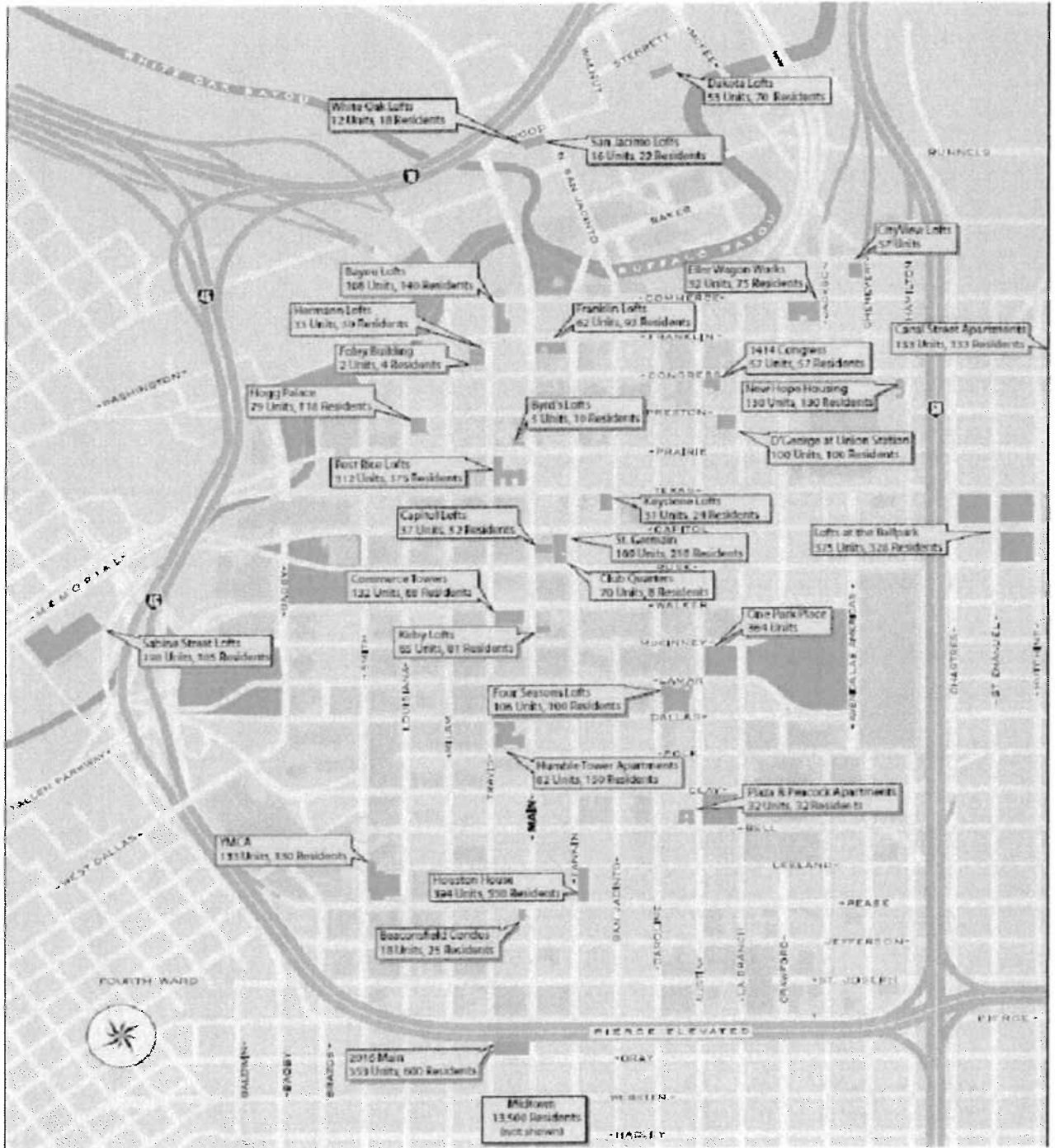
Name	Location	Rent Sale SRO	No. of Units	Occupied units	Occ Rate	Total Mrkt Rate Units	Occ units	Occu-panc y rate	Mrkt Rate Rent units	Occ rental units	Occ of rental units	Mrkt Rate Own units	Occ own units	Occ of owned units	Rate/sf or price/sf
Plaza & Peacock Apts	1414, 1416 Austin	R	32	29	91%	32	29	91%	32	29	91%				\$0.86
Houston House Apts	1617 Fannin	R	394	343	87%	394	343	87%	394	343	87%				\$1.56
Dakota Lofts	711 William	R	53	49	92%	53	49	92%	53	49	92%				\$1.12
Hogg Palace	401 Louisiana	R	79	77	97%	79	77	97%	79	77	97%				\$1.29
White Oak Lofts	1011 Wood	R	12	12	100%	12	12	100%	12	12	100%				N/A
Post Rice Lofts	909 Texas	R	308	292	95%	308	292	95%	308	292	95%				\$1.57
Lofts at the Ballpark	610 St. Emanuel	R	375	349	93%	375	349	93%	375	349	93%				\$1.25
Sabine Street Lofts	150 Sabine	R	198	90	45%	198	90	45%	198	90	45%				\$1.05
Humble Tower Apts	1212 Main	R	82	79	96%	82	79	96%	82	79	96%				\$1.68
Club Quarters	720 Fannin	R	70	11	11%	70	11	16%	70	11	16%				N/A
Eller Wagon Works	101 Crawford / 100 Jackson	R	32	40	125%	32	40	125%	32	40	125%				\$1.00
One Park Place	1400 McKinney	R	346	156	45%	346	156	45%	346	156	45%				N/A
Four Seasons	1300 Lamar	R & S	76	38	50%	50	50	100%	26	26	100%	50	50	100%	\$4.50
Commerce Towers	914 Main	R & S	132	79	60%	132	79	60%	10	10	100%	122	69	57%	\$200-\$350
Kirby Lofts on Main (est)	917 Main	R & S	65	5	8%	65	5	8%	65	5	8%				N/A
2016 Main	2016 Main	S	353	353	85%	353	353	100%				353	353	100%	\$0.73
Foley Building	214 Travis	S	2	2	100%	2	2	100%				2	2	100%	N/A

Central Houston TIRZ 24 Market Analysis

Name	Location	Rent Sale SRO	No. of Units	Occupied units	Occ Rate	Total		Occ-panc y rate	Mrkt Rate Rent units	Occ rental units	Mrkt Rate Own units	Occ own units	Occ of owned units	Rate/sf or price/sf
						Mrkt Rate Units	Mrkt Rate Units							
Hermann Lofts	204 Travis	S	26	26	100%	33	33	100%			33	26	100%	\$232
St. Germain Lofts & Condos	705 Main	S	108	108	100%	108	108	100%			108	108	100%	N/A
Bayou Lofts	915 Franklin	S	108	108	100%	108	108	100%			108	108	100%	\$228
Keystone Lofts	1120 Texas	S	31	31	100%	31	31	100%			31	31	100%	N/A
Capitol Lofts	711 Main	S	37	37	100%	37	37	100%			37	37	100%	\$192
San Jacinto Lofts	915 N. San Jacinto	S	16	16	100%	16	16	100%			16	16	100%	\$135-\$150
Franklin Lofts	201 Main	S	62	62	95%	62	62	100%			62	62	100%	\$235
Byrd's Lofts	919 Prairie	R & S	5	5	100%	5	5	100%	1	1	4	4	100%	\$300
Beaconsfield Condos	1700 Main	S	19	19	89%	19	19	100%			19	19	100%	N/A
YMCA	1600 Louisiana	SRO	132	132	100%									N/A
Canal Street Apartments	2821 Canal	SRO	133	130	100%									\$1.59
New Hope I, II, III (SRO)	320 Hamilton	SRO	130	123	100%									\$1.73
1414 Congress (SRO)	1414 Congress	SRO	57											\$400/mo
D'George	1418 Preston	SRO	100	100	100%									\$381
Total			3,227	2,801	88.3%	2,656	2,435	87%	1,737	1,569	945	885	96.7%	

Source: Central Houston Management District, 2009.

Map of Residential Market –Immediate Vicinity of the CMA



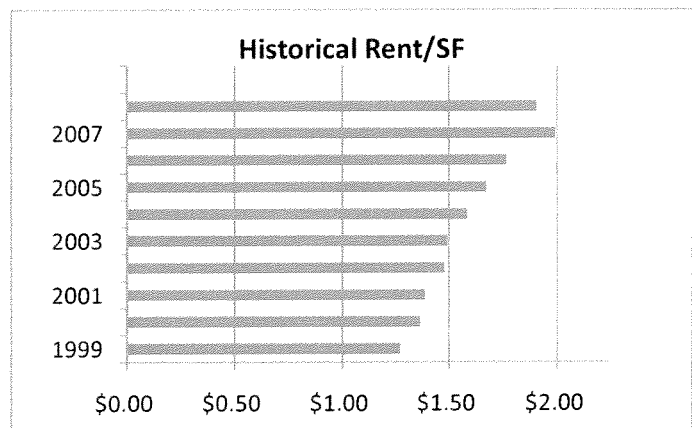
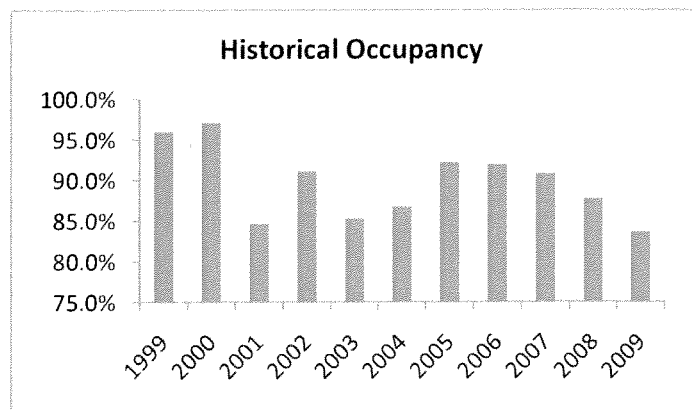
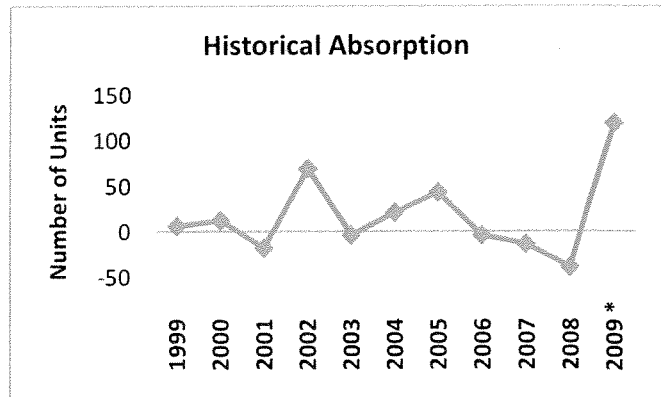
CMA Multifamily Residential Market

According to O'Connor and Associates, within the CMA there are approximately 1,652 market rate rental units. Occupancy is at 83.6% with average rent/sf at \$1.98.

Historically absorption within the CMA has ranged from a negative 39 to 69 units. As of October 2009 absorption was at an all time high with 119 units being absorbed. Occupancy was down in 2008 at 87%. Rents have steadily increased over the past ten years. In 2008 average rents/sf were at \$1.91/sf, slightly below \$1.99 reported in 2007.

Reportedly, there are 239 units proposed within the CMA to be located at 301 St. Joseph Parkway (City Center Phase II) and 126 planned units to be located at 100 Bagby Street (MidTown Square by Post III).

Historical CMA Performance



Residential Units in the Zone

There are approximately 98 single family residences within the Zone ranging in appraised value from \$9,993 to \$806,528. The average appraised value is \$194,343 and the average square footage is 2,101. The majority of these residential units are located in the far north section of the Zone.

According to O'Connor & Associates, HCAD, and Houston Downtown there are approximately 1,262 multifamily residential units within the Zone. The vacancy rate of residential buildings in the Zone is similar to that of the CMA as a whole. Rents in the Zone vary substantially with grade of the building (Class A through E).

As shown, only two buildings have been constructed in the past 10 years totaling 1,087,392 square feet. One Park Place, the first new high-rise luxury apartment residence in over 40 years, opened in March 2009 and is still under construction with completion expected in early 2010. City View Lofts are currently under construction in the Zone. This is a residential renovation of the Nabisco Cookie Factory/Purse Co., a historical landmark on the national register and is affordably priced from the low \$100's to the mid \$400's. There will be 57 units upon completion and they are 60% leased to date.

The Zone Multifamily/Condo Residential Development

Name	Address	Sale Rent SRO	# Units	Occupancy	Avg Rent/SF	Avg SF	Built	Renov.	Type
Dakota Lofts	711 William	Rent	53	92%	\$1.55	1,523	1911	1993	Loft
Four Seasons Place	1111 Caroline	R&S	64	70%	\$4.50	992	1982	2008	Highrise
Houston House	1617 Fannin	Rent	379	79%	\$1.64	640	1966	1999	Highrise
One Park Place	1400 McKinney	Rent	346	45%	\$2.42	1,402	2009	N/A	Highrise
White Oak Lofts	1011 Wood	Rent	12	100%	\$1.00	1,750	1923	1997	Loft
Eller Wagon Works	101 Crawford	Rent	32	100%	\$1.00		1910	2004	Loft
1414 Congress	1414 Congress	SRO	57	0%	Sub		Closed until 2010 for renovations		Single Room
New Hope I, II, III	320 Hamilton	SRO	130	100%	Sub	N/A		1999	Single Room
D'George	1418 Preston	SRO	100	100%	Sub	N/A		2000	Single Room
Plaza & Peacock	1414 Austin	Rent	32	91%					Highrise
City View Lofts	15 Chenevert	S&R	57	60%			U/C	N/A	Loft
Total/Average			1,262	84%	\$2.02	1,261			

HCAD indicates there are five additional properties with less than 40 units per property. The number of additional units is 51 bringing the total to 1,313. In addition the following units are proposed for the Zone:

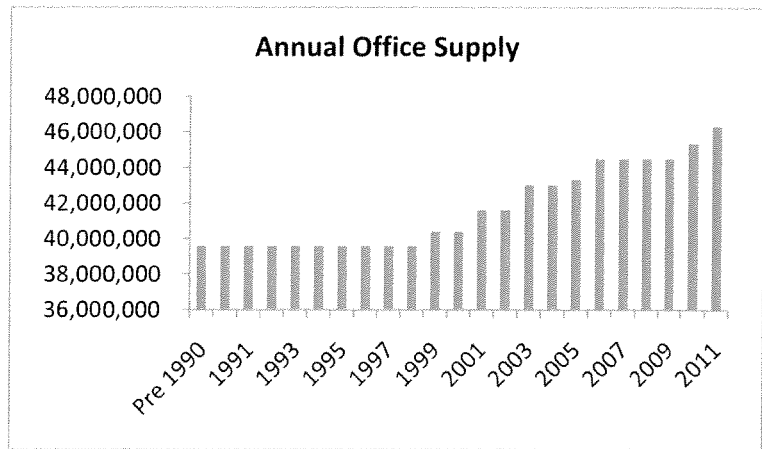
Name	Address	Sale Rent SRO	# Units	Occupancy	Avg Rent/SF	Avg SF	Built	Renov.	Type
MidTown Square by Post	100 Bagby	Rent	126	N/A	N/A	N/A	N/A	N/A	TBD

Office Trends in the CMA and Zone

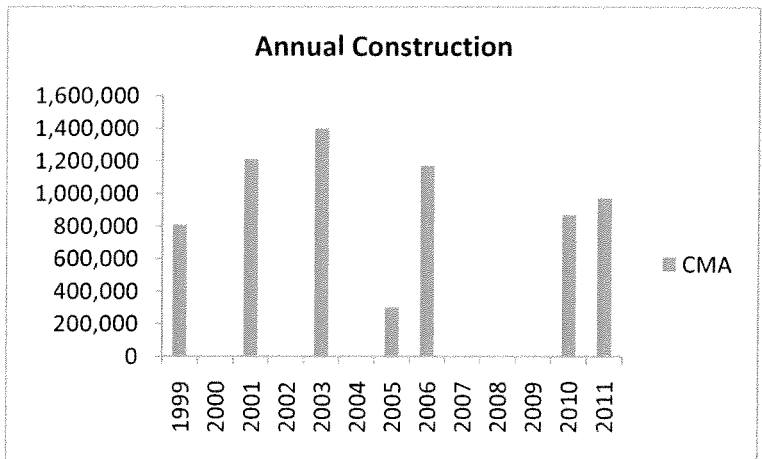
Office Trends in the CMA

Office Buildings in the CMA

The following charts illustrate the office space trends in the CMA. There is approximately 43.3 million gross square feet of office space in the CMA. With proposed construction of two buildings from 2010 to 2011, the office space is predicted to be 46,316,319 square feet.



As the chart on the right of the page illustrates, the construction has been spotty over the past 10 years. Trends over the past 10 years average to almost 500,000 square feet annually.



Source: Central Houston Management District and O'Connor and Associates

Overall, the multi-tenant office buildings in the CMA have performed better than the region as a whole.

The chart on the right shows the vacancy rates in the Zone compared to the Houston region. From 2003 to 2006 vacancy rates in the CMA were significantly higher than the region. However, since 2007 vacancy rates below the region have been the norm for the buildings in the CMA – with the current vacancy rate at 9.2%.

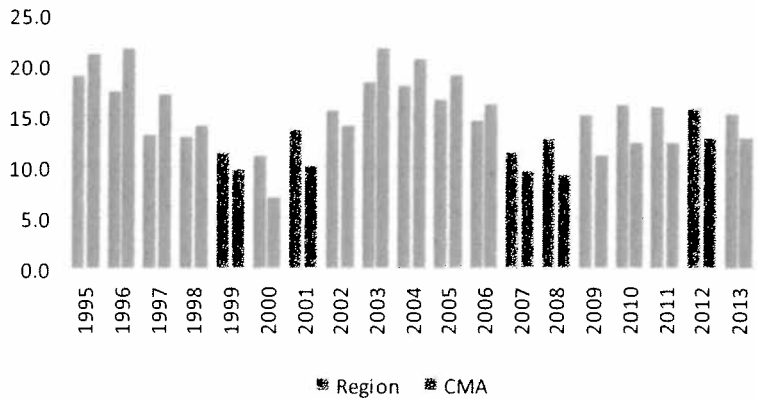
CMA Class A office properties maintained occupancy above 90 percent, the current occupancy marked a decrease from 92.8% recorded twelve months earlier. CBD Class B office occupancy, in contrast, remained low 78.2% (from 78.9%).

Historically, rental rates in the CMA have been higher than the region as a whole.

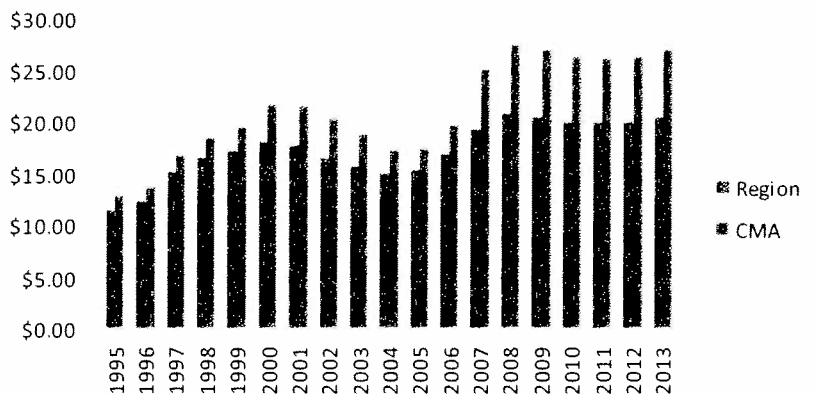
CMA Class A average rental rates fell 2.3% to \$37.45 per sq. ft. (from \$38.35), while suburban Class A rental rates slipped 1.4% to \$27.31 per sq. ft. (from \$27.70). In contrast, CBD Class B average quoted rental rates plummeted 15.6% to \$23.62 per sq. ft.

Office Performance Trends in the CMA

Annual Vacancy



Annual Effective Rents



Source: © Reis Services and O'Connor & Associates

Office Buildings in the CMA

Center	Street No.	Street Name	Year Built	Class	Gross SF	Occu pancy	Avg Rent
1500 Austin	1500	Austin St	1955	E	20,000	100.0	
Exxon Bldg	800	Bell St	1962	A	1,429,000	100.0	
Henry Henke Bldg	801	Congress St	1948	C	57,180	65.2	19
Heritage Plaza	1111	Bagby St	1986	A	1,408,900	89.9	28.55
Citizens Building	402	Main St	1920	C	43,840	100.0	
917 Franklin	917	Franklin St	1870	C	47,704	91.4	20.5
Chancery Galv-Hstn Diocese	1700	San Jacinto St	1961	B	41,212	100.0	
Seafarers Internatl	1221	Pierce	1970	C	23,616	100.0	
1301 Leeland St	1301	Leeland St	1930	D	11,220	51.0	10
1300 Texas St	1300	Texas St	1951	C	26,739	100.0	
Harris County Criminal Justice Ctr	1201	Franklin St	1999	A	800,000	100.0	
JPMorgan Chase Center	601	Travis	1982	B	424,276	100.0	22.57
RRI Energy Plaza	1000	Main St	2001	A	606,786	92.5	30
Chevron	1500	Louisiana	2003	A	700,000	100.0	
Battlestein's Bldg	812	Main St	1930	D	73,060	0.0	12
Houston Technology Ctr	410	Pierce Ave	1960	C	18,206	100.0	
St Joseph Pavilion	1919	La Branch	1940	A	212,000	100.0	
5 Houston Center	1401	McKinney	2001	A	606,786	92.5	30
Formerly Calpine Center	717	Texas St	2003	A	700,000	100.0	35.31
METRO Transit Center	1900	Main St	2005	B	300,000	100.0	
Medical Place One	1315	St Joseph	1985	A	300,000	80.5	23
Vacant Federal Reserve Bldg	1701	San Jacinto	1940	B	96,504	0.0	
Houston Technology Ctr	410	Pierce St	1960	B	25,000	100.0	
Harris County Courthouse	201	Caroline	2006	A	660,000	100.0	
Austin, 1521	1521	Austin St	1930	B	45,728	43.1	
1621 Milam St	1621	Milam	1923	C	59,109	100.0	14
Bayou Place Phase II	315	Capitol St	2006	A	200,000	100.0	28
Pillot Building, The	300	Fannin	1925	B	15,290	90.0	19
Isis Building	1000	Prairie St	1920	E	28,500	21.1	20.75
421 Fannin	421	Fannin	1920	D	20,000	0.0	18
Sterne and Stuart Building	300	Main St	1938	E	20,250	89.9	23
515 Louisiana	515	Louisiana	1900	E	13,700	100.0	
1210 Jefferson	1210	Jefferson	1950	E	12,500	0.0	12
Lawyers Title	617	Caroline St	1920	C	19,178	100.0	

Center	Street No.	Street Name	Year Built	Class	Gross SF	Occu-pancy	Avg Rent
800-806 Commerce	800	Commerce	1934	C	27,500	100.0	
1019 Congress	1019	Congress St	1985	B	49,000	100.0	
Americana Bldg	811	Dallas	1961	C	188,295	60.3	21
The Mafrige Building	411	Fannin	1935	D	22,000	9.1	20
Texas Tower	608	Fannin	1925	C	134,612		
2 Houston Center	909	Fannin	1975	A	1,102,279	94.2	38.80
First City Tower	1001	Fannin St	1980	A	1,365,801	94.3	39.91
Howell Corporation Bldg	1111	Fannin	1971	B	449,750	98.4	18.0
1415 Fannin	1415	Fannin	1968	C	43,615	100.0	
Younan Square	1010	Lamar St	1981	B	264,885	82.5	26.77
One Shell Plaza	910	Louisiana	1968	A	1,600,000	99.9	39.70
1100 Louisiana	1100	Louisiana	1980	A	1,407,375	98.8	43.31
Wedge International	1415	Louisiana	1983	B	536,626	83.4	30.79
Harris County Offices	1001	Preston St	1975	C	251,040	100.0	
Scanlan Building	405	Main St	1908	C	89,712	92.1	20.5
State National Bank Bldg	412	Main St	1923	C	55,844	53.1	12
Great Jones Bldg	708	Main St	1923	B	82,600	45.4	20.25
JP Morgan Chase Bank	712	Main St	1929	B	1,051,791	92.6	14
806 Main	806	Main St	1910	C	209,000	52.4	11
905 Main	905	Main St	1941	D	23,500	61.9	
1001 McKinney	1001	McKinney	1947	B	422,386	77.6	18
One City Centre	1021	Main St	1960	A	915,173	72.1	24.84
Travis Tower	1301	Travis St	1955	B	479,151	37.3	26.5
Southwest Bank of Texas	1801	Main St	1956	B	241,000	100.0	19
Kiam Bldg	320	Main St	1900	C	24,000	100.0	15.5
Wells Fargo Plaza	1000	Louisiana	1983	A	1,721,242	85.1	40.02
1 Houston Center	1221	McKinney	1977	A	1,103,424	95.8	38.25
Fulbright Tower	1301	McKinney	1982	A	1,311,133	92.2	38.25
4 Houston Center	1221	Lamar	1983	A	978,706	84.3	32.25
JP Morgan Chase Tower	600	Travis	1982	A	2,000,000	86.7	39
Pennzoil Place	711	Louisiana	1975	A	1,814,930	98.5	37.32
El Paso Energy Bldg	1001	Louisiana	1962	A	1,130,079	100.0	
Continental Center	1215	Prairie	1940	D	25,000	97.3	13.5
Lyric Centre	440	Louisiana	1983	B	408,200	94.4	21
Republic Bldg	1018	Preston St	1907	C	24,000	100.0	18.25
801 Louisiana	801	Louisiana	1978	B	106,449	46.6	26
Bank of America Center	700	Louisiana	1983	A	1,517,774	90.4	32

Center	Street No.	Street Name	Year Built	Class	Gross SF	Occu pancy	Avg Rent
Continental Center I	1600	Smith St	1983	A	1,227,182	95.2	26
Four Allen Center	1400	Smith St	1984	A	1,266,714	100.0	22.38
Mickey Leland Federal	1919	Smith	1982	B	372,979	100.0	19.59
1114 Texas	1114	Texas St	1948	D	105,000	100.0	12
1301 Texas	1301	Texas St	1921	C	39,000	100.0	
Great Southwest Bldg	1314	Texas	1926	C	188,240	88.7	15
Old Cotton Exchange Bldg	202	Travis	1885	B	17,436	100.0	17
Houston Police Dept	1200	Travis	1967	B	575,000	100.0	
611 Walker	611	Walker	1968	A	663,352	100.0	
Two Shell Plaza	777	Walker	1971	A	624,000	97.0	37.04
San Jacinto Bldg	911	Walker	2006	D	312,000	100.0	8
1301 Fannin Street	1301	Fannin St	1984	A	797,460	80.7	21.67
917 Main St	917	Main St	1926	C	122,000	85.0	23.5
919 Milam/910 Travis	919	Milam St	1956	A	723,130	75.0	34.76
Calcara LP	1914	Caroline	1999		9,890		
1803 Pease	1803	Pease	1967		6,000		
Binz Building	1001	Texas	1982	A	126,975	80.8	25.03
Wells Fargo	801	Travis	1981	BC	224,735	49.7	27.70
700 Rusk	700	Rusk	1979	BC	98,229	18.0	16.13
1111 Louisiana	1111	Louisiana	1973	A	539,762	100.0	20.00
Total Plaza	1201	Louisiana	1971	A	835,766	94.4	30.61
Two Allen Center	1200	Smith	1978	A	995.623	98.0	39.56
One Allen Center	500	Dallas	1972	A	993,238	95.8	39.86
Three Allen Center	333	Clay	1980	A	1,191,254	93.6	39.55
Total/Average					43,304,494	82.9	26.6

There are two additional office buildings under construction in the CMA. MainPlace is estimated to be completed in early 2011 and Discovery Tower in spring 2010. The following information was reported by Houston Downtown Association:

Office Buildings Under Construction in the CMA

Center	Street No.	Street Name	Est Completion	Class	Gross SF	Occupancy
Discovery Tower	1501	McKinney	2010	A	972,000	Hess Corp. 100%
MainPlace	811	Main	2011	A	867,825	

Office Buildings in the Zone

The table on the bottom of the page provides statistics on office buildings in the Zone. The source of this information is HCAD. There are 43 buildings with a total of 9,353,167 square feet in the Zone. A large portion of the buildings are owner occupied. Rents in the Zone vary substantially with grade of the building (Class A through E).

Office construction in the Zone has also varied dramatically over time. According to O’Connor, only four buildings have been constructed in the past 20 years totaling 625,596 square feet.

Office Buildings in the Zone

Center	Street No.	Street Name	Year Built	Class	Gross SF	Occupancy
1500 Austin	1500	Austin St	1955	E	20,780	100
Chancery Galv-Hstn	1700	San Jacinto	1961	B	41,212	100
1301 Leeland St	1301	Leeland St	1930	D	11,220	51
1300 Texas St	1300	Texas St	1951	C	25,527	100
114 LaBranch	114	LaBranch	1985	E	4,896	
5 Houston Center	1401	McKinney	2001	A	606,786	92.5
415 Caroline	415	Caroline	1928	E	14,400	
Federal Reserve	1701	San Jacinto	1940	B	96,504	vacant
515 Caroline	515	Caroline	1930	E	5,000	
1310 Prairie	1310	Prairie	1924	E	210,580	
1300 McKinney	1300	McKinney	1983	A	978,706	
First City Tower	1001	Fannin St	1980	A	1,365,801	94.3
Howell Corp Bldg	1111	Fannin	1971	B	561,150	90.4
1415 Fannin	1415	Fannin	1968	C	46,875	100
1 Houston Center	1221	McKinney	1977	A	1,103,424	100
Fulbright Tower	1301	McKinney	1982	A	1,311,133	92
1515 Rusk	1515	Rusk	1945	E	5,000	
1601 Congress	1601	Congress	1898	E	5,000	
1301 Texas	1301	Texas St	1921	C	22,280	100
Great SW Bldg	1314	Texas	1926	C	188,240	88.7
1301 Fannin Street	1301	Fannin St	1984	A	766,950	80.7
901 Fannin	901	Fannin St	1975	A	1,102,279	
Lawyers Title	617	Caroline St	1920	C	18,168	100
1317 Austin	1317	Austin St	1950	E	4,462	
1407 Fannin	1407	Fannin St	1930	C	40,419	
1803 Pease	1803	Pease	1967	E	6,000	
1611 Caroline	1611	Caroline St	1952	E	656	
1100 Leeland	1100	Leeland St	1961	E	8,000	
1407 Jefferson	1407	Jefferson	1964	C	545,168	
St Joseph	1315	Calhoun	1984	A	208,287	
St Joseph	1217	St Joseph	1945	E	3,764	
1914 Hamilton	1914	Hamilton	1985	E	13,860	

Center	Street	Street Name	Year	Class	Gross SF	Occupancy
1221 Pierce	1221	Pierce	1970	E	23,616	
1914 Caroline	1914	Caroline St	1999	E	9,890	
Pappas	1901	San Jacinto	1971	E	9,000	
1002 Washington	1002	Washington		D	0	vacant
1112 Wood	1112	Wood	2005	E	4,320	
1010 San Jacinto	1010	San Jacinto	1921	E	6,710	
1016 Houston	1016	Houston	1900	E	7,650	
1505 Jensen	1505	Jensen	1937	E	6,434	
1301 Nance	1301	Nance	1964	E	1,680	
1204 Nance	1204	Nance	1910	E	2,728	
1200 Rothwell	1200	Rothwell	2004	E	4,600	
Crescent RealTy	1200	McKinney			0	
1820 Franklin	1820	Franklin	1935	E	15,983	
TOTAL					9,435,138	

Office Buildings Under Construction in the ZONE

Center	Street No.	Street Name	Est Completion	Class	Gross SF	Occupancy
Discovery Tower	1501	McKinney	2010	A	972,000	Hess Corp. 100%

Retail Trends in the CMA and Zone

The table below illustrates the complete list of customers of retail and services in Houston's downtown.

Drivers of Downtown Demand

Sources of Downtown Demand	Measure	2006	2011
Downtown Residents	households	3,091	4,136
Midtown Residents	households	5,533	6,260
Other Inner Loop Residents	households	174,496	180,679
Downtown Workers	workers	145,318	160,443
Theater Patrons	annual visits	2,000,000	2,000,000
Movie Attendees	annual visits	219,000	219,000
Sporting Venue Attendees	annual visits	5,500,000	5,500,000
Overnight Convention Attendees	room nights	269,551	315,900
Other Hotel Guests	room nights	1,084,605	1,173,563
Day Use Convention Visitors	annual visits	607,340	730,000
Downtown Students	students	16,346	17,853
Special Events Visitors	annual visits	2,000,000	2,000,000
Other Visitors	annual visits	11,000,000	11,000,000

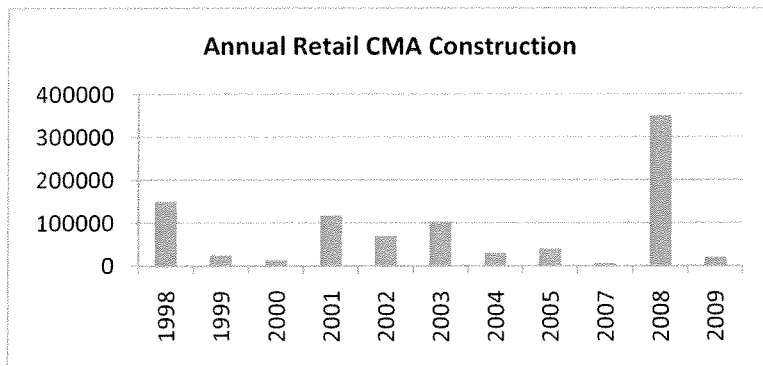
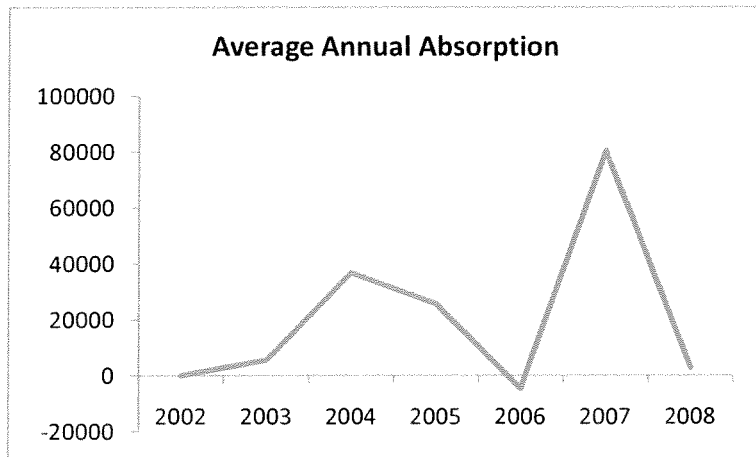
Using a rough conversion of daily demand, the downtown demand drivers equate to approximately 430,000 persons per week day by 2011.

O'Connor and Associates includes reports that the retail space in this submarket is 2.1 million gross square feet. This statistic underestimates the total amount of retail space because the data source, O'Connor & Associates includes only centers with greater than 10,000 square feet. Small center would not be included.

Annual absorption in the CMA has risen significantly over the past few years with the exception of 2006 with a negative absorption of 4,637 square feet.

CMA rents throughout the past 10 years construction has varied annually. The average annual retail construction is approximately 92,000 square feet. The most recent construction in the CMA is the Houston Pavilions located at 1201 Fannin. This development encompasses three city blocks.

Retail Performance Trends in the CMA

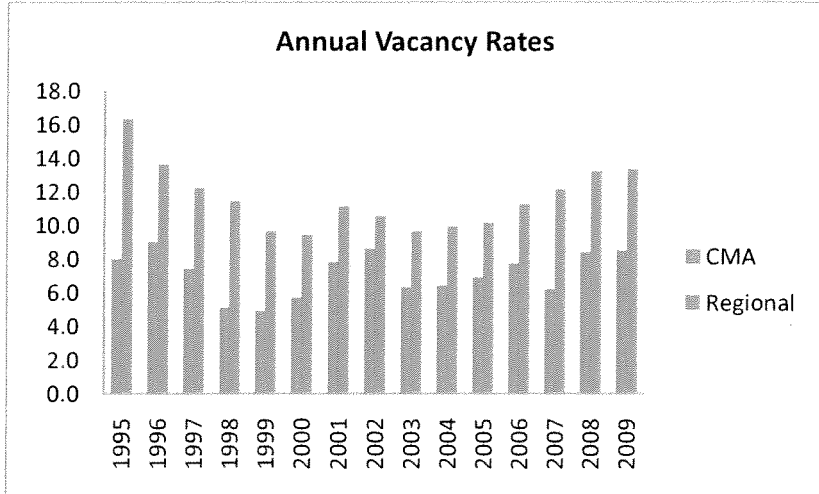


Source: Central Houston Management District and O'Connor and Associates

Overall, the multi-tenant office buildings in the CMA have performed better than the region as a whole.

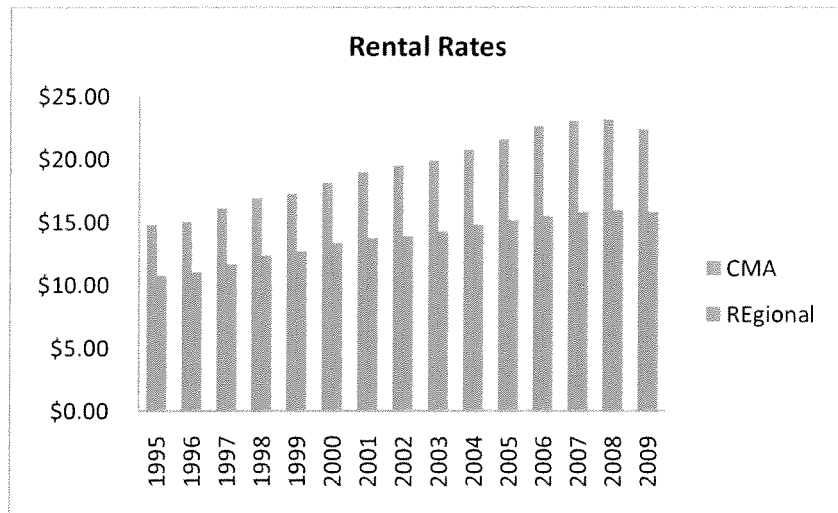
The chart on the right shows the vacancy rates in the Zone compared to the Houston region. Vacancy rates in the CMA have consistently been lower than that of the region. The current rates of 8.5% in the CMA and 13.3% in the region are similar to variances of the past 15 years.

Retail Performance Trends in the CMA



Historically, rental rates in the CMA have been higher than the region as a whole.

CMA Class A average rental rates are at \$22.36 in contrast, regional rental rates are at \$15.76 per sq. ft.



Source: © Reis Services

CMA Retail Development Trends

Per the Central Houston Management District and HCAD there are approximately 300 restaurants and clubs, and 2.8 million square feet of retail shops in Downtown Houston.

Since 2001 an additional 667,000 square feet of retail space has been added to downtown Houston, including 350,000 square feet in the Houston Pavilions retail entertainment complex that opened October 2008.

Retail Development Trends

Retail Occupancy 2008		
	SF	Occupancy
Street Level	2,800,000	67%
Tunnel Level	378,500	87%
TOTAL	3,178,500	

CDS Market Research and Downtown Houston, December 2008

Retail Development 2001-2009

Retail Name/Location	SF	Year Open
1001 McKinney	12,044	2001
1100 Louisiana Garage	36,000	2001
Bayou Lofts and Garage 913 Franklin	25,000	2001
McKinney Place Garage 930 Main Street	44,579	2001
Humble Building 1212 Main Street	6,000	2003
717 Texas Office Tower	6,000	2003
Franklin Lofts 201 Main Street	15,000	2003
Landry's Aquarium 410 Bagby	26,000	2003
Reliant Energy Plaza 1000 Main Street	50,000	2003
Hotel Icon 220 Main Street	12,000	2004
5 Houston Center 1400 McKinney	17,800	2004
Byrd's Lofts 420 Main Street	11,809	2005
Stowers Building 820 Fannin	20,000	2005
Kirby Lofts Main Street	8,500	2005
Walker @ Main Garage Walker @ Main	6,222	2007
Houston Pavillions 1201 Fannin	350,000	2008
One Park Place 1400 McKinney	20,000	2009
Total	666,954	

Source: Central Houston, Inc., March 2008

Retail Development in the Zone

According to HCAD, there is a total of 410,795 square feet of retail space within the Zone. The majority of the space was constructed before 1990. Approximately 25,729 square feet has been constructed in the Zone since 2001. Most of the centers in the zone did not report rental rates but it is likely that, on the whole, the rates are similar to the CMA as a whole.

Address	SF	Yr Built	Retail Use
216 LA BRANCH	8,064	1930	Retail Single-Occupancy
1421 PRESTON	7,000	1948	Bar/Lounge
1217 PRAIRIE	19,656	1940	Commercial Bldg. - Mixed Res.
417 SAN JACINTO	13,140	1904	Retail Multi-Occupancy
415 SAN JACINTO	609	1930	Restaurant
615 CAROLINE	14,800	1930	Retail Single-Occupancy
1510 TEXAS	18,818	2003	Restaurant
101 CRAWFORD	91,750	1925	Commercial Bldg. - Mixed Res.
209 JACKSON	7,044	1970	Night Club/Dinner Theater
1704 FRANKLIN	2,800	1950	Bar/Lounge
618 CHENEVERT	660	1982	Commercial Bldg. - Mixed Res.
1710 TEXAS	2,205	1943	Retail Single-Occupancy
1800 TEXAS	21,867	1949	Retail Multi-Occupancy
22 CHENEVERT	4,740	1950	Bar/Lounge
1515 DALLAS	0		Retail Single-Occupancy
1515 DALLAS	0		Retail Single-Occupancy
1311 POLK	1,250	1935	Retail Single-Occupancy
1211 CAROLINE	18,424	1935	Retail Single-Occupancy
1304 DALLAS	10,400	1900	Retail Multi-Occupancy
1409 CAROLINE	19,401	1930	Retail Multi-Occupancy
1521 AUSTIN	45,728	1930	Retail Single-Occupancy
0 LEELAND	12,936	1947	Retail Single-Occupancy
1604 LEELAND	5,170	1948	Restaurant
1514 LEELAND	0		Service Station (Full)
1515 PEASE	13,300	1955	Bar/Lounge
1502 LEELAND	0		Service Station (Full)
1620 AUSTIN	10,000	1950	Retail Single-Occupancy
1119 PEASE	3,016	1970	Fast Food
1602 SAN JACINTO	2,500	1940	Retail Single-Occupancy
1818 HAMILTON	6,911	2001	Convenience Food Market
1217 PIERCE	4,694	1973	Restaurant

Address	SF	Yr Built	Retail Use
101 FRANKLIN	13,216	1965	Retail Multi-Occupancy
1001 SAN JACINTO	1,728	1963	Service Station (Full)
1002 SAN JACINTO	2,860	1916	Retail Multi-Occupancy
1314 HOUSTON	10,303	1943	Retail Single-Occupancy
1400 WASHINGTON	2,266	1900	Retail Single-Occupancy
1420 WASHINGTON	1,170	1950	Retail Single-Occupancy
1230 HOUSTON	2,646	1938	Retail Single-Occupancy
1115 JENSEN	384	1952	Retail Single-Occupancy
901 MCKEE	1,455	1933	Commercial Bldg. - Mixed Res.
850 MCKEE	3,900	1966	Ice House
1403 NANCE	3,609	1980	Commercial Bldg. - Mixed Res.
1320 ROTHWELL	375	1994	Retail Single-Occupancy
TOTAL	410,795		

Industrial Trends in the CMA and Zone

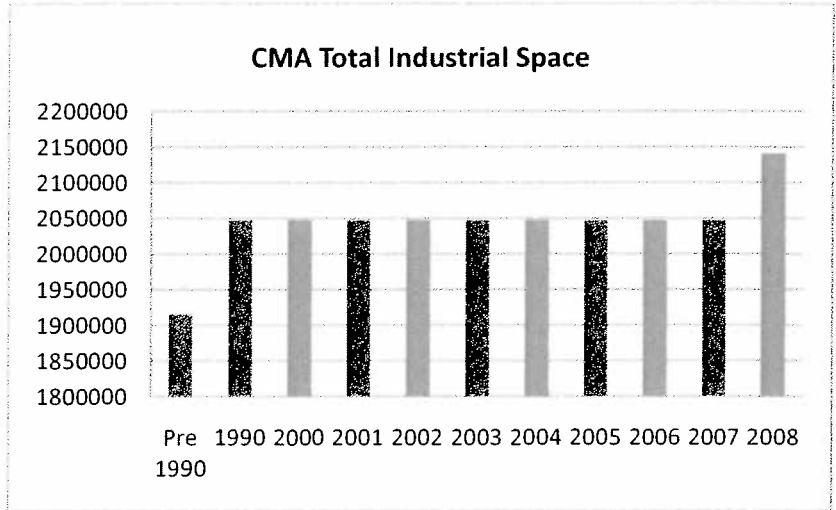
The CMA has a low concentration of “industrial uses” In the CMA, there is currently 2.14 million square feet of industrial space in 54 buildings. By type of use, it breaks down as follows:

Type	Square Feet	Buildings
Office/Warehouse	388,207	9
Warehouse	1,477,499	42
Service Center	187,000	1
Manufacturing	88,500	2
Grand Total	2,141,206	54

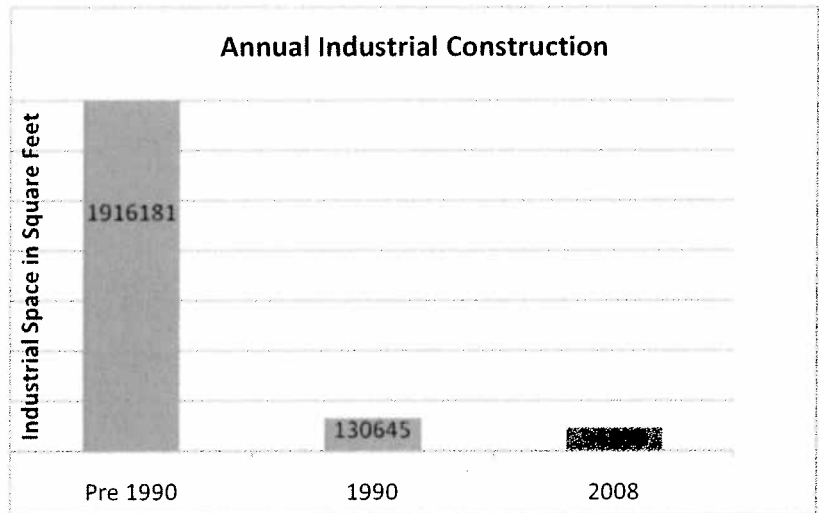
Most of the space (1.91 million square feet, 89%) in the CMA was built prior to 1990. Since that time, only three facilities have been constructed.

The chart on the right illustrates the industrial building in the CMA since 1990. The average annual new construction in the CMA is 22,500 square feet of space.

Industrial Trends in the CMA



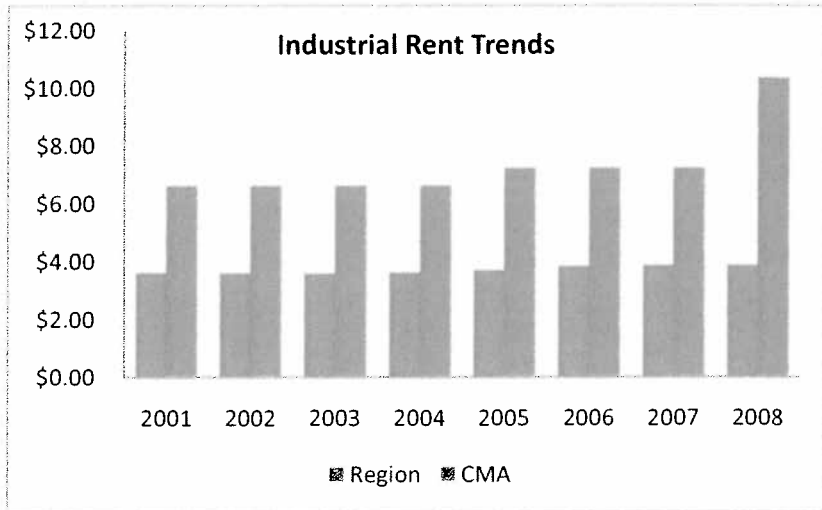
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Source: © Reis Services and O'Connor & Associates

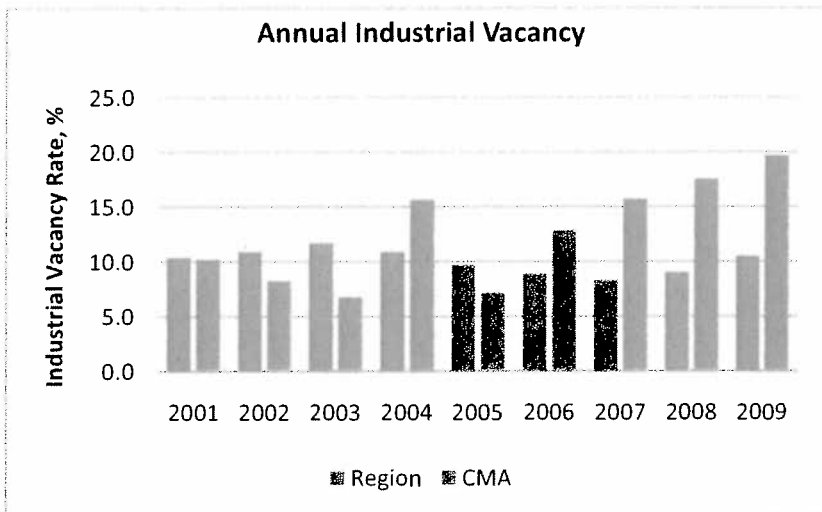
The chart on the right shows the annual rents of industrial space in the CMA as compared to the region. Overall the average annual rental rates of space since 2001 has been significantly higher than the region.

Industrial Performance Trends in the CMA



The vacancy chart shows that the buildings in the CMA have been performing slightly worse than industrial in the region as a whole. The current vacancy rate of 10.2% in the Region is approximately one half of the CMA's 19.6%.

Annual Industrial Vacancy



Vacancy does vary by type of facility. The table below shows 3rd Quarter 2009 occupancy rates by type.

Type	Occupancy
Warehouse	85.7%
Office Warehouse	95.9%
Manufacturing	100.0%
Overall	80.3%

It appears that the current weakness is primarily in warehouse facilities.

Source: © Reis Services and O'Connor & Associates

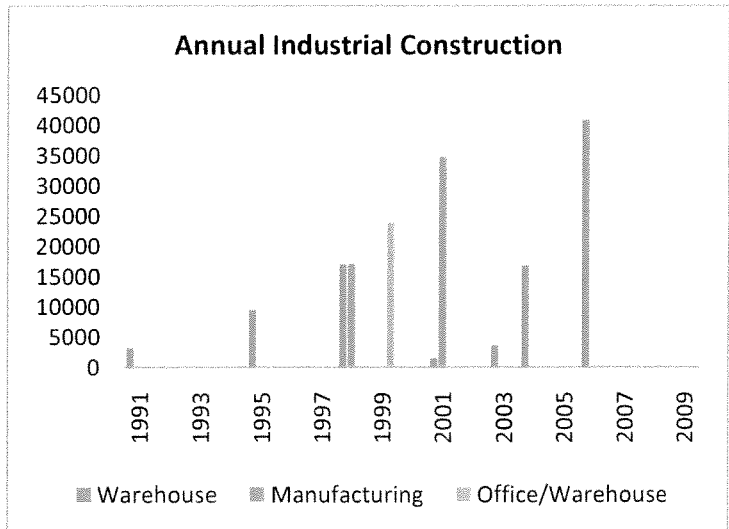
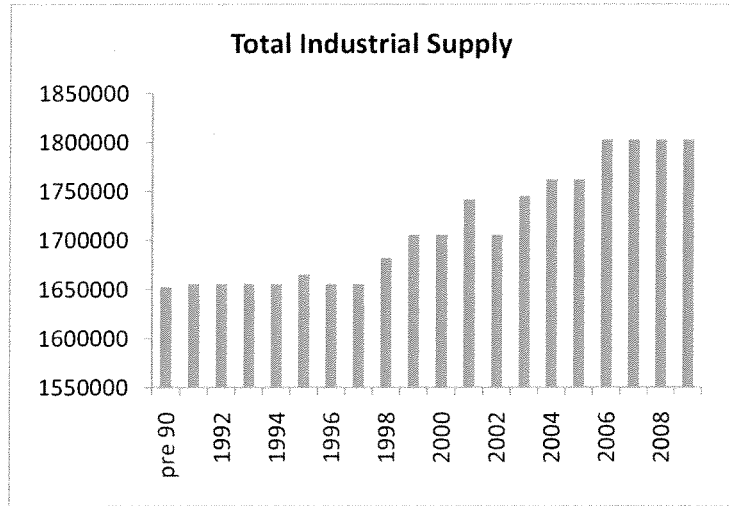
Industrial Facilities in the Zone

Within the Zone there are 69 Industrial facilities identified by the HCAD database. Those facilities total 1,802,744 million square feet (sf). Within that total are:

- 6 manufacturing facilities with 95,915 sf;
- 4 office/warehouse facilities with 77,854 sf;
- 59 warehouse facilities with 1,628,975 sf.

Most of the industrial was built prior to 1990 (1.65 million square feet, 92%). The chart on the right shows construction since 1990.

Industrial Construction in the Zone



Manufacturing Facilities

BLDG NAME	Address		Gross Sq. Ft.	YEAR BUILT
AMERICAN ENGINE & GRINDING	100	JACKSON	7,505	1979
WIESE AARON ETAL	913	MCKEE	4,500	1964
KURTZ PROPERTIES LTD	2001	OPELOUSAS	34,592	2001
KURTZ PROPERTIES LTD	2019	BROOKS	14,766	1950
KURTZ PROPERTIES LTD	2019	BROOKS	17,600	1950
KURTZ PROPERTIES LTD	2019	BROOKS	16,952	1998
		Total/Average	95,915	

Office/Warehouse

BLDG NAME	Address		Gross Sq. Ft.	YEAR BUILT
HOU PRO MUSICIANS ASSN	609	CHENEVERT	6,250	1949
HIBBERD LUCY REED ETAL	1701	COMMERCE	21,135	1930
HYPERION COMMUNICATION	2300	LYONS	23,805	1999
WILSON INDUSTRIES INC	1616	EAST	26,664	1976
		Total	77,854	

Warehouse Facilities

BLDG NAME	Address		Gross Sq. Ft.	YEAR BUILT
FKM PARTNERSHIP LTD 3-06	1420	COMMERCE	12,329	1940
TEXAS COMMUNITY DETENTION	1511	PRESTON	73,774	1929
HARRIS COUNTY ROW DEPT	1319	TEXAS	50,000	1923
OHRSTROM SALLY B	101	CRAWFORD	117,300	1950
LOOMIS FARGO & CO	103	JACKSON	18,600	1977
HENDLMYER JOHN A	607	CHENEVERT	4,468	1949
1901 PRESTON PARTNERS LLC	1901	PRESTON	7,705	1946
FRIEDMAN MAX	1811	SAN JACINTO	11,438	1945
FRIEDMAN MAX	1801	SAN JACINTO	25,500	1940
FRIEDMAN MAX	1210	JEFFERSON	12,200	1940
SISTERS OF CHARITY OF THE	1918	CHENEVERT	42,900	1965
PLUS4 CREDIT UNION	1003	WASHINGTON	5,202	1940
GOLDSTEIN LEON & PAULA	1100	ELDER	36,005	1940
MORIN ALBERT LEROY & DIANE	927	DART	6,065	1948
HYDRAULIC EQUIP SER INC	1011	SAN JACINTO	16,050	1928
HYDRAULIC EQPT SER INC	1020	WOOD	18,501	1979
HOUSTON STUDIOS INC	707	WALNUT	85,445	1900
EATON TRUST	1200	HOLLY	6,400	1930

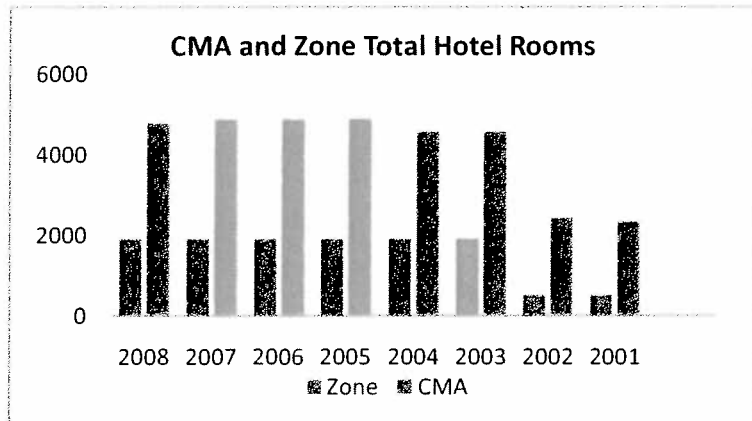
BLDG NAME	Address		Gross Sq. Ft.	YEAR BUILT
EATON TRUST	1201	HOLLY	27,024	1930
CITY OF HOUSTON	1300	MORIN	53,655	1940
TRINITY LUTHERAN CHURCH	1118	HICKORY	3,000	1965
TRINITY LUTHERAN CHURCH	1310	MORIN	1,416	1950
H BEN TAUB	1110	WASHINGTON	22,344	1966
ESTATE LAND CO	1224	HOUSTON	3,120	1991
PETERSON LONNY R & DONNY L	2117	OPELOUSAS	17,800	1977
SOUTHWELL PROPERTIES LLC	2303	NANCE	10,100	1981
DUNNAM TOM N	1020	WEST	16,740	2004
NFB RENTALS LTD	813	MCKEE	93,700	1939
WW FORD INC	2718	LYONS	6,000	1990
HARRIS COUNTY	2202	NANCE	127,568	1952
ESTATE LAND CO	2000	NANCE	65,740	1907
EPSTEIN J M & R B SISSON	1802	NANCE	68,487	1950
MADDEN JOHN	911	HARDY	16,600	1978
CORONADO LUPE LOUIS	1716	NANCE	1,440	2001
FAST EQUIPMENT RENTALS	805	HARDY	12,300	1968
GRENADER P G	0		20,226	1934
WIESE AARON	1702	ROTHWELL	25,288	1935
AQUINAS CORP	2000	ROTHWELL	25,596	1958
MILAM ST AUTO	2104	LYONS	9,264	1982
RC PROPERTIES LLC	2103	LYONS	126,412	1938
ARNOLD DAVID W	2001	LYONS	58,270	1958
ORTEGA BRUNO	2219	BROOKS	9,800	1981
ROBINSON IRON AND METAL	2735	BROOKS	5,710	1939
DEHOYOS RENE	1314	SEMMES	9,420	1995
KURKEL MANUFACTURING INC	2102	BROOKS	40,800	2006
LANGLEY PAUL D	1401	STERRETT	20,576	1934
HOFFERT LOUIS & SUSAN	1400	ROTHWELL	14,000	1952
WILDEN WAYNE	1318	NANCE	14,989	1940
PERLMUTTER ADELE	1214	STERRETT	19,726	1925
W G INTERESTS LTD	1140	ROTHWELL	6,651	1953
W G INTERESTS LTD	1136	ROTHWELL	4,446	1964
W G INTERESTS LTD	1102	SAN JACINTO	3,112	1924
ANITEL INVESTMENTS LLC	2305	LYONS	22,275	1967
THOMASON FAMILY CORP	2300	NANCE	20,732	1984
LOTT JESSE JR	2509	LYONS	3,545	2003
SILCO INC	0	CHENEVERT	22,876	1977
BETHEA W TRUSTEE	1500	SAN JACINTO	15,150	1963
AMERCO REAL ESTATE CO TEX	1622	CAROLINE	18,720	1960
MONTALBANO J T	1302	HOUSTON	14,475	1960
Total			1,628,975	

Hotel Trends in the CMA and Zone and Zone

Hotels and motels in the CMA have been on a steady increase since 2001. The Zone had an increase in 2004 and has remained constant for the past four years.

A large portion of the incline has been in the renovation of the former World Trade Center which is now the Inn at the Ballpark in 2004, increasing the number rooms from by 208. The Hotel Icon, a renovation of a bank built in 1911 also increased the rooms by 135.

Hotel Trends in the CMA and Zone



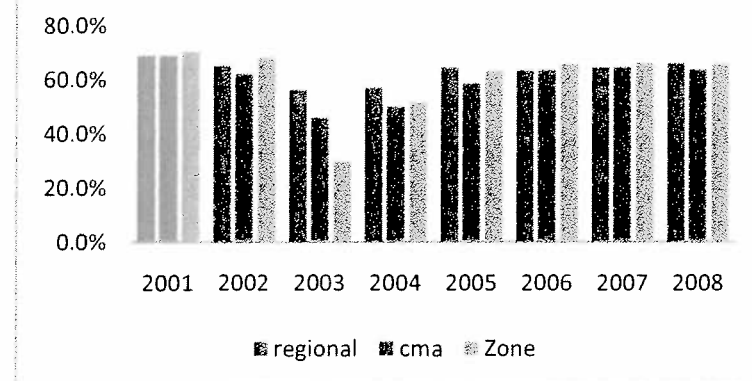
Source: Source Strategies, Inc.

Hotel Performance Statistics in the CMA and the Zone

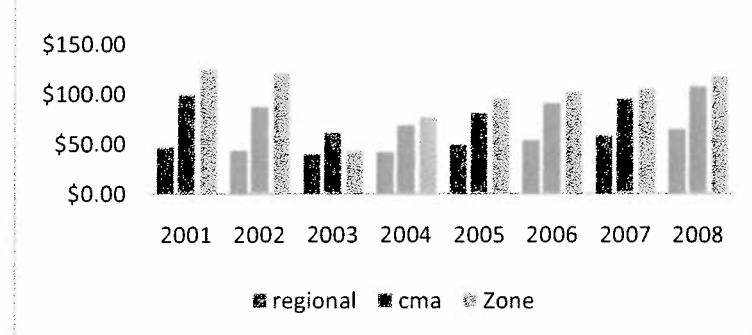
Occupancy in the Zone has exceeded the CMA and the region in recent years. With the exception of 2003, occupancy in the Zone has consistently been higher than the CMA. During 2003 the CMA increased hotel rooms by 2,265 of which 1,401 rooms were in the Zone.

Revenue per Available Room in the Zone has exceeded both the CMA and the region due to the location of several larger hotels. Room rents (REVPAR) are currently at \$64.40 in the region, \$106.74 in the CMA and \$117.76 in the Zone.

Annual Hotel Occupancy



Annual Hotel Revenue Per Available Room, REVPAR



Hotels in the Zone

The table, below, presents information on the hotels and motels in the Zone as presented by Source Strategies, the State of Texas leading source for hotel data. The current count of 1,917 rooms

List of Hotels Currently in the Zone

Hotel	Rooms	Revenue		ADR Estimated		Occupancy		REVPAR	
		2008	%Chg	2008	%Chg	2008	Chg	2008	\$ Chg
Hilton Americas	1,200	47,292,733	12.30%	166.10	11.8%	65.00%	0.3	\$107.97	\$11.85
Inn at the BallPark	201	7,353,848	20.30%	147.59	13.3%	64.00%	3.9	\$100.24	\$16.89
Four Seasons	404	24,315,266	7.40%	147.59	8.5%	68.40%	-0.7	\$164.89	\$11.40
Holiday Inn Express	112	3,436,170	12.50%	241.21	19.0%	68.90%	-4	\$84.06	\$9.31
Totals	1,917	82,398,017	13.13%	175.62	13.15%	66.58%	-0.13	\$114.29	\$12.36

Source: Source Strategies, Inc.

It should be noted that the American Liberty Hospitality's 262-room, 19-story Embassy Suites Hotel broke ground in May 2009 and construction is well under way. The property is adjacent to the George R. Brown Convention Center, the Hilton Americas Houston and Discovery Green. It is the first privately developed, full-service hotel built from the ground up in downtown for the past 25 years. The new hotel will open in March 2011. **Upon completion the total rooms in the Zone will be 2,179.**

Land Use Summary Proposed TIRZ 24

The Land Use Summary below should be considered the most accurate depiction of development in the Zone.

Land Use Summary for the Zone

Land Use	Housing	Parcels		Buildings		Land Area	
	Units	#	%	SF	%	Acres	%
Hotel/Motel	1,318	10	0.8%	1,178,889	5.7%	8	0.9%
Industrial		85	6.6%	1,804,292	8.7%	53	6.1%
Retail		46	3.6%	410,795	2.0%	12	1.4%
Office		46	3.6%	10,396,693	49.9%	26	2.9%
Subtotal Commercial	1,318	187	14.6%	13,790,669	66.2%	99	11.4%
Single Family	98	98	7.7%	205,880	1.0%	10	1.2%
Multifamily, Condominium	61	61	4.8%	90,599	0.4%	0	0.0%
Multifamily, Rental	970	15	1.2%	1,937,333	9.3%	7	0.8%
Subtotal Residential	1,129	174	13.6%	2,233,812	10.7%	18	2.0%
Institution		134	10.5%	1,692,755	8.1%	67	7.7%
Park		43	3.4%	34,650	0.2%	16	1.8%
Parking Garage		37	2.9%	2,808,810	13.5%	13	1.5%
Religious		37	2.9%	139,969	0.7%	14	1.6%
Vacant, Developable		341	26.7%	0	0.0%	92	10.5%
Vacant, Parking		146	11.4%	0	0.0%	50	5.7%
Vacant, Undevelopable		180	14.1%	127,990	0.6%	93	10.6%
Subtotal Other	0	918	71.8%	4,804,174	23.1%	345	39.4%
Grand Total	2,447	1,279	100.0%	20,828,655	100.0%	462	52.8%
Additional land area - street, highway, railroad ROW, Utilities						413	47.2%
Total Land Area						875	100.0%

Future Development Potential in the TIRZ

Residential - Single-and Multi-Family Markets

Housing Demand Projections

Future housing demand in the housing market area is based on the expected increase in households in the region. The table on following page presents the “trends” housing forecast for the Housing Market Area and the Zone. The results of the analysis is summarized by the table on the right for 5-year periods.

The overall forecast is predicated on the long term forecast of prosperity for the Houston region. While short-term forecast for housing construction is decidedly lower than recent trends, the longer term forecast is consistent with growth forecasts from the Houston-Galveston Area Council. Over the

twenty-year period from 2010 to 2030, this forecast has a total of 740,000 new housing units constructed. At an average household size of 2.8, that is adequate housing for 2.1 million new residents.

The summary table above illustrates that this trend forecast for housing in the Zone is reasonable yet somewhat optimistic. After the recent building of new units and the units currently under construction for 2010-2011, we have predicted a slow down in new units in the next ten year period. This forecast increases the number of new units in the Zone to 1,439 by the year 2014.

New Dwelling Unit Demand Forecast

Housing Market Area 2009-2030

	Housing Market Area			Zone Housing Units Added		
	M.F.	S.F.	Total	M.F.	S.F.	Total
2005 to 2009	1,205	0	1,205	121	0	121
2010 to 2014	365	0	365	126	0	126
2015 to 2019	150	0	150	17	0	17
2020 to 2024	310	0	310	53	0	53
2024 to 2029	480	0	480	74	0	74

Source: CDS Market Research

Housing Trends Forecast

Year	Housing Units Added						% of Region Housing Market Area		Percent of HMA		Pop. Zone Total
	Houston Region		Housing Market Area		Zone		M.F.	S.F.	Zone		
	M.F.	S.F.	M.F.	S.F.	M.F.	S.F.			M.F.	S.F.	
2004	70	0	32	0	32	0	0.6%	0.0%	45.7%	0.0%	2,895
2005	178	0	0	0	0	0	1.6%	0.0%	0.0%	0.0%	2,895
2006	0	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	2,895
2007	0	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	2,895
2008	274	0	64	0	64	0	1.9%	0.0%	23.4%	0.0%	2,985
2009	753	0	57	0	57	0	9.4%	0.0%	7.6%	0.0%	3,559
2010	365	0	126	0	126	0	4.3%	0.0%	34.5%	0.0%	3,737
2011	0	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	3,737
2012	0	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	3,737
2013	0	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	3,737
2014	0	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	3,737
2015	150	0	2	0	2	0	1.0%	0.0%	1.0%	0.0%	3,739
2016	160	0	2	0	2	0	1.0%	0.0%	1.0%	0.0%	3,741
2017	170	0	2	0	2	0	1.0%	0.0%	1.0%	0.0%	3,743
2018	175	0	2	0	2	0	1.0%	0.0%	1.0%	0.0%	3,746
2019	200	0	10	0	10	0	1.0%	0.0%	5.0%	0.0%	3,760
2020	160	0	8	0	8	0	1.0%	0.0%	5.0%	0.0%	3,771
2021	140	0	7	0	7	0	1.0%	0.0%	5.0%	0.0%	3,781
2022	160	0	8	0	8	0	1.0%	0.0%	5.0%	0.0%	3,792
2023	140	0	14	0	14	0	1.0%	0.0%	10.0%	0.0%	3,812
2024	160	0	16	0	16	0	1.0%	0.0%	10.0%	0.0%	3,835
2025	180	0	18	0	18	0	1.0%	0.0%	10.0%	0.0%	3,860
2026	140	0	14	0	14	0	1.0%	0.0%	10.0%	0.0%	3,880
2027	120	0	12	0	12	0	1.0%	0.0%	10.0%	0.0%	3,897
2028	140	0	14	0	14	0	1.0%	0.0%	10.0%	0.0%	3,917
2029	160	0	16	0	16	0	1.0%	0.0%	10.0%	0.0%	3,939
2030	200	0	20	0	20	0	1.0%	0.0%	10.0%	0.0%	3,967

Office Space Trends Forecast

Office Market

The table on the right presents the historical trends and trend forecast for office development in the CMA and in the Zone.

In preparing this trends forecast, the CMA and the zone are expected to share in the overall growth of the regional office growth by the shares presented in the three columns on the right of the table.

To drive this forecast, it was assumed that the region will grow slowly for the next four years and then rebound to a level consistent with long-term office trends by 2017.

The assumed annual office construction is summarized in the following table:

Year	Annual Construction
2000-9	1,818,400
2010	1,562,000
2011	1,553,000
2012	1,452,000
2013	956,000
2014	1,500,000
2015	1,600,000
2016	1,700,000
2017 +	1,800,000

In this trends forecast the Zone adds office space, for each 5 year period, as follows:

2010 to 2014	1,130,890
2015 to 2019	851,394
2020 to 2024	894,428
2024 to 2029	912,934

Year	Office Space, Square Feet			CMA % of		TIRZ % of	
	Region	CMA	TIRZ 23	Region	Region	CMA	
1990	96,514,109	37,900,508	8,809,542	39.27%	9.13%	23.24%	
1991	96,684,109	37,900,508	8,809,542	39.20%	9.11%	23.24%	
1992	98,018,109	37,900,508	8,809,542	38.67%	8.99%	23.24%	
1993	98,038,109	37,900,508	8,809,542	38.66%	8.99%	23.24%	
1994	98,138,109	37,900,508	8,809,542	38.62%	8.98%	23.24%	
1995	98,138,109	37,900,508	8,809,542	38.62%	8.98%	23.24%	
1996	98,138,109	37,900,508	8,809,542	38.62%	8.98%	23.24%	
1997	98,183,109	37,900,508	8,809,542	38.60%	8.97%	23.24%	
1998	98,526,109	37,900,508	8,809,542	38.47%	8.94%	23.24%	
1999	103,672,109	38,700,508	8,819,432	37.33%	8.51%	22.79%	
2000	106,684,109	38,700,508	8,819,432	36.28%	8.27%	22.79%	
2001	107,708,109	39,914,080	9,426,218	37.06%	8.75%	23.62%	
2002	109,167,109	39,914,080	9,426,218	36.56%	8.63%	23.62%	
2003	110,294,109	41,314,080	9,430,818	37.46%	8.55%	22.83%	
2004	111,050,109	41,314,080	9,430,818	37.20%	8.49%	22.83%	
2005	111,531,109	41,614,080	9,435,138	37.31%	8.46%	22.67%	
2006	113,121,109	42,476,080	9,435,138	37.55%	8.34%	22.21%	
2007	114,706,109	42,476,080	9,435,138	37.03%	8.23%	22.21%	
2008	118,089,109	42,476,080	9,435,138	35.97%	7.99%	22.21%	
2009	121,856,109	42,476,080	9,435,138	34.86%	7.74%	22.21%	
2010	123,418,109	43,343,905	9,435,138	35.12%	7.64%	21.77%	
2011	124,971,109	44,315,905	10,396,693	35.46%	8.32%	23.46%	
2012	126,423,109	44,480,905	10,396,693	35.47%	8.22%	23.00%	
2013	127,379,109	44,628,905	10,396,693	35.48%	8.16%	23.05%	
2014	128,879,109	45,740,381	10,566,028	35.49%	8.20%	23.10%	
2015	130,479,109	46,321,284	10,723,377	35.50%	8.22%	23.15%	
2016	132,179,109	46,938,018	10,889,620	35.51%	8.24%	23.20%	
2017	133,979,109	47,590,612	11,064,817	35.52%	8.26%	23.25%	
2018	135,779,109	48,243,567	11,240,751	35.53%	8.28%	23.30%	
2019	137,579,109	48,896,881	11,417,422	35.54%	8.30%	23.35%	
2020	139,379,109	49,550,556	11,594,830	35.55%	8.32%	23.40%	
2021	141,179,109	50,204,590	11,772,976	35.56%	8.34%	23.45%	
2022	142,979,109	50,858,984	11,951,861	35.57%	8.36%	23.50%	
2023	144,779,109	51,513,739	12,131,486	35.58%	8.38%	23.55%	
2024	146,579,109	52,168,853	12,311,849	35.59%	8.40%	23.60%	
2025	148,379,109	52,824,328	12,492,954	35.60%	8.42%	23.65%	
2026	150,179,109	53,480,162	12,674,798	35.61%	8.44%	23.70%	
2027	151,979,109	54,136,357	12,857,385	35.62%	8.46%	23.75%	
2028	153,779,109	54,792,911	13,040,713	35.63%	8.48%	23.80%	
2029	155,579,109	55,449,826	13,224,783	35.64%	8.50%	23.85%	
2030	157,379,109	56,107,100	13,409,597	35.65%	8.52%	23.90%	

Retail Market

The table on the right presents the historical trends and trend forecast for the development of retail centers in the CMA and in the Zone.

As with the other trends forecasts, the CMA and the zone are expected to share in the overall growth of the region as shown by the shares in the three columns on the far right.

The regional retail development assumption also assume that the region add retail centers slowly for the next four years and then rebound to a level consistent with long-term office absorption trends by 2017.

The assumed annual retail construction is summarized in the following table:

Year	Annual Construction
2000-9	1,318,800
2010	663,000
2011	493,000
2012	840,000
2013	965,000
2014	1,000,000
2015	1,150,000
2016	1,250,000
2017 +	1,310,000

In this trends forecast the Zone adds retail centers, in each 5 year period, as follows:

2010 to 2014	35,865
2015 to 2019	55,005
2020 to 2024	59,795
2024 to 2029	63,558

Retail Space Trends Forecast

Year	Retail Centers Space, Square Feet			CMA % of Region	TIRZ % of	
	Region	CMA	TIRZ 23		Region	CMA
1990	62,356,000	1,925,436	384,691	3.09%	0.62%	19.98%
1991	62,441,000	1,925,436	384,691	3.08%	0.62%	19.98%
1992	63,695,000	1,925,436	384,691	3.02%	0.60%	19.98%
1993	64,080,000	1,925,436	384,691	3.00%	0.60%	19.98%
1994	65,185,000	1,925,811	385,066	2.95%	0.59%	20.00%
1995	66,016,000	1,925,811	385,066	2.92%	0.58%	20.00%
1996	67,846,000	1,925,811	385,066	2.84%	0.57%	20.00%
1997	67,969,000	1,925,811	385,066	2.83%	0.57%	20.00%
1998	68,950,000	1,950,811	385,066	2.83%	0.56%	19.74%
1999	70,103,000	1,964,188	385,066	2.80%	0.55%	19.60%
2000	71,149,000	1,964,188	385,066	2.76%	0.54%	19.60%
2001	72,671,000	2,081,811	391,977	2.86%	0.54%	18.83%
2002	73,961,000	2,081,811	391,977	2.81%	0.53%	18.83%
2003	75,607,000	2,184,811	410,795	2.89%	0.54%	18.80%
2004	77,684,000	2,214,611	410,795	2.85%	0.53%	18.55%
2005	78,342,000	2,254,920	410,795	2.88%	0.52%	18.22%
2006	79,027,000	2,254,920	410,795	2.85%	0.52%	18.22%
2007	81,214,000	2,261,142	410,795	2.78%	0.51%	18.17%
2008	82,818,000	2,611,142	410,795	3.15%	0.50%	15.73%
2009	83,291,000	2,631,142	410,795	3.16%	0.49%	15.61%
2010	83,954,000	2,652,946	413,860	3.16%	0.49%	15.60%
2011	84,447,000	2,685,415	420,267	3.18%	0.50%	15.65%
2012	85,287,000	2,729,184	428,482	3.20%	0.50%	15.70%
2013	86,252,000	2,777,314	437,427	3.22%	0.51%	15.75%
2014	87,252,000	2,826,965	446,660	3.24%	0.51%	15.80%
2015	88,402,000	2,881,905	456,782	3.26%	0.52%	15.85%
2016	89,652,000	2,940,586	467,553	3.28%	0.52%	15.90%
2017	90,962,000	3,001,746	478,778	3.30%	0.53%	15.95%
2018	92,272,000	3,063,430	490,149	3.32%	0.53%	16.00%
2019	93,582,000	3,125,639	501,665	3.34%	0.54%	16.05%
2020	94,892,000	3,188,371	513,328	3.36%	0.54%	16.10%
2021	96,202,000	3,251,628	525,138	3.38%	0.55%	16.15%
2022	97,512,000	3,315,408	537,096	3.40%	0.55%	16.20%
2023	98,822,000	3,379,712	549,203	3.42%	0.56%	16.25%
2024	100,132,00	3,444,541	561,460	3.44%	0.56%	16.30%
2025	101,442,00	3,509,893	573,868	3.46%	0.57%	16.35%
2026	102,752,00	3,575,770	586,426	3.48%	0.57%	16.40%
2027	104,062,00	3,642,170	599,137	3.50%	0.58%	16.45%
2028	105,372,00	3,709,094	612,001	3.52%	0.58%	16.50%
2029	106,682,00	3,776,543	625,018	3.54%	0.59%	16.55%
2030	107,992,00	3,844,515	638,190	3.56%	0.59%	16.60%

Industrial Market

The table on the right presents the historical trends and trend forecast for the development of all forms of industrial space in the CMA and in the Zone.

The CMA and the zone are expected to share in the overall growth of the region as shown by the shares in the three columns on the far right. While it is expected that the CMA will increase its share of the region slightly, it is expected that the character of the Zone will become slightly less attractive for industrial and warehouse uses.

The regional growth assumptions follow a similar pattern to the office and retail described previously. The assumed annual office construction is summarized in the following table:

Year	Annual Construction
2000-9	3,249,500
2010	2,216,000
2011	1,662,000
2012	1,931,000
2013	2,585,000
2014	2,675,000
2015	2,775,000
2016	3,025,000
2017+	3,250,000

In this trends forecast the Zone adds industrial, in each 5 year period, in the following amounts:

2010 to 2014	94,095
1015 to 2019	97,956
2020 to 2024	97,274
2024 to 2029	96,591

Industrial Space Trends Forecast

Year	Industrial Space, Square Feet			CMA % of		TIRZ % of	
	Region	CMA	TIRZ 23	Region	Region	CMA	CMA
1990	244,660,000	1,916,181	1,653,878	0.78%	0.68%	86.31%	
1991	245,640,000	2,046,826	1,653,878	0.83%	0.67%	80.80%	
1992	246,684,000	2,046,826	1,656,998	0.83%	0.67%	80.95%	
1993	248,476,000	2,046,826	1,656,998	0.82%	0.67%	80.95%	
1994	249,865,000	2,046,826	1,656,998	0.82%	0.66%	80.95%	
1995	251,204,000	2,046,826	1,656,998	0.81%	0.66%	80.95%	
1996	252,902,000	2,046,826	1,666,418	0.81%	0.66%	81.41%	
1997	255,374,000	2,046,826	1,666,418	0.80%	0.65%	81.41%	
1998	258,882,000	2,046,826	1,666,418	0.79%	0.64%	81.41%	
1999	261,662,000	2,046,826	1,683,370	0.78%	0.64%	82.24%	
2000	266,140,000	2,046,826	1,707,175	0.77%	0.64%	83.41%	
2001	271,135,000	2,046,826	1,707,175	0.75%	0.63%	83.41%	
2002	276,567,000	2,046,826	1,743,207	0.74%	0.63%	85.17%	
2003	279,397,000	2,046,826	1,743,207	0.73%	0.62%	85.17%	
2004	281,282,000	2,046,826	1,746,752	0.73%	0.62%	85.34%	
2005	282,923,000	2,046,826	1,763,492	0.72%	0.62%	86.16%	
2006	284,778,000	2,046,826	1,763,492	0.72%	0.62%	86.16%	
2007	287,440,000	2,046,826	1,804,292	0.71%	0.63%	88.15%	
2008	291,869,000	2,046,826	1,804,292	0.70%	0.62%	88.15%	
2009	295,271,000	2,141,206	1,804,292	0.73%	0.61%	84.27%	
2010	298,635,000	2,141,206	1,804,292	0.78%	0.60%	84.00%	
2011	300,851,000	2,330,592	1,804,292	0.77%	0.60%	84.00%	
2012	302,513,000	2,341,954	1,967,241	0.77%	0.65%	84.00%	
2013	304,444,000	2,355,381	1,978,520	0.77%	0.65%	84.00%	
2014	307,029,000	2,373,845	1,994,030	0.77%	0.65%	84.00%	
2015	309,704,000	2,392,979	2,010,102	0.77%	0.65%	84.00%	
2016	312,479,000	2,412,858	2,026,801	0.77%	0.65%	84.00%	
2017	315,504,000	2,434,638	2,045,096	0.77%	0.65%	84.00%	
2018	318,754,000	2,458,124	2,064,824	0.77%	0.65%	84.00%	
2019	322,004,000	2,481,577	2,084,524	0.77%	0.65%	84.00%	
2020	325,254,000	2,504,997	2,104,197	0.77%	0.65%	84.00%	
2021	328,504,000	2,528,385	2,123,843	0.77%	0.65%	84.00%	
2022	331,754,000	2,551,740	2,143,462	0.77%	0.65%	84.00%	
2023	335,004,000	2,575,063	2,163,053	0.77%	0.65%	84.00%	
2024	338,254,000	2,598,353	2,182,617	0.77%	0.65%	84.00%	
2025	341,504,000	2,621,611	2,202,154	0.77%	0.64%	84.00%	
2026	344,754,000	2,644,837	2,221,663	0.77%	0.64%	84.00%	
2027	348,004,000	2,668,030	2,241,145	0.77%	0.64%	84.00%	
2028	351,254,000	2,691,190	2,260,600	0.77%	0.64%	84.00%	
2029	354,504,000	2,714,318	2,280,027	0.77%	0.64%	84.00%	
2030	357,754,000	2,737,413	2,299,427	0.77%	0.64%	84.00%	

Hotel Market

As shown previously, the hotel and motel market is driven primarily by the population and employment within the market area. However, in the case of the Zone, hotel and motel demand is also driven by visitors/tourists, illustrated in the chart on the right. By 2011, it is estimated that approximately 4,137 visitors per day to the CMA will have overnight stays. Given that currently 40% of the hotel rooms in the CMA are in the Zone and by 2011 that percentage will increase to 43%, CDS has estimated that the Zone will capture 1,779 visitors per day.

Therefore the trend projection for the hotels and motel development in the region is based on the incremental growth in population, employment, and visitors.

Because the trend increments in hotel demand are small on an annual basis, it is unlikely that hotels will be constructed in the Zone more than one per each five-year period

The table on the right presents the five-year estimate of new hotel demand. There appears to be demand for several 80 room hotels in the next twenty year period.

Drivers of Downtown Hotel Demand

Sources of Downtown Demand	Measure	2006	2011
Overnight Convention Attendees	room nights	269,551	315,900
Other Hotel Guests	room nights	1,084,605	1,173,563

Source: Urban Marketing Collaborative

Hotel Market Trend Projections

Five-Year Period	Demand for Hotel Rooms
2005-2009 Actual	0
2010-2014	112
2015-2019	132
2020-2024	87
2025-2029	88

Three TIRZ Growth Scenarios

Scenario 1 – Modest Future Value Growth

The first growth scenario assumes that no new development will occur in the Zone and that all of the existing values will increase by 2% annually. Since the numbers in the table below are assumed to be current year dollars, this would assume that the 2% figure is roughly equivalent to low annual inflation rates.

Modest Growth Scenario Values

Property Values in Millions of Dollars (2% rate of inflation)

Year	Commercial Values				Residential		Other Values		Grand Total	Overall Percent Change
	Hotel/Motel	Industrial	Office	Retail	M.F.	S.F.	Institution	Vacant Land		
2008	68.5	41.9	1,062.3	47.3	80.0	18.3	114.4	367.2	1,799.8	
2009	82.9	47.1	1,042.1	44.2	116.9	19.2	105.0	382.8	1,840.2	2.2%
2010	84.5	48.1	1,062.9	45.1	119.2	19.6	107.1	390.5	1,877.0	2.0%
2011	86.2	49.0	1,084.2	46.0	121.6	20.0	109.2	398.3	1,914.5	2.0%
2012	87.9	50.0	1,105.9	46.9	124.0	20.4	111.4	406.2	1,952.8	2.0%
2013	89.7	51.0	1,128.0	47.8	126.5	20.8	113.6	414.4	1,991.8	2.0%
2014	91.5	52.0	1,150.5	48.8	129.0	21.2	115.9	422.6	2,031.7	2.0%
2015	93.3	53.1	1,173.5	49.8	131.6	21.7	118.2	431.1	2,072.3	2.0%
2016	95.2	54.2	1,197.0	50.8	134.2	22.1	120.6	439.7	2,113.8	2.0%
2017	97.1	55.2	1,221.0	51.8	136.9	22.5	123.0	448.5	2,156.0	2.0%
2018	99.0	56.3	1,245.4	52.8	139.7	23.0	125.5	457.5	2,199.2	2.0%
2019	101.0	57.5	1,270.3	53.9	142.5	23.5	128.0	466.6	2,243.1	2.0%
2020	103.0	58.6	1,295.7	55.0	145.3	23.9	130.5	476.0	2,288.0	2.0%
2021	105.1	59.8	1,321.6	56.1	148.2	24.4	133.1	485.5	2,333.8	2.0%
2022	107.2	61.0	1,348.0	57.2	151.2	24.9	135.8	495.2	2,380.4	2.0%
2023	109.3	62.2	1,375.0	58.3	154.2	25.4	138.5	505.1	2,428.1	2.0%
2024	111.5	63.4	1,402.5	59.5	157.3	25.9	141.3	515.2	2,476.6	2.0%
2025	113.8	64.7	1,430.5	60.7	160.4	26.4	144.1	525.5	2,526.1	2.0%
2026	116.0	66.0	1,459.1	61.9	163.6	26.9	147.0	536.0	2,576.7	2.0%
2027	118.4	67.3	1,488.3	63.1	166.9	27.5	149.9	546.7	2,628.2	2.0%
2028	120.7	68.7	1,518.1	64.4	170.2	28.0	152.9	557.7	2,680.8	2.0%
2029	123.1	70.0	1,548.5	65.7	173.7	28.6	156.0	568.8	2,734.4	2.0%
2030	125.6	71.5	1,579.4	67.0	177.1	29.2	159.1	580.2	2,789.1	2.0%

Scenario 2 – Projected Growth Using Historical Trends

In this Zone growth scenario, the commercial, industrial, and residential trends forecasts previously described were used in the preparation of this forecast. The 2% rate of inflation of existing properties assumed in the previous scenario was maintained in this forecast. For new property projected to be completed in the Zone, the property unit values shown in the table on the right were used for 2009. They were adjusted upward by the same inflation rate over time.

Assumed Property Values for New Construction

Land Use	Value Per Square		Current per unit	New
	Current	New		
Hotel/Motel	\$84.26	\$85.00	\$70,179	\$72,000
Industrial	\$39.14	\$40.00		
Institution	\$100.09	\$105.00		
Multifamily,	\$254.00	\$255.00	\$364,894	\$365,000
Multifamily, Rental	\$41.00	\$42.00	\$59,629	\$60,000
Office	\$131.70	\$135.00		
Retail	\$194.12	\$195.00		
Single Family	\$84.26	\$85.00	\$70,179	\$72,000

Trend Growth Scenario Values

Property Values in Millions of Current Year Dollars (2% rate of inflation)

Year	Commercial Values				Residential		Other Values		Grand Total	% Change
	Hotel/Motel	Industrial	Office	Retail	M.F.	S.F.	Institution	Vacant Land		
2008	68.48	41.89	1062.34	47.28	80.00	18.26	114.36	367.15	1799.77	2.4%
2009	82.87	47.14	1042.07	44.20	120.35	19.24	104.98	382.80	1843.65	2.5%
2010	84.53	48.08	1062.91	45.71	130.56	19.62	107.08	390.46	1888.94	10.8%
2011	106.24	55.96	1221.93	47.93	132.94	20.02	109.22	398.26	2092.50	1.9%
2012	107.96	57.43	1243.61	50.59	135.37	20.42	111.40	406.23	2133.01	2.4%
2013	118.62	59.12	1265.73	53.45	137.85	20.83	113.63	414.35	2183.58	3.1%
2014	120.42	60.86	1314.03	56.44	140.38	21.24	115.90	422.64	2251.91	3.0%
2015	122.25	62.67	1361.44	59.68	143.10	21.67	118.22	431.09	2320.12	3.1%
2016	124.11	64.59	1411.21	63.14	145.87	22.10	120.59	439.72	2391.32	3.6%
2017	137.37	66.62	1463.41	66.77	148.70	22.54	123.00	448.51	2476.92	3.1%
2018	139.32	68.68	1516.78	70.51	151.59	22.99	125.46	457.48	2552.80	3.1%
2019	141.30	70.79	1571.35	74.36	155.12	23.45	127.97	466.63	2630.96	3.0%
2020	143.32	72.93	1627.13	78.32	158.58	23.92	130.53	475.96	2710.69	3.0%
2021	145.38	75.12	1684.15	82.40	162.03	24.40	133.14	485.48	2792.09	3.3%
2022	155.75	77.35	1742.45	86.59	165.63	24.89	135.80	495.19	2883.64	3.0%
2023	157.89	79.62	1802.04	90.91	169.78	25.39	138.51	505.10	2969.25	3.0%
2024	160.08	81.94	1862.97	95.36	174.19	25.89	141.28	515.20	3056.91	2.9%
2025	162.31	84.30	1925.26	99.94	178.84	26.41	144.11	525.50	3146.67	2.9%
2026	164.58	86.71	1988.93	104.65	183.25	26.94	146.99	536.01	3238.06	3.2%
2027	176.13	89.16	2054.02	109.50	187.57	27.48	149.93	546.73	3340.53	2.9%
2028	178.50	91.66	2120.56	114.49	192.16	28.03	152.93	557.67	3436.00	2.8%
2029	180.91	94.21	2188.59	119.62	197.02	28.59	155.99	568.82	3533.76	2.8%
2030	183.38	96.81	2258.13	124.91	202.35	29.16	159.11	580.20	3634.04	2.4%

Scenario 3 –Enhanced Development Potential

Conversations with property owners in the area of the proposed TIRZ suggest that areas of the Zone close to the CBD core have substantial potential for development when the current recession is over. One impediment to more rapid development is land prices.

Discovery Green has been a substantial improvement within the Zone as more Houston residents visit the park.

The proposed Dynamo soccer stadium will also produce some spill over benefits to the Zone but, if history is repeated, the development of new ancillary commercial will be minimal.

For areas of the Zone surrounding the Toyota Center, Minute Maid Park and the Convention Center concurrently there is no substantial market for uses that can afford to pay the asking prices for vacant land in the zone. Current asking prices for vacant tracts in the Zone range from \$250 per square foot (PSF) near the office core to \$50 PSF for a small parcel on Bell at Caroline. Median land prices in the Zone appear to be in the \$85-90 PSF range.

Another impediment to substantial development is the number of property owners in the area which makes assembly of land for a large project more difficult. There have been rumors of a group trying to acquire 5-8 blocks on the east side of downtown for a mid-rise multi-family residential project.

The area south of Toyota Center and north of Minute Maid Park have little appeal for upscale development as key issues of security can only be addressed by a large development of a critical mass to create more activity in the area.

Following are some enhancements that might be considered to improve the marketability of the vacant land in the Zone

Improvements in the Public Realm

Most of the areas of the zone are not pedestrian friendly. Broken , narrow sidewalks, lack of lighting and unkempt vacant land make the area unattractive. The proposed Downtown Livable Center study described below will likely produce plans for streetscape, landscaping, lighting, security, and parking that, in combination can make that area more attractive for development.

Downtown Livable Center

The Houston-Galveston Area Council (H-GAC) has recently sponsored a number of special planning studies as part of the Livable Centers Program. The goal of this program is “to facilitate the creation of walkable, mixed-use places that provide multimodal

Downtown Livable Center



transportation options, improve environmental quality, and promote economic development.”

The Livable Centers planning studies create the groundwork for future implementation projects by identifying potential investments and generating implementation designs and plans.

One such project is planned for the “downtown” area described on the map at the right. This project is expected to get underway in early 2010 with recommendations likely in late 2010. If completed planning studies are indicative of this project, it will likely result in rich set of infrastructure and streetscape projects that will enhance the potential of the area to attract sustainable development projects.

The enhancement projects in this planning study will require substantially funding and would likely be implemented by a public-private partnership

including Harris County, the City of Houston and TIRZ 24.

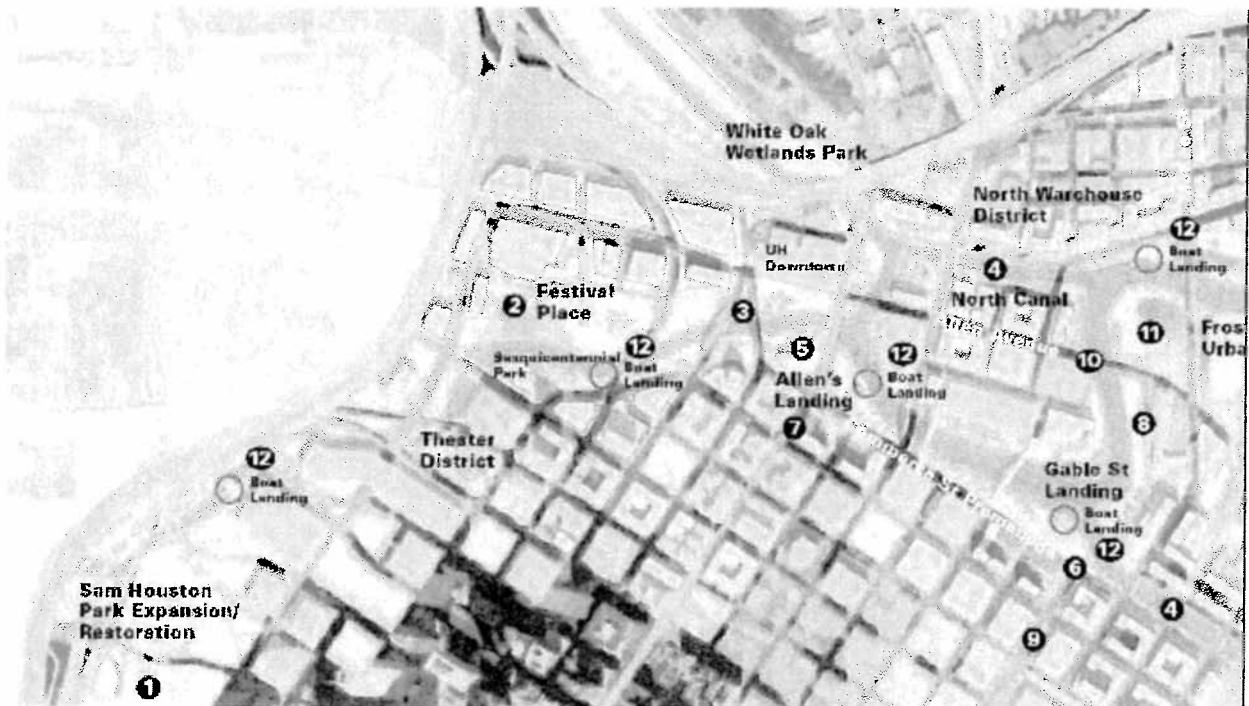
Buffalo Bayou Improvements

The master plan of the Buffalo Bayou Partnership are designed to enhance the area surrounding the bayou to encourage public use of the waterway and accelerated development of nearby properties. The map below illustrates planned projects along the area of the bayou near the north side of downtown.

According to the Master Plan, projects of specific interest to the Zone are: (numbers refer to map above)

4 – North and South Canals – Two new canals will provide supplementary floodwater capacity for the bayou and create new urban edges forming recreation and activity spines to vital new waterfront neighborhoods.

Buffalo Bayou Master Plan Downtown



6- Commerce Street Promenade – This proposed Promenade will connect Allen’s Landing – gateway to the Skyline District and Main Street Corridor – to the new Gable Street Landing, the northeast gateway to Minute Maid Field, Brown Convention Center and beyond.

8 - Gable Street Landing – this project is a proposed adaptive reuse of Reliant Energy’s Gable Street Power Station that will create an anchor at the edge of Downtown, directing development eastward along the Bayou. This key location at the head of Crawford Street forms an inviting link between the waterfront and Convention Center District. A great flight of steps will tie the park to the water’s edge, creating a natural stage and Bayou vista.

9 - Festival Streets – this project will create a network of pedestrian-friendly, tree-lined streets will connect Downtown waterfront destinations to the Theater District, Skyline District and Convention Center. These ‘pedestrian preserves’ occasionally can be closed to vehicular traffic, serving as a stage for major celebrations and festivals.

10 - Allen Avenue -- This project involves the realignment/removal of Union Pacific’s southern downtown rail line providing the opportunity for developing a new east – west transportation corridor, effectively linking Washington/Bagby Streets to the west with the new Festival Place performing arts complex (Post Office facility site) eastward, to San Jacinto and Runnels. This new avenue ultimately will connect to Navigation Boulevard, providing greater connectivity between North Downtown, Gable Street Landing and the East End.

11 - Frostown Urban Garden – This project will begin upon the removal of the adjacent Elysian Viaduct. The Garden expands James Bute Park into a 12-acre outdoor art environment.

12 - Boat Landings - To encourage recreational use of Buffalo Bayou, a program featuring enhanced waterfront activity and launching areas along the Bayou’s length are included in the Plan. Boat

landings, some coordinated with parking drop-offs, are being proposed at Sesquicentennial Park, Allen’s Landing, Gable Street Landing, McKee Street and US 59.

Implementation of these projects is ongoing and paced by available funding for the improvements. Support for all or most of these projects could be a key initiative of the TIRZ in cooperation with the City, Harris County and adjacent property owners.

Development Potential

CDS Market Research prepared a report for Buffalo Bayou Partnership regarding development potentials and timing in the Buffalo Bayou corridor (2006). Several findings in that report pertain to the Zone future development potential. There is also one significant tract of land available in the Zone. The developments that CDS sees as offering the greatest potential to the Zone are as follows:

401 Franklin, former US Post Office

The former US Postal Service Building, located at 401 Franklin is currently vacant and on the active market for sale. The value on the HCAD has been zero given the tax exempt status of the use. However, with the proposed sale of the land, the value to the ZONE could be an additional \$35,000,000 (land value at \$50psf) plus any additional improvements such as office, retail, residential or entertainment. A medium density townhome residential neighborhood, working with Fannie Mae and the corporate community to promote downtown living along with support from the City, Harris County and adjacent property owners for this project could be a key initiative of the TIRZ.

Franklin Towers

Plans for the construction of a high rise apartment building to be called Franklin Towers consisting of first floor retail, eight garage floors, one

reception/club floor and 22 residences floors (352 units) to be located on 1.54 acres (block) bounded by LaBranch, Commerce, Crawford, and Franklin.

Needed Improvements

Conversations with the property owners, developers and the Houston Downtown Development Framework within the zone have revealed some significant enhancements that could be made in the area to bring about additional development.

Following are some of the projects that might be considered by the new TIRZ to induce new development in the Zone:

Visitor Center near Minute Maid Park – Minute Maid Park is one of the major attractions of this Zone and is an economic engine that could drive more activity in the region. If the area around the park could be developed into a visitor center, it would add to the potential growth of the Zone. Various ideas have surfaced about the area around the ball park including the addition of a Sports Museum, Car Museum and hotel along with additional restaurants.

Extension of Metro Light Rail –

- Extend the Main Street light rail line north, in conjunction with improved Park & Ride facilities along I-45.
- Serve the sports facilities/convention center, Main Street Square, City Hall/Theater District and the public safety campus with east/west rail lines.
- Develop a regional intermodal center north of Downtown that serves the Main Street line, future light rail lines, commuter rail, Amtrak (with possible high speed inter-city rail), regional and local bus service.
- North-south light rail lines linking the intermodal center with the Wheeler Transit

Center in the south end of Midtown, thereby serving the heavily developed west and east sides of Downtown and Midtown with an “urban center loop”

These projects would provide transit accessibility to all of the major projects mentioned previously and would be a healthy inducement to additional residential and commercial development in the Zone. A partnership between the private property owners, the TIRZ Board and Metro could produce the necessary impetus to move these projects forward.

Drainage and Flood Control – the area around the bayou suffers somewhat from poor drainage and regional drainage and detention projects might be the best solution. Consideration should be given to improving drainage in the Zone.

General Incentives – To make the development take off in the Zone, additional incentives might be needed.

Enhanced Development Scenario Assumptions

CDS Market Research has recently studied the historical development of activity centers in the Houston area and is convinced that Central Houston is poised to be another strong activity center. It is driven by continued expansion of the CBD and is the City's core.

For this scenario, it will be assumed that, **in addition to the trends scenario described previously**, the two major developments proposed for the zone will achieve the entirety of their master plans by the year 2030. That entails adding the following development to the forecast:

Assumed Development Plans

Land Use	Amount	Units
Single-Family	100	Units
Multi-Family	1,500	Units
Hotel	450	Rooms
Office	3,000,000	Square Feet
Med/Institutional	N/A	Square Feet
Industrial	0	Square Feet
Retail	800,000	Square Feet

The resultant forecast is on the following page.

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Enhanced Growth Scenario Values

Property Values in Millions of Current Year Dollars (2% rate of inflation)

Year	Commercial Values				Residential		Other Values		Grand Total	% Change
	Hotel/ Motel	Industrial	Office	Retail	M.F.	S.F.	Institu- tion	Vacant Land		
2008	68.48	41.89	1062.34	47.28	80.00	18.26	114.36	367.15	1799.77	
2009	82.87	47.14	1042.07	44.20	120.35	19.24	104.98	382.80	1843.65	2.44%
2010	84.53	48.08	1062.91	45.71	130.56	19.62	107.08	390.46	1888.94	2.46%
2011	106.24	55.96	1221.93	47.93	132.94	20.02	109.22	398.26	2092.50	10.78%
2012	107.96	57.43	1243.61	50.59	135.37	20.42	111.40	406.23	2133.01	1.94%
2013	118.62	59.12	1302.99	64.22	137.85	37.39	113.63	411.13	2244.94	5.25%
2014	120.42	60.86	1351.29	78.18	164.03	37.80	115.90	417.68	2346.17	4.51%
2015	122.25	62.67	1437.47	92.62	166.75	38.23	118.22	423.64	2461.85	4.93%
2016	140.98	64.59	1526.78	107.50	169.52	38.66	120.59	428.87	2597.49	5.51%
2017	154.25	66.62	1619.32	122.79	193.86	39.10	123.00	433.98	2752.92	5.98%
2018	156.19	68.68	1672.69	138.41	196.75	39.55	125.46	442.36	2840.09	3.17%
2019	158.17	70.79	1769.22	154.38	200.29	40.01	127.97	448.81	2969.63	4.56%
2020	160.19	72.93	1825.00	170.71	203.74	59.51	130.53	456.57	3079.18	3.69%
2021	162.25	75.12	1925.68	187.40	230.48	59.99	133.14	462.11	3236.16	5.10%
2022	196.37	77.35	2028.51	204.46	234.08	60.47	135.80	467.76	3404.80	5.21%
2023	198.51	79.62	2133.53	221.91	238.23	60.97	138.51	474.74	3546.03	4.15%
2024	200.70	81.94	2194.46	239.74	267.34	61.48	141.28	482.94	3669.88	3.49%
2025	202.93	84.30	2304.00	257.97	272.00	62.00	144.11	490.19	3817.50	4.02%
2026	205.20	86.71	2415.88	276.61	276.41	62.53	146.99	497.60	3967.92	3.94%
2027	216.76	89.16	2530.14	281.46	302.58	63.06	149.93	504.77	4137.85	4.28%
2028	219.12	91.66	2596.68	300.93	307.17	63.61	152.93	514.98	4247.09	2.64%
2029	221.54	94.21	2715.86	320.85	312.03	64.17	155.99	522.83	4407.48	3.78%
2030	224.00	96.81	2785.40	326.13	317.36	64.75	159.11	534.21	4507.76	2.28%

The chart on the right summarizes the three growth scenarios produced in this analysis

The differences in the overall values within the zone increase from:

\$2.8 billion in the Modest (2%) Case to

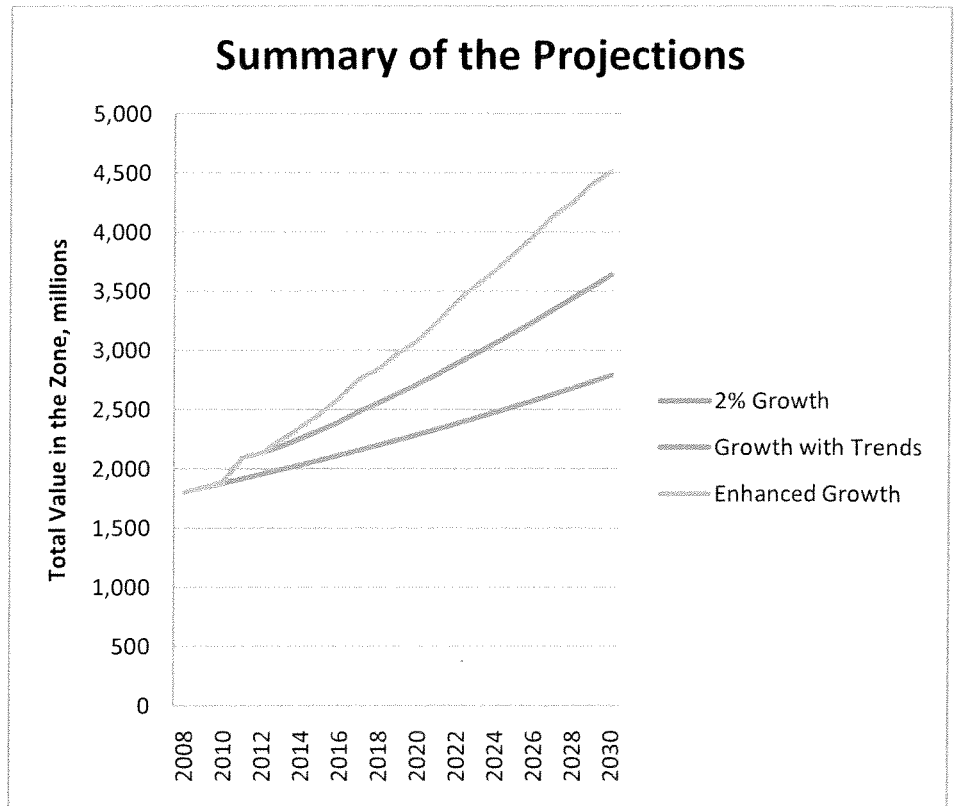
\$3.6 billion in the Trends Scenario to

\$4.5 billion in the Enhanced Case

Using the Trends Scenario compared with the Modest would produce an additional \$844 million in value 20 years into the TIRZ.

The enhanced would produce more than \$1.7 billion in value in the Zone.

Summary of the Projections



Independent statement of opinion

“But-for” Case

According to this analysis, the Central Houston TIRZ 24 area would increase in value at modest levels without the creation of the tax increment zone.

1. There is the potential for market support for development in most examined land uses (single-family and multifamily residential, office, industrial, hotel and retail) to justify creation of the TIRZ. Virtually all sectors with the exception of single-family have seen some growth within the zone.
2. The potential for enhancement to the taxable value of property within the proposed TIRZ is significant. As of the date of this report, 25% of the land in the zone was vacant, potentially developable property.
3. As discussed previously, the majority of recent development in the CMA (both residential and

commercial) has occurred in points west of the proposed Zone.

4. The key question of what would occur with respect to appraised values if no TIRZ is created can be answered based on CDS’s findings and analyses. Two major developments are proposed our analysis. These projects, along with others, hold the potential for high-end development that would be transformative for the CBD area. The Enhanced Scenario describes the potential enhancements in the Zone that could contribute to a \$2.3 billion increased in values.
5. Without the enhancements that could be brought about by a public-private partnership between the property owners, the TIRZ board, Harris County and the City of Houston, the area will not likely reach its full potential.

Statement of Opinion

In the opinion of CDS Market Research, the properties to be included in the Central Houston TIRZ will be substantially improved as a result of the creation of the Zone and the potential for enhancements in the area.

Moreover, it appears that there will be sufficient tax increments in the Enhanced Scenario to justify the issuance of TIRZ financed bonds to participate infrastructure improvements that will facilitate substantial future development.

Appendix - Detailed Demographics

Pop Facts: Demographic Snapshot (Part 1)	TIRZ #24		CBD		Houston city, TX	
	Number	%	Number	%	Number	%
Population						
2014 Projection	3,929		16,665		2,416,114	
2009 Estimate	3,559		15,072		2,236,732	
2000 Census	2,850		11,883		1,953,631	
1990 Census	2,891		7,029		1,697,610	
Growth 2009-2014	10.40%		10.57%		8.02%	
Growth 2000-2009	24.90%		26.84%		14.49%	
Growth 1990-2000	-1.43%		69.04%		15.08%	
2009 Estimated Population by Single Race Classification	3,559		15,072		2,236,732	
White Alone	2,329	65.44%	9,123	60.53%	1,051,903	47.03%
Black or African American Alone	957	26.88%	5,598	37.14%	543,085	24.28%
American Indian and Alaska Native Alone	8	0.22%	14	0.09%	11,688	0.52%
Asian Alone	60	1.68%	173	1.15%	121,095	5.41%
Native Hawaiian and Other Pacific Islander Alone	2	0.06%	5	0.03%	1,856	0.08%
Some Other Race Alone	146	4.09%	58	0.39%	427,551	19.11%
Two or More Races	58	1.64%	100	0.66%	79,554	3.56%
2009 Estimated Population Hispanic or Latino by Origin*	3,559		15,072		2,236,732	
Not Hispanic or Latino	2,444	68.68%	11,519	76.43%	1,251,147	55.94%
Hispanic or Latino	1,115	31.32%	3,553	23.57%	985,585	44.06%
Hispanic or Latino by Origin	1,115		3,553		985,585	
Mexican	971	87.12%	3,345	94.15%	704,670	71.50%
Puerto Rican	8	0.69%	23	0.65%	10,104	1.03%
Cuban	5	0.40%	13	0.37%	7,085	0.72%
All Other Hispanic or Latino	131	11.79%	172	4.84%	263,726	26.76%
2009 Estimated Hispanic or Latino by Single Race Classification	1,115		3,553		985,585	
White Alone	942	84.46%	3,443	96.90%	492,282	49.95%
Black or African American Alone	7	0.64%	30	0.84%	8,561	0.87%
American Indian and Alaska Native Alone	0	0.01%	1	0.03%	7,375	0.75%
Asian Alone	1	0.13%	2	0.06%	1,313	0.13%
Native Hawaiian and Other Pacific Islander Alone	0	0.00%	0	0.00%	673	0.07%
Some Other Race Alone	145	12.97%	57	1.61%	425,029	43.12%

Pop Facts: Demographic Snapshot (Part 1)	TIRZ #24		CBD		Houston city, TX	
	Number	%	Number	%	Number	%
Two or More Races	20	1.80%	20	0.56%	50,352	5.11%
2009 Estimated Population, Asian Alone Race by Category*	60		173		121,095	
Chinese, except Taiwanese	3	5.13%	10	5.78%	27,396	22.62%
Filipino	8	13.95%	7	4.05%	8,992	7.43%
Japanese	0	0.43%	1	0.58%	3,389	2.80%
Asian Indian	9	14.86%	28	16.19%	24,791	20.47%
Korean	4	6.08%	10	5.78%	6,901	5.70%
Vietnamese	22	37.59%	63	36.42%	34,609	28.58%
Cambodian	3	5.71%	4	2.31%	801	0.66%
Hmong	0	0.00%	0	0.00%	7	0.01%
Laotian	0	0.00%	0	0.00%	299	0.25%
Thai	1	1.16%	4	2.31%	889	0.73%
Other Asian	8	13.91%	45	26.00%	10,709	8.84%
Two or more Asian categories	1	1.17%	1	0.58%	2,312	1.91%
2009 Estimated Population by Ancestry	3,559		15,072		2,236,732	
Arab	8	0.21%	23	0.15%	12,170	0.54%
Czech	9	0.24%	24	0.16%	9,700	0.43%
Danish	5	0.14%	13	0.09%	2,371	0.11%
Dutch	7	0.20%	20	0.13%	7,037	0.31%
English	74	2.09%	254	1.69%	81,470	3.64%
French (except Basque)	13	0.38%	49	0.33%	25,568	1.14%
French Canadian	13	0.35%	37	0.25%	6,034	0.27%
German	59	1.67%	160	1.06%	96,892	4.33%
Greek	2	0.05%	8	0.05%	3,923	0.18%
Hungarian	0	0.00%	0	0.00%	2,605	0.12%
Irish	71	2.00%	208	1.38%	62,198	2.78%
Italian	7	0.19%	13	0.09%	30,059	1.34%
Lithuanian	0	0.00%	0	0.00%	883	0.04%
Norwegian	3	0.09%	10	0.07%	6,547	0.29%
Polish	13	0.37%	36	0.24%	16,480	0.74%
Portuguese	0	0.00%	0	0.00%	1,118	0.05%
Russian	1	0.04%	0	0.00%	7,192	0.32%
Scottish	7	0.20%	23	0.15%	16,213	0.72%
Scotch-Irish	35	0.98%	110	0.73%	19,684	0.88%
Slovak	0	0.00%	0	0.00%	693	0.03%
Subsaharan African	3	0.10%	11	0.07%	31,355	1.40%
Swedish	15	0.41%	43	0.29%	6,509	0.29%
Swiss	0	0.00%	0	0.00%	1,684	0.08%
Ukrainian	0	0.00%	0	0.00%	1,614	0.07%

Pop Facts: Demographic Snapshot (Part 1)	TIRZ #24		CBD		Houston city, TX	
	Number	%	Number	%	Number	%
United States of America	48	1.34%	132	0.88%	83,095	3.72%
Welsh	2	0.07%	15	0.10%	3,318	0.15%
West Indian (exc Hisp groups)	0	0.00%	0	0.00%	7,041	0.31%
Other	754	21.20%	944	6.26%	1,355,894	60.62%
Ancestry Unclassified	2,409	67.69%	12,939	85.85%	337,385	15.08%
2009 Estimated Population Age 5+ by Language Spoken At Home	3,460		14,922		2,042,596	
Speak Only English	2,462	71.16%	11,533	77.29%	1,204,836	58.99%
Speak Asian or Pacific Island Language	72	2.09%	106	0.71%	82,911	4.06%
Speak IndoEuropean Language	35	1.01%	131	0.88%	62,720	3.07%
Speak Spanish	874	25.25%	3,102	20.79%	668,852	32.75%
Speak Other Language	17	0.50%	50	0.34%	23,277	1.14%
2009 Estimated Population by Sex	3,559		15,072		2,236,732	
Male	2,444	68.67%	12,300	81.61%	1,126,189	50.35%
Female	1,115	31.33%	2,772	18.39%	1,110,543	49.65%
Male/Female Ratio	2.19		4.44		1.01	
2009 Estimated Population by Age	3,559		15,072		2,236,732	
Age 0 to 4	99	2.78%	150	1.00%	194,136	8.68%
Age 5 to 9	60	1.70%	69	0.46%	171,703	7.68%
Age 10 to 14	69	1.94%	53	0.35%	161,755	7.23%
Age 15 to 17	99	2.77%	274	1.82%	88,455	3.95%
Age 18 to 20	168	4.72%	1,443	9.57%	90,796	4.06%
Age 21 to 24	232	6.51%	1,688	11.20%	118,677	5.31%
Age 25 to 34	764	21.46%	4,064	26.97%	362,188	16.19%
Age 35 to 44	823	23.12%	3,783	25.10%	338,518	15.13%
Age 45 to 49	319	8.96%	1,180	7.83%	153,240	6.85%
Age 50 to 54	263	7.38%	816	5.41%	141,325	6.32%
Age 55 to 59	198	5.55%	529	3.51%	120,148	5.37%
Age 60 to 64	140	3.92%	366	2.43%	94,586	4.23%
Age 65 to 74	177	4.99%	398	2.64%	113,566	5.08%
Age 75 to 84	99	2.77%	186	1.23%	63,408	2.83%
Age 85 and over	51	1.42%	72	0.48%	24,231	1.08%
Age 16 and over	3,302	92.78%	14,784	98.09%	1,680,297	75.12%
Age 18 and over	3,232	90.81%	14,526	96.38%	1,620,683	72.46%
Age 21 and over	3,064	86.09%	13,083	86.80%	1,529,887	68.40%
Age 65 and over	327	9.18%	656	4.35%	201,205	9.00%
2009 Estimated Median Age	38.26		34.51		33.14	
2009 Estimated Average Age	39.72		36.27		34.32	

Pop Facts: Demographic Snapshot (Part 1)	TIRZ #24		CBD		Houston city, TX	
	Number	%	Number	%	Number	%
2009 Estimated Male Population by Age	2,444		12,300		1,126,189	
Age 0 to 4	52	2.14%	78	0.63%	98,208	8.72%
Age 5 to 9	32	1.30%	37	0.30%	88,706	7.88%
Age 10 to 14	35	1.44%	29	0.24%	83,357	7.40%
Age 15 to 17	73	3.01%	257	2.09%	45,444	4.04%
Age 18 to 20	125	5.10%	1,317	10.71%	47,303	4.20%
Age 21 to 24	172	7.06%	1,511	12.29%	61,714	5.48%
Age 25 to 34	524	21.46%	3,286	26.72%	190,023	16.87%
Age 35 to 44	591	24.20%	3,065	24.92%	175,422	15.58%
Age 45 to 49	244	9.97%	982	7.98%	78,167	6.94%
Age 50 to 54	188	7.70%	654	5.32%	70,478	6.26%
Age 55 to 59	146	5.96%	412	3.35%	58,044	5.15%
Age 60 to 64	93	3.79%	277	2.25%	44,757	3.97%
Age 65 to 74	110	4.50%	277	2.25%	51,841	4.60%
Age 75 to 84	43	1.74%	97	0.79%	25,255	2.24%
Age 85 and over	16	0.64%	20	0.16%	7,470	0.66%
2009 Estimated Median Age, Male	38.3		33.9		32.37	
2009 Estimated Average Age, Male	39.21		35.5		33.36	
2009 Estimated Female Population by Age	1,115		2,772		1,110,543	
Age 0 to 4	47	4.19%	72	2.60%	95,928	8.64%
Age 5 to 9	29	2.56%	32	1.16%	82,997	7.47%
Age 10 to 14	34	3.03%	24	0.87%	78,398	7.06%
Age 15 to 17	25	2.26%	17	0.61%	43,011	3.87%
Age 18 to 20	43	3.90%	126	4.55%	43,493	3.92%
Age 21 to 24	59	5.32%	177	6.38%	56,963	5.13%
Age 25 to 34	239	21.46%	778	28.07%	172,165	15.50%
Age 35 to 44	231	20.76%	718	25.90%	163,096	14.69%
Age 45 to 49	75	6.75%	198	7.14%	75,073	6.76%
Age 50 to 54	74	6.68%	162	5.84%	70,847	6.38%
Age 55 to 59	52	4.66%	117	4.22%	62,104	5.59%
Age 60 to 64	47	4.21%	89	3.21%	49,829	4.49%
Age 65 to 74	68	6.06%	121	4.36%	61,725	5.56%
Age 75 to 84	56	5.02%	89	3.21%	38,153	3.44%
Age 85 and over	35	3.14%	52	1.88%	16,761	1.51%
2009 Estimated Median Age, Female	38.16		36.97		34	
2009 Estimated Average Age, Female	40.83		39.67		35.29	
2009 Estimated Population Age 15 and Over by Marital Status*	3,331		14,800		1,709,138	
Total, Never Married	977	29.33%	2,119	14.32%	548,777	32.11%
Married, Spouse present	295	8.86%	529	3.58%	754,317	44.13%

Pop Facts: Demographic Snapshot (Part 1)	TIRZ #24		CBD		Houston city, TX	
	Number	%	Number	%	Number	%
Married, Spouse absent	1,568	47.06%	10,276	69.43%	145,386	8.51%
Widowed	217	6.53%	886	5.99%	91,003	5.32%
Divorced	274	8.22%	989	6.68%	169,655	9.93%
Males, Never Married	600	18.03%	1,169	7.90%	305,107	17.85%
Males, Previously Married	382	11.48%	1,690	11.42%	89,144	5.22%
Females, Never Married	377	11.30%	950	6.42%	243,670	14.26%
Females, Previously Married	109	3.27%	185	1.25%	171,514	10.04%
2009 Estimated Population Age 25 and Over by Educational Attainment*	2,832		11,395		1,411,210	
Less than 9th grade	393	13.88%	1,314	11.53%	208,260	14.76%
Some High School, no diploma	548	19.34%	1,937	17.00%	207,137	14.68%
High School Graduate (or GED)	784	27.69%	3,828	33.60%	287,292	20.36%
Some College, no degree	577	20.36%	2,639	23.16%	269,948	19.13%
Associate Degree	82	2.89%	306	2.69%	56,293	3.99%
Bachelor's Degree	209	7.39%	655	5.75%	245,269	17.38%
Master's Degree	138	4.88%	409	3.59%	84,002	5.95%
Professional School Degree	94	3.32%	279	2.45%	36,027	2.55%
Doctorate Degree	7	0.24%	27	0.24%	16,982	1.20%

Pop Facts: Demographic Snapshot (Part 2)	TIRZ #24		CBD		Houston city, TX	
	Number	%	Number	%	Number	%
Households						
2014 Projection	1,297		2,719		868,572	
2009 Estimate	1,122		2,199		808,317	
2000 Census	753		1,210		717,945	
1990 Census	509		383		641,561	
Growth 2009-2014	15.57%		23.65%		7.45%	
Growth 2000-2009	48.96%		81.74%		12.59%	
Growth 1990-2000	48.12%		215.93%		11.91%	
2009 Estimated Households by Household Type	1,122		2,199		808,317	
Family Households	182	16.23%	306	13.92%	509,527	63.04%
Non-family Households	940	83.77%	1,893	86.08%	298,790	36.96%
2009 Estimated Group Quarters Population	2,059		12,288		39,427	
2009 Households by Ethnicity: Hispanic or Latino	206	18.33%	250	11.37%	269,233	33.31%

2009 Estimated Households by Household Income	1,122		2,199		808,317	
Less than \$15,000	467	41.66%	733	33.33%	126,157	15.61%
\$15,000 to \$24,999	180	16.06%	273	12.41%	99,416	12.30%
\$25,000 to \$34,999	120	10.70%	193	8.78%	103,968	12.86%
\$35,000 to \$49,999	144	12.80%	232	10.55%	133,808	16.55%
\$50,000 to \$74,999	60	5.32%	203	9.23%	138,678	17.16%
\$75,000 to \$99,999	65	5.82%	121	5.50%	75,216	9.31%
\$100,000 to \$149,999	31	2.77%	163	7.41%	75,445	9.33%
\$150,000 to \$249,999	45	3.99%	186	8.46%	36,533	4.52%
\$250,000 to \$499,999	9	0.85%	72	3.27%	12,472	1.54%
\$500,000 or more	0	0.03%	23	1.05%	6,624	0.82%
2009 Estimated Average Household Income	\$37,820		\$66,178		\$63,425	
2009 Estimated Median Household Income	\$20,198		\$29,845		\$43,365	
2009 Estimated Per Capita Income	\$43,406		\$17,719		\$23,174	
2009 Estimated Households by Type and Presence of Own Children*	1,122		2,199		808,317	
Single Male Householder	632	56.30%	1,231	55.98%	115,673	14.31%
Single Female Householder	215	19.19%	476	21.65%	121,646	15.05%
Married-Couple Family	125	11.14%	263	11.96%	346,148	42.82%
With own children	29	2.62%	17	0.77%	177,423	21.95%
No own children	96	8.53%	246	11.19%	168,725	20.87%
Male Householder	23	2.06%	18	0.82%	41,796	5.17%
With own children	5	0.44%	3	0.14%	16,813	2.08%
No own children	18	1.63%	15	0.68%	24,983	3.09%
Female Householder	34	3.03%	25	1.14%	121,583	15.04%
With own children	18	1.57%	17	0.77%	70,358	8.70%
No own children	16	1.46%	8	0.36%	51,225	6.34%
Nonfamily: Male Householder	75	6.72%	135	6.14%	38,150	4.72%
Nonfamily: Female Householder	18	1.56%	51	2.32%	23,321	2.89%
2009 Estimated Households by Household Size*	1,122		2,199		808,317	
1-person household	847	75.48%	1,707	77.63%	237,319	29.36%
2-person household	205	18.27%	449	20.42%	220,771	27.31%
3-person household	23	2.09%	22	1.00%	126,552	15.66%
4-person household	20	1.77%	9	0.41%	102,727	12.71%
5-person household	13	1.12%	8	0.36%	61,384	7.59%
6-person household	6	0.49%	2	0.09%	31,053	3.84%
7 or more person household	9	0.77%	2	0.09%	28,511	3.53%

2009 Estimated Average Household Size	1.41		1.27		2.72	
2009 Estimated Households by Presence of People*	1,122		2,199		808,317	
Households with 1 or more People under Age 18	59	5.25%	40	1.82%	301,364	37.28%
Married-Couple Family	31	2.75%	19	0.86%	190,204	23.53%
Other Family, Male Householder	8	0.70%	5	0.23%	22,202	2.75%
Other Family, Female Householder	20	1.78%	16	0.73%	85,902	10.63%
Nonfamily, Male Householder	0	0.02%	0	0.00%	2,217	0.27%
Nonfamily, Female Householder	0	0.00%	0	0.00%	839	0.10%
Households no People under Age 18	1,063	94.75%	2,159	98.18%	506,953	62.72%
Married-Couple Family	94	8.39%	244	11.10%	155,944	19.29%
Other Family, Male Householder	15	1.37%	13	0.59%	19,594	2.42%
Other Family, Female Householder	14	1.24%	9	0.41%	35,681	4.41%
Nonfamily, Male Householder	707	63.00%	1,366	62.12%	151,606	18.76%
Nonfamily, Female Householder	233	20.75%	527	23.97%	144,128	17.83%
2009 Estimated Households by Number of Vehicles*	1,122		2,199		808,317	
No Vehicles	399	35.60%	542	24.65%	92,518	11.45%
1 Vehicle	527	46.93%	1,257	57.16%	358,998	44.41%
2 Vehicles	147	13.12%	302	13.73%	271,140	33.54%
3 Vehicles	34	3.03%	83	3.77%	65,204	8.07%
4 Vehicles	13	1.19%	13	0.59%	15,576	1.93%
5 or more Vehicles	2	0.14%	2	0.09%	4,881	0.60%
2009 Estimated Average Number of Vehicles*	0.88		0.99		1.47	
Family Households						
2014 Projection	202		376		545,322	
2009 Estimate	182		306		509,527	
2000 Census	141		170		457,549	
1990 Census	134		59		405,473	
Growth 2009-2014	10.97%		22.88%		7.03%	
Growth 2000-2009	29.16%		80.00%		11.36%	
Growth 1990-2000	5.11%		188.14%		12.84%	
2009 Estimated Family Households by Household Income	182		306		509,527	
Less than \$15,000	48	26.40%	61	19.93%	62,500	12.27%
\$15,000 to \$24,999	24	13.07%	10	3.27%	58,314	11.44%
\$25,000 to \$34,999	16	8.84%	5	1.63%	62,005	12.17%

\$35,000 to \$49,999	12	6.53%	21	6.86%	77,952	15.30%
\$50,000 to \$74,999	31	17.11%	61	19.93%	92,260	18.11%
\$75,000 to \$99,999	30	16.44%	38	12.42%	56,089	11.01%
\$100,000 to \$149,999	4	2.01%	22	7.19%	56,596	11.11%
\$150,000 to \$249,999	16	8.68%	61	19.93%	29,076	5.71%
\$250,000 to \$499,999	2	0.92%	19	6.21%	9,700	1.90%
\$500,000 or more	0	0.00%	8	2.61%	5,035	0.99%
2009 Estimated Average Family Household Income	\$57,859		\$114,273		\$71,062	
2009 Estimated Median Family Household Income	\$38,883		\$72,951		\$48,844	
2009 Estimated Families by Poverty Status*	182		306		509,527	
Income At or Above Poverty Level	158	86.66%	290	94.77%	428,438	84.09%
Married-Couple Family	115	63.30%	258	84.31%	309,651	60.77%
With own children	33	17.85%	32	10.46%	164,215	32.23%
No own children	83	45.44%	226	73.86%	145,436	28.54%
Male Householder	19	10.19%	14	4.58%	33,635	6.60%
With own children	3	1.84%	4	1.31%	16,665	3.27%
No own children	15	8.35%	10	3.27%	16,970	3.33%
Female Householder	24	13.17%	18	5.88%	85,152	16.71%
With own children	21	11.34%	17	5.56%	55,465	10.89%
No own children	3	1.83%	1	0.33%	29,687	5.83%
Income Below Poverty Level	24	13.34%	16	5.23%	81,089	15.91%
Married-Couple Family	10	5.35%	5	1.63%	36,497	7.16%
With own children	7	3.81%	4	1.31%	28,106	5.52%
No own children	3	1.55%	1	0.33%	8,391	1.65%
Male Householder	5	2.52%	4	1.31%	8,161	1.60%
With own children	3	1.46%	3	0.98%	5,726	1.12%
No own children	2	1.06%	1	0.33%	2,435	0.48%
Female Householder	10	5.47%	7	2.29%	36,431	7.15%
With own children	9	5.06%	6	1.96%	31,672	6.22%
No own children	1	0.41%	1	0.33%	4,759	0.93%
2009 Estimated Population Age 16 and Over by Employment*	3,302		14,784		1,680,297	
In Armed Forces	0	0.00%	0	0.00%	1,118	0.07%
Civilian - Employed	931	28.20%	2,252	15.23%	986,293	58.70%
Civilian - Unemployed	161	4.88%	385	2.61%	80,352	4.78%
Not in Labor Force	2,210	66.92%	12,147	82.17%	612,534	36.45%
2009 Estimated Civilian Employed	931		2,252		986,293	

Population Age 16 and Over by Class of Worker*						
For-Profit Private Workers	643	69.02%	1,629	72.37%	756,037	76.65%
Non-Profit Private Workers	146	15.65%	265	11.77%	56,607	5.74%
Local Government Workers	49	5.21%	72	3.20%	54,892	5.57%
State Government Workers	26	2.76%	45	2.00%	37,540	3.81%
Federal Government Workers	14	1.52%	9	0.40%	17,843	1.81%
Self-Employed Workers	54	5.83%	231	10.26%	61,049	6.19%
Unpaid Family Workers	0	0.00%	0	0.00%	2,325	0.24%
2009 Estimated Employed Population Age 16 and Over by Occupation*	931		2,252		986,293	
Management, Business, and Financial Operations	137	14.73%	473	21.01%	132,375	13.42%
Professional and Related Occupations	303	32.55%	795	35.31%	204,790	20.76%
Service	124	13.27%	221	9.82%	153,599	15.57%
Sales and Office	157	16.90%	503	22.34%	260,773	26.44%
Farming, Fishing, and Forestry	0	0.00%	0	0.00%	1,366	0.14%
Construction, Extraction, and Maintenance	78	8.36%	85	3.78%	107,208	10.87%
Production, Transportation, and Material Moving	132	14.18%	174	7.73%	126,182	12.79%
2009 Estimated Civilian Employed Population Age 16 and Over by Occupation Classification*	931		2,252		986,293	
Blue Collar	210	22.54%	259	11.51%	233,390	23.66%
White Collar	598	64.19%	1,771	78.67%	597,572	60.59%
Service & Farm	124	13.27%	221	9.82%	155,331	15.75%
2009 Estimated Workers Age 16 and Over by Transportation To Work*	922		2,197		965,167	
Drove Alone	472	51.26%	1,047	47.68%	695,116	72.02%
Car Pooled	36	3.87%	24	1.09%	152,268	15.78%
Public Transportation	146	15.83%	376	17.13%	56,296	5.83%
Walked	189	20.47%	431	19.62%	22,361	2.32%
Motorcycle	0	0.00%	0	0.00%	760	0.08%
Bicycle	11	1.15%	7	0.32%	4,258	0.44%
Other Means	13	1.38%	91	4.14%	11,328	1.17%
Worked at Home	56	6.05%	220	10.02%	22,780	2.36%
2009 Estimated Workers Age 16 and Over by Travel Time to Work*	866		1,977		942,387	
Less than 15 minutes	280	32.30%	641	32.44%	195,842	20.78%
15 to 29 Minutes	355	40.95%	879	44.48%	349,604	37.10%
30 to 44 Minutes	137	15.85%	249	12.60%	245,829	26.09%

45 to 59 Minutes	52	5.98%	83	4.20%	79,749	8.46%
60 or more Minutes	43	4.93%	124	6.28%	71,363	7.57%
2009 Estimated Average Travel Time to Work in Minutes*	23.82		23.51		29.55	
2009 Estimated Tenure of Occupied Housing Units	1,122		2,199		808,317	
Owner-Occupied	68	6.06%	109	4.96%	366,741	45.37%
Renter-Occupied	1,054	93.94%	2,090	95.04%	441,576	54.63%
2009 Owner-Occupied Housing - Average Length of Residence	4		3		7	
2009 Estimated All Owner-Occupied Housing Units by Value	68		109		366,741	
Less than \$20,000	4	6.56%	3	2.75%	6,626	1.81%
\$20,000 to \$39,999	11	16.66%	32	29.36%	19,221	5.24%
\$40,000 to \$59,999	9	13.27%	31	28.44%	39,250	10.70%
\$60,000 to \$79,999	7	10.14%	17	15.60%	45,447	12.39%
\$80,000 to \$99,999	2	3.29%	0	0.00%	47,343	12.91%
\$100,000 to \$149,999	2	2.74%	0	0.00%	86,822	23.67%
\$150,000 to \$199,999	10	14.83%	7	6.42%	35,508	9.68%
\$200,000 to \$299,999	7	10.62%	3	2.75%	40,536	11.05%
\$300,000 to \$399,999	0	0.00%	0	0.00%	17,282	4.71%
\$400,000 to \$499,999	7	10.95%	8	7.34%	9,986	2.72%
\$500,000 to \$749,999	7	10.95%	8	7.34%	11,795	3.22%
\$750,000 to \$999,999	0	0.00%	0	0.00%	3,622	0.99%
\$1,000,000 or more	0	0.00%	0	0.00%	3,303	0.90%
2009 Estimated Median Owner-Occupied Housing Unit Value	\$101,602		\$52,581		\$114,676	
2009 Estimated Housing Units by Units in Structure*	1,595		3,476		913,232	
1 Unit Attached	33	2.06%	23	0.66%	49,034	5.37%
1 Unit Detached	131	8.24%	60	1.73%	415,525	45.50%
2 Units	65	4.10%	80	2.30%	18,584	2.03%
3 to 19 Units	97	6.10%	111	3.19%	169,510	18.56%
20 to 49 Units	170	10.66%	302	8.69%	46,543	5.10%
50 or More Units	1,098	68.85%	2,883	82.94%	204,135	22.35%
Mobile Home or Trailer	0	0.00%	17	0.49%	9,443	1.03%
Boat, RV, Van, etc.	0	0.00%	0	0.00%	458	0.05%
Dominant structure type	50 or More Units		50 or More Units		1 Unit Detached	

2009 Estimated Housing Units by Year Structure Built	1,595		3,476		913,232	
1999 to 2009	613	38.46%	1,821	52.39%	165,302	18.10%
1995 to 1998	168	10.51%	190	5.47%	34,630	3.79%
1990 to 1994	0	0.00%	0	0.00%	30,146	3.30%
1980 to 1989	69	4.31%	75	2.16%	138,314	15.15%
1970 to 1979	83	5.22%	101	2.91%	213,892	23.42%
1960 to 1969	425	26.62%	447	12.86%	144,688	15.84%
1950 to 1959	50	3.13%	123	3.54%	101,410	11.10%
1940 to 1949	40	2.51%	61	1.75%	45,732	5.01%
1939 or Earlier	147	9.25%	658	18.93%	39,118	4.28%
2009 Estimated Median Year Structure Built**	1988		1999		1976	
Dominant Year Structure Built	1999 to March 2009		1999 to March 2009		1970 to 1979	

Qualifications of the Analyst

Brenda G. Persons

Senior Market Analyst

Brenda Persons joined CDS Market Research in 2008 as a Senior Market Analyst. Prior to her affiliation with CDS, Ms. Persons was an independent contractor in the commercial real estate appraisal industry for a number of years. She began her career at Weingarten Realty in Houston, Texas in 1985 as a Site Location Analyst. She assessed land acquisitions for market feasibility, financial feasibility, and business plan fit of new commercial developments. In 1988 she moved to Bank One Corporation/FDIC Bonnet Resources in Houston. There she was a Portfolio Analyst of approximately 80 commercial properties held for disposition by the FDIC. She routinely prepared budgets, variance and financial reports, and lease agreements while working closely with brokers and asset managers. She also served as Chief Financial Officer of Infopros, Inc. for several years before pursuing her appraisal career.

Over the years, Ms. Persons has gained a diversity of experience. She has performed appraisal assignments on commercial and industrial real estate properties throughout the state of Texas. Her expertise includes multifamily housing, hotels and motels, urban/CBD office buildings, retail centers, industrial properties and religious facilities. She has appraised over 400 properties including the retail development "Market Street" in the Woodlands. Her career experiences afforded her significant interaction with various lenders, developers, property owners, leasing and sales agents and asset managers, as well as government officials.

As a Senior Market Analyst, Ms. Persons is responsible for managing a wide variety of market and economic studies. In addition to assignments that pertain to demand or market feasibility for single use income properties, she works on multi-use developments where the issue may be highest and best use, optimizing the mix of uses to best suit market trends and conditions or timing for bringing land use components on line. In this regard she has conducted the research and analysis required for development planning and ultimately the creation of special districts including municipal utility districts and tax increment investment zones. She has successfully completed market analyses leading to recommendations for market supported development for both private sector and public sector projects.

Ms. Persons has a Bachelor of Business Degree in Finance/Real Estate from University of Texas in Arlington, Texas. Her technical training includes Real Estate and Appraisal Principles, Investment Management, Real Estate Finance, Real Estate Law, Land Development, USPAP, Income Property Appraisal, and Report Writing. She has significant experience and an extensive background in accounting, business management, finance, and real estate, which has provided her with the analytical tools required to excel in her current position at CDS. Ms. Persons has held her Texas Real Estate Salesman License since 1990 and her Appraisal License since 2004. She is an active member of the Houston Association of Realtors, Urban Land Institute, Commercial Real Estate Montgomery County (CREAM) and Commercial Real Estate Women (CREW).

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EXHIBIT 3 – Detail of Existing Land Uses in the Zone

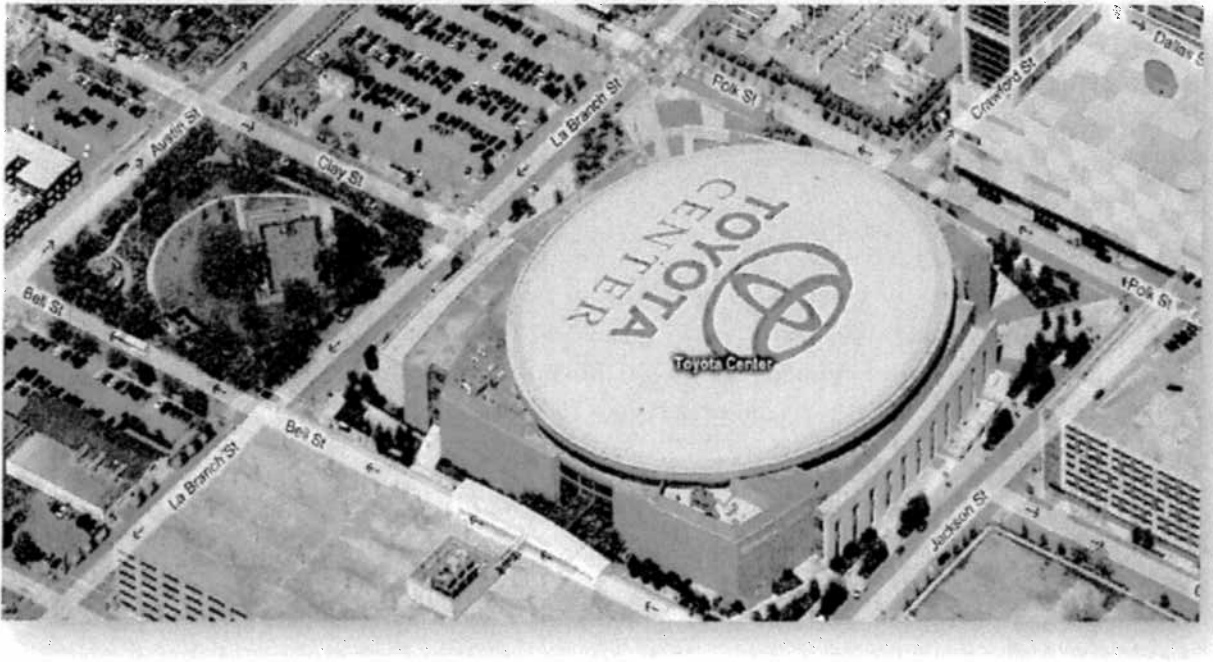
Land Use		Number of	% Total	Square Miles	Acres	Average Property Value	Property Value
Single Family Residential	4,483	4,483 dwellings	12%	0.98	629.00	\$85,676 / dwelling	\$384,083,609
Multi-Family Residential	1,157	1,157 dwellings	15%	0.57	366.00	\$392,724 / dwelling	\$454,381,897
	Total	5,640 dwellings	27%				
Commercial	428			1.24	798.00	\$1,214,292 / acre	\$969,004,898
Industrial	178			1.55	991.00	\$334,936 / acre	\$331,921,437
Agriculture	2			0.01	1.00	\$100 / acre	\$100
Public/Institutions	79			0.44	278.00	\$1,780,166 / acre	\$169,815,608
Transportation/Utilities	45			0.26	166.00	\$129,061 / acre	\$21,424,132
Vacant/Undeveloped	1,650			4.19	2,688.00	\$93,492 / acre	\$251,306,061
Parks and Open Space	83			0.72	466.00	\$12,991 / acre	\$6,053,780
Office	52			0.15	109.00	\$4,807,430 / acre	\$524,009,876
TOTALS				10.11	6,491.75		\$3,112,001,398

Appendix 1
Economic Feasibility Study

Independent Market Analysis

Central Houston TIRZ #24

Houston, TX



Prepared for:

Knudson, LP
8588 Katy Freeway,
Houston, TX 77024



December 2009

Table of Contents

Table of Contents	iii
Table of Exhibits	vii
Introduction	1
Proposed TIRZ #24.....	1
Objectives	2
<i>TIRZ 23 Proposal</i>	2
<i>Purpose of the Research</i>	2
<i>Scope of the Research</i>	2
Executive Summary of Findings	3
Area and Subject TIRZ Overview	4
Primary Market Area	4
<i>Other Demographic Characteristics</i>	7
Regional Economic and Employment Overview	8
History and Regional Background	8
<i>The Houston Area Economy</i>	9
<i>Factors Affecting Future Regional Economic Growth</i>	11
<i>Economic Projections</i>	12
<i>Economic Geography</i>	12
Population	15
<i>Historic Growth and Projections</i>	15
<i>Population Growth Accounted for by In-Migration</i>	16
<i>Basis for Projections</i>	16
Regional Housing Trends	17
<i>Household Size Trends</i>	17
<i>Housing Type Trends</i>	17
<i>Housing Permit Trends</i>	18
<i>Housing Permit Projections</i>	19
<i>Growth Patterns</i>	19
Regional Office Space Trends	20
Regional Retail Trends.....	22
Regional Industrial Trends.....	24
Regional Hotel Trends	26

Trends in the Competitive Market Area and the TIRZ	28
The Competitive Market Area	28
<i>History.....</i>	<i>30</i>
<i>Downtown Development</i>	<i>30</i>
<i>Venues.....</i>	<i>31</i>
Analysis of Trends.....	33
<i>Population/Household Trends</i>	<i>33</i>
<i>Although both.....</i>	<i>34</i>
<i>Cultural Diversity.....</i>	<i>34</i>
<i>Average Age.....</i>	<i>34</i>
<i>Education Level</i>	<i>34</i>
<i>Percentage of Renters/Housing Units.....</i>	<i>35</i>
<i>Household Income.....</i>	<i>35</i>
<i>Healthcare Facilities.....</i>	<i>35</i>
<i>Education/Schools.....</i>	<i>36</i>
<i>Employment</i>	<i>37</i>
<i>Existing Infrastructure.....</i>	<i>38</i>
Residential Trends in the CMA and Zone	40
<i>Single-Family Home Trends.....</i>	<i>41</i>
<i>Condominium Demand and Trends.....</i>	<i>41</i>
<i>CMA Multifamily Residential Market.....</i>	<i>46</i>
<i>Residential Units in the Zone.....</i>	<i>47</i>
Office Trends in the CMA and Zone	48
<i>Office Buildings in the CMA.....</i>	<i>48</i>
<i>Office Buildings in the Zone</i>	<i>53</i>
Retail Trends in the CMA and Zone.....	55
<i>CMA Retail Development Trends</i>	<i>58</i>
<i>Retail Development in the Zone.....</i>	<i>59</i>
Industrial Trends in the CMA and Zone.....	61
<i>Industrial Facilities in the Zone</i>	<i>63</i>
Hotel Trends in the CMA and Zone	66
<i>Hotel Performance Statistics in the CMA and the Zone</i>	<i>66</i>
<i>Hotels in the Zone</i>	<i>67</i>
Land Use Summary Proposed TIRZ 24.....	68
Future Development Potential in the TIRZ	69

Residential - Single-and Multi-Family Markets	69
<i>Housing Demand Projections</i>	69
Office Market	71
Retail Market.....	72
Industrial Market.....	73
Hotel Market	74
Three TIRZ Growth Scenarios	75
Scenario 1 – Modest Future Value Growth	75
Scenario 2 – Projected Growth Using Historical Trends	76
Scenario 3 –Enhanced Development Potential.....	77
<i>Development Potential</i>	79
<i>Needed Improvements</i>	80
<i>Enhanced Development Scenario Assumptions</i>	81
Independent statement of opinion	84
“ <i>But-for</i> ” Case	84
Statement of Opinion.....	84
Appendix - Detailed Demographics.....	85
Qualifications of the Analyst.....	96

Table of Exhibits

Aerial Map of the Proposed Central Houston TIRZ 24	1
Primary Market Area	4
Central Houston TIRZ 24 Land Use Map.....	5
Basic Demographics of the Zone	6
Income Characteristics of the Zone	7
Houston Sugar Land Baytown Metropolitan Statistical Area (MSA).....	8
Industry Shares of Job Change	9
Houston MSA Economic Base Employment	9
Houston MSA Long-Term Employment Growth Trends.....	10
Drivers of the Houston Economy	11
Spot Market Crude Oil and Natural Gas Prices.....	11
Economic Projections from Two Sources	12
From the Perryman Group	12
Major Regional Employment & Activity Centers.....	13
Population Growth Trends and Projections	15
Components of Population Change.....	16
Household Size Trends	17
Housing Type Trends, 1970 – 2008	17
Historic Houston MSA Housing Starts*	18
Average Annual New Housing Starts Projections.....	19
Houston Regional Office Space Trends	20
Houston Regional Office Performance Trends.....	21
Houston Regional Retail Trends	22
Houston Regional Retail Performance Trends	23
Houston Regional Industrial Trends	24
Houston Regional Industrial Performance Trends	25
Houston Regional Hotel Trends.....	26
Houston Regional Hotel Performance Trends.....	27
Competitive Market Area	28
CMA Population and Household Trends and Forecasts	33
Data from H-GAC	34
CMA Educational Attainment.....	34
St. Joseph Medical Center	36
Schools in Proximity to Downtown Houston.....	37
Institutions of Higher Education within Downtown Houston	37
Downtown Houston Major Employers	38
Overview of Housing in the Housing Market Area	40
Housing Unit Tenure and Structure Trends.....	40
Condominium Sales Trends	41
Residential Market - Immediate Vicinity of the CMA.....	43
Map of Residential Market –Immediate Vicinity of the CMA	45

Historical CMA Performance	46
The Zone Multifamily/Condo Residential Development	47
Office Trends in the CMA	48
Office Performance Trends in the CMA.....	49
Office Buildings in the CMA.....	50
Office Buildings Under Construction in the CMA	52
Office Buildings in the Zone.....	53
Office Buildings Under Construction in the ZONE	54
Drivers of Downtown Demand.....	55
Retail Performance Trends in the CMA	56
Retail Performance Trends in the CMA.....	57
Retail Development Trends	58
Retail Development 2001-2009.....	58
Industrial Trends in the CMA.....	61
Industrial Performance Trends in the CMA.....	62
Industrial Construction in the Zone.....	63
Hotel Trends in the CMA and Zone	66
List of Hotels Currently in the Zone.....	67
Land Use Summary for the Zone	68
New Dwelling Unit Demand Forecast.....	69
Housing Trends Forecast	70
Office Space Trends Forecast	71
Retail Space Trends Forecast.....	72
Industrial Space Trends Forecast.....	73
Drivers of Downtown Hotel Demand	74
Hotel Market Trend Projections	74
Modest Growth Scenario Values	75
Assumed Property Values for New Construction	76
Trend Growth Scenario Values	76
Downtown Livable Center	77
Buffalo Bayou Master Plan Downtown	78
Enhanced Growth Scenario Values	82
Summary of the Projections	83

Introduction

Proposed TIRZ #24

The proposed Central Houston Tax Increment Reinvestment Zone (TIRZ) Number 24 (referred to as The Zone) is located in the northern and eastern portion of the Central Business District of the City of Houston, abutting TIRZ 2, TIRZ 3, TIRZ 13, TIRZ 15, and TIRZ 21. The northern boundaries of The Zone include Edwards Street, Interstate Highway 10, and Harrington Street. The southern boundaries are considered Interstate Highway 45 South, Memorial Drive, Franklin Street, and Allen Street. Eastern boundaries include Interstate Highway 59 and Jensen Drive. The western boundaries are Houston Avenue, Maffitt Street, LaBranch Street, Austin Street, San Jacinto Street and Fannin Street.

The City of Houston with support from Harris County is planning to create a large scale multi-use zone that will facilitate new public facilities and accompanying infrastructure as well as development and revitalization in the Zone

Within the Zone is U.S. Post Office, Amtrak Station, George R. Brown Convention Center, St. Joseph Hospital, Toyota Center, Minute Maid Park, and University of Houston.

Overall, the Zone includes 462 acres of land in a wide variety of existing uses summarized below.

Use	Area, Acres	Square feet
Hotel/Motel	8	1,178,889 sf
Industrial	53	1,804,292 sf
Retail	12	410,795 sf
Office	26	10,396,693 sf
Residential	18	2,233,812 sf
Institutional	67	1,692,755 sf
Other/vacant	278	3,111,419 sf

Aerial Map of the Proposed Central Houston TIRZ 24



Objectives

TIRZ 23 Proposal

The City of Houston and Harris County are proposing to create this tax increment reinvestment zone for the purpose of stimulating the development of this area which has been historically of low value and with low development potential. Tax Increment Financing (TIF) is an economic development tool available to Texas cities to promote both new development and redevelopment within a specific geographic area inside the corporate city limits. The incremental tax proceed from this Zone, as new development and value is added, is expected to be used for improvements to area infrastructure and facilities that will be needed to stimulate further growth of housing opportunities and commercial development.

Purpose of the Research

The purpose of this feasibility study is to provide an independent opinion concerning market and economic support available to new development and to redevelopment of functionally obsolete properties within the proposed Zone both with and without assistance afforded by the Zone.

Three development scenarios were evaluated including:

- Limited new construction of residential, commercial, and industrial facilities within the zone relying on annual appreciation in value of existing property;
- Continuation of historical and current development patterns and trends assuming no

incentives or inducements to development by the TIRZ; and,

- Enhanced development activity if selected incentives are offered, and infrastructure improvements are made, to encourage transformative private investment within the zone.

Scope of the Research

Specifically the following issues are addressed in this analysis:

- Is there sufficient market demand and economic support to establish market feasibility and justify formation of the proposed Zone?
- Based on market conditions, trends and other factors, when are currently announced new development and redevelopment plans likely to proceed and what scale of build-out is reasonable and achievable?
- In addition to known projects, what additional development can be supported within the Zone given financial incentives from the County and/or City?
- Will real estate improvements to be developed within the proposed Zone significantly enhance the value of all taxable real property in the Zone and therefore be of general benefit to Harris County and the City of Houston?
- But for creation of the Zone, are the existing properties and land parcels likely to be significantly improved within the foreseeable future?

Executive Summary of Findings

- The purpose of this feasibility study is to provide an independent opinion concerning market and economic support available to new development and to redevelopment of functionally obsolete properties within the proposed Zone both with and without assistance afforded by the Tax Increment Reinvestment Zone.
- The proposed Central Houston Tax Increment Reinvestment Zone (TIRZ) Number 24 is located in the Central Business District of the City of Houston. It will cover approximately 462 acres and is comprised of approximately 1,280 parcels.
- East of the Zone is the CBD which is the key driving force of the development of the Zone.
- Within the Zone is U.S. Post Office, Amtrak Station, George R. Brown Convention Center, St. Joseph Hospital, Toyota Center, Minute Maid Park, and University of Houston.
- Overall, 27% of the land in the Zone is vacant. This includes vacant developable, undevelopable and parking lots.
- The Zone currently includes approximately 3,559 residents in 1,122 households. In addition, there are approximately 3,038 business establishments employing 54,196 persons.
- The Zone has shown growth of 24% since the census in 2000. The projection is that, over the next five years an additional 10% of growth can be expected in the Zone.
- The race and ethnicity of the Zone is mixed with 58% White, 33% African American, and 9% Asian and other.

Area and Subject TIRZ Overview

Primary Market Area

The Primary Market Area (PMA) for TIRZ #24 has been determined by CDS Market Research to be the Central Business District of the City of Houston. Downtown Houston primarily includes 1,178-acres, a 108-square-mile area whose boundaries are represented largely by the freeway ring around the central business core of Houston including Interstate 45, U.S. Highway 59, and Interstate 10. Several areas exist in Downtown Houston; they include Main Street Square, Skyline District, Sports & Convention, Theater District, and the Warehouse district. Developments within the PMA include some multifamily and single-family residential housing, retail and commercial developments, light industrial uses and special-use properties, such as entertainment, churches, parks and schools. A portion of the land in the area remains undeveloped or surface parking lots.

Primary Market Area



TIRZ 24 Location/Access/Size

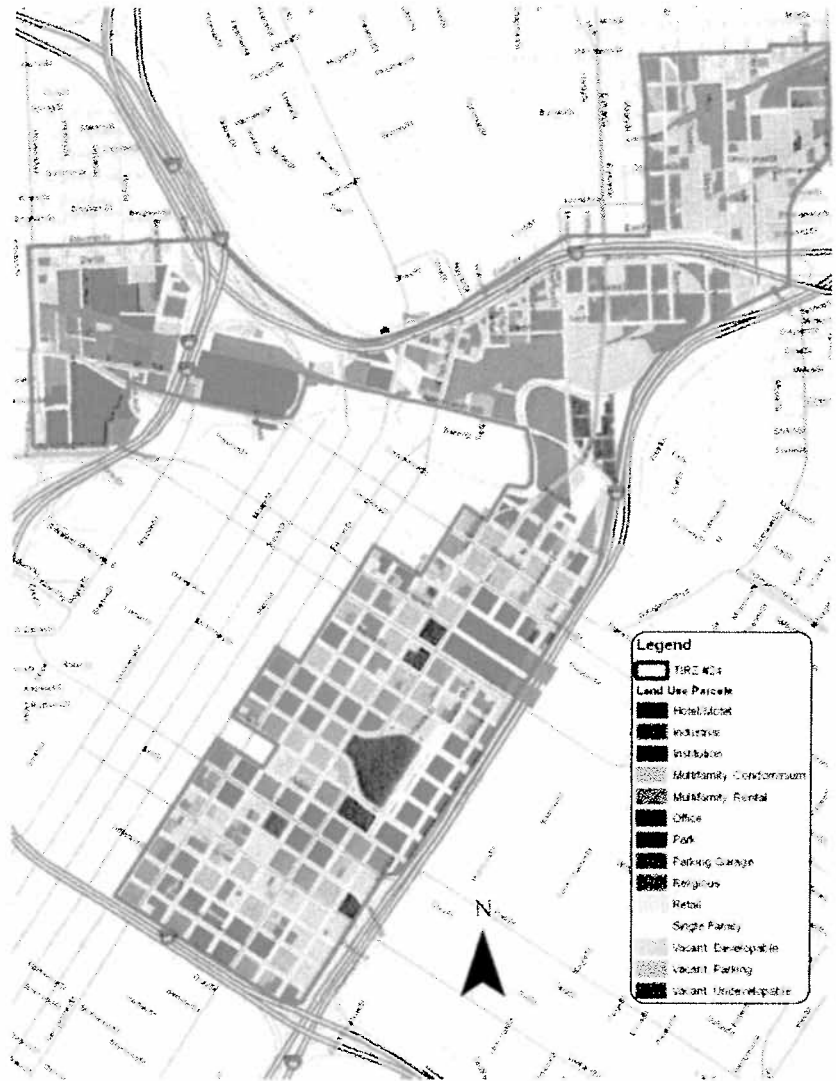
The ±462.5-acre tract (referred to as “The Zone”) is located in the northern and eastern portion of the Central Business District of the City of Houston, Harris County, Texas. The district is a contiguous irregular shaped zone comprised of approximately 1,280 parcels. Access to The Zone is through the north/south and east/west streets running throughout the Central Business District. Interstate 45, U.S. Highway 59, and Interstate 10 also provide access.

From the land use map below, it is apparent that there are currently few residential areas and few residents. Land uses include hotel/motel, industrial, institution, multifamily, office, religious, retail, single family, parks/green space, and vacant land.

Using the shape file provided by Knudson, LP, we estimate that there are 3,559 residents in 1,122 households. The source of the demographic information is PCensus for MapInfo, a reseller of Claritas demographic data.

According to this source, there are 3,038 business establishments employing 54,196 persons.

Central Houston TIRZ 24 Land Use Map



The basic demographics of the Zone are illustrated in the table below. The current population of the Zone has shown moderate growth of 709 persons over the past nine years. The projection is that, over the next five years an additional 370 persons will be added in the Zone.

The race and ethnicity of the Zone is mixed, African American (32.9%) Hispanic (26.7%)

Basic Demographics of the Zone

Compared with the CBD and City of Houston

	TIRZ #24		CBD of Houston		City of Houston	
	No.	%	No.	%	No.	%
Population						
2014 Projection	3,929		16,665		2,416,114	
2009 Estimate	3,559		15,072		2,236,732	
2000 Census	2,850		11,883		1,953,631	
1990 Census	2,891		7,029		1,697,610	
Growth 2009-2014	10.4%		10.6%		8.0%	
Growth 2000-2009	24.9%		26.8%		14.5%	
Growth 1990-2000	-1.4%		69.1%		15.1%	
2009 Estimated Population by Single Race Classification						
White Alone	2,850		11,883		1,953,631	
Non-Hispanic White	1,653	58.00%	6,737	56.70%	962,610	49.27%
Black or African American Alone	938	32.91%	4,865	40.94%	494,496	25.31%
American Indian and Alaska Native Alone	7	0.25%	12	0.10%	8,568	0.44%
Asian Alone	47	1.64%	132	1.11%	103,694	5.31%
Native Hawaiian and Other Pacific Islander Alone	1	0.04%	2	0.02%	1,182	0.06%
Some Other Race Alone	162	5.67%	58	0.49%	321,603	16.46%
Two or More Races	43	1.50%	76	0.64%	61,478	3.15%
2009 Estimated Population Hispanic or Latino by Origin*						
Not Hispanic or Latino	2,850		11,883		1,953,631	
Not Hispanic or Latino	2,086	73.22%	9,195	77.38%	1,222,766	62.59%
Hispanic or Latino	763	26.78%	2,688	22.62%	730,865	37.41%

Source: PCensus for MapInfo, Tetrad Computer Systems, 2009

Other Demographic Characteristics

The households living in the Zone span a wide range of incomes. Overall, however, this area has significantly lower incomes than both the CBD and the City of Houston as a whole.

- Median household income is \$20,198, 47% below the CBD median of \$29,854. Approximately 19% of the households make above \$50,000 in the Zone.
- The average household size in the Zone (1.41) is lower to both the CBD (1.27) and the City of Houston at 2.72 persons per household.
- Similarly, the percentage of housing units in the Zone that are owner-occupied (6.06%) is the much lower than both the CBD (6.06%) and the City as a whole (45.4%)
- The value of housing units cover a broad range from under \$20,000 (6.56%) to \$750,000 (10.95%). Approximately 43% of the homes are between \$20,000 to \$99,999, 28% are valued at \$100,000 to \$399,999 and 21% are between \$400,000 and \$750,000.
- The median value of owner-occupied housing units in the Zone at \$101,602 is slightly lower than the City as a whole at \$114,676. The median value of the CBD housing unit is much lower at \$52,581

More detailed demographic tables are included in the appendix to this report.

Income Characteristics of the Zone

Compared with the City of Houston

2009 Estimated Household Income	TIRZ #24		CBD of Houston		City of Houston	
	No.	%	No.	%	No.	%
Total Households	1,122		2,199		808,317	
Less than \$15,000	467	41.66%	733	33.33%	126,157	15.60%
\$15,000 to \$24,999	180	16.06%	273	12.41%	99,416	12.30%
\$25,000 to \$34,999	120	10.70%	193	8.78%	103,968	12.90%
\$35,000 to \$49,999	144	12.80%	232	10.55%	133,808	16.60%
\$50,000 to \$74,999	60	5.32%	203	9.23%	138,678	17.20%
\$75,000 to \$99,999	65	5.82%	121	5.50%	75,216	9.30%
\$100,000 to \$149,999	31	2.77%	163	7.41%	75,445	9.30%
\$150,000 to \$249,999	45	3.99%	186	8.46%	36,533	4.50%
\$250,000 to \$499,999	9	0.85%	72	3.27%	12,472	1.50%
\$500,000 or more	0	0.03%	23	1.05%	6,624	0.80%
Average Household Income	\$37,820		\$66,178		\$63,425	
Median Household Income	\$20,198		\$29,845		\$43,365	
Estimated Per Capita Income	\$43,406		\$17,719		\$23,174	

Source: PCensus for MapInfo, Tetrad Computer Systems, 2009

Regional Economic and Employment Overview

History and Regional Background

The District is located in Harris County, one of ten counties that comprise the Houston-Sugar Land-Baytown Metropolitan Statistical Area (MSA) (see exhibit). The MSA is centered around the city of Houston which was founded in 1836 following the Battle of San Jacinto where Texas won its independence from Mexico, ultimately joining the United States in 1845.

Following the Civil War, Houston became the commercial center for the export of cotton,

In 1901, oil was discovered at Spindletop near Beaumont launching the Texas petroleum industry.

In 1910, the city built the Houston Ship Channel which was opened in 1914 enabling the Port of Houston to become a leading Gulf Coast port.

The Second World War brought heavy demand for petroleum and synthetic rubber products leading to the construction of petrochemical and manufacturing plants along the Ship Channel.

In 1945, the M.D. Anderson Foundation established the Texas Medical Center which created what would ultimately become the largest medical complex in the world.

In the early 50s, the development of modern air conditioning led to the location of many corporate headquarters, particularly in the energy sector, in Houston. Concurrently, Houston was annexing surrounding areas at a rapid rate which provided the means for continued growth in population and tax base thereby avoiding the constrictions of some other American cities that had become surrounded by other incorporated communities.

Houston's growth was further spurred by the establishment of the NASA Manned Spacecraft Center in 1961. (The complex was renamed the Johnson Space Center in 1973.)

Houston Sugar Land Baytown Metropolitan Statistical Area (MSA)

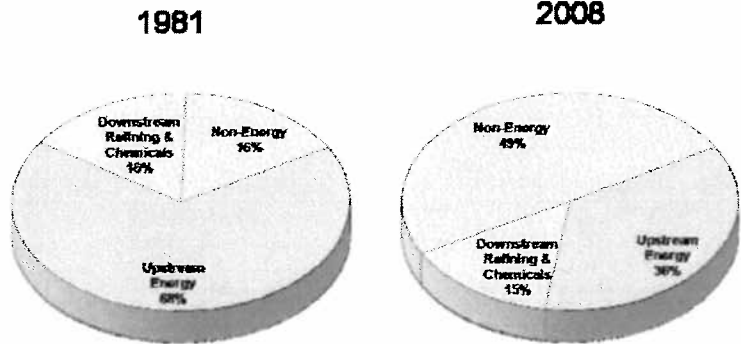


The Houston Area Economy

Houston’s preeminence in the energy industry led to a boom during the energy shortages of the 1970s. But after a period of rapid growth during the 1974-1981 period as crude oil prices climbed, a plunge in the world oil market had a devastating effect on the Houston economy. From 1982 to 1987 Houston lost 221,900 jobs, one out of seven. Of this number, 184,200 jobs were related to oil and gas exploration and production, oil field equipment manufacturing and sales, and pipeline transportation. But with the return to more normal supply/demand conditions in the industry, Houston was able to regain its lost jobs by 1990.

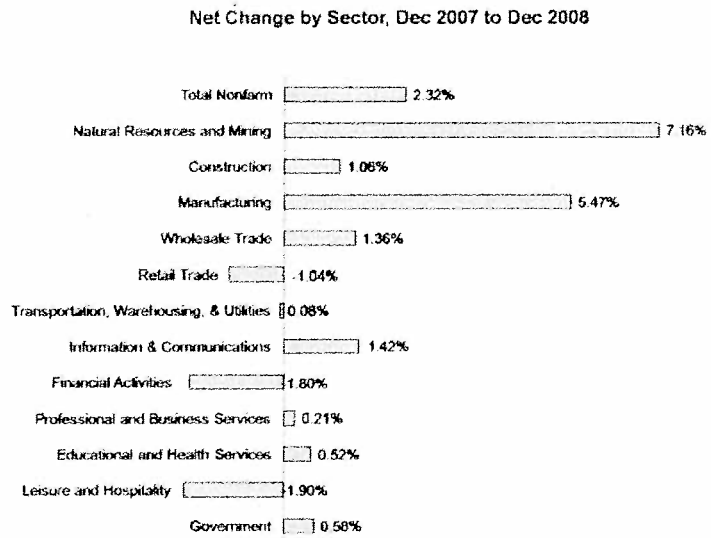
Since 1986, Houston’s economy has become diversified thereby lessening dependence on the energy industry as the economic engine for the metropolitan area. Today, upstream energy sectors account for roughly a third of Houston’s economic base jobs. Since 1986, the energy-insensitive sectors of Houston’s economic base have grown at an annual rate of 6.1%. As a result, Houston MSA employment in these sectors grew from less than 2.3% in 1986 to over 50% in 2007, while employment in both upstream energy (exploration and production) and downstream energy (refining and marketing) declined (see graph).

Houston MSA Economic Base Employment



Source: Institute for Regional Forecasting, University of Houston, Mar 2009. From Greater Houston Partnership

Industry Shares of Job Change



Source: Texas Workforce Commission, Oct 2009

Over the years, Houston’s economy has changed from a manufacturing economy to a services based economy. Service-providing organizations now account for 80% of Houston MSA jobs and represented 82% of net job growth over the 13 years leading up to 2008. More and more, Houston is evolving to an

economy based on engineering, computer, legal, accounting and administrative services. Houston's diversification and growth in the services sector is reflected in the following charts depicting industry shares of new jobs and employment by industry.

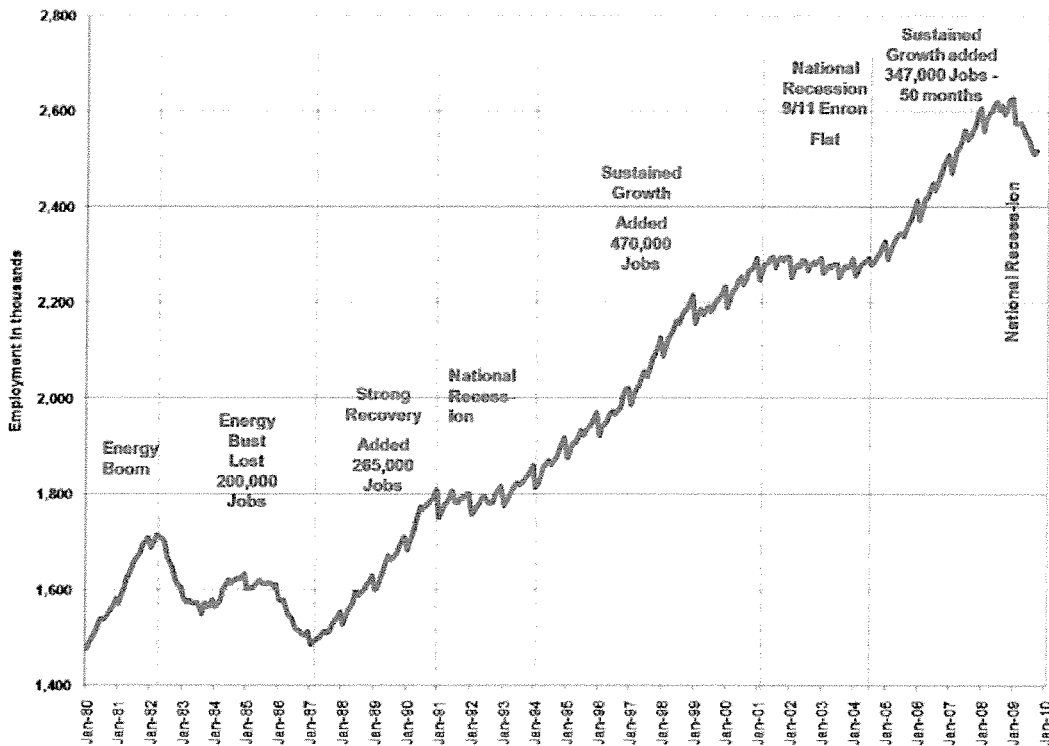
Houston's economic breadth is further substantiated by the number of large employers in the Houston area. As of 2008, there were 116 companies in Houston with 1,000 employees or more. In order to grow, Houston's employers rely on a substantial local college and university system. There are 17 community college campuses and 16 university campuses within the Houston MSA. Rice University has gained significant national attention with its recent discoveries in the field of nanotechnology.

As a result of the growth of the Houston economy, according to the Perryman Group, the Houston MSA's Gross Area Product (GAP) reached \$435.9 billion in 2008. This exceeds the total GDPs of Belgium, Malaysia, Venezuela or Sweden. Only 28 nations have GDPs exceeding Houston's GAP.

At the same time, diversification has brought about more susceptibility to national recessions.

As the chart on the following page, depicting Houston MSA job growth demonstrates, following the strong recovery after 1987, Houston's economy was flat during national recessions in the early 90s and early 00s following the 9/11 attacks but very robust during the intervening and subsequent years.

Houston MSA Long-Term Employment Growth Trends



Source: Texas Workforce Commission, Oct 2009 from Greater Houston Partnership

Factors Affecting Future Regional Economic Growth

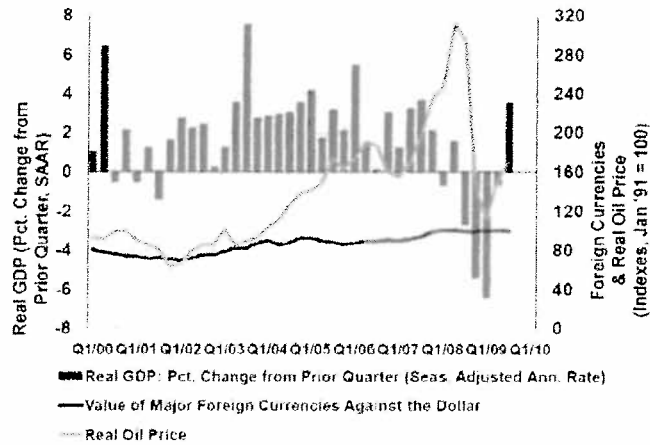
Three factors have governed the state of Houston’s economy for the past 10 years

- the health of the national economy,
- the value of the U.S. dollar against foreign currencies and
- energy prices.

Recently all of the drivers of the economy have been in decline. Starting in mid 2008, real GDP began to drop, the value of the dollar began to rise and in oil prices began a sharp decline. These factors began to have an effect on the Houston economy. Year over year job losses in the Houston region peaked at 101,000 in August of 2009 and have since slowed.

Higher oil and gas prices stimulate demand for oil field equipment and services. Spot market closing prices for West Texas Intermediate began the 00s decade in the \$20-\$30/Bbl range and remained there until 2004 when they began a steady climb, with a brief downward pause in 2006, to a peak of over \$140/Bbl. during the first half of 2008. The sharp rise was attributed to large increases in demand from China, India and the Middle East. However, with the beginning of the worldwide recession in the second half of 2008, accompanied by a fall-off in demand, crude oil prices subsided to levels below \$40/Bbl (see chart). Concurrently, natural gas remained under \$10/mm Btu, until September, 2005 when peaking again in early 2008 before falling to a low of \$2/mm BTU (see chart).

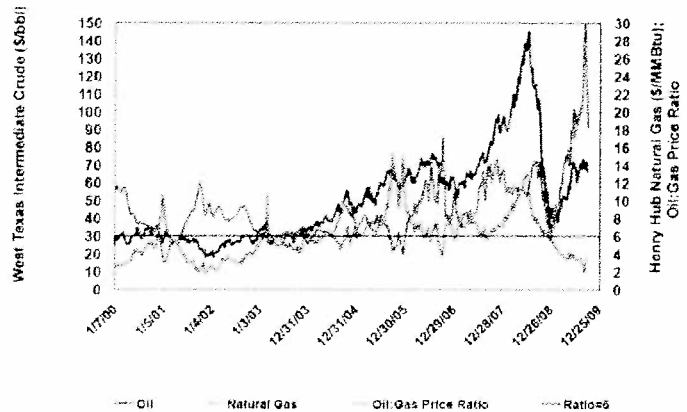
Drivers of the Houston Economy



Sources: U.S. Bureau of Economic Analysis; U.S. Energy Information Agency

Spot Market Crude Oil and Natural Gas Prices

Spot Market Crude Oil and Natural Gas Prices



Source: U.S. Energy Information Administration

Economic Projections

Even in light of the current recession and tough economic times for all Americans, Houstonians can take some comfort in the fact that economic growth will continue. Houston has a long history as a growth oriented community with conditions that are generally supportive of business expansion – low cost of living, low real estate prices, low unionization rates, and pro-business regulations.

The charts on the right illustrate two projections of Houston regional growth. The first is from the Perryman Group, a respected Texas economic research organization and Woods & Poole, a national economic research company.

The projections are similar. By the year 2030, Perryman is projecting 3.8 million jobs 8.7 million population. Woods & Poole is slightly less optimistic, projecting 7.8 million population by 2030. Using either forecast, the region will add almost 3 million new residents (over the 2005 level) by 2030.

Economic Geography

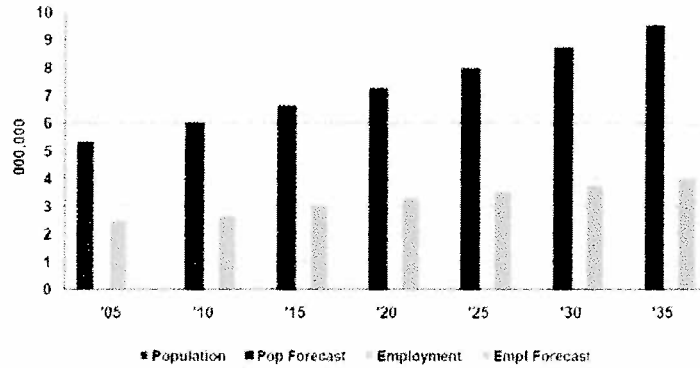
The Houston MSA has developed in a low-density suburban form, uninhibited by either natural geographic boundaries or man-made political regulation. Furthermore, the central city does not enforce zoning or any other form of land use regulation. The region’s central business district presently accounts for only about 6% of regional employment. Other loosely-defined ‘edge cities’ comprise a large portion of the region’s employment base. These typically are made up of a loose cluster of office, medical office, hotel, and supportive retail land uses. Examples within the

Economic Projections from Two Sources

From the Perryman Group

Population and Employment

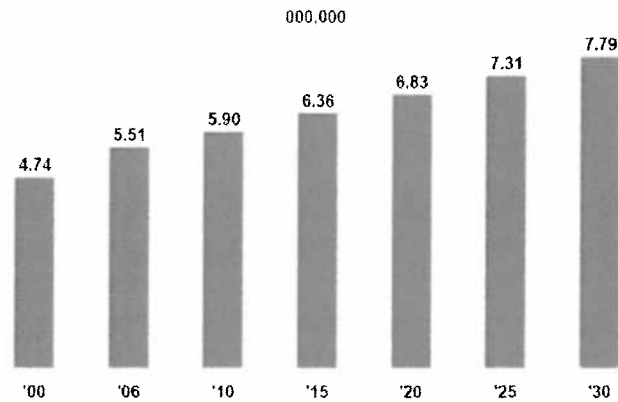
Houston-Sugar Land-Baytown MSA 2005-2035



Source: The Perryman Group Spring/Summer 2009

From Woods & Poole Economics

Houston-Sugar Land-Baytown MSA Population 2000-2030

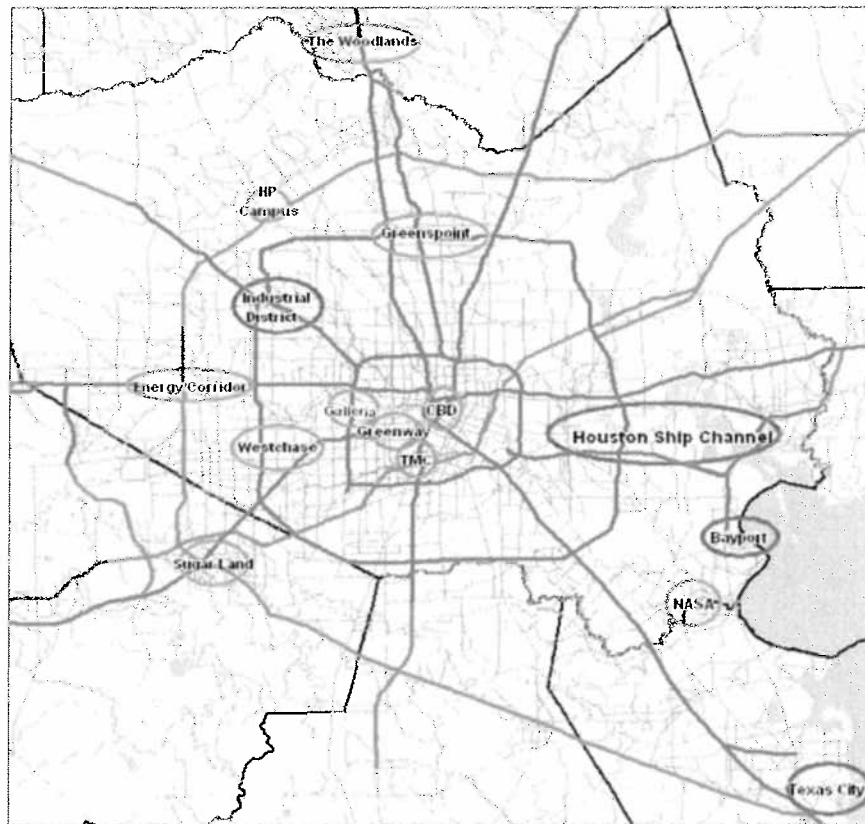


Source: Woods & Poole, 2008 MSA Profile

Houston area include the Uptown/Post Oak area, the Texas Medical Center, Greenway Plaza, Sugar Land, Westchase, and Greenspoint. The region’s heavy industries are largely dependent upon access to highways and waterways, and are clustered around the Houston Ship Channel, stretching from just east of the Central Business District through Pasadena, Deer Park, La Porte, and Baytown, as well as in Texas City and Freeport. Additionally, a significant number of jobs are spread among Houston’s suburbs in office parks, retail centers and light industrial facilities.

The following map illustrates the locations of the principal activity centers (in red) and industrial districts (in green) in the Houston MSA.

Major Regional Employment & Activity Centers



Houston’s Central Business District

Downtown Houston features a world class Theater District that offers the second largest number of theater seats outside New York City, a growing residential population, a popular night club scene, a new light rail line, an expanded convention center and numerous hotels. Approximately 3,500 businesses are located in Downtown Houston employing 140,000 people. Since 1996, \$4 billion of new construction has been completed involving 110 private and public projects. Of this amount, \$500 million has been devoted to infrastructure improvements by the City of Houston, METRO, TxDOT and the Downtown

District. Over 3,800 people now live in downtown compared to 1,400 in the mid 1990s. Almost 150 restaurants and clubs have opened since 1997. During the same period, 3.2 million square feet of new Class A office space has been built and more is under construction or planned. The total inventory of office space is 41 million square feet. Eleven hotel projects with nearly 3,000 rooms have been completed bringing the Downtown total to 4,858 rooms in fifteen facilities.

The Texas Medical Center

The Texas Medical Center (TMC) with 46 member institutions is the largest medical complex in the world. The complex, situated on over 1,000 acres, includes 13 hospitals and two specialty institutions, two medical schools, four nursing schools, and schools of dentistry, public health, pharmacy and other health related careers. TMC employs 73,000 people, Another 10,000 work in nearby buildings. In 2006, the complex included over 100 buildings with 27 million square feet. In 2007, four multi-level buildings with 1.0 million square feet valued at \$469 million were completed. However, in accordance with a 1999 50-year master plan updated in 2006, extensive additional facilities are under construction or planned. By the start of 2008, 17 additional new hospital, clinic, research lab and medical office projects accounting for 7.4 million square feet and \$2.4 billion in capital expenditures had broken ground. An additional 26 projects costing \$1.9 billion were expected to be started by early 2009. Over the seven-year 2008-2014 period, a total of \$7.8 billion in construction is planned - \$6.3 billion for 12 million square feet of patient care facilities and \$1.5 billion for new research facilities. Whereas there were 6,000 patient beds at the end of 2007, 1,200-1,600 more beds are expected to be added by the end of 2014. The planned new research space will add 50% more space to these facilities. In terms of personnel, in addition to the 4,000 nurse shortfall that already exists, another 1,500-2,000 nurses will be needed. In addition, 1,200 doctors and 1,000 researchers are expected to be needed.

Ship Channel Industries and the Port of Houston

The 25-mile long Houston Ship Channel is home to a \$15 billion petrochemical complex – the largest in the nation and second largest in the world – and the Port of Houston. In 2005, the port authority completed a 5.5 year project to deepen the channel from 40 to 45 feet and widen it from 400 to 530 feet. As total tonnage climbs well over 200 million annually, the port remains the largest foreign tonnage port and the second largest total tonnage port in the U.S., and 10th largest in the world. A study of 2006 economic impacts concluded that the port accounted for 785,000 jobs, \$118 billion of total economic activity, \$39 billion of personal consumption expenditures and nearly \$4 billion in state and local taxes, in the state of Texas. In 2007, the port started operation of the first phase of a new container terminal on Galveston Bay – Bayport Terminal – which will ultimately occupy 1,043 acres, carry a total capital investment of \$1.4 billion and have an annual capacity of 2.34 million TEUs (20-foot equivalent container units). At the close of 2008, the port completed construction of a cruise terminal at the same location and was completing negotiations with a major cruise line to add Houston to its ports of call.

NASA/Johnson Space Center

From the early Gemini, Apollo and Skylab projects to the current Space Shuttle and International Space Station and Exploration programs, the center has been the headquarters for NASA's efforts in the field of human space exploration. NASA employs approximately 3,000 people, the majority of which are professional engineers and scientists including 110 astronauts. In addition, approximately 14,000 contractor

personnel, representing 50 companies, work onsite or nearby. Space Center Houston, JSC’s public visitor center, employs 150 people. Of NASA’s \$16.7 billion total budget in 2007, \$4.4 billion was allocated to JSC. For some years, NASA has been planning for a new program, called the Constellation Program to succeed the current Space Shuttle Program which was scheduled to be terminated in 2010, with the first Constellation Program vehicle – the Orion – scheduled to begin flight operations in 2013. However, the most recent forecast indicates that the Orion start-up may be delayed until 2013. If true, it is likely to mean that the Space Shuttle Program may be extended in order to minimize the number of years that the U.S. will need to depend on the Soyuz space craft for missions required to complete and conduct experiments at the International Space Station.

Population

Historic Growth and Projections

Population growth is one of the principal measures of the economic vitality of any Market Area because increasing population is generally the result of more jobs, a high level of immigration and a stable or expanding economy. The United States Office of Management and Budget redefined the various geographical units used by the Bureau of the Census in 2005. The Houston area, defined as the Houston-Sugar Land-Baytown Metropolitan Statistical Area (Houston MSA) includes ten counties. The table entitled Population Growth Trends and Projections summarizes historic Census population counts for 1980, 1990 and 2000, estimated population for 2008 as of January 1, and current population projections for one year (2009), five years (2013) and ten years (2018) for the Houston-MSA and Harris, County.

The Houston Metropolitan Statistical Area has undergone tremendous growth in recent decades – from 3.1 million in 1980 to 4.7 million in 2000. In 2009, total population is estimated to have reached 5.8 million.

As the table demonstrates, population growth in the Houston MSA and Harris County is projected to continue. From the 2009 estimate of 5.7 million, population in the MSA is projected to reach 7.08 million in 2019, equivalent to an annual average increase of 126,000. The annual compound growth rate is expected to be 2.0%. The compound annual growth over the 2009 -2019 period in Harris County is projected to be 1.7%. Population projections for 2019 are based on the assumption that the annual growth rates for the 2000-2009 period, as estimated by Claritas, would continue from 2014 to 2019.

Population Growth Trends and Projections
Selected Areas 1960 – 2019 (in thousands of persons)

Area	Historical Census Counts					Estimates		Projections	
	1960	1970	1980	1990	2000	2008	2009	2014	2019
Houston MSA	1,601	2,202	3,149	3,767	4,715	5,665	5,819	6,466	7,079
Harris County	1,243	1,742	2,410	2,818	3,401	3,945	4,041	4,421	4,775

Note: 2009 estimate and projection years as of January 1

Source: Bureau of the Census for historical. PCensus for Map Info (Claritas). CDS Market Research

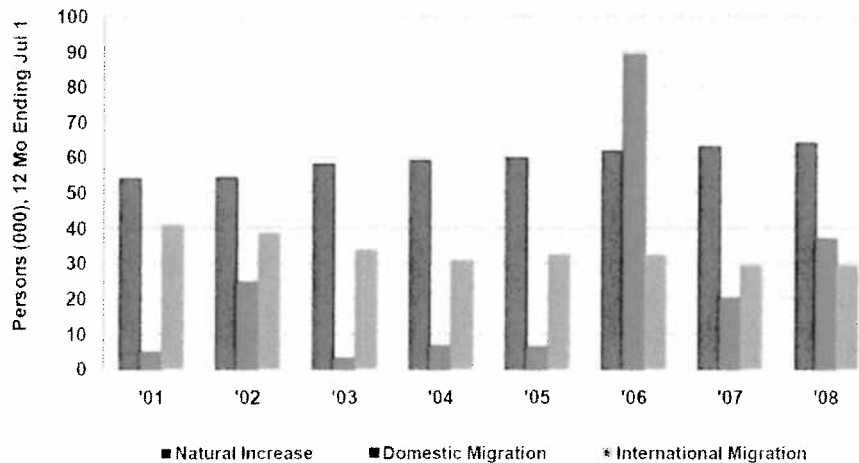
Population Growth Accounted for by In-Migration

Components of change in the population published by the Bureau of the Census are presented in the chart below. Net in-migration, which is calculated based on the number of persons moving in versus the number moving out, has accounted for almost 50% of the growth in MSA population over the 2000-2009 period. Approximately 60% of this net migration has come from outside the U.S., which is not surprising in view of Houston’s status as an international trading and business center. In Harris County, international immigration

accounted for 45% of population growth over the period, while there was an actual domestic outmigration, much of it to suburban counties. In the suburban counties, immigration was not a major factor. Net domestic migration on the other hand, accounted for 74%, 69% and 56% of total growth in the case of Montgomery, Fort Bend and Brazoria counties respectively.

Components of Population Change

Houston – Sugar Land Baytown MSA



Source: U.S. Bureau of the Census, Mar 2009

Basis for Projections

The foregoing population projections are based upon general economic health in the Houston Metropolitan Area and a moderate sustained rate of growth for the foreseeable future. The projections are based upon a review of long-range population growth rates forecast by Claritas, Inc., a nationally recognized population and demographics service.

The caveat in using population projections occurs in times of a rapid change in the population of the area being studied. Some methods of population projection presume a stable rate of change. If an area is in the midst of rapid change, such forecasts may overstate or understate the magnitude of the change. Often, it takes time for the impact of such change to show up in economic and demographic estimates and forecasts. CDS Market Research uses the estimates and projections of respected authorities in order to present a reasonable, conservative picture within its analyses but there are places in which the primary population data may be understated or overstated. In such instances, derivative forecast calculations would then be similarly affected.

Regional Housing Trends

Household Size Trends

The trends in average household size for the Houston MSA and the four primary counties are shown in the table on the right. In spite of the increasing numbers of one and two-person households due to longer life spans for empty nesters, later marriages among young professionals and a high divorce rate, average household size is actually increasing in the MSA, Harris County, and Montgomery County. This is due to the high birth rates and immigration rates on the part of the Hispanic component of the population. Household size in Brazoria County is forecast to decline slightly due in part to the large number of singles and couples without children that work in the Texas Medical Center. Meanwhile, Ft. Bend County persons per household remains constant.

Housing Type Trends

The following table presents trends in housing types for the Houston MSA between 1970 and 2009. As shown, in 1970, single-family homes, including mobile homes, accounted for 79.1% of the housing stock in the MSA, while 20.9% of the inventory was comprised of multi-family units.

Household Size Trends

1990 – 2009 and Projected 2014

Year	Household Size, persons/HH				
	Houston MSA	Harris County	Montgomery County	Ft. Bend County	Brazoria County
1990	2.75	2.72	2.84	3.14	2.86
2000	2.80	2.79	2.83	3.14	2.82
2009	2.84	2.84	2.89	3.14	2.81
2014	2.87	2.86	2.91	3.14	2.81

Source: PCensus for Map Info (Claritas, Inc.),

Housing Type Trends, 1970 – 2008

Houston MSA

	Single-Family *	Multi-Family	Total
1970 Housing Units	591,854	155,954	747,808
% of Total Units	79.1%	20.9%	100.0%
1980 Housing Units	849,330	395,535	1,244,865
% of Total Units	68.2%	31.8%	100.0%
Unit Change, 1970-1980	257,476	239,581	497,057
% of Total Change	51.8%	48.2%	100.0%
1990 Housing Units	1,003,085	509,863	1,512,948
% of Total Units	66.3%	33.7%	100.0%
Unit Change, 1980-1990	153,755	114,328	268,083
% of Total Change	57.4%	42.6%	100.0%
2000 Housing Units	1,215,015	575,983	1,790,998
% of Total Units	67.8%	32.2%	100.0%
Unit Change, 1990-2000	211,930	66,120	278,050
% of Total Change	76.2%	23.8%	100.0%
2009 Estimated Housing	1,600,872	626,931	2,227,803
% of Total Units	71.9%	28.1%	100.0%
Unit Change, 2000-2009	310,713	53,606	417,805
% of Total Change	93.1%	6.9%	100.0%

Between 1970 and 1980, 51.8% of the housing stock added in the MSA was single family, including mobile homes, and 48.2% was multi-family, decreasing single-family housing's share of the total inventory to 68.2% by 1980. Between 1980 and 1990, more than one-half of new housing construction added or 57.4% was single-family. By 1990, the single-family share of the total housing inventory had declined to 66.3% of the total housing inventory. Between 1990 and 2000, 76.2% of all new housing constructed was single-family. Single-family share of new housing units rose further through 2009 to 93.1%.

Housing Permit Trends

The table on the right provides a 33-year history of Houston MSA housing permits. From 2001 to 2005, single-family permits averaged 41,414 annually. In 2006, permits peaked at 55,130. But in 2007, as total permits declined by 12% from the previous year, single-family permits dropped 24% to 42,072. In 2008 permits declined by 49% from 2007. Local housing experts predict that there will be approximately 20,000 single-family starts in 2009. Nevertheless, compared to most other markets nationally, the Houston MSA fared well.

The multi-family housing market was significantly overbuilt during the early-to-mid 1980s. Less than 2,000 units were constructed annually between 1986 and 1990. Starts have rebounded since then. Multi-family unit starts averaged 10,660 units annually in 1996-2000 and 11,657 in 2001-2005 compared to 6,816 units in the early 1990s. Due to changes in the condition of the housing market a larger share of multifamily units were permitted during 2006 and 2007. The 21,158 total multifamily permits for 2007 represented a 28% gain from 2006 when 16,570 units were permitted. In 2008 permits declined to 14,526, a 45%

Historic Houston MSA Housing Starts*
1975 – 2008

Year	Multi Family	Single Family	SF Share	Total Permits	Annual %
1975	8,899	19,484	69%	28,383	-
1976	19,910	27,290	58%	47,200	66%
1977	32,200	29,470	48%	61,670	31%
1978	32,530	27,800	46%	60,330	-2%
1979	27,520	27,990	50%	55,510	-8%
1980	15,900	23,130	59%	39,030	-30%
1981	16,580	27,730	63%	44,310	14%
1982	35,170	31,180	47%	66,350	50%
1983	29,980	33,300	53%	63,280	-5%
1984	14,660	20,070	58%	34,730	-45%
1985	4,610	9,370	67%	13,980	-60%
1986	1,110	8,310	88%	9,420	-33%
1987	630	7,720	92%	8,350	-11%
1988	720	8,940	93%	9,660	16%
1989	1,370	12,260	90%	13,630	41%
1990	2,040	13,640	87%	15,680	15%
1991	3,340	14,190	81%	17,530	12%
1992	3,220	15,920	83%	19,140	9%
1993	3,730	16,880	82%	20,610	8%
1994	6,280	16,910	73%	23,190	13%
1995	3,840	17,230	82%	21,070	-9%
1996	3,880	20,500	84%	24,380	16%
1997	11,560	22,880	66%	34,440	41%
1998	18,280	29,030	61%	47,310	37%
1999	11,990	27,270	69%	39,260	-17%
2000	7,590	31,120	80%	38,710	-1%
2001	7,183	34,311	83%	41,494	7%
2002	12,401	34,640	74%	47,041	13%
2003	16,761	41,995	71%	58,756	25%
2004	10,858	45,039	81%	55,897	-5%
2005	11,080	51,085	82%	62,165	11%
2006	16,570	55,130	77%	71,700	15%
2007	21,158	42,072	67%	63,230	-12%
2008	14,526	28,111	66%	42,637	-33%

CMMSA includes eight counties: Harris, Fort Bend, Galveston, Liberty, Brazoria, Chambers, Montgomery and Waller.

*Starts necessarily based on building permit activity Source: Real Estate Center at Texas A&M University and CDS Market Research

decline from 2007. For 2009, predictions are for only 5,200 multi-family permits, a 65% decline from 2008. The huge decline is due primarily to the lack of mortgage loans in the capital markets.

Average Annual New Housing Starts Projections

Houston MSA, 2009 – 2019

Projection Period	Average Annual		
	Single-Family	Multi-Family	Total
Range 2010-2014	22,000-28,000	8,000-12,000	30,000-40,000
% of Total	70%	30%	100%
Range 2015-2019	30,000-38,000	15,000-18,000	45,000-56,000
% of Total	67%	33%	100%

Housing Permit Projections

The table below presents annual single-family and multi-family new housing permit projections for the Houston MSA for the 2010-2014 and 2015-2019 periods. Total permits are expected to decline further due to the current and forecasted 2008/2009 recession and possibly into 2010.

Single-family housing construction has accounted for 74% of new permits in the region over the past 10 years.

The table on the right presents CDS Market Research’s projection for new housing construction in the MSA for the next two 5-year periods.

2010-2014. CDS projects total annual average housing permits for the 2010-2014 period to be in the 30,000-40,000 range. Single-family unit permits are expected to decline from the 39,000 annual average during the 5-year period ending in 2009 to a range of 22,000 to 28,000. Single-family housing is expected to continue to account for the majority of housing permits, but due to tightened mortgage loan restrictions , its share is expected to decline to 70%.

2015-2019. Over the 2015-2019 period, CDS expects a return to a higher level of annual permits in the 45,000-56,000 range. When combined with the higher forecast share, annual average single-family permits will likely climb to 30,000-38,000 annually while multi-family permits increase somewhat to 15,000-18,000.

Growth Patterns

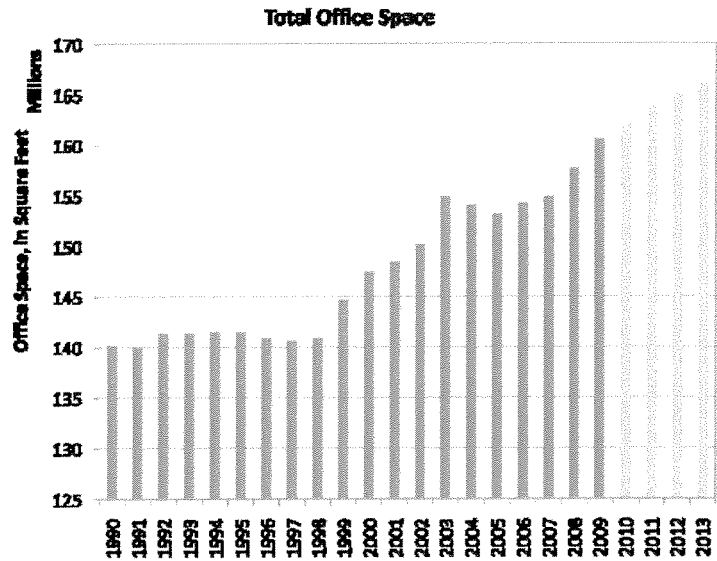
Three residential growth patterns, which had their inception in the 1980s, have been identified as trends, which seem certain to continue. First is the expansion of single-family development into counties surrounding Houston, especially Montgomery to the north, Fort Bend to the southwest and Brazoria County to the south. (The strong growth that also took place in the 90s and early 00s in Galveston County may or may not continue following the devastation of Hurricane Ike in September, 2008.) Second is the strong demand for housing located within and near master-planned communities. Third is the trend toward infill development of new housing, including high-rise projects, inside or located close to the urbanized core of the Houston Metro Area.

Regional Office Space Trends

Houston has, recent years, a strong office market dominated by major corporate users including most of the nation's top energy companies.

There is currently approximately 162 million square feet of office space in the community

Houston Regional Office Space Trends



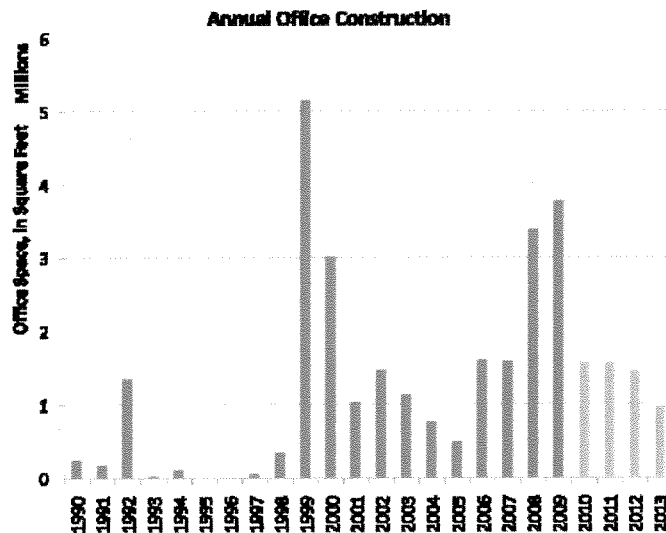
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The region's economic downturn of the mid-1980's resulted in substantial amount of excess office space. As illustrated in the charts on the right, there was little office construction in the decade of the 1990's.

In the late 80's and 90's, regional employment growth created a substantial amount of demand for office space which caught up with office supply in the late 1990's.

Since 1999, the region has added an average of 1.2 million square feet of office space annually.

The real estate information service, Reis predicts the region will add an average of 1.2 million square feet annually 2010- 2013

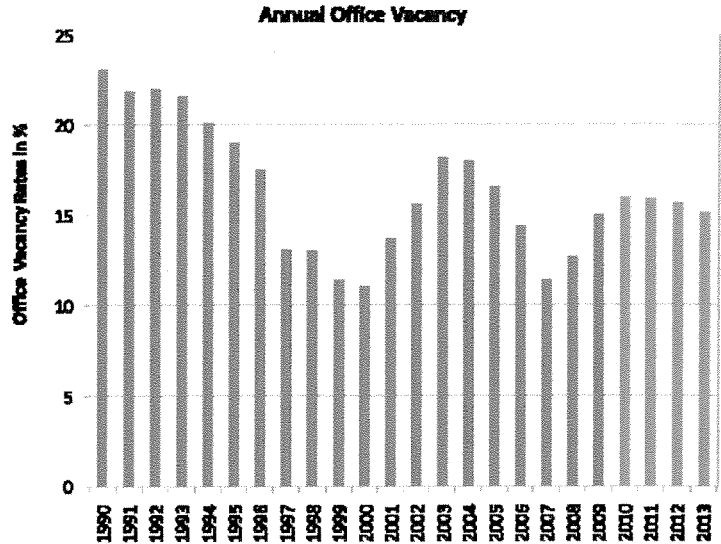


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Houston Regional Office Performance Trends

Current office vacancy rates are approximately 15% which is in the normal range over the past decade.

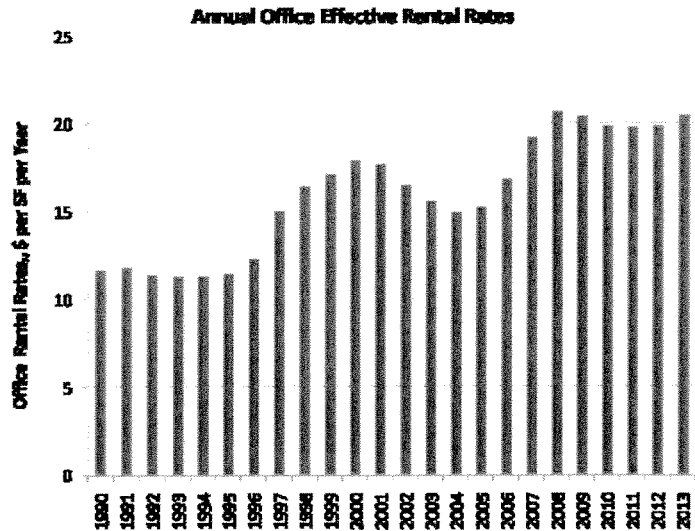
Reis predicts vacancy rates to increase slightly and then return to the 15% vacancy by 2013.



Asking office rents are currently in the \$24 range with effect rents (after accounting for free rent and other concessions) are slightly over \$20.

According to Reis, and consistent with the increasing vacancy rates and the current national recession, office rental rates in the region are expected to drop somewhat in 2010 through 2011 but then begin to pick up a bit in 2012 and 2013.

The Reis chart at the bottom of the page illustrates that Houston’s rent rate growth exceeded the growth of the Southwest market and the U.S. as a whole.



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Regional Retail Trends

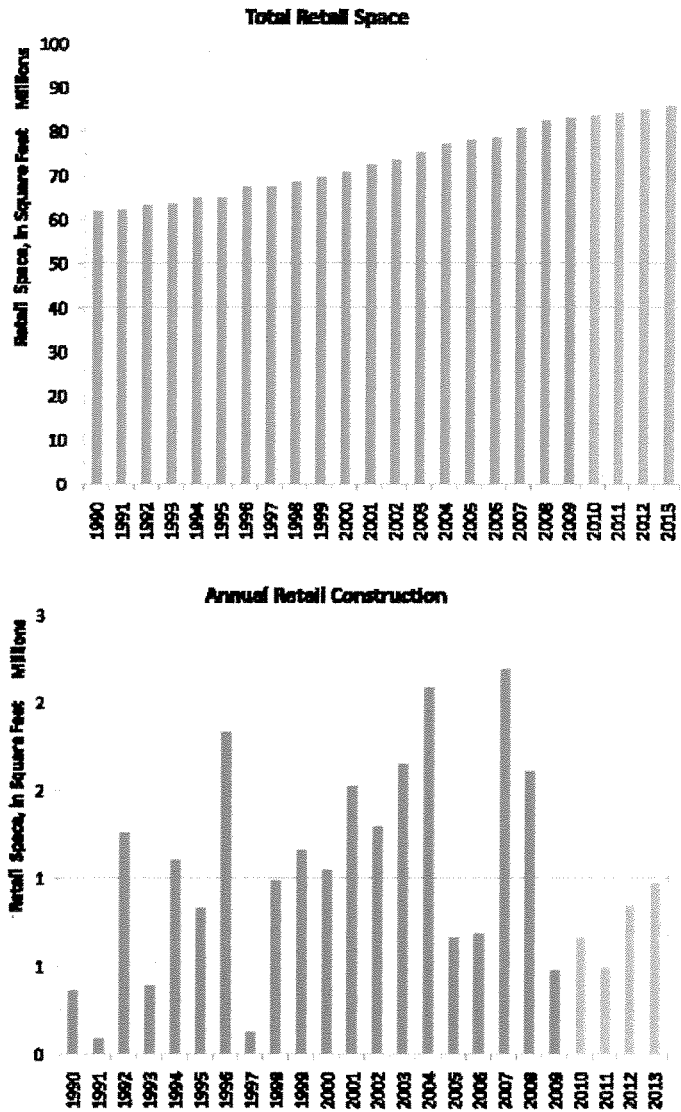
Retail space in the Houston region totals approximately 83 million square feet of space. According to Reis, that includes approximately 38 million square feet in larger “community” shopping centers and 45 million square feet in smaller, “neighborhood” centers.

Retail in the Houston region was not quite as overbuilt in the downturn of the mid-80’s so construction did not totally cease during the 90’s as did office buildings.

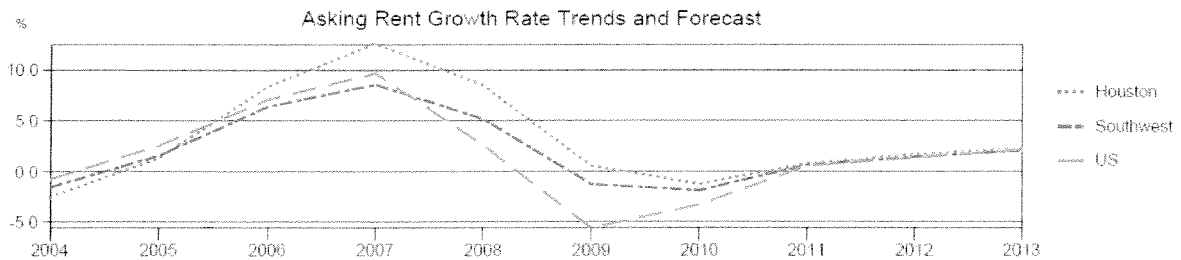
The current economic conditions have taken a toll on new retail development in the Houston region. In the ten years leading up to 2009 (1999-2008) the average annual retail constructed was just under 1.4 million square feet. In 2009, Reis estimates that only 473,000 square feet will be completed.

Reis predicts very slow retail development for the next four years averaging only 740,000 in 2010-2013.

Houston Regional Retail Trends



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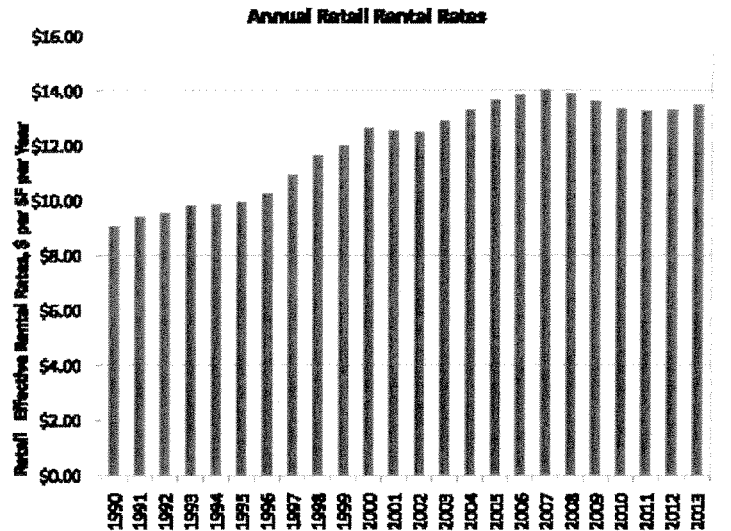
The strong retail construction over the past 10 years been accompanied by increasing vacancy rates. After reaching low vacancy rates under 10% in 2000, the rate of vacant space has climbed to the current estimate of 13%.

Reis estimates that Houston regional retail vacancy rates will continue to rise to 15% by 2012, before beginning to fall.

Even with the increasing vacancy rates, rental rates for retail space have not fallen significantly as older, lower quality properties have been supplanted by newer centers. Current rental rates are estimated at \$13.63 after reaching a peak in 2007 of \$14.00. These rental rates are triple net.

Reis expects a continued decline for the next couple of years before a turnaround in 2012.

Houston Regional Retail Performance Trends



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Regional Industrial Trends

Industrial data as defined in this section includes a variety of different development types including:

- Warehouses
- Distribution Centers
- Flex Office/Showrooms ; and
- Light Manufacturing

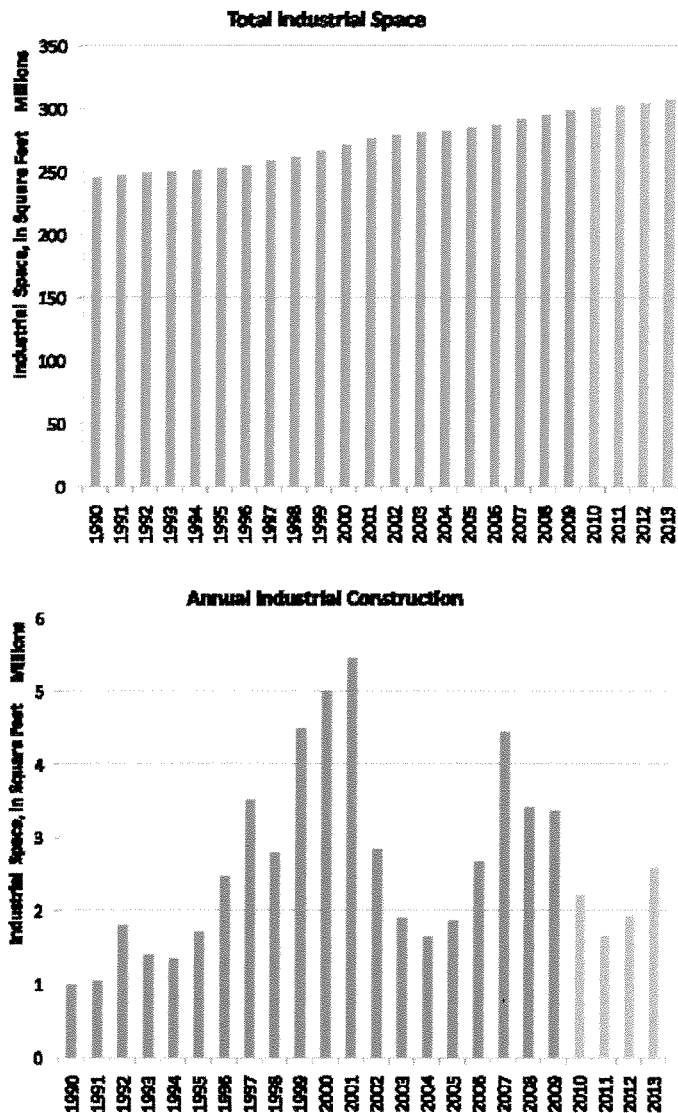
These development types are characterized by lower cost concrete or metal construction, tall bays, large free spans, and in some cases dock height loading docks. These products generally command lower rental rates.

The large amount of this type of development is consistent with Houston's prominence as a manufacturing and distribution center, capitalizing on the regional location with access to highway and railroad networks as well as the Port of Houston.

Reis tracks just under 300 million square feet of industrial space in the Houston region. On average since 1990, approximately 2.7 million square feet of industrial space was completed annually.

Reis predicts continued industrial construction averaging 2.1 million square feet over the next 4 years.

Houston Regional Industrial Trends



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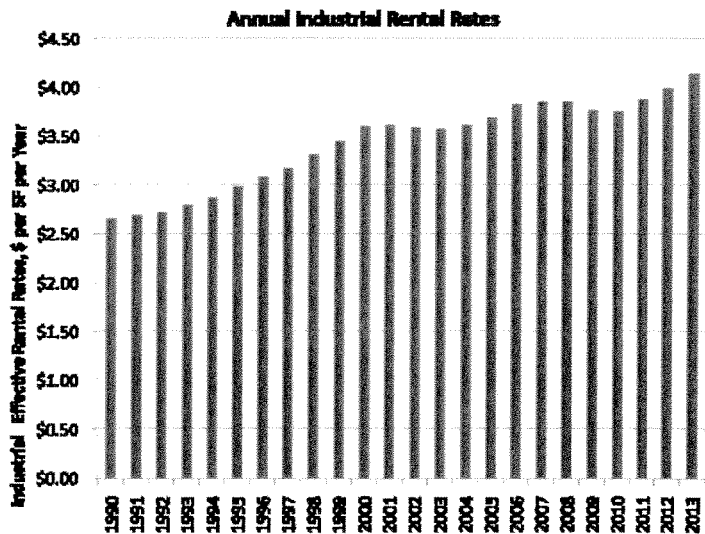
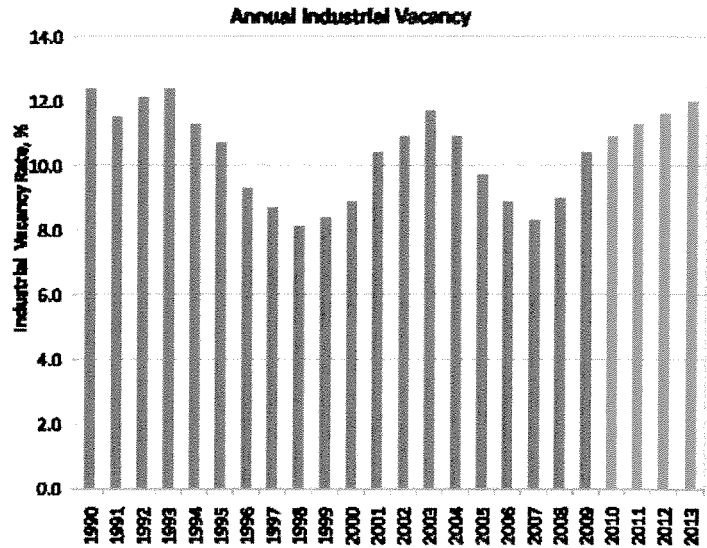
Industrial space vacancies have cycled over a range of 8% to 12%. Reis estimates that currently 10.4% of the industrial space for lease is vacant. That is a significant increase from the 8.3% rate in 2007. This increase was the result of 11.1 million square feet of new construction during the period 2007-2009.

Reis expects vacancies to increase over the next 4 years. But it is expected to not exceed 12%.

The effective rental rates for all forms of industrial space dropped slightly in 2009, but remain reasonably high at \$3.76 per square foot (triple net).

Reis expects rental rates to increase slightly over the next four years – topping out at \$4.14 in 2013.

Houston Regional Industrial Performance Trends



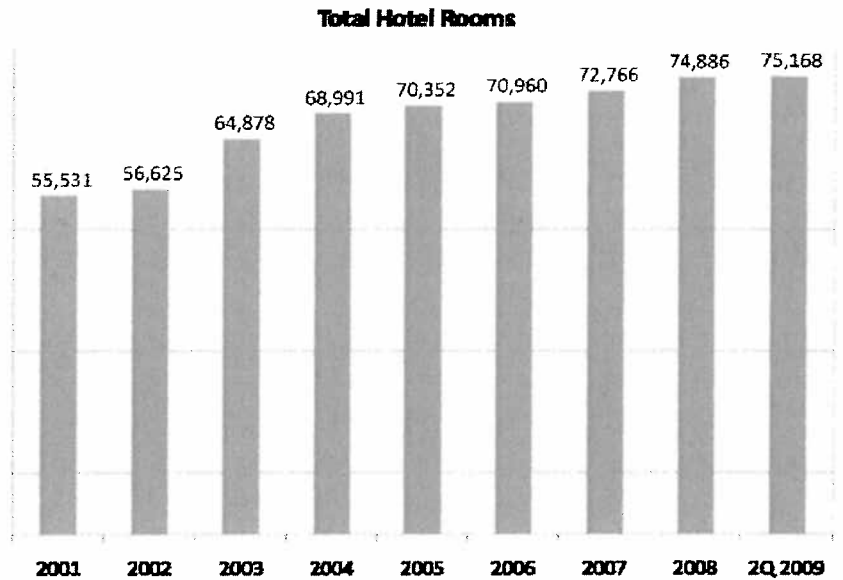
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Regional Hotel Trends

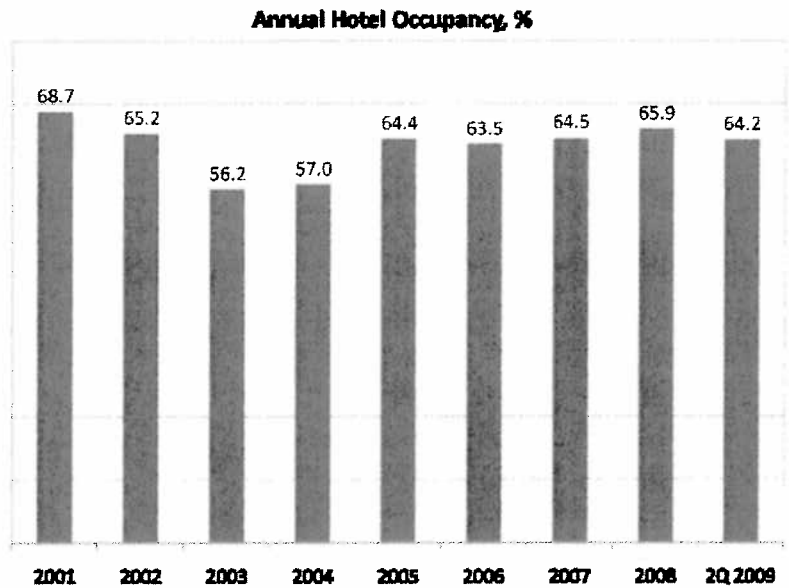
Hotel performance in Houston has been strong in recent years, matching the population and employment growth of the region.

- According to Source Strategies, 2,120 rooms were added in 2008. Since 2001 the region has averaged annual increase in hotel rooms of 2,765.

Houston Regional Hotel Trends



- Hotel occupancy has remained strong even with the new supply being added to the market. Current occupancy is at 64.2% down slightly from 2008 (which saw a short term spike in occupancy in the days and months following hurricane Ike. Current occupancy is on par with historical trends in the region.
- Generally in the hotel industry, occupancy rates in the range of 60-65% will result in profitability.

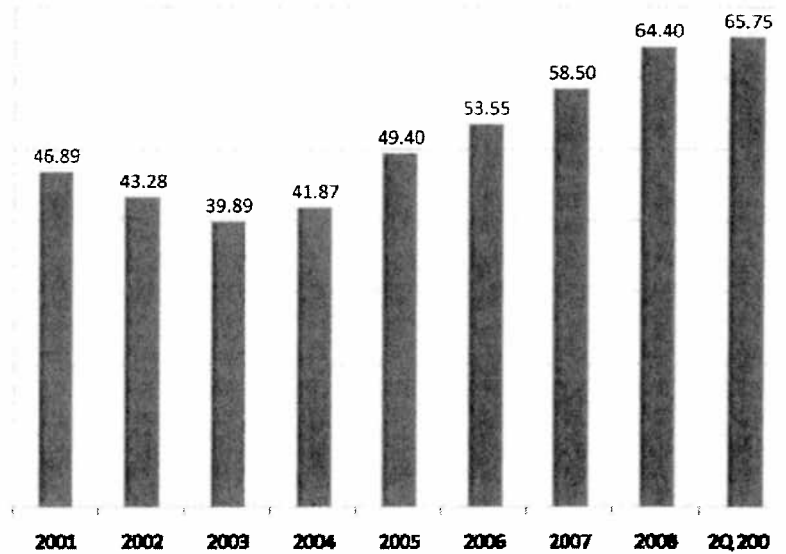


Source: Texas Hotel Performance Factbook, Source Strategies

- Hotel performance is most often measured as Revenue per Available Room (REVPAR).
- Houston regional REVPAR trends are on a positive path with the first second quarter of 2009 showing a slight increase over 2008. Given the national and regional economic situation and the strong 2008 performance (driven by Hurricane Ike) most analysts predicted declines in 2009.

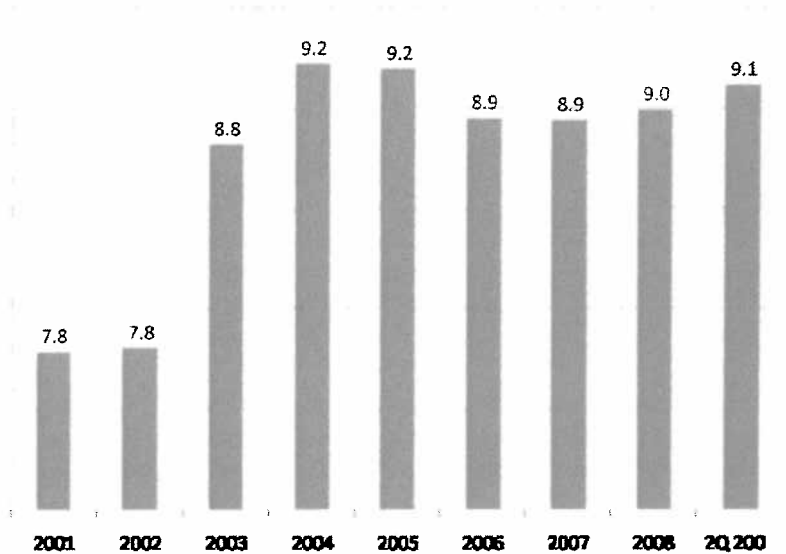
Houston Regional Hotel Performance Trends

Annual Hotel Revenue per Available Room, REVPAR \$



- Demand for hotel rooms comes from economic activity in the region including business meetings, tourism, conventions, and personal events.
- The chart on the bottom of the page illustrates the calculated per capita number of hotel rooms in Houston over the past 8 years.
- The current figure of approximately 9 rooms for every 100,000 (population + jobs) will be used in calculating future demand for new hotels.

Hotel Rooms per 100,000 Population + Employment



Source: Texas Hotel Performance Factbook, Source Strategies

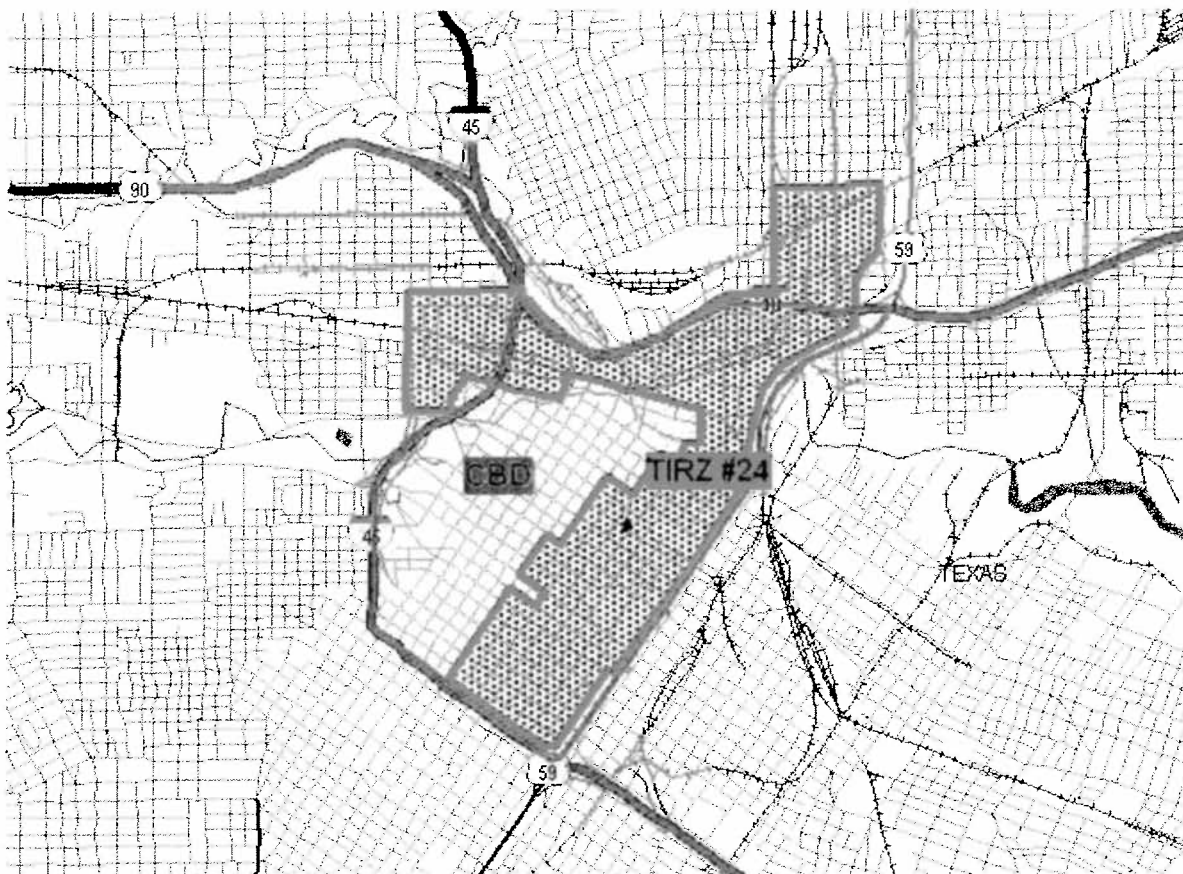
Trends in the Competitive Market Area and the TIRZ

The Competitive Market Area

The competitive market area is the area that includes the proposed TIRZ property and surrounding properties that comprise an area within which the proposed zone will compete for market share and also derive the bulk of its economic and demographic support.

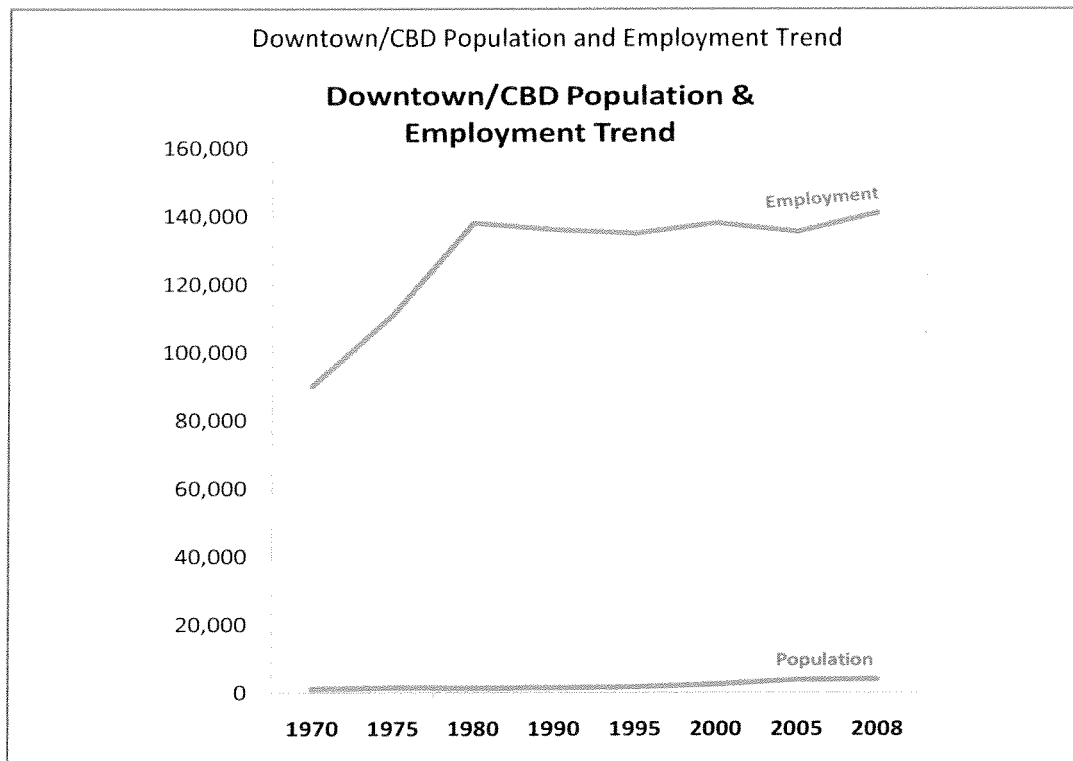
After analysis, it was concluded that the proposed TIRZ is competitive with the Houston CBD, also known as Downtown Houston. CDS Market Research determined that the CBD is in itself a unique market, therefore given that the proposed TIRZ is located in the CBD it was considered as the delineation for evaluation. The CBD is central to the business district of Houston providing employment, entertainment and shopping destinations for residents of the downtown area as well as the greater population of Houston and visitors alike. The CMA includes zip codes 77002 and 77010.

Competitive Market Area



Economic Demand Drivers

Downtown is the economic heart of Houston, with 23% of the city’s total office space and more than 150,000 workers. In the near term, the foremost driver of demand in both the CMA and the Zone will likely be the growth of the Central Business District. The growth of the CBD is largely contingent upon the growth of the greater Houston economy. Projections for metropolitan growth are highly favorable. Fourteen of Houston’s 23 Fortune 500 Companies are located in the downtown area. Houston’s Central Business District has been the center of the region’s economic activity since the city’s founding. The CBD has the highest concentration of jobs in Houston. Downtown added 50,000 jobs during Houston’s energy boom 1970 to 1980. But the oil bust of the early to mid-80s resulted in employment decline as shown in the graph below.



The Houston CBD’s strong office market activity reflects the underlying strength of the Houston economy, which continues to significantly outperform the national economy in terms of employment growth. With energy demand forecast to increase dramatically over the next quarter century, the Houston CBD is poised for continued strengthening.

Demographic Demand Drivers

One of the most impressive components of downtown Houston’s revitalization over the past decade is the residential development and growth of downtown population. As recently as the early 1990s, there were only a handful of downtown residences. At present, much of the new development in the CMA

still caters to a demographic cluster comprised of middle to high income households. The type of residents attracted to downtown loft and condominium units tend to be young urban professionals working downtown, empty nesters, and reverse commuters.

Units tend to be in the mid to upper income level range. Resale prices generally range from \$180 to \$270 per square foot, with penthouse prices starting at \$350 per square foot. Lease rates range from \$1.00 to \$1.90 per square foot.

Historical and Projected Residential Demand

During the 1980s, downtown Houston's population increased only slightly. In the 1990s, however, downtown's population nearly doubled, specifically due to loft renovation projects in the Historic District spurred by the renovation of the Rice Hotel.

Between 1995 and 2009, according to Census data, 2,011 housing units were built within the CMA. From 1990 to 1994 there was no residential development reported. Approximately 52% of the development has occurred within the past ten years. Currently, the Downtown Houston Management District reports 25 market rate residential developments in downtown Houston containing 2,711 housing units that range in size from two units at the Foley Building, 214 Travis Street, to 394 units at Houston House.

History

Downtown Houston primarily includes 1,178-acres, a 108-square-mile area bounded by Interstate 45, U.S. Highway 59, and Interstate 10. Several areas exist in Downtown Houston; they include Main Street Square, Skyline District, Sports & Convention, Theater District, and the Warehouse district.

Downtown Houston was the original founding point of the city of Houston. The city was granted incorporation by the state legislature on June 5, 1837. In 1840, the town was divided into four wards, each with different functions in the community. The wards are no longer political divisions, but their names are still used to refer to certain areas.

Downtown's growth can be attributed to two major factors. The first arose after the Galveston Hurricane of 1900, when investors began seeking a location close to the ports of Southwest Texas, but apparently free of the dangerous hurricanes. The second came a year later with the 1901 discovery of oil at Spindletop, just south of Beaumont. Shipping and oil industries began flocking to east Texas, many settling in Houston. From that point forward the area grew substantially.

Downtown Development

In the 1960s, downtown comprised a modest collection of mid-rise office structures, but has since grown into one of the largest skylines in the United States. In 1960, the central business district had 10 million square feet. The first major skyscraper to be constructed in Houston was the 50-floor One Shell Plaza in 1971. A succession of skyscrapers were built throughout the 1970s, culminating with Houston's tallest skyscraper, the 75-floor, JPMorgan Chase Tower (formerly the Texas Commerce Tower), which was completed in 1982. In 2002, it was the tallest structure in Texas, ninth-tallest building in the United

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA #

SUBJECT: Ordinance designating a non-contiguous geographical area of the City as Reinvestment Zone Number Twenty-Four, City of Houston, Texas (Greater Houston Zone), for tax increment financing purposes.

Category #

Page
1 of 1

Agenda Item#

1A

FROM: (Department or other point of origin):

Andrew F. Icken
Chief Development Officer

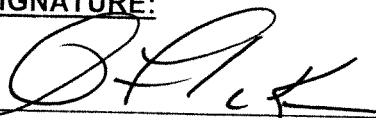
Origination Date

12/6/12

Agenda Date

DEC 12 2012

DIRECTOR'S SIGNATURE:



Council Districts affected:

D, H, I, K

For additional information contact: Phone:

Ralph De Leon (832) 393-0985
Deborah McAbee (832) 393-6321

Date and identification of prior authorizing Council Action:

Ord. No. 2010-0265, 04/07/10, Ord. No. 2011-0074, 02/02/11, Ord. No. 2011-0296, 04/27/11

RECOMMENDATION: (Summary)

City Council adopt an Ordinance designating a non-contiguous geographical area in area of the City of Houston as Reinvestment Zone Number Twenty-Four, City of Houston, Texas (Greater Houston Zone), for tax increment financing purposes as authorized by Chapter 311 of the Texas Tax Code, as amended.

Amount of Funding: No Funding Required

SOURCE OF FUNDING: General Fund Grant Fund Enterprise Fund N/A

SPECIFIC EXPLANATION:

In accordance with Chapter 311 of the Texas Tax Code, as amended, City Council conducted a public hearing on December 12, 2012, regarding the designation of Reinvestment Zone Number Twenty-Four, City of Houston, Texas (Greater Houston Zone), for tax increment financing purposes. Located in a non-contiguous geographical area of the City of Houston, the proposed Greater Houston Zone ("Zone") is located in two Sectors, the Northern Sector generally described as the eastern portion of the Houston Central Business District, and the Southern Sector generally being described as an area extending from Old Spanish Trail on the north to Almeda Genoa Road on the South, Main Street on the west and State Highway 288 on the east.

The Ordinance designating the proposed Zone will establish a thirty-year duration for the proposed Zone, expiring December 31, 2042; establish a tax increment fund for the proposed Zone; and make findings that the proposed Zone's projected improvements are of general benefit to the City and meet the statutory criteria for a tax increment reinvestment zone.

Further, the Ordinance will provide for the expenditure of public funds for eligible project costs including economic development, construction of public facilities, and other related improvements, as well as the costs of organizing and establishing the Zone, subject to Zone Board and City Council approval, and subject to City Council's approval of a project plan and reinvestment zone financing plan for the Zone.

cc: Marta Crinejo, Agenda Director
Anna Russell, City Secretary
David Feldman, City Attorney
Deborah McAbee, Senior Assistant City Attorney

*NOTE: See BACK up
FOR ITEM 1
ON NET*

REQUIRED AUTHORIZATION

Other Authorization:

Other Authorization:

Other Authorization:



ANNISE D. PARKER
MAYOR

OFFICE OF THE MAYOR
CITY OF HOUSTON
TEXAS

2

DEC 12 2012

COPY TO EACH MEMBER OF COUNCIL:

CITY SECRETARY: 11-27-12
date

COUNCIL MEMBER: _____

November 26, 2012

The Honorable City Council
City of Houston

Dear Council Members:

Pursuant to City of Houston Revised Executive Order 1-5, I am appointing the following individual to the Independent Police Oversight Board (IPOB), subject to City Council confirmation:

Marvin J. Hamilton, appointment for a term to expire May 1, 2013, and to serve as Chair.

The résumé is attached for your review.

Sincerely,

Annise D. Parker
Mayor

AP:JC:jsk

Attachment

cc: Mr. C.A. McClelland, Chief of Police, Houston Police Department
Mr. David M. Feldman, City Attorney, City of Houston



REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA #

SUBJECT: Designation of residential parking permit areas in various neighborhoods in the City of Houston.

Category #

Page 1 of 7

Agenda Item#

3

FROM: (Department or other point of origin):

Alfred J. Moran, Jr., Director
Administration & Regulatory Affairs Department

Origination Date

12/6/12

Agenda Date

DEC 12 2012

DIRECTOR'S SIGNATURE:

Council Districts affected:

C, D

For additional information contact:

Maria Irshad, CAPP Phone: 832-393-8641
Chris Newport Phone: 713-837-9533

Date and identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)

Adopt a motion authorizing the designation of a residential permit parking area in the Super Neighborhoods of Neartown-Montrose and MacGregor

Amount of Funding: N/A

FIN Budget:

SOURCE OF FUNDING:

N/A

General Fund

Grant Fund

Enterprise Fund

Other (Specify)

SPECIFIC EXPLANATION:

Chapter 26, Section 26-311 of the Code of Ordinances provides for the creation of Residential Permit Parking areas in neighborhoods where excessive commuter parking is deemed a problem for residents. To date, 127 permit areas have been designated.

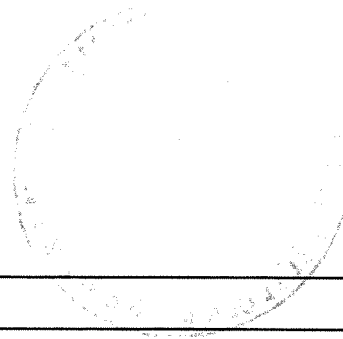
The Administration & Regulatory Affairs Department recommends that the following proposed areas be designated residential parking permit areas, where on-street parking at the times of day and days of the week specified in the attachment require a valid permit. The Administration & Regulatory Affairs and the Department of Public Works and Engineering reviewed the applications. The required public hearing was held on October 23, 2012 and all outstanding issues have been satisfactorily resolved.

The findings and related regulations for the following proposed areas are attached.

- 2603 - 2619 block of Commonwealth, east side, between California and Missouri, Monday – Saturday, 9 am – 9 pm, Application Number 042712-24-204
- 2400-2500 blocks of Wichita, between Live Oak and Dowling, Monday – Sunday, 5 p.m. – 2 a.m., Application Number 071312-83-208

C: Jeff Weatherford, Deputy Director, Traffic Operations Division

AM:DP:MLI:mrc



REQUIRED AUTHORIZATION

ARA Director:

Designation of Residential Parking Permit Areas: Findings

Permit Area and Restrictions Proposed by Applicant:

Application 042712-24-204, 2603-2619 block of Commonwealth, east side, between California and Missouri

Proposed Times: Monday -Saturday, 9 am - 9 pm

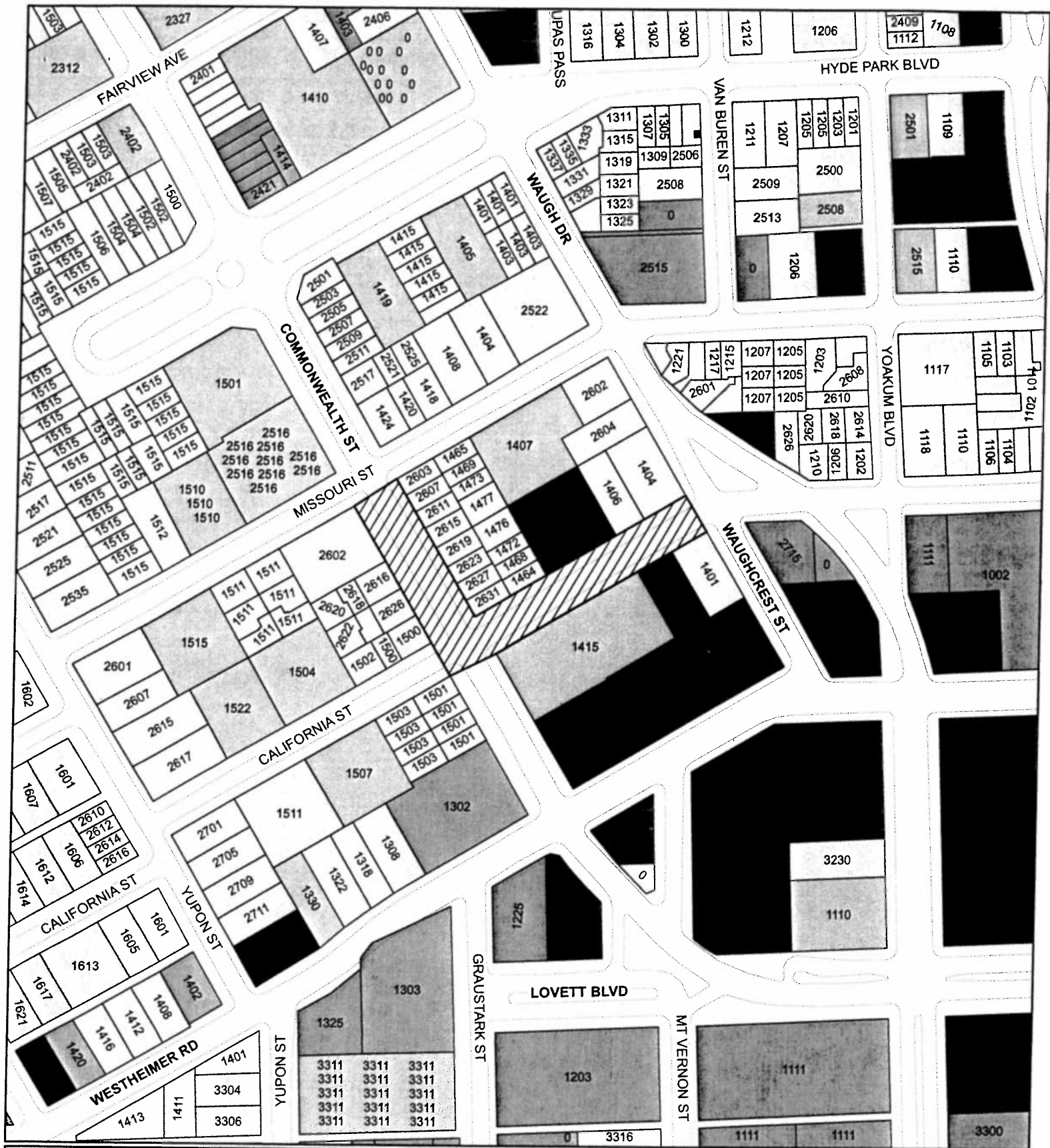
Parking Official Recommendation:

Designate a Residential Parking Permit Area with regulations requiring a valid residential parking permit to park curbside:

Monday -Saturday, 9 am - 9 pm

Findings:

- Agreement reached among residents, Montrose Management District and Legacy Clinic to set the residential permit parking area to 80' on the eastside of the block.
- Testimony from the Parking Management Division, approval by the Public Works and Engineering – Traffic Operations Division, and comments received at the public hearing leads to the following findings:
- A parking problem exists between the hours of 9 a.m. and 9 p.m., Monday through Saturday.
- More than 60 percent of the available parking spaces were occupied. More than 25 percent of cars parked curbside was generated by commuters from restaurants and construction projects.
- Excessive commuter parking on the block creates traffic congestion and reduces safety and residential quality.
- Neighborhood support is demonstrated by 87 percent of residents (out of 20 households affected) signing the petition in favor of the permit area.
- Designating a parking permit area is the most cost-effective way to resolve the parking problem.



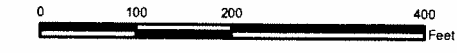
Proposed Residential Parking Permit Area

Application: 042712-24-204

2600 COMMONWEALTH ST (77006)

1400 CALIFORNIA ST (77006)

City of Houston
 Planning & Development Department
 GIS Services Division
 Map Date: June 2012



Disclaimer:
 COHGIS data is prepared and made available for general reference purposes only and should not be used, or relied upon for specific applications, without independent verification. The City of Houston neither represents, nor warrants COHGIS data accuracy, or completeness, nor will the City of Houston accept liability of any kind in conjunction with its use.



pj16703_common_calif

- Legend**
- Proposed
 - Land Use:**
 - Single-Family
 - Multi-Family
 - Commercial
 - Office
 - Industrial
 - Public & Institutional
 - Transportation & Utilities
 - Parks & Open Areas
 - Agriculture Production
 - Undeveloped
 - Unknown

Designation of Residential Parking Permit Areas: Findings

Permit Area and Restrictions Proposed by Applicant:

Application 042612-21-203, **2400-2500 block of Wichita, between Live Oak and Dowling**
Proposed Times: Monday - Sunday, 5 pm - 2 am, tow-away zone

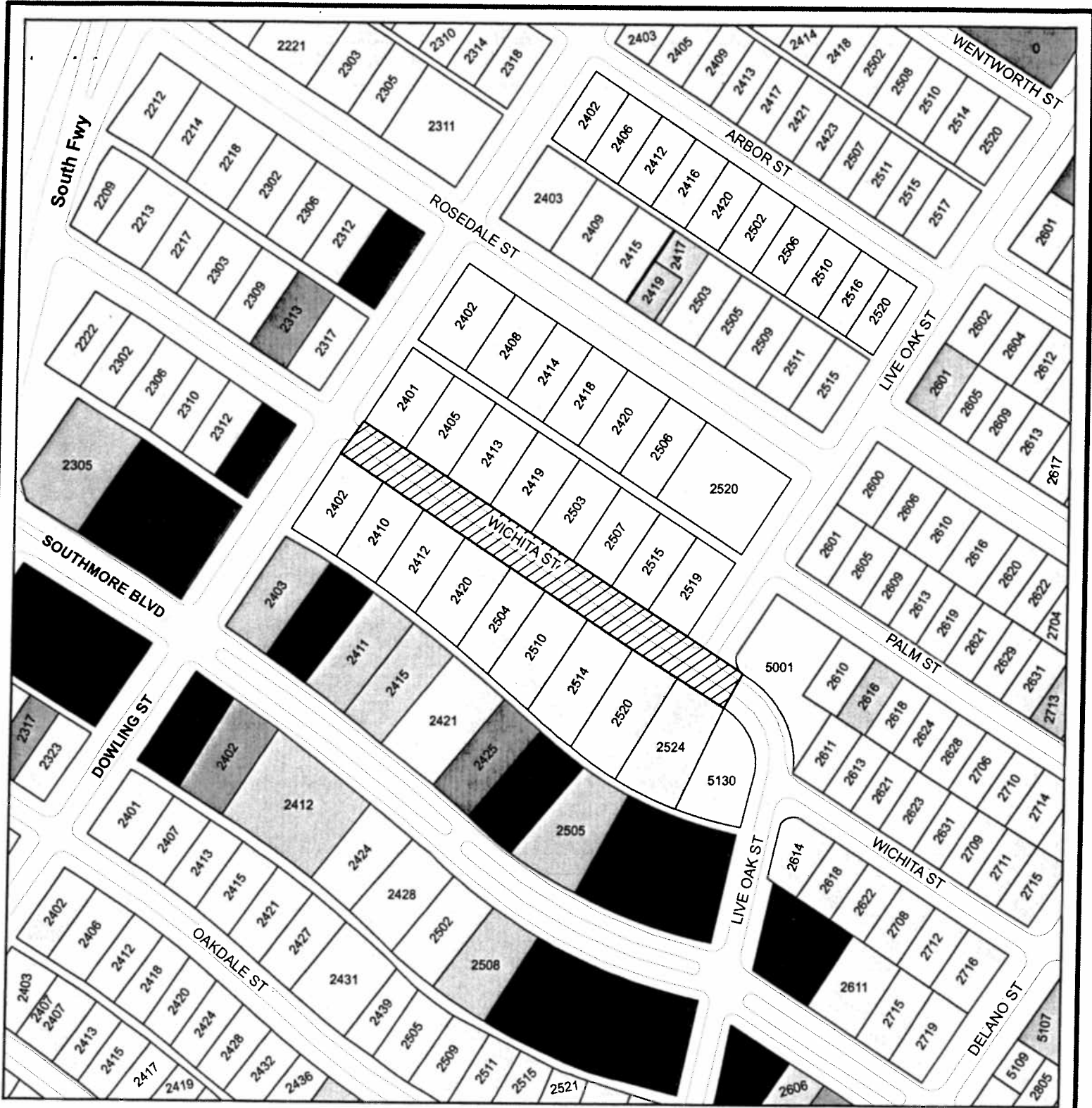
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










Monday - Sunday, 5 pm - 2 am, tow-away zone

Findings:

- Testimony from the Parking Management Division, approval by the Public Works and Engineering – Traffic Operations Division, and comments received at the public hearing leads to the following findings:
- A parking problem exists between the hours of 5 p.m. and 2 a.m., Monday through Sunday.
- More than 60 percent of the available parking spaces were occupied. More than 25 percent of cars parked curbside was generated by commuters from restaurants and construction projects.
- Excessive commuter parking on the block creates traffic congestion and reduces safety and residential quality.
- Neighborhood support is demonstrated by 79 percent of residents (out of 19 households affected) signing the petition in favor of the permit area.
- No testimony in opposition was received at the public hearing.
- Designating a parking permit area is the most cost-effective way to resolve the parking problem.



Legend

-  Proposed
- Land Use:**
-  Single-Family
-  Multi-Family
-  Commercial
-  Office
-  Industrial
-  Public & Institutional
-  Transportation & Utilities
-  Parks & Open Areas
-  Agriculture Production
-  Undeveloped
-  Unknown

Proposed Residential Parking Permit Area

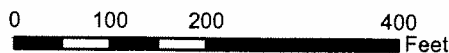
Application: 071312-67-208
2400-2500 WICHITA ST (77004)

Source: COHGIS Database
 Date: July 2012
 Reference: Pj16748



**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.



REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

SUBJECT: Approve Motion authorizing and approving Houston First Corporation's calendar year 2013 budget.

Category #

Page 1 of 1

Agenda Item#

4

FROM: (Department or other point of origin):

Dawn Ullrich
Convention and Entertainment Facilities Department and Houston First Corporation

Origination Date

November 30, 2012

Agenda Date

DEC 12 2012

DIRECTOR'S SIGNATURE:

Dawn Ullrich

Council Districts affected:

All

For additional information contact:

Robert Jackson

Phone: 713-853-8116

Date and identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)

Approve Motion authorizing and approving Houston First Corporation's calendar year 2013 budget.

Amount of Funding:

No Funding Required.

Finance Budget:

SPECIFIC EXPLANATION:

Effective July 1, 2011, the City entered into an Interlocal Agreement and a Lease Agreement relating to the consolidation of the City's Convention and Entertainment Facilities Department ("CEFD") and the Houston Convention Center Hotel Corporation (now "Houston First Corporation" or "HFC"). Pursuant to the Interlocal Agreement, during December of each year, the City Council is slated to review HFC's annual budget (HFC budgets are on a calendar year basis) as it pertains to its activities under the Interlocal Agreement and the Lease Agreement. In accordance with the Interlocal Agreement, attached hereto is HFC's proposed budget for calendar year 2013.

Under the Lease Agreement, HFC is responsible for maintaining and operating various properties leased from the City, including, but not limited to, the George R. Brown Convention Center, Wortham Theater, Jones Hall, Miller Outdoor Theatre, Houston Center for the Arts, Talento Bilineque de Houston, the Theater District Garages and various parks (the "Leased Properties"). HFC's budget ensures that the Leased Properties continue to be managed at the highest levels for calendar year 2013. In compliance with CEFD's bond requirements, pledged revenues, such as Hotel Occupancy Tax ("HOT") and certain parking revenues, as well as debt-related expenses, will continue to be recorded on the City's books prior to a transfer of the remaining "net available pledged revenues" as prescribed by the Interlocal Agreement. For calendar year 2013, HFC has projected \$75,600,000 for current HOT revenue of which 23% will continue to fund a contract with the Greater Houston Convention & Visitors Bureau. Also included in HFC's 2013 budget are payments to the City of 19.3% of the \$75.6 million current HOT budget for arts-related contracts and a total of \$1,076,000 to promote business travel, provide protocol services, and fund traffic control and administrative expenses.

This item was presented at the December 6, 2012 Budget & Fiscal Affairs Committee meeting.

The Convention and Entertainment Facilities Department and Houston First Corporation recommend approval of the 2013 Budget.

REQUIRED AUTHORIZATION

Finance Department

Other Authorization

Other Authorization

2013 Houston First Corporation Budget

	2011 ACTUAL	2012 Budget	2012 Estimate	2013 BUDGET	Houston First/Leased Premises	CEFD
REVENUE						
Venue Revenue	12,889,314	13,516,954	15,192,922	15,423,138	15,423,138	-
Parking Revenue	9,095,489	9,479,096	9,870,773	10,332,194	2,250,260	8,081,934
Contributions from Others	4,113,921	11,535,273	13,564,108	6,361,122	6,361,122	-
Net available pledged revenues income	40,331,847	52,884,792	56,363,124	62,110,602	62,110,602	-
Hotel Occupancy Tax(current and delinquent)	68,622,617	66,350,000	69,625,000	76,950,000	-	76,950,000
Lease Income	1,380,000	1,380,000	1,380,000	1,380,000	-	1,380,000
Interest Income	546,497	960,000	439,092	445,500	25,500	420,000
Sale of Capital Assets	-	-	-	27,574,677	27,574,677	-
Miscellaneous Revenue	363,302	762,900	624,845	854,095	854,095	-
Total Revenues	137,342,987	156,869,015	167,059,864	201,431,328	114,599,394	86,831,934
EXPENSES						
Personnel	10,820,787	11,337,854	11,087,661	11,651,224	11,322,214	329,010
Supplies	700,218	622,976	592,654	809,554	809,554	-
Other Services and Charges	33,233,073	31,073,168	31,165,078	33,311,457	32,359,048	952,409
GHCVB contract expense	13,984,651	14,950,000	15,806,750	17,388,000	17,388,000	-
Equipment	188,446	836,000	4,156,740	1,988,097	1,988,097	-
Capital Projects	-	7,318,000	-	33,150,671	33,150,671	-
Debt Service	22,608,004	21,130,057	20,658,360	21,938,923	-	21,938,923
Net available pledged expenses	40,331,847	52,884,792	56,363,124	62,110,602	-	62,110,602
COH contractual obligations	20,120,734	20,715,476	21,444,672	17,769,907	16,389,907	1,380,000
Total Expenses	141,987,760	160,868,323	161,275,039	200,118,434	113,407,490	86,710,944
CONTINGENCY RESERVE						
	-	25,500,000	-	-	-	-
NET INCOME/(LOSS)	(4,644,773)	(29,499,308)	5,784,825	1,312,894	1,191,904	120,990

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

Subject: Accept Work – TJ & T Enterprises, Inc. for Airfield Pavement and Roadway Repairs at George Bush Intercontinental Airport/Houston (IAH), William P. Hobby (HOU), and Ellington Airport (EFD); Project 460A (Contract No. 4600009783)	Category # 7	Page 1 of 1	Agenda Item # 5
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FROM (Department or other point of origin): Houston Airport System	Origination Date September 26, 2012	Agenda Date DEC 12 2012
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DIRECTOR'S SIGNATURE: <i>kae</i> <i>Mau</i>	Council District affected: B, E, & I
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For additional information contact: Samar Mukhopadhyay <i>SM</i> Phone: 281-233-1840 Adil Godiwalla <i>AG</i> Phone: 281-233-1934	Date and identification of prior authorizing Council action: 07/29/2009 (O) 2009-699
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AMOUNT & SOURCE OF FUNDING: N/A <i>dx</i>	Prior appropriations: 07/29/2009\$1,900,000.00 Arpt R&R FD (8010)
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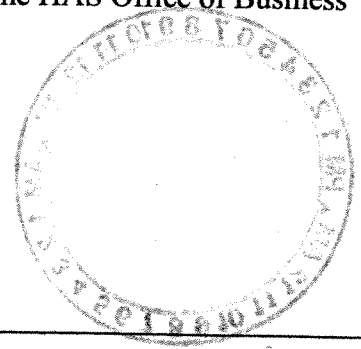
RECOMMENDATION: (Summary)

Pass a motion to approve the final contract amount of \$1,830,471.37 or 3.08 percent more than the original contract amount, but less than 5% contingency, and authorize final payment.

SPECIFIC EXPLANATION:

The contractor, TJ & T Enterprises, Inc. has completed all the work required under their contract in the amount of \$1,775,851.50. The final contract amount, including Change Order No.1 in the amount \$82,566.98 and line item under-runs in the amount of \$27,947.11, will be \$1,830,471.37, which is 3.08 percent more than the original contract amount and less than the 5% contingency. The change order was made due to additional concrete panel replacement at EFD, box culvert repairs at IAH, construction of a new aircraft access to taxi lane "K" at EFD, and construction of jet blast asphalt pad at IAH. The line item underruns were due to unused/reduced line items for Clean Air Incentive, airfield pavement marking and airfield lights.

TJ & T Enterprises, Inc. achieved 22.67% DBE participation on a 20% goal. The HAS Office of Business Opportunity gave TJ & T Enterprises, Inc. an "Outstanding" rating.

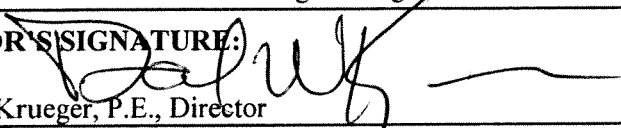

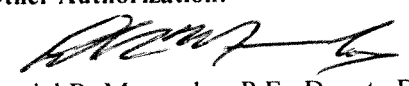


REQUIRED AUTHORIZATION

Finance Department:	Other Authorization:	Other Authorization:
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TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Accept Work for American Recovery and Reinvestment Act (ARRA) – Local Rehabilitation Projects STP 2010 (675) ES, Etc.; WBS No. N-001037-0057-4, TxDOT CCSJ 0912-70-022.		Page 1 of 2	Agenda Item # 6																																																												
FROM (Department or other point of origin): Department of Public Works and Engineering		Origination Date 12/6/12	Agenda Date DEC 12 2012																																																												
DIRECTOR'S SIGNATURE:  Daniel W. Krueger, P.E., Director		Council District affected: (A, B, C, D, F, G, H, I) RJM A, B, C, F, G, H, I, J																																																													
For additional information contact:  J. Timothy Lincoln, P.E. Senior Assistant Director Phone: (832) 395-2355		Date and identification of prior authorizing Council action: Ord. #2010-0070 dated: 01/27/2010 Ord. #2010-0853 dated: 11/03/2010 Ord.# 2011-0024 dated: 01/05/2011																																																													
RECOMMENDATION: (Summary) Pass a motion to approve the final Contract Amount of \$5,392,363.11 or 0.002% over the original Contract Amount and under the 5% contingency amount, accept the work, and authorize final payment.																																																															
Amount and Source of Funding: No additional funding required. Total (original) appropriation of \$6,421,097.00 with \$5,369,074.96 from American Recovery and Reinvestment Act (ARRA) Fund 5300 and \$1,052,022.04 from Street and Bridge Consolidated Construction Fund No. 4506.																																																															
PROJECT NOTICE/JUSTIFICATION: This project was part of the City Wide Overlay Program and was required to improve and maintain a safe road surface and accessibility.																																																															
PREVIOUS HISTORY: On January 27, 2010, Ordinance No. 2010-0070 approved an Advance Funding Agreement that included the appropriation of \$385,000.00 to prepare plans and specs to TxDOT standards and bid the project(s). On November 3, 2010, Ordinance No. 2010-0853 approved the First Amendment to the Advance Funding Agreement which included updates to the original Attachment E with additional reimbursement to the project budget for some of the streets.																																																															
DESCRIPTION/SCOPE: This project consisted of the construction of base repair of flexible and rigid pavements, construction of approximately 3.0 inches of hot mix asphaltic concrete pavement, panel replacement, curb repair, striping, and curb ramps. The project was designed in-house by the Engineering Branch staff with 365 calendar days allowed for construction. The project was awarded to Angel Brothers Enterprises, Ltd. with an original Contract Amount of \$5,392,258.10.																																																															
LOCATION: The streets included in the ARRA – Local Rehabilitation Projects are listed below:																																																															
<table border="1"> <thead> <tr> <th>No.</th> <th>Street</th> <th>Limit</th> <th>Key Map Grid</th> <th>District</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Antoine</td> <td>US 290 to IH 10</td> <td>451L, P, T, X; 491B</td> <td>A</td> </tr> <tr> <td>2.</td> <td>Liberty</td> <td>Lockwood to Waco Street/ Altoona</td> <td>494C, B</td> <td>B</td> </tr> <tr> <td>3.</td> <td>Aldine Westfield</td> <td>Beltway 8 to Little York Road</td> <td>373V, Z; 413 D, H, M R, V</td> <td>B, H</td> </tr> <tr> <td>4.</td> <td>Weslayan</td> <td>San Felipe to US 59</td> <td>492N, S, W</td> <td>C, G</td> </tr> <tr> <td>5.</td> <td>West Dallas</td> <td>Shepherd to Montrose Boulevard</td> <td>492R; 493N</td> <td>C</td> </tr> <tr> <td>6.</td> <td>Beechnut</td> <td>Beltway 8 to US 59</td> <td>529R, M; 530J, K</td> <td>J</td> </tr> <tr> <td>7.</td> <td>Harwin</td> <td>Beltway 8 to US 59</td> <td>529D; 530A, B, C, D; 531A</td> <td>F, J</td> </tr> <tr> <td>8.</td> <td>Shepherd/Durham</td> <td>Memorial Drive to IH 10</td> <td>492M, H</td> <td>C</td> </tr> <tr> <td>9.</td> <td>Yale</td> <td>IH 610 to IH 10</td> <td>452R, V, Z; 492D, H</td> <td>C</td> </tr> <tr> <td>10.</td> <td>Navigation</td> <td>Lockwood Drive to 77th</td> <td>494P, q, v; 495S, W</td> <td>H, I</td> </tr> <tr> <td>11.</td> <td>Broadway</td> <td>Power Street to IH 610</td> <td>535F, K</td> <td>I</td> </tr> </tbody> </table>	No.	Street	Limit	Key Map Grid	District	1.	Antoine	US 290 to IH 10	451L, P, T, X; 491B	A	2.	Liberty	Lockwood to Waco Street/ Altoona	494C, B	B	3.	Aldine Westfield	Beltway 8 to Little York Road	373V, Z; 413 D, H, M R, V	B, H	4.	Weslayan	San Felipe to US 59	492N, S, W	C, G	5.	West Dallas	Shepherd to Montrose Boulevard	492R; 493N	C	6.	Beechnut	Beltway 8 to US 59	529R, M; 530J, K	J	7.	Harwin	Beltway 8 to US 59	529D; 530A, B, C, D; 531A	F, J	8.	Shepherd/Durham	Memorial Drive to IH 10	492M, H	C	9.	Yale	IH 610 to IH 10	452R, V, Z; 492D, H	C	10.	Navigation	Lockwood Drive to 77 th	494P, q, v; 495S, W	H, I	11.	Broadway	Power Street to IH 610	535F, K	I	REQUIRED AUTHORIZATION 20HA198		
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Finance Department:	Other Authorization:	Other Authorization:  Daniel R. Menendez, P.E., Deputy Director Engineering and Construction Division																																																													

Date	SUBJECT: Accept Work for American Recovery and Reinvestment Act (ARRA) – Local Rehabilitation Projects STP 2010 (675) ES, Etc.; WBS No. N-001037-0057-4, TxDOT CCSJ 0912-70-022.	Originator's Initials	Page 2 of 2
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CONTRACT COMPLETION AND COST: The Contractor, Angel Brothers Enterprises, Ltd., has completed the work under the subject Contract. The project was completed with an additional 123 days approved by Change Order No. 1. The final cost of the project, including overrun and underrun of estimated bid quantities is \$5,392,363.11, an increase of \$105.01 or 0.002% over the original Contract Amount.

The increased cost is a result of the difference between planned and measured quantities. This increase is primarily the result of overrun in various base unit price items, which were necessary to complete the project.

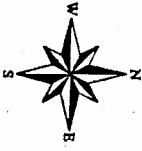
DBE PARTICIPATION: The DBE goal established for this project was 18%. Under the Memorandum of Understanding between City of Houston and Texas Department of Transportation, the City was responsible for project monitoring of DBE compliance. According to Mayor's Office of Business Opportunity, the participation was 16.91%. Contractor's DBE performance evaluation was rated Satisfactory.

R *RJM*
 DWK:DRM:JTL:RJM:DO:ha

H:\E&C Construction\North Sector\PROJECT FOLDER\N-001037-0057-4 (ARRA No. 1)\21.0 Close-out\RCA\RCA - Closeout.doc

City of Houston ARRA Project Candidates

#	Street Name	CSJ Number
1	Harwin	CSJ 0912-70-022
2	Antoine	CSJ 0912-70-023
3	Shepherd	CSJ 0912-70-024
4	Liberty	CSJ 0912-70-025
5	Weslayan	CSJ 0912-70-026
6	W. Dallas	CSJ 0912-70-027
7	Aldine Westfield	CSJ 0912-70-028
8	Beechnut	CSJ 0912-70-030
9	Yale	CSJ 0912-70-031
10	Broadway	CSJ 0912-70-032
11	Navigation	CSJ 0912-70-034



This map represents the best information available to the City. The City does not warrant its accuracy or completeness. Field verification should be performed as necessary.





CITY OF HOUSTON
 Department of Public Works & Engineering
 Street and Bridge/Stormwater Engineering and Construction Branch

PROJECT STREET LIST

Project Name :
 Contractor : Angel Brothers Enterprises Inc.
 Project No. : N-001037-0057-4
 Contract No. : 4600010585

Street	From Street	To Street	KEY MAP	Council District	Start Date	Comp Date	Status	Comments
ALDINE WESTFIELD	BELTWAY 8	LITTLE YORK ROAD	373V, Z, 413D, H,M,R, V	B	4/4/11	6/23/11	COMPLETE	
ANTOINE	US 290	IH 10	451L, P,T,X,491B, H,M,R, V	A	6/6/11	6/24/11	COMPLETE	
BEECHNUT	BELTWAY 8	US 59	529R, M, 530J, K	J	6/9/11	8/11/11	COMPLETE	
BROADWAY	POWER STREET	IH 610	535F, K	I	11/4/11	10/28/11	COMPLETE	
HARWIN	BELTWAY 8	US 59	529D, 530A, B, C, D, 531A	F, J	4/6/11	6/8/11	COMPLETE	
LIBERTY	LOCKWOOD	WACO STREET	494C, B	B	6/20/11	5/9/12	COMPLETE	
NAVIGATION	LOCKWOOD	77TH STREET	494P,Q, V, 495S, W	H, I	5/23/11	8/26/11	COMPLETE	
SHEPHERD/DURHAM	MEMORIAL DRIVE	IH 10	492M, H	C	11/18/11	4/30/12	COMPLETE	
WESLAYAN	SAN FELIPE	US 59	492N, S, W	C, G	9/12/11	10/18/11	COMPLETE	
WEST DALLAS	SHEPHERD	MONTROSE BLVD	492R, 493N	C	11/22/11	1/4/12	COMPLETE	
YALE	IH 610	IH 10	452R, V, Z, 492D, H	C	1/3/12	2/8/12	COMPLETE	

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Accept Work for Wastewater Collection System Rehabilitation and Renewal, WBS No. R-000266-0147-4, File No. 4235-48

Category

Page 1 of 1

Agenda Item # 7

FROM (Department or other point of origin):

Department of Public Works and Engineering

Origination Date

12/6/12

Agenda Date

DEC 12 2012

DIRECTOR'S SIGNATURE:

Daniel W. Krueger, P.E.

Council District affected:

(A, B, C, D, E, F, G, H, I)

A,B,C,D,E,F,G,H,I,J,K

For additional information contact:

A. James Millage
Senior Assistant Director

Phone: (713) 641-9566

Date and identification of prior authorizing Council action:

05/18/11, Ordinance No. 2011-373

RECOMMENDATION: (Summary)

Pass a motion to approve the final contract amount of \$1,824,082.24 or 2.0% over the original contract amount, and under the 5% contingency amount, accept the work, and authorize final payment.

Amount and Source of Funding: No additional funding is required. (Original appropriation of \$1,897,084.00 from the Water and Sewer System Consolidated Construction Fund No. 8500).
M.P. 11/26/2012

PROJECT NOTICE/JUSTIFICATION: This project was part of the Neighborhood Sewer Rehabilitation Program and was required to renew/replace various deteriorated neighborhood collection systems on an emergency basis throughout the City.

DESCRIPTION/SCOPE: This project consisted of sanitary sewer rehabilitation by point repair method. The project was awarded to Texas ReExcavation, L.C. with an original contract amount of \$1,787,698.60. The Notice to Proceed date was 07/01/11 and the project had 540 calendar days for completion.

LOCATION: The project is located in Council Districts A, B, C, D, E, F, G, H, I, J & K

CONTRACT COMPLETION AND COST: The Contractor, Texas ReExcavation, L.C., has completed the work under the contract within the contract time. The final cost of the project, including overrun and underrun of estimated bid quantities and previous approved Change Order No. 1, will be \$1,824,082.24 an increase of \$36,383.60 or 2.0% over the original contract amount.

The increased cost is a result of the difference between planned and measured quantities of a few final issued work orders. This increase is primarily the result of an overrun in various Unit Price Items, which were necessary to complete the project.

M/WSBE PARTICIPATION: The M/WSBE goal for this project was 21%. According to Office of Business Opportunity, the actual participation was 49.51%. The contractor was awarded an "Outstanding" rating.

DWK:JC:AJM:OS:SM:TC:tc

Attachments

cc: Marta Crinejo

A. James Millage

File No. 4235-48

REQUIRED AUTHORIZATION

CUIC ID# 20AJM276

Finance Department:

Other Authorization:

A. James Millage
11/20/12

Other Authorization:

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

**WASTEWATER COLLECTION SYSTEM REHABILITATION AND RENEWAL
TEXAS REEXCAVATION L.C.-WW FILE 4235-48**

W.O. No.	IMS Work Order No.	IMS W.O. Date	Street No.	Street Name	Work Type	Issue Date	Repair Date	Asphalt	Concrete	Landscape	Closing Date	Key Map	Council District 2011 (old)	Council District 2012 (new)
13	1-551766	6/30/11	6611	VERA JEAN DR	Point Repair - Sewer Connection	07/05/11	07/08/11	n/a	07/22/11	n/a	07/22/11	411P	A	A
24	1-554481	7/6/11		CHERRY FOREST @TC JESTER	Point Repair - Sewer Lateral	07/07/11	07/11/11	n/a	n/a	07/15/11	07/15/11	411V	A	A
25	1-554528	7/6/11	9606	ROCKTREE DR.	Point Repair - Sewer Lateral	07/07/11	07/13/11	n/a	n/a	n/a	07/14/11	411N	A	A
36	1-555357	7/7/11	7206	SHADY CORNERS	Point Repair - Sewer Lateral	07/11/11	07/14/11	n/a	n/a	07/20/11	07/20/11	411S	A	A
40	1-557411	7/11/11	7110	PLUM GROVE	Point Repair - Sewer Connection	07/12/11	07/14/11	n/a	n/a	07/20/11	07/20/11	411Y	A	A
41	1-557094	7/11/11	1462	CURTIN	Point Repair - Sewer Connection	07/12/11	07/14/11	n/a	n/a	n/a	07/22/11	452J	A	C
42	1-557395	7/11/11	8007	GREEN LAWN DR	Point Repair - Sewer Lateral	07/12/11	07/14/11	n/a	n/a	n/a	07/22/11	411P	A	A
51	1-555703	7/8/11	3800	CAMPBELL RD	Adjust Manhole to Grade	07/14/11	07/22/11	n/a	n/a	n/a	07/22/11	450K	A	A
53	1-557425	7/12/11	9800	PORTO RICO	Replace Manhole Cover	07/14/11	07/18/11	n/a	n/a	n/a	07/18/11	450B	A	A
60	1-560164	7/14/11	3519	MONA LEE LN	Point Repair - Sewer Main Line	07/18/11	07/20/11	n/a	n/a	08/08/11	08/08/11	450L	A	A
79	1-560947	7/17/11	9450	W WINGFOOT	Replace Casting	07/20/11	07/22/11	n/a	n/a	n/a	07/22/11	450F	A	A
87	1-563585	7/20/11	17622	SUNDROP	Point Repair - Sewer Connection	07/22/11	07/25/11	n/a	n/a	n/a	07/29/11	452E	A	C
88	1-564685	7/21/11	1406	HEWITT	Point Repair - Sewer Lateral	07/22/11	07/25/11	n/a	n/a	n/a	07/29/11	451F	A	C
99	1-566107	7/23/11	5710	WEEPING WILLOW	Point Repair - Sewer Lateral	07/25/11	07/26/11	n/a	n/a	08/12/11	08/12/11	451F	A	C
123	1-548951	6/27/11	6035	GOLDEN FOREST	Point Repair - Sewer Lateral	06/30/11	07/05/11	n/a	n/a	n/a	07/12/11	451F	A	C
141	1-571593	8/2/11	1427	GESSNER	Adjust Manhole to Grade	08/03/11	08/11/11	n/a	n/a	n/a	08/11/11	451F	A	C
142	1-571950	8/2/11	1033	GARDENDALE	Point Repair - Sewer Lateral	08/03/11	08/05/11	n/a	n/a	n/a	08/11/11	450W	A	A
143	1-571489	8/2/11	1702	JACQUELYN DR	Point Repair - Sewer Lateral	08/03/11	08/10/11	n/a	n/a	08/22/11	08/22/11	452Q	A	C
182	1-577339	8/1/11	1727	CANDLE LIGHT LN	Point Repair - Sewer Lateral	08/12/11	08/15/11	n/a	n/a	n/a	08/18/11	451T	A	A
194	1-580107	8/16/11	8503	VOGUE	Point Repair - Sewer Lateral	08/17/11	08/18/11	n/a	n/a	08/22/11	08/22/11	452E	A	C
195	1-579496	8/15/11	9332	LETO	Point Repair - Sewer Lateral	08/17/11	08/18/11	n/a	n/a	08/22/11	08/22/11	450R	A	A
198	1-579914	8/16/11	1062	CURTAIN	Point Repair - Sewer Lateral	08/17/11	08/18/11	n/a	n/a	n/a	08/18/11	450U	A	A
213	1-582516	8/18/11	5321	ANTOINE	Point Repair - Sewer Lateral	08/19/11	08/24/11	n/a	n/a	n/a	08/24/11	575J	A	C
227	1-585128	8/23/11	8433	RAYSON	Point Repair - Sewer Main Line	08/22/11	09/09/11	n/a	n/a	n/a	11/18/11	451G	A	C
266	1-583434	8/21/11	2005	JACQUELYN RD	Point Repair - Sewer Connection	08/25/11	08/31/11	n/a	n/a	n/a	09/09/11	451J	A	A
270	1-590287	8/31/11	4122	BETHEL	Point Repair - Sewer Lateral	08/30/11	09/01/11	n/a	n/a	n/a	09/01/11	451T	A	A
285	1-592422	9/3/11	8824	CAROUSEL	Point Repair - Sewer Main Line	09/01/11	09/06/11	n/a	n/a	09/13/11	09/13/11	451K	A	C
297	1-593408	9/6/11	8603	FOREST GROVE	Point Repair - Sewer Connection	09/06/11	09/07/11	n/a	n/a	n/a	09/13/11	450Q	A	A
323	1-596711	9/12/11	1402	LEHMAN	Point Repair - Sewer Connection	09/07/11	09/20/11	n/a	n/a	10/18/11	senm 10/18	452E	A	C
332	1-597554	9/13/11	7706	MAPLE TREE	Point Repair - Sewer Lateral	09/13/11	09/16/11	n/a	n/a	09/22/11	09/22/11	452E	A	C
355	1-600410	9/16/11	3215	LAZY SPRING DR	Point Repair - Sewer Connection	09/15/11	09/19/11	n/a	n/a	09/23/11	09/23/11	411U	A	A
359	1-601480	9/19/11	2320	BLALOCK	Replace Casting	09/19/11	10/01/11	n/a	n/a	n/a	10/01/11	450L	A	A
377	1-603732	9/21/11	4444	BRITTMORE	Point Repair - Sewer Lateral	09/20/11	09/29/11	n/a	10/13/11	n/a	10/13/11	450P	A	A
383	1-605714	9/24/11	9726	TAPPENBECK	Point Repair - Sewer Lateral	09/26/11	09/28/11	n/a	n/a	n/a	09/30/11	449G	A	A
400	1-606768	9/26/11	3401	BLALOCK	Point Repair - Sewer Main Line	09/26/11	09/28/11	n/a	n/a	n/a	09/28/11	450X	A	A
414	1-608170	9/28/11	4402	LAVELL	Point Repair - Sewer Lateral	09/28/11	10/28/11	n/a	n/a	n/a	10/28/11	450L	A	A
415	1-608355	9/28/11	2307	PARANA	Point Repair - Sewer Lateral	09/30/11	10/12/11	n/a	n/a	n/a	10/28/11	450L	A	A
417	1-608462	9/28/11	6438	OAKNUT	Point Repair - Sewer Lateral	09/30/11	10/11/11	n/a	n/a	n/a	10/17/11	452E	A	C
452	1-613095	10/4/11	1622	EBONY	Point Repair - Sewer Main Line	10/05/11	10/06/11	n/a	n/a	10/17/11	10/17/11	450P	A	A
457	1-614761	10/6/11	7710	VERWOOD	Point Repair - Sewer Connection	10/07/11	10/14/12	n/a	n/a	n/a	10/13/11	411S	A	A
460	1-614237	10/5/11	2210	GARDENIA	Point Repair - Sewer Lateral	10/07/11	10/12/11	n/a	n/a	n/a	10/11/12	452N	A	C
461	1-614095	10/5/11	11510	KELBURN	Point Repair - Sewer Lateral	10/07/11	10/12/11	n/a	n/a	n/a	11/01/11	410R	A	A
462	1-613810	10/5/11	9721	PINELAKE	Point Repair - Sewer Lateral	10/07/11	10/12/11	n/a	n/a	n/a	10/12/11	451M	A	C
477	1-617022	10/12/11	4300	TILSON	Point Repair - Sewer Lateral	10/07/11	10/12/11	n/a	n/a	n/a	10/12/11	451P	A	A
481	1-617098	10/12/11	6434	ACORN FOREST	Point Repair - Sewer Main Line	10/07/11	10/21/11	n/a	n/a	10/21/11	10/21/11	450X	A	A
487	1-617606	10/9/11	7718	YELLOW PINE	Point Repair - Sewer Connection	10/14/2011	10/19/11	n/a	n/a	n/a	11/15/11	450L	A	A
493	1-617060	10/12/11	7718	YELLOW PINE	Point Repair - Sewer Connection	10/14/2011	10/18/11	n/a	n/a	10/27/11	10/27/11	411T	A	A
503	1-618719	10/17/11	1511	LEHMAN	Point Repair - Sewer Lateral	10/14/2011	ELLED 10/18/11	n/a	n/a	n/a	10/26/11	410M	A	A
					Point Repair - Sewer Main Line	10/19/2011	10/20/11	10/31/11	10/31/11	n/a	01/19/01	410M	A	C
					Point Repair - Sewer Main Line	10/19/2011	10/20/11	10/31/11	10/31/11	n/a	10/31/11	452E	A	C

**WASTEWATER COLLECTION SYSTEM REHABILITATION AND RENEWAL
TEXAS REEXCAVATION L.C.-WW FILE 4235-48**

W.O. No.	IMS Work Order No.	IMS W.O. Date	Street No.	Street Name	Work Type	Issue Date	Repair Date	Asphalt	Concrete	Landscape	Closing Date	Key Map	Council District 2011 (old)	Council District 2012 (new)
518	11619789	10/19/11	4511	LANGTRY LN	Point Repair - Sewer Lateral	10/21/2011	10/25/11	n/a	n/a	10/27/11	10/27/11	450G	A	A
520	11619583	10/19/11	6729	BARNEY	Point Repair - Sewer Main Line	10/21/2011	10/25/11	n/a	n/a	10/28/11	10/28/11	451J	A	A
521	11619453	10/19/11	3819	CHERRY DOREST DR	Point Repair - Sewer Main Line	10/21/2011	10/28/11	n/a	11/01/11	11/01/11	11/01/11	411V	A	A
527	11620035	10/20/11	7015	WOODSMAN TRAIL	Point Repair - Sewer Lateral	10/24/2011	10/31/11	12/05/11	n/a	n/a	12/05/11	411N	A	A
534	11622547	10/26/11	2510	PINE VILLAGE	Point Repair - Sewer Lateral	10/27/2011	11/01/11	n/a	n/a	11/16/11	11/16/11	450P	A	A
536	11619266	10/18/11	10278	PORTO RICO	Replace Manhole Cover	10/27/2011	10/31/11	n/a	n/a	n/a	10/31/11	450A	A	A
537	11622853	10/26/11	1518	W. 43RD ST	Point Repair - Sewer Lateral	10/27/2011	11/03/11	n/a	n/a	11/07/11	11/07/11	452J	A	A
550	11623437	10/27/11	1730	CHANTILLY	Point Repair - Sewer Main Line	10/28/2011	10/31/11	n/a	n/a	11/10/11	11/10/11	452J	A	C
555	11622855	10/26/11	702	PLAINWOOD	Point Repair - Sewer Lateral	10/31/2011	11/08/11	n/a	n/a	n/a	12/09/11	488B	A	G
563	11624844	10/31/11	4910	NINA LEE	Point Repair - Sewer Lateral	11/2/2011	11/08/11	n/a	n/a	n/a	11/08/11	451L	A	C
566	11625923	11/1/11	7419	DEADWOOD	Point Repair-Sewer Connection	11/2/2011	11/09/11	n/a	n/a	11/29/11	11/29/11	410R	A	A
597	11628298	11/6/11	1558	CHESHIRE	Point Repair - Sewer Main Line	11/7/2011	11/09/11	n/a	n/a	GRASS	ENRN 11/3	452J	A	C
599	11628815	11/7/11	7607	ASHMOLE	Adjust Manhole to Grade	11/8/2011	11/18/11	n/a	n/a	n/a	11/18/11	411V	A	A
604	11629235	11/7/11	9615	EMMORA	Point Repair - Sewer Lateral	11/8/2011	11/14/11	n/a	n/a	n/a	11/14/11	450P	A	A
607	11629233	11/7/11	1327	WOODCREST DR	Point Repair - Sewer Lateral	11/8/2011	11/10/11	n/a	n/a	11/30/11	11/30/11	452P	A	C
627	11633486	11/15/11	2519	SHADOWDALE	Point Repair - Sewer Lateral	11/18/2011	11/23/11	n/a	n/a	n/a	11/29/11	449Y	A	C
641	11637907	11/22/11	6603	ROLLING MILL	Point Repair - Sewer Lateral	11/18/2011	11/23/11	n/a	n/a	n/a	11/29/11	411J	A	A
642	11637907	11/22/11	6603	ROLLING MILL(DUPLICATE)	Point Repair-Sewer Connection	11/23/2011	DUPLICATE	n/a	n/a	n/a	DUPLICATE	411J	A	A
644	11638973	11/28/11	1219	DEL NORTE	Point Repair - Sewer Lateral	11/28/2011	11/30/11	n/a	n/a	12/09/11	12/09/11	452F	A	C
648	11638437	11/23/11	711	SLEEPYVALE LN	Point Repair-Sewer Connection	11/29/2011	ELLED 12/5/11	n/a	n/a	n/a	12/05/11	452L	A	C
669	11641484	11/30/11	718	THISTLEWOOD	Point Repair-Sewer Connection	12/2/2011	ELLED 12/13/11	n/a	n/a	12/16/11	12/16/11	488G	A	G
671	11631902	11/14/11	5402	De Lange Ln	Adjust Manhole to Grade	12/2/2011	ELLED 12/13/11	n/a	n/a	n/a	12/13/11	451G	A	C
672	11631611	11/11/11	5422	DELANGE	Point Repair - Sewer Main Line	12/2/2011	12/08/11	n/a	n/a	n/a	12/08/11	451G	A	C
674	11641933	12/1/11	9202	LARSTON	Point Repair - Sewer Lateral	12/2/2011	12/07/11	n/a	n/a	n/a	12/12/11	450Y	A	A
676	11642154	12/1/11	830	JUDWAY	Point Repair - Sewer Lateral	12/2/2011	12/07/11	n/a	n/a	n/a	12/16/11	452Q	A	C
679	11642656	12/2/11	4800	LAMONTE	Adjust Manhole to Grade	12/5/2011	12/13/11	n/a	n/a	12/15/11	12/15/11	451M	A	C
681	11642678	12/2/11	10329	ROCKCREST	Point Repair - Sewer Lateral	12/5/2011	12/08/11	n/a	n/a	12/20/11	12/14/11	449H	A	A
682	11631613	11/11/11	5418	DELANGE	Adjust Manhole to Grade	12/5/2011	12/13/11	n/a	n/a	12/15/11	12/15/11	450X	A	A
688	11643869	12/5/11	9705	PINE LAKE	Point Repair - Sewer Main Line	12/6/2011	12/13/11	n/a	n/a	12/15/11	12/15/11	450X	A	A
689	11644039	12/5/11	9346	DEANWOOD	Point Repair-Sewer Connection	12/6/2011	12/13/11	n/a	n/a	n/a	12/15/11	410V	A	A
690	11644619	12/6/11	10122	PINEMOSS	Point Repair-Sewer Connection	12/7/2011	12/08/11	n/a	n/a	n/a	12/15/11	411J	A	A
695	11643946	12/5/11	1827	NAUTS	Point Repair - Sewer Lateral	12/8/2011	12/20/11	n/a	01/04/12	01/04/12	452S	A	C	
3	11548157	6/26/11	12510	FRAZIER RIVER DR	Point Repair-Sewer Connection	07/01/11	07/06/11	n/a	n/a	n/a	07/06/11	415E	B	B
8	11550491	6/29/11	5022	SUMMER FOREST DR	Point Repair - Sewer Lateral	07/01/11	07/05/11	n/a	n/a	n/a	07/05/11	451G	B	A
14	11552214	7/1/11	1702	BLAND	Point Repair - Sewer Lateral	07/05/11	07/14/11	n/a	n/a	n/a	07/14/11	412W	B	B
19	11549757	6/28/11	2724	QUITMAN	Point Repair - Sewer Lateral	07/05/11	07/13/11	n/a	n/a	n/a	07/25/11	494A	B	B
20	11551825	6/30/11	5212	NEW ORLEANS	Point Repair - Sewer Main Line	07/06/11	07/12/11	n/a	n/a	n/a	07/14/11	494A	B	B
30	11551859	6/30/11	3711	PICKFAR	Point Repair - Sewer Lateral	07/06/11	07/12/11	n/a	n/a	07/22/11	07/22/11	454Y	B	B
31	11551498	6/30/11	2126	SCHILDER	Point Repair - Sewer Lateral	07/08/11	07/12/11	n/a	n/a	n/a	07/26/11	453D	B	B
45	11558438	7/12/11	10102	EDGEWORTH	Point Repair - Sewer Main Line	07/08/11	07/12/11	n/a	n/a	n/a	07/22/11	414W	B	B
46	11558451	7/12/11	8870	FOREST HOLLOW	Point Repair - Sewer Lateral	07/13/11	07/14/11	n/a	n/a	n/a	07/22/11	415Y	B	B
80	11561502	7/18/11	10545	ALDINE WESTFIELD	Point Repair - Sewer Lateral	07/13/11	07/15/11	n/a	n/a	07/22/11	07/22/11	414W	B	B
102	11563778	7/20/11	9826	VALLEY PARK DR	Point Repair - Sewer Lateral	07/20/11	07/21/11	n/a	n/a	07/20/11	07/20/11	415Y	B	B
103	11565474	7/22/11	6807	WINFIELD	Point Repair - Sewer Lateral	07/26/11	07/29/11	n/a	n/a	n/a	08/09/11	413Z	B	B
105	11565874	7/23/11	2816	VELLA	Point Repair-Sewer Connection	07/26/11	07/29/11	n/a	n/a	n/a	08/12/11	456A	B	B
107	11566556	7/25/11	6310	ROCKY NOOK	Point Repair - Sewer Lateral	07/26/11	07/27/11	n/a	n/a	n/a	08/09/11	454W	B	B
111	11568493	7/27/11	5030	SUMMER FOREST	Point Repair - Sewer Lateral	07/26/11	07/29/11	n/a	n/a	n/a	08/09/11	375J	B	B
125	11567936	7/26/11	6106	LAVERDER	Point Repair - Sewer Main Line	08/02/11	08/03/11	n/a	n/a	08/10/11	08/10/11	451G	B	A
										08/09/11	08/09/11	454Q	B	B

**WASTEWATER COLLECTION SYSTEM REHABILITATION AND RENEWAL
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W.O. No.	IMS Work Order No.	IMS W.O. Date	Street No.	Street Name	Work Type	Issue Date	Repair Date	Asphalt	Concrete	Landscape	Closing Date	Key Map	Council District 2011 (old)	Council District 2012 (new)
126	11568350	7/27/11	2212	BRECKENRIDGE	Point Repair - Sewer Lateral	08/02/11	08/04/11	n/a	08/26/11	n/a	08/26/11	494A	B	B
127	11568577	7/27/11	7001	LARKSTONE	Point Repair - Sewer Lateral	08/02/11	08/03/11	n/a	n/a	08/10/11	08/10/11	454M	B	B
129	11569554	7/28/11	12531	BAUMAN	Point Repair - Sewer Connection	08/02/11	08/04/11	n/a	n/a	n/a	08/04/11	413Q	B	H
135	11571049	8/1/11	874	MARCOLIN	Point Repair - Sewer Lateral	08/02/11	08/04/11	n/a	n/a	08/16/11	08/16/11	412Q	B	B
139	11570152	7/29/11	8621	FURRAY	Point Repair - Sewer Connection	08/03/11	08/16/11	08/22/11	n/a	n/a	08/22/11	455L	B	B
145	11571462	8/2/11	2902	EVELLA	Point Repair - Sewer Lateral	08/04/11	08/05/11	n/a	08/23/11	08/23/11	08/23/11	454W	B	B
150	11572520	8/3/11	1533	MARGARET	Point Repair - Sewer Lateral	08/05/11	08/08/11	n/a	n/a	08/12/11	08/12/11	413Z	B	B
151	11572381	8/3/11	8900	SEEKER	Point Repair - Sewer Main Line	08/05/11	08/09/11	08/24/11	n/a	n/a	08/24/11	455G	B	B
156	11573369	8/4/11	7314	PARKER	Point Repair - Sewer Connection	08/08/11	08/09/11	n/a	n/a	08/12/11	08/12/11	415W	B	B
165	11574775	8/8/11	1419	WILLOW ROCK	Point Repair - Sewer Lateral	08/10/11	08/24/11	n/a	n/a	n/a	08/24/11	412Q	B	B
184	11577726	8/11/11	4614	KASHMERE	Point Repair - Sewer Lateral	08/15/11	08/16/11	n/a	n/a	n/a	08/18/11	454T	B	B
193	11580746	8/16/11	13611	ELLA BLVD	Point Repair - Sewer Lateral	08/17/11	08/18/11	n/a	n/a	n/a	08/18/11	372F	B	B
201	11581185	8/17/11	7024	KNOX	Point Repair - Sewer Lateral	08/19/11	08/24/11	09/02/11	n/a	n/a	09/02/11	412Y	B	B
203	11579504	8/15/11	7610	TOUCHSTONE	Point Repair - Sewer Lateral	08/19/11	08/24/11	n/a	n/a	08/24/11	08/24/11	455E	B	B
204	11580423	8/16/11	9622	ARVIN	Point Repair - Sewer Lateral	08/19/11	09/02/11	n/a	n/a	09/16/11	09/16/11	455C	B	B
205	11579344	8/15/11	8202	LINDA VISTA	Point Repair - Sewer Lateral	08/19/11	08/22/11	n/a	n/a	n/a	08/22/11	455F	B	B
206	11580310	8/16/11	8502	NORTHTON	Point Repair - Sewer Main Line	08/19/11	08/23/11	n/a	n/a	n/a	08/22/11	455P	B	B
207	11580354	8/16/11	10200	RAYMONDVILLE	Point Repair - Sewer Main Line	08/19/11	08/29/11	10/18/11	10/18/11	n/a	10/18/11	414W	B	B
212	11582441	8/18/11	2907	YORKWOOD	Point Repair - Sewer Lateral	08/22/11	08/25/11	n/a	n/a	n/a	08/25/11	414S	B	B
214	11582522	8/18/11	3102	LYONS	Point Repair - Sewer Lateral	08/22/11	08/25/11	n/a	n/a	n/a	08/25/11	494E	B	B
220	11581568	8/17/11	4700	WEAVER	Point Repair - Sewer Lateral	08/22/11	08/25/11	n/a	09/01/11	n/a	09/01/11	454L	B	B
230	11584146	8/22/11	3673	CRANE	Repair Manhole	08/23/11	09/26/11	11/15/11	n/a	n/a	11/15/11	454L	B	B
240	11586597	8/25/11	8219	MODLEY	Point Repair - Sewer Main Line	08/24/11	08/29/11	09/10/11	n/a	n/a	09/10/11	454X	B	B
245	11584727	8/23/11	8310	STERLINGSHIRE	Point Repair - Sewer Lateral	08/26/11	08/26/11	tran/nw	n/a	n/a	08/28/11	412Q	B	B
247	11584742	8/23/11	13731	NORTHLAKE	Point Repair - Sewer Lateral	08/29/11	09/02/11	n/a	09/19/11	09/19/11	09/19/11	455B	B	B
248	11585602	8/24/11	1089	ELLINGTON	Point Repair - Sewer Connection	08/29/11	09/06/11	n/a	n/a	09/10/11	09/10/11	456R	B	I
251	11583177	8/19/11	4121	WIPPRECHT	Point Repair - Sewer Main Line	08/29/11	09/07/11	n/a	n/a	n/a	09/07/11	412P	B	B
252	11587299	8/26/11	7406	SOUTH HALL	Point Repair - Sewer Main Line	08/29/11	08/31/11	n/a	09/12/11	n/a	09/12/11	454Y	B	B
253	11586000	8/24/11	4690	KENDRICK PLAZA	Point Repair - Sewer Lateral	08/29/11	08/31/11	n/a	n/a	09/01/11	09/01/11	455E	B	B
255	11584282	8/22/11	5100	AEROPARK	Repair Manhole Seal	08/29/11	09/19/11	n/a	11/29/11	n/a	11/29/11	374U	B	B
256	11587466	8/26/11	1613	TURNER DR	Repair Casting	08/29/11	09/06/11	n/a	n/a	n/a	09/06/11	374U	B	B
258	11580046	8/16/11	2316	WACO	Repair Casting	08/29/11	09/01/11	n/a	n/a	n/a	09/01/11	453D	B	B
267	11589247	8/30/11	1708	BREWSTER	Point Repair - Sewer Lateral	08/29/11	08/31/11	n/a	n/a	n/a	08/31/11	494B	B	B
269	11591363	9/1/11	1708	BREWSTER	Point Repair - Sewer Lateral	08/31/11	tran/ne	n/a	n/a	n/a	08/31/11	494E	B	B
273	11583082	8/19/11	2000	ERASTUS	Point Repair - Sewer Connection	09/01/11	09/01/11	09/12/11	09/12/11	09/12/11	09/12/11	494E	B	B
277	11590802	8/31/11	9814	LUM	Repair Casting	09/02/11	09/09/11	n/a	n/a	n/a	09/09/11	494C	B	B
281	11591939	9/2/11	7933	CRESTVIEW	Point Repair - Sewer Lateral	09/06/11	09/09/11	n/a	n/a	09/19/11	09/19/11	455D	B	B
288	11591510	9/1/11	10027	VALLEY FALLS DR	Point Repair - Sewer Lateral	09/06/11	09/09/11	n/a	n/a	09/19/11	09/19/11	455F	B	B
292	11592439	9/3/11	1702	ROXELLA	Repair Casting	09/07/11	09/10/11	n/a	n/a	n/a	09/10/11	456A	B	B
301	11592437	9/3/11	5818	BRETSHIRE	Point Repair - Sewer Lateral	09/07/11	09/09/11	n/a	n/a	09/15/11	09/15/11	413Y	B	B
334	11598435	9/14/11	1908	WACO	Point Repair - Sewer Lateral	09/09/11	09/12/11	n/a	n/a	09/15/11	09/15/11	414Z	B	B
339	11598430	9/14/11	10111	THORN	Point Repair - Sewer Lateral	09/15/11	09/17/11	n/a	n/a	09/26/11	09/26/11	494F	B	B
341	11598778	9/14/11	300	W GREENS	Point Repair - Sewer Lateral	09/16/11	09/16/11	10/20/11	n/a	10/20/11	10/20/11	415Z	B	B
346	11599975	9/16/11	8037	OAK KNOLL	Point Repair - Sewer Main Line	09/19/11	09/20/11	n/a	n/a	10/17/11	10/17/11	372Q	B	B
354	11600338	9/16/11	2400	W LITTLE YORK RD	Point Repair - Sewer Lateral	09/19/11	09/20/11	n/a	n/a	n/a	09/20/11	455F	B	B
361	11599989	9/16/11	8033	OAK KNOLL	Point Repair - Sewer Main	09/19/11	10/05/11	n/a	n/a	n/a	10/19/11	412W	B	B
364	11602302	9/20/11	3418	GEORGE	Point Repair - Sewer Lateral	09/20/11	09/20/11	n/a	n/a	09/29/11	09/29/11	455F	B	B
369	11603630	9/21/11	8102	OAK KNOLL	Point Repair - Sewer Main Line	09/21/11	09/23/11	n/a	n/a	09/28/12	09/28/12	454T	B	B
					Point Repair - Sewer Lateral	09/22/11	09/23/11	n/a	n/a	09/29/11	09/29/11	455F	B	B

**WASTEWATER COLLECTION SYSTEM REHABILITATION AND RENEWAL
TEXAS REEXCAVATION L.C.-WW FILE 4235-48**

W.O. No.	IMS Work Order No.	IMS W.O. Date	Street No.	Street Name	Work Type							Council District 2012 (new)		
					Issue Date	Repair Date	Asphalt	Concrete	Landscape	Closing Date	Key Map		Council District 2011 (old)	
370	11602357	9/20/11	6202	ROCKY NOOK DR	Point Repair - Sewer Lateral	09/22/11	09/28/11	n/a	11/18/11	n/a	11/18/11	375J	B	B
386	11605701	9/24/11	9743	GALAXY	Point Repair - Sewer Lateral	09/26/11	09/28/11	n/a	n/a	n/a	09/28/11	455B	B	B
388	11605703	9/24/11	8454	RINN	Repair Casting	09/26/11	09/24/11	n/a	n/a	n/a	10/01/11	455B	B	B
409	11607704	9/27/11	8300	CADDO	Point Repair - Sewer Main Line	09/29/11	10/14/11	n/a	n/a	n/a	11/03/11	455B	B	B
411	11607727	9/27/11	1407	CALLIES	Point Repair - Sewer Lateral	09/30/11	10/04/11	n/a	n/a	n/a	10/04/11	494G	B	B
432	11607561	9/27/11	7425	RHOBELL	Point Repair - Sewer Lateral	09/30/11	10/05/11	n/a	n/a	n/a	10/27/11	415W	B	B
433	11609222	9/29/11	8626	CADDO	Point Repair - Sewer Lateral	09/30/11	10/04/11	n/a	n/a	n/a	10/12/11	455C	B	B
442	11584592	8/23/11	2200	WACO	Replace Casting	10/03/11	10/28/11	n/a	n/a	n/a	10/28/11	494F	B	B
447	11612483	10/4/11	2400	LORRAINE	Repair Casting	10/04/11	10/06/11	n/a	n/a	n/a	10/06/11	494E	B	B
458	11614748	10/6/11	1710	HIDDEN VALLEY	Point Repair-Sewer Connection	10/07/11	10/13/11	n/a	n/a	n/a	10/13/11	412K	B	B
475	11616278	10/10/11	6535	MOHAWK	Point Repair - Sewer Connect	10/13/2011	10/17/11	n/a	n/a	n/a	10/21/11	415S	B	B
492	11617522	10/13/11	8719	VALLEY POND CT	Point Repair - Sewer Main Line	10/14/2011	10/24/11	n/a	n/a	GRASS	ENRN 11/1	456B	B	B
501	11615982	10/7/11	16800	IMPERIAL VALLEY	Repair Manhole Seal	10/19/2011	10/29/11	n/a	n/a	n/a	10/29/11	373N	B	B
506	11614158	10/5/11	7630	TOUCHSTONE	Point Repair-Sewer Connection	10/20/2011	10/25/11	n/a	n/a	n/a	10/25/11	455E	B	B
514	11619970	10/20/11	13611	WINDHAVEN	Point Repair-Sewer Connection	10/24/2011	11/01/11	n/a	n/a	n/a	11/30/11	456R	B	B
525	11619809	10/19/11	375	SULKY TRAIL	Point Repair-Sewer Connection	10/24/2011	11/01/11	n/a	n/a	n/a	11/10/11	373W	B	B
535	11619809	10/19/11	5602	GOETTEE CI	Adjust Manhole to Grade	10/27/2011	11/05/11	n/a	n/a	n/a	11/05/11	451C	B	B
540	11621823	10/25/11	7425	CORA	Point Repair - Sewer Lateral	10/27/2011	11/01/11	n/a	n/a	n/a	11/01/11	412S	B	B
557	11623516	10/27/11	12400	GREENSPRING	Point Repair-Sewer Connection	10/31/2011	01/11/12	n/a	01/18/12	n/a	11/30/11	372R	B	B
561	11625140	10/31/11	8201	CARVER	Point Repair - Sewer Lateral	11/1/2011	11/04/11	n/a	n/a	n/a	11/30/11	412S	B	B
562	11625140	10/31/11	8102	CLAIBORNE	Point Repair - Sewer Main Line	11/1/2011	11/04/11	n/a	n/a	n/a	11/30/11	412S	B	B
565	11625844	11/1/11	8182	SNOWDEN	Point Repair-Sewer Connection	11/2/2011	11/04/11	n/a	n/a	n/a	11/16/11	455B	B	B
575	11629588	11/7/11	7906	HOMEWOOD LN	Point Repair-Sewer Connection	11/4/2011	11/07/11	n/a	n/a	n/a	11/04/11	455F	B	B
578	11627041	11/3/11	8145	HOMEWOOD LN	Point Repair - Sewer Lateral	11/4/2011	11/07/11	n/a	n/a	n/a	11/15/11	455F	B	B
608	11629227	11/7/11	1207	SUNNY	Point Repair - Sewer Lateral	11/9/2011	11/17/11	n/a	n/a	n/a	11/15/11	4130	B	B
609	11629238	11/7/11	8322	RAYMONDVILLE	Point Repair - Sewer Main Line	11/9/2011	11/15/11	n/a	n/a	n/a	11/17/11	454A	B	B
610	11629117	11/7/11	9919	ALLWOOD	Point Repair - Sewer Lateral	11/9/2011	12/01/11	n/a	12/01/11	n/a	12/13/11	455F	B	B
611	11629240	11/7/11	8158	CRESTVIEW	Point Repair-Sewer Connection	11/9/2011	11/15/11	n/a	n/a	n/a	11/22/11	454X	B	B
613	11628385	11/7/11	3909	LEFFINGWELL	Point Repair - Sewer Lateral	12/1/2011	12/07/11	n/a	n/a	n/a	12/07/11	454K	B	B
662	11638467	11/23/11	4221	PLAAG	Point Repair-Sewer Connection	12/1/2011	12/06/11	n/a	n/a	n/a	12/16/11	415N	B	B
663	11639736	11/28/11	11118	VAILVIEW	Point Repair - Sewer Lateral	12/1/2011	12/06/11	n/a	n/a	n/a	12/16/11	415N	B	B
664	11641444	11/30/11	11243	VAILVIEW	Point Repair - Sewer Connect	12/1/2011	12/06/11	n/a	n/a	n/a	12/16/11	415N	B	B
667	11639088	11/27/11	8405	FLINTRIDGE	Point Repair - Sewer Lateral	12/2/2011	12/06/11	n/a	n/a	n/a	12/16/11	455K	B	B
677	11641971	12/1/11	1827	W DONOVAN	Point Repair - Sewer Lateral	12/5/2011	12/07/11	n/a	n/a	n/a	12/20/11	452E	B	B
680	11642677	12/2/11	788	ENTERPRISE	Point Repair - Sewer Lateral	12/5/2011	12/07/11	n/a	n/a	n/a	12/15/11	412U	B	B
688	11644825	12/6/11	7957	NASHVILLE	Point Repair - Sewer Lateral	12/9/2011	12/14/11	n/a	n/a	n/a	12/15/11	455P	B	B
55	11559272	7/13/11	3926	DRAKE	Point Repair - Sewer Main Line	07/14/11	cancelled	n/a	n/a	n/a	07/20/11	492W	C	C
56	11558821	7/13/11	8523	FURLONG	Point Repair-Sewer Connection	07/14/11	07/18/11	n/a	n/a	n/a	07/18/11	570F	C	C
63	11560555	7/15/11	9600	S MAIN	Pipe Bursting	07/18/11	cancelled	n/a	n/a	n/a	09/22/11	532T	C	C
72	11562431	7/19/11	3922	DRAKE ST	Pipe Bursting	07/20/11	08/05/11	n/a	n/a	n/a	08/09/11	529X	C	C
82	11562811	7/19/11	9427	VICKIJOHN	Point Repair - Sewer Lateral	07/22/11	07/25/11	n/a	n/a	n/a	07/29/11	530W	C	C
90	11564404	7/21/11	4109	WOODFOX	Point Repair - Sewer Main Line	07/22/11	07/25/11	n/a	n/a	n/a	08/04/11	532W	C	C
112	11567652	7/26/11	5703	EDGEMOOR	Point Repair - Sewer Lateral	07/29/11	08/01/11	n/a	n/a	n/a	08/12/11	531E	C	C
114	11567701	7/26/11	6011	CLAREWOOD	Point Repair-Sewer Connection	08/01/11	08/02/11	n/a	n/a	n/a	08/12/11	531E	C	C
149	11572511	8/31/11	12423	CHADWELL	Point Repair - Sewer Lateral	08/04/11	08/05/11	n/a	n/a	n/a	08/11/11	570A	C	C
155	11573257	8/4/11	5906	MCKNIGHT	Point Repair - Sewer Lateral	08/05/11	08/08/11	n/a	n/a	n/a	08/08/11	571A	C	C
173	11575928	8/9/11	2335	BLUE BONNET	Point Repair - Sewer Main Line	08/10/11	08/11/11	n/a	n/a	n/a	08/09/11	532L	C	C
179	11576858	8/10/11	4041	OSBY	Point Repair - Sewer Lateral	08/11/11	08/15/11	n/a	n/a	n/a	08/30/11	532S	C	C

**WASTEWATER COLLECTION SYSTEM REHABILITATION AND RENEWAL
TEXAS REEXCAVATION L.C.-WWW FILE 4235-48**

W.O. No.	IMS Work Order No.	IMS W.O. Date	Street No.	Street Name	Work Type	Issue Date	Repair Date	Asphalt	Concrete	Landscape	Closing Date	Key Map	Council District 2011 (old)	Council District 2012 (new)
181	11577562	8/11/11	7631	APACHE PLUME	Point Repair - Sewer Main Line	08/12/11	08/16/11	n/a	n/a	08/25/11	08/25/11	570C	C	K
186	11578674	8/14/11	6130	DUMFRIES	Point Repair - Sewer Connection	08/15/11	08/17/11	n/a	n/a	n/a	08/17/11	530V	C	C
189	11579191	8/15/11	2409	MARONAL	Point Repair - Sewer Lateral	08/16/11	08/17/11	n/a	n/a	08/19/11	08/19/11	530H	C	C
192	11580680	8/16/11	5703	EDGEMOOR	Point Repair - Sewer Connection	08/17/11	08/18/11	n/a	n/a	08/30/11	08/30/11	531F	C	J
218	11583186	8/19/11	12303	HILLCROFT	Point Repair - Sewer Main Line	09/22/11	09/06/11	n/a	n/a	n/a	09/06/11	571E	C	K
222	11583404	8/21/11	2706	BERING	Point Repair - Sewer Main Line	08/24/11	08/30/11	n/a	n/a	n/a	08/30/11	494J	C	J
229	11585152	8/23/11	3811	WESTERMAN	Point Repair - Sewer Connection	08/24/11	08/26/11	n/a	n/a	n/a	08/26/11	492W	C	C
231	11585561	8/24/11	10209	OBOE	Point Repair - Sewer Connection	08/25/11	08/30/11	n/a	n/a	09/01/11	09/01/11	532W	C	K
238	11586521	8/25/11	4511	WARM SPRINGS	Point Repair - Sewer Lateral	08/26/11	08/31/11	n/a	n/a	n/a	08/31/11	571D	C	K
249	11587694	8/27/11	2712	BERING	Point Repair - Sewer Lateral	08/29/11	08/30/11	n/a	n/a	n/a	08/30/11	494J	C	J
279	11591689	9/1/11	2424	KIPLING	Point Repair - Sewer Main Line	09/06/11	09/08/11	n/a	n/a	n/a	09/08/11	492U	C	C
280	11591877	9/2/11	2600	WESTRIDGE	Point Repair - Sewer Connection	09/07/11	09/08/11	n/a	n/a	n/a	SENRN 9/8	532Q	C	K
296	11593395	9/6/11	4822	N BRAESWOOD	Point Repair - Sewer Connection	09/09/11	09/12/11	n/a	n/a	n/a	09/12/11	532C	C	C
302	11593980	9/7/11	2229	BOLSOVER	Point Repair - Sewer Lateral	09/09/11	cancelled	n/a	n/a	n/a	09/15/11	570C	C	K
325	11597054	9/12/11	5631	APACHE PLUME DR	Point Repair - Sewer Main Line	09/13/11	cancelled	n/a	n/a	n/a	10/07/11	531S	C	C
327	11597835	9/13/11	2710	REAMER	Point Repair - Sewer Main Line	09/14/11	09/15/11	n/a	n/a	10/07/11	10/07/11	494J	C	C
329	11599197	8/30/11	6434	CHATHAM ISLAND LN	Point Repair - Sewer Connection	09/14/11	09/21/11	n/a	n/a	n/a	10/11/11	529V	C	J
348	11600431	9/17/11	4800	BRAESWOOD	Repair Casting	09/14/11	09/26/11	n/a	n/a	n/a	10/11/11	532P	C	K
349	11600296	9/16/11	3033	FOUNTAINVIEW DR	Pipe Bursting	09/19/11	10/25/11	n/a	n/a	n/a	09/26/11	570D	C	K
375	11604627	9/22/11	9307	SILVER LAKE	Point Repair - Sewer Lateral	09/19/11	10/04/11	n/a	10/31/11	10/31/11	10/31/11	531Q	C	C
378	11605381	9/23/11	10202	FORUM PARK	Point Repair - Sewer Main Line	09/23/11	10/04/11	n/a	10/21/11	n/a	10/31/11	491X	C	C
390	11606287	9/26/11	3614	TIMBERSIDE CI	Point Repair - Sewer Main Line	09/23/11	09/27/11	n/a	n/a	n/a	10/21/11	532T	C	J
420	11608800	9/28/11	3764	RICHMOND	Repair Manhole Seal	09/28/11	09/27/11	n/a	10/15/11	10/15/11	10/15/11	529V	C	K
445	11612049	10/5/11	2128	QUENBY	Point Repair - Sewer Lateral	09/27/11	11/30/11	n/a	n/a	n/a	10/15/11	532P	C	J
456	11614229	10/5/11	5606	CAREY	Point Repair - Sewer Connection	10/04/11	10/14/11	n/a	n/a	n/a	11/30/11	492W	C	K
469	11614049	10/5/11	8122	WINDY DUNES	Point Repair - Sewer Lateral	10/07/11	10/11/11	n/a	n/a	n/a	10/14/11	532C	C	C
472	11615857	10/7/11	5934	W. AIRPORT	Point Repair - Sewer Lateral	10/07/11	10/14/11	n/a	n/a	10/11/11	10/11/11	531N	C	C
489	11617648	10/14/11	3139	RICHMOND	Point Repair - Sewer Connection	10/12/2011	10/14/11	n/a	n/a	n/a	11/08/11	570F	C	K
507	11619193	10/18/11	7906	GREENBUSH	Point Repair - Sewer Connection	10/14/2011	10/19/11	n/a	n/a	n/a	10/14/11	571E	C	K
531	11619707	10/19/11	3514	GLENARBOR	Point Repair - Sewer Lateral	10/20/2011	10/25/11	n/a	n/a	n/a	11/04/11	488Y	C	C
548	11623503	10/27/11	4506	CREEKBEND	Point Repair - Sewer Lateral	10/25/2011	10/27/11	n/a	n/a	10/28/11	10/28/11	532K	C	C
549	11621535	10/24/11	5514	HUMMINGBIRD	Point Repair - Sewer Lateral	10/28/2011	11/01/11	n/a	n/a	n/a	10/27/11	532K	C	K
570	11623338	11/2/11	2119	W MAIN	Point Repair - Sewer Lateral	10/29/2011	10/31/11	n/a	n/a	n/a	11/01/11	531Z	C	K
571	11626655	11/2/11	4502	BRIARBEND	Pipe Bursting	11/3/2011	10/31/11	n/a	n/a	n/a	10/31/11	531X	C	K
593	11627848	11/4/11	4102	MARTINSHIRE	Point Repair - Sewer Connection	11/3/2011	12/07/11	n/a	n/a	n/a	10/31/11	492U	C	C
596	11628126	11/5/11	7002	MONTCLAIR	Point Repair - Sewer Lateral	11/7/2011	11/07/11	n/a	n/a	n/a	12/07/11	492U	C	C
598	11627901	11/4/11	5327	IMOGENE	Point Repair - Sewer Lateral	11/7/2011	11/09/11	n/a	11/08/11	11/08/11	11/08/11	531Z	C	K
605	11628305	11/6/11	3703	GREENNOCH	Point Repair - Sewer Lateral	11/7/2011	NRN	n/a	n/a	n/a	11/18/11	532N	C	K
634	11636712	11/21/11	5325	IMOGENE ST	Point Repair - Sewer Main Line	11/7/2011	11/07/11	n/a	n/a	n/a	ENRN 11/2	533H	C	C
637	11634792	11/17/11	6920	CHIMNEYROCK	Point Repair - Sewer Connection	11/8/2011	11/14/11	n/a	n/a	n/a	ENRN 11/7	531P	C	C
647	11636791	11/21/11	5831	CARTAGENA	Pipe Bursting	11/21/2011	12/21/11	01/13/12	n/a	11/22/11	11/22/11	532J	C	C
703	11633105	11/15/11	5827	CARTAGENA	Point Repair - Sewer Main Line	11/21/2011	11/28/11	n/a	n/a	n/a	01/13/12	531P	C	C
10	11550804	6/29/11	4227	CARTAGENA	Point Repair - Sewer Connection	11/28/2011	12/14/11	n/a	n/a	n/a	01/13/12	531P	C	C
43	11558425	7/12/11	4227	DRAGONWICK	Point Repair - Sewer Connection	12/14/2011	12/15/11	n/a	n/a	n/a	12/16/11	531F	C	J
44	11558005	7/12/11	4100	W OREM	Point Repair - Sewer Connection	07/01/11	07/08/11	n/a	n/a	n/a	12/20/11	571A	C	K
49	11558620	7/13/11	1801	S SHEPHERD	Point Repair - Sewer Lateral	07/13/11	07/14/11	n/a	n/a	n/a	12/15/11	571A	C	K
57	11559262	7/13/11	4302	BRISBANE	Point Repair - Sewer Main Line	07/13/11	08/03/11	n/a	n/a	n/a	07/14/11	572J	D	K
					Point Repair - Sewer Main Line	07/13/11	07/15/11	n/a	08/12/11	n/a	07/22/11	572J	D	K
					Point Repair - Sewer Lateral	07/15/11	07/15/11	n/a	n/a	n/a	SENRN 8/1	572J	D	K
					Point Repair - Sewer Lateral	07/15/11	07/20/11	n/a	n/a	n/a	07/15/11	492R	D	C
					Point Repair - Sewer Lateral	07/15/11	07/20/11	n/a	n/a	n/a	07/20/11	573G	D	D

**WASTEWATER COLLECTION SYSTEM REHABILITATION AND RENEWAL
TEXAS REEXCAVATION L.C.-WW FILE 4235-48**

W.O. No.	IMS Work Order No.	IMS W.O. Date	Street No.	Street Name	Work Type	Issue Date	Repair Date	Asphalt	Concrete	Landscape	Closing Date	Key Map	Council District 2011 (old)	Council District 2012 (new)
59	11559755	7/14/11	3410	WOODMONT	Point Repair - Sewer Lateral	07/15/11	07/19/11	n/a	n/a	07/22/11	07/22/11	572F	D	K
66	11550898	7/15/11	9121	CULLEN	Point Repair - Sewer Lateral	07/18/11	07/21/11	n/a	n/a	n/a	07/21/11	573D	D	D
71	11561840	7/18/11	1440	HAROLD	Point Repair - Sewer Lateral	07/19/11	07/26/11	n/a	n/a	n/a	08/01/11	493S	D	C
81	11561635	7/18/11	802	PEDEN	Point Repair - Sewer Main Line	07/20/11	07/22/11	n/a	n/a	08/02/11	08/02/11	493N	D	C
83	11562702	7/19/11	2414	BRUN	Point Repair - Sewer Lateral	07/22/11	07/26/11	08/01/11	n/a	n/a	08/01/11	492V	D	C
86	11563030	7/20/11	5130	WICKVIEW LN	Point Repair-Sewer Connection	07/22/11	07/25/11	n/a	n/a	07/29/11	07/29/11	571Z	D	K
92	11561635	7/18/11	802	PEDEN	Point Repair - Sewer Main Line	07/22/11	07/22/11	n/a	n/a	08/02/11	08/02/11	493N	D	C
93	11563067	7/20/11	7327	MOUNT BATTEN	Point Repair - Sewer Lateral	07/22/11	07/25/11	n/a	n/a	n/a	07/25/11	534S	D	D
96	11563765	7/20/11	13918	MITIDA	Point Repair - Sewer Lateral	07/22/11	07/25/11	n/a	n/a	n/a	07/25/11	534S	D	D
106	11566720	7/25/11	1800	COLQUITT	Point Repair - Sewer Lateral	07/25/11	cancelled	n/a	n/a	n/a	07/28/11	571Q	D	K
109	11568682	7/27/11	700	CLEVELAND	Point Repair - Sewer Lateral	07/26/11	07/27/11	08/01/11	n/a	08/01/11	08/01/11	492Z	D	C
115	11569541	7/28/11	1915	WENTWORTH	Repair Casting	07/28/11	08/01/11	n/a	n/a	n/a	08/01/11	493P	D	C
116	11569291	7/28/11	10831	FAIRLAND	Point Repair - Sewer Lateral	08/01/11	08/03/11	n/a	n/a	n/a	08/03/11	493X	D	C
119	11570102	7/29/11	4222	BELLFORT	Point Repair - Sewer Main Line	08/01/11	08/02/11	n/a	n/a	n/a	08/03/11	493X	D	C
132	11570343	7/30/11	1925	WENTWORTH	Point Repair - Sewer Lateral	08/01/11	08/02/11	n/a	n/a	n/a	08/02/11	573F	D	D
134	11570833	8/1/11	8436	LAWLER	Point Repair - Sewer Main Line	08/02/11	08/04/11	n/a	08/08/11	n/a	08/08/11	533Y	D	D
144	11572691	8/4/11	4100	W OREM	Point Repair - Sewer Lateral	08/02/11	08/04/11	n/a	n/a	n/a	08/04/11	493X	D	D
154	11572423	8/3/11	5623	DUMORE	Repair Manhole Seal	08/04/11	08/05/11	08/10/11	n/a	n/a	08/10/11	533T	D	D
166	11576202	8/9/11	716	PEDEN	Point Repair-Sewer Connection	08/05/11	08/04/11	n/a	n/a	n/a	08/04/11	572J	D	K
171	11575815	8/9/11	718	PEDEN	Point Repair - Sewer Main Line	08/10/11	08/12/11	n/a	n/a	08/23/11	08/23/11	574E	D	D
175	11574769	8/8/11	14103	BUFFALO SPEEDWAY	Point Repair - Sewer Main Line	08/10/11	08/15/11	n/a	n/a	n/a	08/12/11	493N	D	C
178	11574769	8/8/11	4613	CARMEN	Point Repair - Sewer Main Line	08/10/11	08/15/11	n/a	n/a	n/a	08/15/11	493N	D	C
183	11576650	8/10/11	4130	FRIAR POINT	Point Repair - Sewer Lateral	08/11/11	08/25/11	n/a	n/a	09/02/11	09/02/11	572P	D	K
188	1157309	8/11/11	702	PEDEN	Point Repair - Sewer Lateral	08/11/11	08/12/11	n/a	n/a	n/a	09/02/11	573C	D	D
185	11557192	7/11/11	5902	JAMES PLACE	Remove and Replace	08/12/11	08/16/11	n/a	n/a	08/18/11	08/18/11	573G	D	D
190	11577898	8/12/11	6300	BOWLING GREEN	Point Repair - Sewer Lateral	08/15/11	08/17/11	n/a	08/19/11	n/a	09/14/11	493Q	D	C
191	11578454	8/13/11	10074	CULLEN	Replace Casting	08/16/11	08/17/11	n/a	n/a	n/a	08/17/11	533H	D	D
197	11579297	8/15/11	3127	DRAGONWICK	Point Repair - Sewer Main Line	08/17/11	08/22/11	n/a	n/a	n/a	08/23/11	573H	D	D
200	11579967	8/16/11	801	PEDAN	Point Repair - Sewer Lateral	08/18/11	08/19/11	n/a	n/a	08/22/11	08/22/11	572F	D	D
209	11581589	8/17/11	5434	TAVENOR LN	Repair Manhole Seal	08/19/11	09/26/11	n/a	n/a	n/a	08/22/11	572F	D	K
217	11583112	8/19/11	4647	WENDA	Adjust Manhole to Grade	08/22/11	08/23/11	n/a	n/a	08/30/11	09/26/11	493Q	D	C
221	11584461	8/23/11	10040	CULLEN	Point Repair - Sewer Main Line	08/22/11	08/30/11	n/a	n/a	n/a	08/30/11	574J	D	D
228	11585141	8/23/11	1624	BRANARD	Point Repair - Sewer Main Line	08/23/11	08/24/11	n/a	n/a	n/a	08/30/11	493P	D	C
234	11584092	8/22/11	8221	LAWLER	Point Repair - Sewer Main Line	08/24/11	08/26/11	n/a	n/a	n/a	08/24/11	573D	D	D
237	11586051	8/24/11	8916	CULLEN	Point Repair - Sewer Lateral	08/26/11	08/26/11	n/a	n/a	n/a	08/23/11	573D	D	D
263	11588680	8/29/11	10707	DONEGAL WAY	Point Repair - Sewer Lateral	08/26/11	09/06/11	09/14/11	n/a	n/a	09/14/11	492V	D	C
272	11590240	8/31/11	13918	SANTA TERESA	Point Repair - Sewer Main Line	08/26/11	08/29/11	n/a	n/a	09/14/11	09/14/11	533T	D	D
274	11590652	8/31/11	6736	LOZIER	Point Repair - Sewer Main Line	08/20/11	09/03/11	n/a	n/a	n/a	08/29/11	533Z	D	D
278	11591614	9/1/11	4938	COSBY	Point Repair-Sewer Connection	09/01/11	09/06/11	n/a	n/a	n/a	09/07/11	573G	D	D
282	11592059	9/2/11	3935	BRYANT RIDGE	Point Repair-Sewer Connection	09/02/11	09/08/11	n/a	n/a	n/a	09/07/11	573G	D	D
295	11593323	9/6/11	5007	CALHOUN	Point Repair-Sewer Connection	09/05/11	09/13/11	n/a	n/a	09/20/11	09/20/11	533L	D	D
309	11595175	9/8/11	6315	MCKINSTRY	Point Repair - Sewer Lateral	09/06/11	09/13/11	n/a	n/a	09/23/11	09/23/11	571Z	D	K
313	11596028	9/10/11	5254	FAIRGREEN	Point Repair - Sewer Lateral	09/07/11	09/09/11	n/a	n/a	n/a	09/20/11	533M	D	D
328	11575182	8/8/11	4806	DALMATION	Point Repair - Sewer Lateral	09/12/11	09/13/11	n/a	n/a	10/24/11	10/24/11	534A	D	D
335	11597437	9/13/11	3319	CHARLESTON	Repair Casting	09/14/11	09/14/11	n/a	n/a	n/a	09/14/11	571P	D	K
336	11597873	9/13/11	10800	SCOTT	Point Repair - Sewer Main Line	09/16/11	09/16/11	n/a	n/a	n/a	09/26/11	574J	D	D
342	11599468	9/15/11	3009	WILMINGTON	Point Repair-Sewer Connection	09/16/11	09/21/11	n/a	n/a	10/17/11	10/17/11	533G	D	D
					Point Repair - Sewer Main Line	09/16/11	cancelled	n/a	n/a	10/27/11	10/27/11	573G	D	D
										n/a	09/22/11	573B	D	D

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W.O. No.	IMS Work Order No.	IMS W.O. Date	Street No.	Street Name	Work Type	Issue Date	Repair Date	Asphalt	Concrete	Landscape	Closing Date	Key Map	Council District 2011 (old)	Council District 2012 (new)
362	11601449	9/19/11	4014	BELFORT	Point Repair - Sewer Lateral	09/21/11	09/22/11	n/a	n/a	09/28/11	09/28/11	533Y	D	D
366	11603745	9/21/11	15734	ROSEBRIAR	Point Repair - Sewer Lateral	09/22/11	09/23/11	n/a	n/a	n/a	09/23/11	570Z	D	K
372	11604206	9/22/11	3005	WILMINGTON	Pipe Bursting	09/23/11	01/11/11	n/a	n/a	n/a	01/11/11	573B	D	D
374	11603771	9/21/11	11114	LEITRIM	Point Repair - Sewer Lateral	09/23/11	09/26/11	n/a	n/a	n/a	09/26/11	573G	D	D
376	11603745	9/21/11	15734	ROSEBRIAR	Point Repair - Sewer Lateral	09/23/11	09/23/11	n/a	n/a	n/a	09/23/11	570Z	D	D
379	11604624	9/22/11	1915	COMMONWEALTH	Point Repair - Sewer Connection	09/26/11	10/07/11	n/a	12/01/11	n/a	12/01/11	492R	D	K
380	11605459	9/23/11	4525	PHLOX	Point Repair - Sewer Lateral	09/26/11	09/28/11	n/a	n/a	10/04/11	10/04/11	571X	D	D
381	11605468	9/23/11	15607	ROSE RIDGE CT	Point Repair - Sewer Lateral	09/26/11	09/29/11	n/a	n/a	10/03/11	10/03/11	571X	D	D
392	11606662	9/26/11	6106	W RIDGE CREEK	Point Repair - Sewer Lateral	09/26/11	09/29/11	n/a	n/a	10/19/11	10/19/11	571X	D	D
396	11606447	9/26/11	3316	CHARLESTON	Point Repair - Sewer Lateral	09/27/11	09/30/11	n/a	n/a	n/a	10/04/11	533G	D	D
398	11606736	9/26/11	2100	WAUGH	Point Repair - Sewer Main Line	09/28/11	10/14/11	n/a	n/a	n/a	10/27/11	573C	D	D
399	11606654	9/26/11	5431	WILMINGTON	Point Repair - Sewer Connection	09/28/11	09/29/11	n/a	n/a	n/a	10/28/11	574E	D	D
404	11605232	9/23/11	5410	GRACEPOINT	Point Repair - Sewer Connection	09/28/11	10/01/11	n/a	n/a	n/a	10/01/11	573M	D	D
406	11635667	9/23/11	7500	FAIRGREEN	Point Repair - Sewer Lateral	09/29/11	10/01/11	n/a	n/a	n/a	11/30/11	533V	D	D
413	11637577	9/23/11	1516	COFFEE	Point Repair - Sewer Connection	09/29/11	11/30/11	n/a	n/a	n/a	11/16/11	493X	D	D
418	11638668	9/28/11	1984	ROSEWOOD	Point Repair - Sewer Lateral	09/30/11	09/30/11	n/a	n/a	11/16/11	10/17/11	492R	D	C
421	11638813	9/28/11	1984	INDIANA	Point Repair - Sewer Main Line	09/30/11	10/04/11	n/a	n/a	n/a	10/07/11	572R	D	D
426	11639932	9/29/11	12619	MONARCH	Point Repair - Sewer Connection	09/30/11	10/07/11	n/a	n/a	n/a	10/15/11	534W	D	D
431	11633780	9/21/11	13000	NORTH RIDGE DR	Point Repair - Sewer Lateral	09/30/11	10/05/11	n/a	n/a	n/a	10/11/11	574N	D	D
434	11637469	9/27/11	1836	LEA	Point Repair - Sewer Lateral	09/30/11	10/11/11	n/a	n/a	n/a	10/04/11	572P	D	K
435	11638556	9/28/11	3502	BRANARD	Point Repair - Sewer Lateral	09/30/11	10/06/11	10/28/11	n/a	10/28/11	10/28/11	492V	D	C
436	11636499	9/26/11	2100	DARLINGHURST	Point Repair - Sewer Lateral	09/30/11	10/04/11	n/a	n/a	n/a	10/27/11	493N	D	C
437	11610606	9/30/11	5223	WAUGH	Point Repair - Sewer Lateral	09/30/11	10/14/11	n/a	10/27/11	n/a	10/05/11	571Z	D	K
438	11610786	9/30/11	4500	WICKVIEW	Point Repair - Sewer Lateral	10/03/11	10/04/11	n/a	n/a	n/a	10/18/11	493X	D	D
440	11610993	10/1/11	4014	CRADFORD	Point Repair - Sewer Main Line	10/03/11	10/03/11	n/a	n/a	n/a	10/11/11	572J	D	K
450	11612704	10/4/11	2022	HAZARD	Point Repair - Sewer Connection	10/03/11	10/09/11	n/a	n/a	12/19/11	12/19/11	573L	D	C
454	11615144	10/6/11	3626	HAZARD	Point Repair - Sewer Main Line	10/05/11	12/09/11	n/a	n/a	n/a	10/17/11	533L	D	D
459	11615498	10/6/11	3822	LEITRIM	Point Repair - Sewer Lateral	10/07/11	10/12/11	n/a	11/21/11	n/a	11/21/11	533D	D	D
467	11613093	10/4/11	8427	BLOODGETT	Point Repair - Sewer Lateral	10/07/11	10/11/11	n/a	n/a	n/a	10/14/11	610C	D	K
485	11615031	10/6/11	6914	QUAIL CREST DR	Point Repair - Sewer Connection	10/07/11	10/14/11	n/a	n/a	n/a	10/20/11	611C	D	K
482	11617153	10/12/11	5311	RIDGE WEST	Point Repair - Sewer Lateral	10/07/11	10/14/11	n/a	n/a	n/a	10/20/11	492V	D	D
486	11617603	10/13/11	6914	THORNWILD	Point Repair - Sewer Lateral	10/14/2011	10/20/11	n/a	n/a	n/a	11/03/11	571W	D	K
488	11617650	10/14/11	1728	HAROLD	Point Repair - Sewer Main Line	10/14/2011	10/18/11	n/a	n/a	n/a	12/14/11	611C	D	C
490	11617585	10/14/11	5311	RIDGEWEST	Point Repair - Sewer Main Line	10/14/2011	10/20/11	n/a	n/a	n/a	10/18/11	611C	D	K
496	11617543	10/13/11	15803	LENCLAIRE	Point Repair - Sewer Lateral	10/14/2011	10/18/11	n/a	n/a	n/a	10/18/11	571X	D	K
499	11617573	10/13/11	5622	THRUSH	Point Repair - Sewer Lateral	10/14/2011	10/18/11	n/a	n/a	n/a	11/01/11	534W	D	D
511	11618211	10/16/11	6718	INDIAN LAKE DR	Point Repair - Sewer Main Line	10/18/2011	10/20/11	n/a	11/01/11	11/01/11	11/10/11	571S	D	K
515	11620086	10/20/11	1720	HAROLD	Point Repair - Sewer Lateral	10/21/2011	10/26/11	n/a	n/a	n/a	11/15/11	492V	D	C
532	11620681	10/21/11	3500	CORDER	Pipe Bursting	10/21/2011	10/26/11	n/a	n/a	24X10 ST	11/15/11	533U	D	D
543	11621889	10/25/11	1621	SUL ROSS	Point Repair - Sewer Lateral	10/24/2011	10/27/11	n/a	n/a	n/a	11/15/11	492V	D	C
544	11621095	10/23/11	7703	BELGARD	Point Repair - Sewer Main Line	10/25/2011	10/29/11	n/a	n/a	n/a	11/15/11	533U	D	D
545	11623892	10/28/11	16319	PAITER	Point Repair - Sewer Lateral	10/27/2011	11/01/11	n/a	n/a	n/a	11/01/11	534X	D	D
553	11623892	10/28/11	4300	REDBUD	Point Repair - Sewer Main Line	10/28/2011	11/03/11	n/a	n/a	n/a	11/08/11	611C	D	K
554	11624127	10/28/11	1742	RICHMOND	Point Repair - Sewer Main Line	10/31/2011	11/02/11	n/a	n/a	n/a	12/06/11	533U	D	D
558	11623727	10/28/11	1300	PEDEN	Point Repair - Sewer Connection	11/3/2011	11/03/11	n/a	n/a	n/a	11/03/11	492Z	D	C
567	11625951	11/1/11	427	MARSHALL	Repair Manhole Seal	11/1/2011	11/05/11	n/a	n/a	n/a	11/05/11	493N	D	C
594	11627905	11/4/11	15811	BITRIDGE CI	Point Repair - Sewer Lateral	11/2/2011	11/02/11	n/a	11/02/11	n/a	11/02/11	493S	D	C
					Point Repair - Sewer Main Line	11/7/2011	11/16/11	n/a	n/a	n/a	11/16/11	611D	D	K

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W.O. No.	IMS Work Order No.	IMS W.O. Date	Street No.	Street Name	Work Type	Issue Date	Repair Date	Asphalt	Concrete	Landscape	Closing Date	Key Map	Council District 2011 (old)	Council District 2012 (new)
595	11627919	11/4/11	3521	BEULAH	Point Repair - Sewer Lateral	11/7/2011	11/14/11	n/a	n/a	12/19/11	12/19/11	493Z	D	D
600	11625241	10/31/11	6102	WILLOW GLEN	Point Repair - Sewer Connect	11/8/2011	11/10/11	n/a	n/a	n/a	11/18/11	534X	D	D
606	11628995	11/7/11	5900	SOUTH FREEWAY	Point Repair - Sewer Main Line	11/8/2011	11/10/11	n/a	n/a	n/a	11/14/11	533B	D	D
615	11629888	11/8/11	3358	AIRPORT	Point Repair - Sewer Main Line	11/9/2011	11/16/11	n/a	n/a	n/a	11/16/11	573F	D	D
616	11629938	11/8/11	7016	ST.AUGUSTINE	Point Repair - Sewer Lateral	11/9/2011	11/14/11	12/16/11	n/a	12/16/11	12/16/11	533Q	D	D
621	11631129	11/10/11	6415	SHERWOOD	Point Repair - Sewer Connection	11/15/2011	11/18/11	n/a	n/a	11/30/11	11/30/11	533M	D	D
630	11628319	11/6/11	2600	RIVERSIDE	Install Gravity Main	11/18/2011	11/30/11	n/a	n/a	n/a	11/30/11	533B	D	D
635	11633379	11/15/11	1508	KIPLING	Point Repair - Sewer Connection	11/21/2011	11/29/11	n/a	n/a	n/a	11/29/11	492V	D	D
636	11634345	11/17/11	2014	FAIR VIEW	Point Repair - Sewer lateral	11/21/2011	11/23/11	12/09/11	n/a	n/a	12/09/11	492V	D	C
660	11641079	11/30/11	2543	N. MACGREGOR WAY	Point Repair - Sewer Lateral	12/1/2011	12/01/11	n/a	n/a	n/a	12/01/11	533B	D	D
675	11639454	11/28/11	7022	DUMBLE	Point Repair - Sewer Connection	12/1/2011	12/14/11	n/a	n/a	n/a	12/30/11	533R	D	D
76	11560042	7/14/11	1217	EVANSTON	Point Repair - Sewer Connection	07/20/11	07/22/11	n/a	n/a	n/a	08/09/11	497F	E	E
77	11560524	7/15/11	12667	CELIA DR	Point Repair - Sewer Main Line	07/20/11	cancelled	n/a	n/a	n/a	07/25/11	496M	E	E
95	11555630	7/8/11	13900	KENSINGTON PLACE	Adjust Manhole to Grade	07/25/11	08/05/11	n/a	08/24/11	n/a	08/24/11	577X	E	E
98	11565461	7/22/11	12002	BINGHAMTON	Point Repair - Sewer Connection	07/25/11	07/26/11	n/a	n/a	08/04/11	08/04/11	616D	E	E
100	11566665	7/25/11	12675	CELIA DRIVE	Point Repair - Sewer Connection	07/25/11	07/26/11	n/a	n/a	09/30/11	09/30/11	496L	E	E
118	11570076	7/29/11	506	RUELL	Pipe Bursting	07/25/11	09/14/11	n/a	n/a	n/a	09/30/11	616D	E	E
120	11570123	7/29/11	11326	SAGEVALE	Point Repair - Sewer Lateral	08/01/11	08/02/11	n/a	n/a	n/a	08/08/11	616B	E	E
121	11570347	7/30/11	5666	WOOD CREEK WAY	Point Repair - Sewer Lateral	08/01/11	08/02/11	n/a	n/a	08/23/11	08/23/11	536J	E	E
131	11570246	7/29/11	11918	BINGHAMPTON	Point Repair - Sewer Lateral	08/01/11	08/02/11	n/a	n/a	08/08/11	08/08/11	536S	E	E
133	11570823	8/1/11	11801	KIRKBIAR	Point Repair - Sewer Connection	08/02/11	08/04/11	n/a	n/a	08/08/11	08/08/11	616D	E	E
138	11571221	8/1/11	247	EL DORADO BL	Point Repair - Sewer Lateral	08/02/11	08/04/11	n/a	n/a	n/a	08/04/11	576X	E	D
215	11582856	8/19/11	9311	CLEARWAY	Point Repair - Sewer Main Line	08/02/11	08/04/11	n/a	n/a	n/a	08/04/11	617Q	E	D
232	11583777	8/22/11	10919	SAGE WILLOW	Point Repair - Sewer Main Line	08/22/11	09/07/11	n/a	09/28/11	n/a	ENRN 9/28	574A	E	D
236	11586046	8/24/11	5747	SCHEVERS	Point Repair - Sewer Connection	08/26/11	08/30/11	n/a	n/a	n/a	08/30/11	616B	E	D
284	11592211	9/2/11	5507	SCHEVERS	Point Repair - Sewer Connection	08/26/11	08/30/11	n/a	n/a	n/a	08/30/11	616B	E	D
303	11586587	8/25/11	11826	FAIRBURY	Point Repair - Sewer Connection	09/06/11	09/08/11	n/a	n/a	n/a	09/09/11	536N	E	D
304	11590737	8/31/11	8930	IRON SPRINGS DR	Repair Manhole Seal	09/09/11	09/20/11	n/a	n/a	n/a	09/20/11	616D	E	D
347	11600948	9/19/11	12027	SAGECLIFF	Repair Manhole Seal	09/09/11	09/20/11	n/a	10/18/11	n/a	10/18/11	576L	E	E
351	11600396	9/16/11	339	DALBY	Repair Manhole	09/19/11	09/26/11	n/a	n/a	n/a	09/26/11	576Y	E	E
352	11600398	9/16/11	347	DALBY	Point Repair - Sewer Main Line	09/19/11	09/22/11	n/a	n/a	n/a	09/28/11	576F	E	D
358	11594121	9/7/11	425	SAM HOUSTON PARKWAY	Point Repair - Sewer Main Line	09/19/11	09/22/11	n/a	n/a	09/28/11	09/28/11	576F	E	E
366	11602647	9/20/11	5931	BELARBOR	Repair Manhole Seal	09/19/11	11/29/11	11/30/11	n/a	n/a	09/28/11	576F	E	E
373	11596513	9/14/11	9750	RANDOLPH	Point Repair - Sewer Connection	09/21/11	09/23/11	n/a	n/a	n/a	11/30/11	373S	E	E
387	11605462	9/23/11	12119	KIRKBIAR	Repair Manhole	09/23/11	11/30/11	n/a	n/a	10/05/11	10/05/11	534X	E	E
403	11607691	9/27/11	12908	MARKET (WAREHOUSE # 5)	Point Repair - Sewer Lateral	09/26/11	10/07/11	n/a	n/a	n/a	11/30/11	575P	E	D
448	11610446	9/30/11	8415	MISTYVALE	Point Repair - Sewer Lateral	09/29/11	10/11/11	n/a	11/15/11	11/15/11	11/15/11	576X	E	D
444	11610983	10/7/11	414	GOBER	Point Repair - Sewer Main Line	10/03/11	10/07/11	n/a	103/11	n/a	10/31/11	496M	E	D
468	11615383	10/7/11	9534	MISTYVALE	Point Repair - Sewer Connection	10/03/11	10/05/11	n/a	n/a	10/17/11	10/17/11	575U	E	D
470	11615969	10/7/11	5614	WOODLARK	Point Repair - Sewer Connection	10/03/11	10/05/11	n/a	n/a	10/12/11	10/12/11	536J	E	E
522	11619128	10/18/11	801	BYSTREET	Point Repair - Sewer Lateral	10/11/2011	10/19/11	n/a	n/a	n/a	10/18/11	575V	E	D
528	11620117	10/20/11	834	CRANSHAW	Point Repair - Sewer Lateral	10/21/2011	10/26/11	n/a	11/01/11	11/01/11	11/01/11	536N	E	E
617	11629951	11/8/11	9426	GARDEN BRIDGE DR	Point Repair - Sewer Lateral	10/24/2011	10/26/11	n/a	n/a	n/a	10/28/11	576H	E	E
618	11629966	11/8/11	10502	CHAMBERS	Point Repair - Sewer Lateral	11/9/2011	ELLED 11/29/11	n/a	n/a	n/a	10/26/11	412Q	E	E
620	11630040	11/8/11	12201	PALMDATE	Point Repair - Sewer Lateral	11/9/2011	11/10/11	n/a	n/a	N	11/29/11	575V	E	D
624	11632641	11/14/11	7823	BELGARD	Point Repair - Sewer Main Line	11/9/2011	11/10/11	n/a	n/a	11/22/11	11/22/11	576L	E	E
666	11640632	11/29/11	13823	KENSINGTON	Point Repair - Sewer Lateral	11/16/2011	11/18/11	n/a	n/a	11/22/11	11/22/11	534X	E	D
694	11644419	12/6/11	12902	NIMITZ	Point Repair - Sewer Connection	12/2/2011	12/09/11	n/a	12/15/11	12/15/11	12/15/11	577W	E	E
					Point Repair - Sewer Lateral	12/7/2011	12/09/11	n/a	n/a	n/a	12/09/11	496M	E	E

**WASTEWATER COLLECTION SYSTEM REHABILITATION AND RENEWAL
TEXAS REEXCAVATION L.C.-WW FILE 4235-48**

W.O. No.	IMS Work Order No.	IMS W.O. Date	Street No.	Street Name	Work Type	Issue Date	Repair Date	Asphalt	Concrete	Landscape	Closing Date	Key Map	Council District 2011 (old)	Council District 2012 (new)
54	11559255	7/13/11	4210	WILLOW BEACH	Point Repair-Sewer Connection	07/14/11	07/21/11	n/a	n/a	n/a	07/21/11	529B	F	F
69	11560522	7/15/11	12008	BEECHNUT	Point Repair-Sewer Connection	07/19/11	07/20/11	n/a	n/a	n/a	07/21/11	529J	F	F
70	11560804	7/17/11	11102	BANDLON	Point Repair-Sewer Connection	07/19/11	07/21/11	n/a	n/a	08/08/11	07/29/11	529F	F	F
84	11563840	7/20/11	10611	BECKFIELD DR	Point Repair - Sewer Lateral	07/22/11	07/25/11	n/a	n/a	n/a	07/29/11	528E	F	F
85	11562809	7/19/11	4210	WILLOW BEACH	Point Repair-Sewer Connection	07/22/11	cancelled	n/a	n/a	n/a	07/27/11	529B	F	F
89	11562418	7/19/11	11226	MULHOLLAND	Point Repair - Sewer Lateral	07/22/11	07/26/11	n/a	n/a	n/a	07/27/11	529W	F	F
148	11572122	8/3/11	6103	KULDELL	Point Repair - Sewer Main Line	08/04/11	08/05/11	n/a	n/a	08/11/11	08/11/11	530R	F	F
158	11573764	8/5/11	12519	HUNTINGBRIAR	Point Repair - Sewer Lateral	08/08/11	08/10/11	n/a	n/a	08/22/11	08/22/11	528V	F	F
188	11579134	8/15/11	12305	SHANNON HILLS	Point Repair - Sewer Main Line	08/16/11	08/18/11	n/a	n/a	08/19/11	ENRN 8/19	528R	F	F
239	11586569	8/25/11	11331	SHARPVIEW	Point Repair-Sewer Connection	08/26/11	08/29/11	n/a	n/a	n/a	08/29/11	529K	F	F
259	11586121	8/25/11	7001	ROOKIN	Replace Total Manhole	08/30/11	10/22/11	n/a	n/a	n/a	10/22/11	530H	F	F
268	11586175	8/25/11	9750	BELLAIRE	Replace Total Manhole	08/31/11	10/26/11	11/15/11	n/a	10/15/11	10/15/11	528D	F	F
287	11592607	9/4/11	6122	MEADWAY DR	Point Repair-Sewer Connection	09/06/11	09/09/11	n/a	n/a	n/a	11/15/11	529H	F	J
291	11592384	9/3/11	9100	S DAIRY ASHFORD	Repair Manhole	09/07/11	10/11/11	n/a	n/a	n/a	10/15/11	528D	F	F
305	11594960	9/8/11	11211	BAYOU PLACE DRIVE	Point Repair - Sewer Lateral	09/09/11	09/26/11	n/a	n/a	n/a	09/26/11	529X	F	F
345	11599647	9/15/11	8565	W SAM HOUSTON PKWY N	Repair Manhole Seal	09/19/11	cancelled	n/a	n/a	n/a	09/26/11	529R	F	F
350	11600349	9/16/11	9311	STONE CREEK	Point Repair - Sewer Lateral	09/19/11	09/21/11	n/a	n/a	n/a	09/19/11	529R	F	F
357	11597749	9/13/11	13307	ROBINGLEN DR	Point Repair - Sewer Lateral	09/19/11	10/12/11	n/a	n/a	n/a	09/23/11	529R	F	J
405	11605445	9/23/11	11502	BROOKLEDGE	Adjust Manhole to Grade	09/19/11	10/03/11	n/a	n/a	n/a	10/12/11	529X	F	F
474	11616228	10/10/11	11402	CREEKHURST	Point Repair - Sewer Main Line	09/29/11	10/03/11	n/a	n/a	10/07/11	10/07/11	529G	F	F
479	11617070	10/12/11	10810	GLENWOLDE	Point Repair-Sewer Connection	10/12/2011	ELLED 10/24/11	n/a	n/a	n/a	10/24/11	529W	F	F
509	11618117	10/15/11	8615	BROOKCREST	Point Repair-Sewer Connection	10/20/2011	ELLED 10/25/11	n/a	n/a	n/a	10/25/11	528R	F	J
510	11618120	10/15/11	10611	HAT	Point Repair - Sewer Connection	10/20/2011	ELLED 10/25/11	n/a	n/a	n/a	10/25/11	528R	F	F
530	11620235	10/20/11	13426	W. BELLFORT	Point Repair - Sewer Lateral	10/25/2011	10/28/11	n/a	n/a	n/a	10/28/11	528X	F	F
551	11622160	10/25/11	9114	MAPLEGREST	Point Repair - Sewer Lateral	10/28/2011	11/03/11	n/a	n/a	n/a	10/28/11	528X	F	F
556	11624100	10/28/11	4422	UNIVERSAL	Point Repair - Sewer Lateral	10/31/2011	11/03/11	n/a	n/a	11/10/11	11/10/11	529Q	F	J
582	11627836	11/4/11	10522	COOK RD	Point Repair - Sewer Lateral	11/7/2011	11/10/11	n/a	n/a	n/a	11/10/11	529E	F	F
628	11634078	11/16/11	11403	LANGBROOK	Point Repair - Sewer Lateral	11/16/2011	11/22/11	n/a	n/a	n/a	11/10/11	528V	F	F
638	1134845	11/17/11	12055	SHARPVIEW	Point Repair-Sewer Connection	11/18/2011	11/23/11	n/a	n/a	n/a	11/22/11	529X	F	F
655	11640204	11/29/11	7627	BEECHCOVE	Point Repair - Sewer Connection	11/22/2011	11/29/11	n/a	n/a	n/a	11/23/11	453B	F	F
656	11640477	11/29/11	10131	PEBBLE PARK	Point Repair - Sewer Lateral	11/30/2011	12/02/11	n/a	n/a	12/08/11	12/16/11	529J	F	F
657	11640564	11/29/11	10803	EMERY	Point Repair - Sewer Main Line	11/30/2011	12/02/11	n/a	n/a	12/08/11	12/16/11	529R	F	F
658	11640575	11/29/11	10707	EMERY	Point Repair-Sewer Connection	11/30/2011	12/02/11	n/a	n/a	12/08/11	12/16/11	529W	F	F
665	11640512	11/29/11	5809	GRAPE	Point Repair - Sewer Main Line	12/2/2011	12/07/11	n/a	n/a	12/08/11	12/08/11	529W	F	F
6	11548501	6/27/11	5860	WESTHEIMER	Point Repair - Sewer Lateral	07/01/11	07/06/11	n/a	n/a	n/a	12/07/11	531N	F	C
9	11550611	6/29/11	14550	MEMORIAL	Point Repair - Sewer Lateral	07/01/11	07/06/11	n/a	n/a	n/a	07/06/11	491T	G	J
15	11552253	7/1/11	13200	MEMORIAL DR	Adjust Manhole to Grade	07/05/11	07/19/11	n/a	07/25/11	07/25/11	07/25/11	488H	G	J
16	11552237	7/1/11	1214	SIENNA HILL LN	Adjust Manhole to Grade	07/05/11	07/08/11	n/a	n/a	n/a	07/25/11	488P	G	G
22	11553770	7/5/11	6013	SAN FELIPE	Point Repair - Sewer Main Line	07/07/11	07/15/11	n/a	n/a	07/21/11	07/21/11	488K	G	G
26	11554453	7/6/11	14222	PIPING ROCK	Point Repair - Sewer Main Line	07/07/11	cancelled	n/a	n/a	n/a	07/11/11	491N	G	G
33	11555527	7/8/11	13419	MEMORIAL	Adjust Manhole to Grade	07/07/11	07/11/11	n/a	n/a	07/15/11	07/15/11	488S	G	G
34	11555524	7/8/11	13519	MEMORIAL	Adjust Manhole to Grade	07/08/11	07/08/11	n/a	n/a	n/a	07/08/11	489F	G	G
39	11556961	7/11/11	1801	POTOMAC	Pipe Bursting	07/08/11	07/08/11	n/a	n/a	n/a	07/08/11	489F	G	G
50	11551865	6/30/11	1546	ORCHARD PARK	Replace Casting	07/11/11	09/12/11	n/a	n/a	n/a	10/01/11	491N	G	G
52	11557205	7/11/11	14750	MEMORIAL DR	Replace Casting	07/14/11	07/18/11	n/a	n/a	n/a	07/18/11	488G	G	G
61	11560119	7/14/11	13019	BOHME	Repair Manhole Seal	07/14/11	07/19/11	n/a	n/a	n/a	07/19/11	488H	G	G
62	11560155	7/14/11	1519	AINESDALE	Point Repair-Sewer Connection	07/18/11	07/22/11	n/a	n/a	n/a	07/22/11	489L	G	G
						07/18/11	07/19/11	n/a	n/a	07/25/11	07/25/11	488R	G	G

**WASTEWATER COLLECTION SYSTEM REHABILITATION AND RENEWAL
TEXAS REEXCAVATION L.C.-WW FILE 4235-48**

W.O. No.	IMS Work Order No.	IMS W.O. Date	Street No.	Street Name	Work Type	Issue Date	Repair Date	Asphalt	Concrete	Landscape	Closing Date	Key Map	Council District 2011 (old)	Council District 2012 (new)
68	11560642	7/15/11	2601	MARILEE	Point Repair - Sewer Lateral	07/19/11	07/21/11	n/a	n/a	07/22/11	07/22/11	490V	G	G
91	11564405	7/21/11	367	TEALWOOD	Adjust Manhole to Grade	07/22/11	08/01/11	n/a	n/a	n/a	08/01/11	489M	G	G
108	11566745	7/28/11	3135	WESTWICK	Point Repair-Sewer Connection	07/28/11	07/28/11	n/a	n/a	08/12/11	08/12/11	486Z	G	F
113	11569273	7/28/11	1623	WARWICKSHIRE DR	Repair Manhole Seal	07/29/11	cancelled	n/a	n/a	n/a	08/22/11	489N	G	G
136	11571116	8/1/11	1443	BERING DR	Adjust Manhole to Grade	08/02/11	08/09/11	08/10/11	n/a	n/a	08/10/11	491P	G	G
137	11571117	8/1/11	1615	BERING DR	Adjust Manhole to Grade	08/02/11	08/09/11	08/10/11	n/a	n/a	08/10/11	491P	G	G
140	11571520	8/2/11	604	BERING DR	Adjust Manhole to Grade	08/03/11	cancelled	n/a	n/a	n/a	08/10/11	491K	G	G
160	11573731	8/5/11	675	BERING DR	Adjust Manhole to Grade	08/09/11	08/10/11	n/a	n/a	n/a	08/10/11	491K	G	G
164	11574937	8/8/11	3114	HAZEL PARK	Point Repair-Sewer Connection	08/10/11	08/11/11	n/a	n/a	08/16/11	08/16/11	488Y	G	G
169	11576013	8/9/11	1201	S POST OAK LN	Repair Casting	08/10/11	09/06/11	n/a	n/a	09/14/11	ENRN 8/30	488P	G	F
170	11575955	8/9/11	1519	WOOD LODGE	Point Repair - Sewer Main Line	08/10/11	08/16/11	n/a	n/a	n/a	09/14/11	491Q	G	G
172	11575984	8/9/11	14523	RIVER FOREST	Point Repair-Sewer Connection	08/10/11	08/11/11	n/a	n/a	08/30/11	ENRN 8/30	488P	G	G
176	11575757	8/9/11	770	S POST OAK RD	Adjust Manhole to Grade	08/11/11	08/31/11	n/a	n/a	n/a	08/12/11	488M	G	G
187	11578190	8/12/11	11518	BURGOYNE	Point Repair - Sewer Main Line	08/16/11	08/18/11	n/a	n/a	n/a	10/06/11	491L	G	G
196	11581233	8/17/11	1519	WOOD LODGE	Point Repair-Sewer Connection	08/17/11	08/17/11	n/a	n/a	n/a	08/18/11	489T	G	G
199	11581351	8/17/11	3303	KNOLL WEST	Repair Manhole Seal	08/17/11	08/17/11	n/a	n/a	n/a	08/17/11	489P	G	G
211	11582912	8/19/11	1600	PARK LN	Point Repair-Sewer Connection	08/19/11	08/25/11	n/a	n/a	08/31/11	08/31/11	488Y	G	G
216	11582912	8/19/11	1600	PARK LN	Point Repair - Sewer Main Line	08/22/11	08/23/11	n/a	09/30/11	n/a	08/31/11	489P	G	F
223	11583834	8/22/11	1904	HICKORY LAWN	Point Repair - Sewer Main Line	08/24/11	08/25/11	n/a	n/a	n/a	08/31/11	488Y	G	G
224	11584003	8/22/11	5202	DEL MONTE	Point Repair - Sewer Lateral	08/24/11	08/26/11	n/a	n/a	09/07/11	09/07/11	489P	G	G
233	11584782	8/23/11	11842	CASTLERIDGE	Adjust Manhole to Grade	08/24/11	08/26/11	n/a	n/a	08/31/11	08/31/11	491Q	G	G
243	11586607	8/25/11	12151	MAPLE ROCK	Repair Manhole	08/29/11	09/10/11	n/a	n/a	n/a	09/12/11	489J	G	G
283	11592184	9/2/11	12210	MAPLE ROCK DR	Point Repair-Sewer Connection	09/06/11	09/16/11	n/a	n/a	n/a	09/10/11	489J	G	G
286	11592565	9/4/11	3402	TANGLEWILDE	Point Repair - Sewer Main Line	09/06/11	09/16/11	n/a	n/a	09/21/11	09/21/11	489J	G	G
298	11593446	9/6/11	2512	ELLA LEE	Point Repair - Sewer Lateral	09/06/11	09/14/11	n/a	n/a	n/a	09/30/11	490W	G	F
299	11587775	8/28/11	12154	ELLA LEE	Point Repair - Sewer Lateral	09/07/11	09/12/11	n/a	n/a	n/a	09/30/11	492Q	G	G
306	11588502	8/29/11	3518	SHADOWFERN DR	Replaces Casting	09/08/11	09/12/11	n/a	n/a	09/15/11	09/15/11	489S	G	G
312	11595804	9/9/11	14702	BRAMBLEWOOD	Point Repair-Sewer Connection	09/12/11	10/11/11	n/a	11/18/11	n/a	11/18/11	489W	G	F
317	11580752	8/16/11	2207	BLUE WILLOW	Repair Manhole Seal	09/12/11	09/19/11	n/a	10/07/11	n/a	10/07/11	488U	G	G
318	11596954	9/12/11	12626	ASHFORD BEND	Point Repair - Sewer Lateral	09/13/11	09/15/11	n/a	n/a	n/a	09/16/11	488Y	G	G
319	11596842	9/12/11	12334	WESTELLA	Point Repair - Sewer Lateral	09/13/11	09/21/11	n/a	n/a	n/a	10/19/11	488R	G	F
360	11601282	9/19/11	12626	WESTMERE	Point Repair-Sewer Connection	09/20/11	09/22/11	n/a	10/19/11	n/a	10/19/11	488R	G	G
384	11605718	9/24/11	2230	HICKORY LAWN	Point Repair - Sewer Lateral	09/26/11	09/28/11	n/a	n/a	10/05/11	10/05/11	488R	G	G
389	11605206	9/23/11	12706	ASHFORD MEADOW DR	Point Repair - Sewer Lateral	09/26/11	09/28/11	n/a	n/a	10/03/11	10/03/11	489T	G	G
402	11603347	9/21/11	13119	APPLE TREE RD	Point Repair-Sewer Connection	09/27/11	09/30/11	n/a	n/a	10/15/11	10/15/11	488Y	G	F
416	11608371	9/28/11	1101	BERING	Point Repair-Sewer Connection	09/29/11	10/15/11	n/a	n/a	10/15/11	10/15/11	488Y	G	G
428	11609801	9/29/11	9411	WINSOME	Point Repair-Sewer Connection	09/30/11	10/18/11	n/a	11/15/11	n/a	11/15/11	490T	G	G
441	11610972	10/1/11	2219	STANMORE	Point Repair - Sewer Lateral	09/30/11	10/04/11	n/a	n/a	n/a	10/14/11	492Q	G	F
446	11612089	10/3/11	2603	CEDARMOOR CT	Point Repair - Sewer Lateral	10/03/11	10/04/11	n/a	n/a	n/a	10/14/11	488U	G	G
448	11612020	10/3/11	12407	ATLLEE	Point Repair - Sewer Lateral	10/04/11	10/14/11	11/07/11	n/a	11/07/11	11/07/11	488R	G	F
449	11612003	10/3/11	12371	WESTELLA	Point Repair - Sewer Lateral	10/04/11	10/17/11	n/a	10/31/11	10/31/11	10/31/11	488R	G	G
455	11614225	10/5/11	6135	PIPING ROCK	Repair Manhole	10/05/11	11/05/11	n/a	n/a	n/a	11/05/11	488R	G	G
466	11615162	10/6/11	10038	ELLA LEE	Point Repair - Sewer Lateral	10/07/11	11/15/11	n/a	n/a	n/a	11/05/11	488R	G	G
476	11617078	10/12/11	2502	ELLA LEE	Point Repair - Sewer Main Line	10/07/11	10/12/11	n/a	n/a	n/a	11/15/11	491S	G	G
483	11617549	10/13/11	12707	AVENIDA VAQUERO	Point Repair - Sewer Main Line	10/13/2011	10/17/11	n/a	n/a	10/21/11	10/21/11	489V	G	G
484	11617577	10/13/11	529	E FRIAR TUCK	Point Repair - Sewer Main Line	10/14/2011	10/27/11	n/a	n/a	n/a	10/17/11	492U	G	G
495	11617983	10/14/11	1015	TRAPPERHILL	Point Repair - Sewer Lateral	10/14/2011	10/20/11	10/26/11	n/a	n/a	11/30/11	488U	G	G
497	11617626	10/13/11	13115	CREEKSIDE PARK	Point Repair - Sewer Lateral	10/14/2011	11/10/11	n/a	n/a	n/a	11/10/11	491G	G	G
					Point Repair-Sewer Connection	10/14/2011	10/21/11	n/a	n/a	10/21/11	11/10/11	488F	G	F

**WASTEWATER COLLECTION SYSTEM REHABILITATION AND RENEWAL
TEXAS REEXCAVATION L.C.-WW FILE 4235-48**

W.O. No.	IMS Work Order No.	IMS W.O. Date	Street No.	Street Name	Work Type	Issue Date	Repair Date	Asphalt	Concrete	Landscape	Closing Date	Key Map	Council District 2011 (old)	Council District 2012 (new)
498	11617772	10/14/11	2515	AVALON PALCE	Point Repair - Sewer Main Line	10/18/2011	CELLED 10/17/11		n/a	n/a	10/17/11	492Q	G	G
512	11619094	10/18/11	3135	ASFORD BEND	Repair Manhole Seal	10/20/2011	11/17/11	n/a	n/a	12/12/11	12/12/11	450L	G	F
517	11619589	10/19/11	14934	KIMBERLY LN	Point Repair - Sewer Lateral	10/21/2011	11/02/11	n/a	n/a	11/15/11	11/15/11	488C	G	G
529	11620848	10/22/11	2131	SAN FELIPE	Point Repair-Sewer Connection	10/24/2011	10/27/11	n/a	11/23/11	n/a	11/23/11	492Q	G	G
541	11622145	10/25/11	6104	SAN FELIPE	Repair Manhole Seal	10/27/2011	11/30/11	n/a	12/14/11	n/a	12/14/11	491N	G	G
545	11621978	10/25/11	6200	OLYMPIA	Point Repair - Sewer Lateral	10/28/2011	11/14/11	n/a	n/a	n/a	11/10/11	491S	G	G
568	11625977	11/1/11	802	BRIARBROOK	Point Repair - Sewer Main Line	11/2/2011	11/04/11	n/a	n/a	11/16/11	11/16/11	489R	G	G
569	11625978	11/1/11	806	BRIARBROOK	Point Repair - Sewer Main Line	11/2/2011	11/08/11	n/a	n/a	11/16/11	11/16/11	489R	G	G
602	11629210	11/7/11	11510	BRIARFOREST	Adjust Manhole to Grade	11/8/2011	11/21/11	n/a	n/a	n/a	11/21/11	489P	G	G
603	11629209	11/7/11	11502	BRIARFOREST	Adjust Manhole to Grade	11/8/2011	11/18/11	n/a	n/a	n/a	11/18/11	489P	G	G
650	11633808	11/28/11	5646	INWOOD	Point Repair - Sewer Main Line	11/29/2011	12/01/11	n/a	n/a	12/07/11	12/07/11	491P	G	G
651	11640717	11/29/11	1400	BRIARGROVE	Repair Manhole	11/30/2011	12/08/11	n/a	n/a	n/a	12/08/11	491N	G	G
652	11640713	11/29/11	12342	WESTELLA	Point Repair - Sewer Lateral	11/30/2011	12/09/11	n/a	n/a	12/16/11	12/16/11	488R	G	G
653	11640713	11/29/11	12342	WESTELLA	Point Repair - Sewer Lateral	11/30/2011	12/14/11	n/a	n/a	01/09/12	01/09/12	489Q	G	G
654	11640679	11/29/11	439	BROWN SADDLE	Point Repair-Sewer Connection	11/30/2011	12/02/11	n/a	n/a	12/14/11	12/14/11	491K	G	G
670	11640718	11/29/11	1400	BRIARGROVE	Point Repair - Sewer Main Line	12/2/2011	12/08/11	n/a	n/a	n/a	12/08/11	491N	G	G
673	11643896	11/16/11	915	OLD LAKE	Point Repair - Sewer Main Line	12/2/2011	12/08/11	n/a	n/a	n/a	12/21/11	491J	G	G
678	11641982	12/1/11	11915	RIVERVIEW	Point Repair - Sewer Main Line	12/5/2011	CELLED 12/7/11	n/a	n/a	n/a	12/07/11	489J	G	G
687	11639785	11/28/11	2220	SALISBURY	Point Repair-Sewer Connection	12/6/2011	CELLED 12/8/11	n/a	n/a	n/a	12/08/11	492U	G	G
696	11646197	12/8/11	2220	SALISBURY	Install Manhole	12/8/2011	12/09/11	n/a	n/a	n/a	12/09/11	492U	G	G
702	11646401	12/8/11	435	FAUST LN	Point Repair - Sewer Main Line	12/12/2011	12/14/11	n/a	n/a	n/a	12/14/11	489H	G	G
1	11549860	6/28/11	2701	WHITE OAK	Repair Casing	07/01/11	07/12/11	n/a	n/a	n/a	07/25/11	493A	H	H
2	11547275	6/23/11	1802	NANCE	Point Repair - Sewer Lateral	07/01/11	07/12/11	n/a	n/a	n/a	07/25/11	493M	H	H
4	11548152	6/26/11	8504	SCHULLER	Point Repair - Sewer Lateral	07/01/11	07/07/11	n/a	n/a	n/a	07/18/11	454E	H	H
5	11548937	6/27/11	3824	TOPPING	Point Repair - Sewer Lateral	07/01/11	07/06/11	n/a	n/a	n/a	07/25/11	454B	H	H
7	11549475	6/28/11	500	LATHAM	Point Repair - Sewer Main Line	07/01/11	07/06/11	n/a	n/a	07/25/11	ENRN 7/22	494U	H	H
11	11550578	6/29/11	8506	WEST RD	Point Repair - Sewer Main Line	07/01/11	07/06/11	n/a	n/a	n/a	07/18/11	454E	H	H
12	11550321	6/29/11	205	E PARKER	Point Repair - Sewer Main Line	07/01/11	07/06/11	n/a	n/a	n/a	07/18/11	413W	H	H
17	11551815	6/30/11	601	CRESLINE	Point Repair - Sewer Lateral	07/06/11	07/08/11	n/a	n/a	n/a	07/08/11	413Y	H	H
18	11551448	6/30/11	1803	EVERETT	Point Repair - Sewer Lateral	07/06/11	07/12/11	n/a	n/a	n/a	07/22/11	483H	H	H
21	11552682	7/2/11	10100	W NORTHWEST FWY	Point Repair - Sewer Lateral	07/06/11	07/15/11	n/a	n/a	n/a	07/20/11	451V	H	A
23	11553722	7/5/11	1911	STUDEWOOD	Repair Casing	07/07/11	07/08/11	n/a	n/a	07/20/11	07/20/11	453S	H	C
28	11555052	7/7/11	5000	LATHAM ST	Rehab Manhole	07/07/11	07/22/11	n/a	n/a	n/a	07/22/11	494U	H	C
29	11548155	6/26/11	1220	RYON	Point Repair - Sewer Main Line	07/08/11	07/11/11	n/a	n/a	n/a	07/14/11	493D	H	H
32	11552115	7/1/11	2505	EVERETT	Point Repair - Sewer Main Line	07/08/11	07/11/11	n/a	n/a	n/a	07/14/11	493C	H	H
35	11555342	7/7/11	1000	HAYES	Point Repair - Sewer Main Line	07/08/11	cancelled	n/a	n/a	n/a	07/19/11	493D	H	H
47	11558434	7/12/11	241	TREASURE	Point Repair - Sewer Main Line	07/13/11	07/15/11	n/a	n/a	n/a	08/02/11	493D	H	H
64	11560756	7/15/11	807	DOROTHY	Point Repair - Sewer Lateral	07/13/11	07/15/11	n/a	n/a	n/a	07/19/11	413X	H	H
67	11561425	7/18/11	241	TREASURE	Point Repair - Sewer Main Line	07/18/11	07/19/11	n/a	n/a	07/22/11	07/22/11	492D	H	H
73	11558390	7/12/11	4418	BILLINGSLEY	Repair Manhole Seal	07/18/11	07/20/11	n/a	n/a	n/a	07/22/11	413X	H	C
74	11560029	7/14/11	63	WELLFORD	Point Repair - Sewer Lateral	07/20/11	07/21/11	n/a	n/a	n/a	07/20/11	453Y	H	H
75	11560040	7/14/11	1712	WINTER	Point Repair - Sewer Main Line	07/20/11	07/21/11	n/a	n/a	n/a	07/21/11	453F	H	H
78	11560866	7/16/11	600	WEST VIRGINIA	Point Repair - Sewer Main Line	07/20/11	07/21/11	n/a	n/a	n/a	08/04/11	493F	H	H
94	11565026	7/22/11	1711	SUMMER	Point Repair - Sewer Main Line	07/20/11	07/27/11	08/12/11	n/a	n/a	07/22/11	453A	H	H
97	11565563	7/22/11	2813	HOUSTON AVE	Point Repair - Sewer Main Line	07/22/11	07/22/11	n/a	n/a	n/a	08/12/11	493F	H	H
104	11565865	7/23/11	920	KING	Point Repair - Sewer Main Line	07/25/11	07/26/11	n/a	n/a	n/a	07/22/11	493F	H	H
110	11568436	7/27/11	720	BAYLAND	Point Repair - Sewer Lateral	07/26/11	07/28/11	n/a	n/a	08/10/11	08/10/11	453R	H	H
122	11569857	7/29/11	3200	CENTER	Point Repair - Sewer Main Line	07/28/11	07/29/11	n/a	08/09/11	n/a	08/09/11	493B	H	H
					Point Repair - Sewer Main Line	08/01/11	08/03/11	n/a	n/a	n/a	08/10/11	493E	H	C

**WASTEWATER COLLECTION SYSTEM REHABILITATION AND RENEWAL
TEXAS REEXCAVATION L.C.-WW FILE 4235-48**

W.O. No.	IMS Work Order No.	Street No.	Street Name	Work Type	Issue Date	Repair Date	Asphalt	Concrete	Landscape	Closing Date	Key Map	Council District 2011 (old)	Council District 2012 (new)
130	11570143	1218	NOBLE	Point Repair - Sewer Lateral	08/02/11	08/04/11	n/a	n/a	08/23/11	ENRN 8/23	493D	H	H
146	11571830	1500	EUEL	Point Repair - Sewer Main Line	08/04/11	08/08/11	08/09/11	n/a	n/a	08/09/11	453R	H	H
147	11572627	8/3/11	N MEMORIAL WA	Point Repair - Sewer Main Line	08/04/11	08/09/11	08/18/11	08/18/11	n/a	ENRN 8/18	493K	H	H
152	11572461	446	ZOE	Point Repair - Sewer Lateral	08/05/11	08/10/11	08/18/11	08/18/11	n/a	n/a	494D	H	H
153	11572207	8/3/11	W ROCKY CREEK	Point Repair - Sewer Main Line	08/05/11	08/08/11	n/a	n/a	08/23/11	08/23/11	412Z	H	H
157	11573049	8/4/11	ROBMOORE	Point Repair - Sewer Lateral	08/08/11	08/09/11	n/a	n/a	08/12/11	08/12/11	453C	H	H
161	11574067	8/6/11	E 35TH ST	Point Repair - Sewer Main Line	08/09/11	08/10/11	08/17/11	n/a	n/a	ENRN 8/17	453N	H	H
163	11575150	8/8/11	GOLDCREST	Point Repair - Sewer Lateral	08/10/11	08/12/11	08/18/11	n/a	n/a	08/18/11	453C	H	H
168	11575825	8/9/11	E 32 1/2 ST	Point Repair - Sewer Lateral	08/10/11	08/11/11	09/07/11	n/a	09/07/11	09/07/11	453N	H	H
174	11576435	8/10/11	N MEMORIAL WAY	Repair Manhole Seal	08/10/11	08/11/11	n/a	n/a	n/a	08/11/11	493K	H	H
180	11577138	8/11/11	E 35TH ST	Repair Manhole Seal	08/11/11	08/11/11	n/a	n/a	n/a	08/11/11	453N	H	H
226	11584873	8/23/11	SAMPSON	Point Repair - Sewer Lateral	08/24/11	08/24/11	n/a	n/a	n/a	08/24/11	453Z	H	H
244	11582593	8/18/11	HOUSTON AVE	Install Manhole	08/29/11	09/01/11	n/a	n/a	n/a	ENRN 9/16	453U	H	H
246	11585571	8/24/11	FRAWLEY	Point Repair - Sewer Main Line	08/29/11	09/16/11	n/a	n/a	10/14/11	10/14/11	493C	H	H
250	11586053	8/24/11	EVERETT	Point Repair - Sewer Main Line	08/29/11	09/01/11	09/13/11	n/a	n/a	ENRN 9/13	493C	H	H
257	11580275	8/16/11	MAYFORD	Repair Casting	08/29/11	09/01/11	n/a	n/a	n/a	09/01/11	413Y	H	H
261	11588510	207	E ROGERS	Replace Casting	08/30/11	09/06/11	n/a	n/a	n/a	n/a	494P	H	H
275	11589492	8/30/11	SCHULLER	Point Repair - Sewer Lateral	09/08/11	09/08/11	n/a	n/a	n/a	09/06/11	453E	H	H
289	11591782	9/2/11	DE BOLL	Replace Casting	09/07/11	09/12/11	n/a	n/a	n/a	10/07/11	454J	H	H
293	11592703	9/5/11	ALBER	Point Repair - Sewer Main Line	09/07/11	09/13/11	n/a	n/a	n/a	09/12/11	453T	H	H
294	11593298	9/6/11	GRIFFIN	Point Repair - Sewer Main Line	09/07/11	09/13/11	n/a	n/a	n/a	09/13/11	453Z	H	H
307	11593141	9/6/11	CAPLIN	Adjust Manhole to Grade	09/12/11	cancelled	n/a	n/a	n/a	09/23/11	453V	H	H
308	11593828	9/7/11	NAVIGATION	Point Repair - Sewer Lateral	09/12/11	09/14/11	09/23/11	n/a	n/a	9/23/11	454N	H	H
311	11595645	9/9/11	TURNER	Repair Casting	09/12/11	09/17/11	n/a	n/a	n/a	09/23/11	494P	H	H
314	11596144	9/10/11	FULTON	Point Repair - Sewer Lateral	09/12/11	09/14/11	n/a	n/a	n/a	09/17/11	453C	H	H
315	11595905	9/9/11	LAZY NOOK	Point Repair - Sewer Lateral	09/12/11	09/15/11	n/a	n/a	n/a	09/14/11	453Q	H	H
316	11596036	9/10/11	STABLER	Point Repair - Sewer Lateral	09/12/11	09/15/11	n/a	n/a	09/23/11	09/23/11	413X	H	H
322	11596591	9/12/11	CAMPBELL	Point Repair - Sewer Lateral	09/12/11	09/14/11	n/a	n/a	n/a	09/14/11	413X	H	H
333	11598424	9/14/11	6910	Point Repair - Sewer Lateral	09/13/11	09/14/11	n/a	n/a	n/a	09/14/11	493D	H	H
337	11598575	9/14/11	MELBOURNE	Point Repair - Sewer Lateral	09/15/11	09/17/11	n/a	n/a	n/a	09/26/11	494D	H	H
338	11598748	9/14/11	LAREDO	Point Repair - Sewer Lateral	09/16/11	09/21/11	n/a	n/a	n/a	09/21/11	453Q	H	H
344	11599472	9/15/11	TWIN OAKS	Point Repair - Sewer Lateral	09/16/11	09/20/11	n/a	n/a	n/a	09/20/11	413Y	H	H
356	11600468	9/17/11	WASHINGTON AVE	Point Repair-Sewer Connection	09/19/11	09/30/11	10/26/11	n/a	n/a	10/26/11	493K	H	H
382	11605109	9/23/11	SHERMAN	Point Repair - Sewer Main Line	09/19/11	09/20/11	n/a	09/28/11	n/a	09/28/11	494U	H	H
385	11605865	9/23/11	CLARK	Point Repair - Sewer Main Line	09/26/11	10/17/11	n/a	n/a	n/a	10/26/11	493K	H	H
412	11607696	9/27/11	DOROTHY	Point Repair - Sewer Main Line	09/26/11	10/17/11	11/30/11	n/a	n/a	11/30/11	413X	H	H
419	11608722	9/28/11	FICHTER	Point Repair - Sewer Main Line	09/26/11	09/28/11	n/a	n/a	10/07/11	10/07/11	492D	H	H
424	11609847	9/29/11	GANO	Point Repair - Sewer Lateral	09/30/11	10/07/11	10/20/11	n/a	10/20/11	10/20/11	453F	H	H
429	11609552	9/29/11	CROWN	Point Repair - Sewer Main Line	09/30/11	10/04/11	n/a	n/a	n/a	10/12/11	493D	H	H
430	11609399	9/29/11	APACHE	Point Repair - Sewer Main Line	09/30/11	10/12/11	10/24/11	n/a	n/a	10/24/11	495E	H	H
439	11610909	10/1/11	EIGEL	Point Repair - Sewer Lateral	09/30/11	10/04/11	n/a	n/a	10/04/11	10/04/11	453M	H	H
451	11612711	10/4/11	HEIGHTS	Point Repair - Sewer Lateral	09/30/11	10/18/11	n/a	n/a	n/a	10/18/11	492H	H	C
453	11613094	10/4/11	DOROTHY	Point Repair - Sewer Main Line	10/05/11	10/06/11	10/10/11	n/a	n/a	10/10/11	492D	H	C
463	11615139	10/6/11	KEY	Point Repair - Sewer Lateral	10/05/11	10/06/11	10/13/11	n/a	10/17/11	10/17/11	492D	H	C
480	11617084	10/12/11	W 24TH	Point Repair - Sewer Lateral	10/07/11	10/12/11	n/a	n/a	n/a	10/13/11	453X	H	H
485	11617600	10/13/11	W 44TH ST	Point Repair - Sewer Lateral	10/07/11	10/12/11	n/a	n/a	10/17/11	10/17/11	452U	H	C
491	11617612	10/14/11	JULIAN	Point Repair - Sewer Main Line	10/14/2011	10/18/11	n/a	n/a	10/27/11	10/27/11	452M	H	C
494	11617886	10/14/11	W 44TH	Point Repair - Sewer Lateral	10/14/2011	10/18/11	n/a	n/a	n/a	11/07/11	493B	H	H
494	11617886	10/14/11	NOBLE	Point Repair - Sewer Main Line	10/14/2011	10/18/11	n/a	n/a	n/a	10/18/11	452M	H	H
		1218	NOBLE	Point Repair - Sewer Main Line	10/14/2011	11/17/11	12/06/11	n/a	n/a	12/06/11	337M	H	H

**WASTEWATER COLLECTION SYSTEM REHABILITATION AND RENEWAL
TEXAS REEXCAVATION L.C.-WW FILE 4235-48**

W.O. No.	IMS Work Order No.	IMS W.O. Date	Street No.	Street Name	Work Type	Issue Date	Repair Date	Asphalt	Concrete	Landscape	Closing Date	Key Map	Council District 2011 (old)	Council District 2012 (new)
504	11617087	10/12/11	310	SOREN	Point Repair - Sewer Main Line	10/19/2011	10/25/11	n/a	11/05/11	n/a	11/05/11	453C	H	H
505	11616257	10/10/11	3410	GANO	Point Repair-Sewer Connection	10/19/2011	10/21/11	n/a	11/07/11	11/07/11	11/07/11	453V	H	H
508	11618737	10/17/11	10116	MC GALLION	Point Repair - Sewer Lateral	10/20/2011	11/01/11	n/a	11/30/11	n/a	11/30/11	453C	H	H
519	11619602	10/19/11	900	EUCLID	Point Repair - Sewer Main Line	10/21/2011	10/28/11	n/a	11/15/11	n/a	11/15/11	493B	H	H
526	11620027	10/20/11	7006	CORPUS CHRISTI	Point Repair - Sewer Lateral	10/24/2011	10/25/11	n/a	n/a	10/26/11	10/26/11	494D	H	H
538	11621404	10/24/11	5640	KIAM	Point Repair - Sewer Lateral	10/27/2011	11/02/11	11/29/11	n/a	n/a	11/29/11	492B	H	C
539	11621886	10/25/11	6010	TRURO	Point Repair - Sewer Lateral	10/28/2011	11/01/11	n/a	11/29/11	n/a	11/29/11	492G	H	C
546	11622501	10/26/11	3120	HOUSTON AVE	Point Repair - Sewer Lateral	10/28/2011	11/02/11	11/15/11	n/a	n/a	11/15/11	493B	H	H
547	11622858	10/26/11	1525	N. LOOP WEST	Point Repair - Sewer Main Line	10/28/2011	12/08/11	n/a	n/a	n/a	12/08/11	452P	H	C
572	11625088	10/31/11	4900	SHERMAN	Point Repair-Sewer Connection	11/3/2011	11/17/11	11/30/11	n/a	n/a	11/30/11	494T	H	H
574	11625837	11/1/11	3109	CAPLIN	Point Repair - Sewer Lateral	11/4/2011	11/10/11	n/a	n/a	11/23/11	11/23/11	454N	H	H
577	11626671	11/2/11	3	BACE CT	Point Repair - Sewer Main Line	11/4/2011	11/09/11	n/a	n/a	n/a	11/09/11	492H	H	H
579	11627103	11/3/11	5100	FULTON	Point Repair - Sewer Lateral	11/4/2011	11/09/11	n/a	12/09/11	n/a	12/09/11	453U	H	C
581	11627468	11/3/11	6930	BROWNWOOD	Point Repair - Sewer Lateral	11/4/2011	11/09/11	n/a	n/a	n/a	11/09/11	494H	H	H
585	11627739	11/4/11	3600	MICHAUX	Point Repair - Sewer Lateral	11/7/2011	11/29/11	12/15/11	n/a	n/a	12/15/11	453X	H	H
586	11627749	11/4/11	830	KEY	Point Repair - Sewer Lateral	11/7/2011	11/29/11	12/15/11	n/a	n/a	12/15/11	453X	H	H
587	11627755	11/4/11	836	KEY	Point Repair - Sewer Lateral	11/7/2011	11/18/11	12/15/11	12/15/11	12/15/11	12/15/11	453X	H	H
588	11627760	11/4/11	838	KEY	Point Repair - Sewer Lateral	11/7/2011	11/18/11	12/15/11	12/15/11	12/15/11	12/15/11	453X	H	H
589	11627770	11/4/11	904	KEY	Point Repair - Sewer Lateral	11/7/2011	11/19/11	12/15/11	12/15/11	12/15/11	12/15/11	453X	H	H
590	11627781	11/4/11	908	KEY	Point Repair - Sewer Lateral	11/7/2011	11/19/11	12/15/11	12/15/11	12/15/11	12/15/11	453X	H	H
591	11627799	11/4/11	912	KEY	Point Repair - Sewer Lateral	11/7/2011	11/22/11	12/15/11	12/15/11	12/15/11	12/15/11	453X	H	H
592	11627805	11/4/11	916	KEY	Point Repair - Sewer Lateral	11/7/2011	11/22/11	12/15/11	12/15/11	12/15/11	12/15/11	453X	H	H
612	11627923	11/4/11	908	KEY	Point Repair - Sewer Lateral	11/9/2011	11/14/11	12/07/11	n/a	n/a	12/07/11	453V	H	H
619	11630036	11/8/11	600	DOROTHY	Point Repair-Sewer Connection	11/9/2011	11/15/11	n/a	n/a	GRASS	ENRN 11/2	492D	H	C
625	11629751	11/11/11	3614	TOPPING	Point Repair - Sewer Main Line	11/17/2011	11/21/11	12/14/11	n/a	n/a	12/14/11	414X	H	H
626	11633176	11/15/11	1114	E.27TH ST	Point Repair - Sewer Lateral	11/18/2011	11/23/11	n/a	n/a	n/a	11/29/11	414X	H	H
629	11634613	11/17/11	2412	WASHINGTON AVE	Point Repair - Sewer Lateral	11/18/2011	12/02/11	12/12/11	n/a	n/a	12/12/11	493K	H	H
631	11635371	11/18/11	400	RUTLAND	Point Repair - Sewer Lateral	11/21/2011	11/28/11	n/a	n/a	n/a	11/28/11	493F	H	C
632	11632142	11/14/11	944	BAYLAND	Point Repair - Sewer Main Line	11/21/2011	11/28/11	n/a	n/a	n/a	12/05/11	493B	H	H
633	11635188	11/18/11	1007	W GARDNER	Point Repair-Sewer Connection	11/21/2011	12/05/11	n/a	n/a	n/a	12/05/11	493B	H	H
639	11638309	11/23/11	4000	TOPPING	Point Repair-Sewer Connection	11/23/2011	11/23/11	n/a	n/a	12/09/11	12/09/11	453X	H	H
640	11636254	11/20/11	2200	YALE	Point Repair - Sewer Main Line	11/23/2011	11/28/11	12/14/11	n/a	n/a	12/14/11	454B	H	H
643	11638659	11/25/11	801	E RITTENHOUSE	Point Repair - Sewer Lateral	11/28/2011	12/01/11	n/a	n/a	n/a	11/28/11	452V	H	H
646	11638978	11/26/11	11518	O DONNELL	Point Repair - Sewer Lateral	11/28/2011	12/01/11	n/a	n/a	n/a	12/01/11	413W	H	H
648	11638464	11/23/11	1516	JOHNSON	Point Repair - Sewer Main Line	11/28/2011	12/01/11	n/a	n/a	GRASS	ENRN 12/8	413T	H	H
683	11630448	11/9/11	1600	PATTERSON	Point Repair - Sewer Lateral	11/29/2011	12/06/11	12/16/11	12/19/11	n/a	12/16/11	493F	H	H
685	11630597	11/9/11	1720	CROCKETT	Point Repair - Sewer Lateral	12/5/2011	12/07/11	n/a	n/a	n/a	12/16/11	492H	H	C
686	11643784	12/5/11	315	W 13TH ST	Point Repair - Sewer Lateral	12/6/2011	12/14/11	n/a	n/a	n/a	12/16/11	493F	H	H
692	11644014	12/5/11	5404	SHERMAN	Point Repair - Sewer Main Line	12/16/2011	12/08/11	12/30/11	n/a	N	12/30/11	452Z	H	C
693	11642041	12/11/11	6031	AIRLINE	Point Repair - Sewer Lateral	12/17/2011	12/12/11	n/a	n/a	n/a	12/20/11	453B	H	H
700	11645613	12/7/11	901	ASHLAND	Point Repair-Sewer Connection	12/19/2011	12/13/11	n/a	n/a	n/a	12/14/11	492D	H	H
701	11646304	12/8/11	5515	ENID	Point Repair - Sewer Lateral	12/19/2011	12/15/11	n/a	n/a	n/a	12/14/11	493D	H	H
27	11554398	7/8/11	4300	RADCLIFFE	Point Repair - Sewer Lateral	07/10/2011	07/13/11	n/a	n/a	n/a	07/13/11	535Q	I	I
37	11556009	7/8/11	607	KENWOOD	Point Repair - Sewer Lateral	07/11/11	07/13/11	n/a	n/a	n/a	07/13/11	496B	I	I
38	11556866	7/11/11	9200	E AVE P	Pipe Bursting	07/13/11	07/13/11	n/a	n/a	n/a	07/25/11	535C	I	I
48	11558342	7/12/11	4344	CLAY	Point Repair-Sewer Connection	07/13/11	07/13/11	n/a	n/a	n/a	10/01/11	494S	I	I
58	11559057	7/13/11	7901	ENDOR	Point Repair - Sewer Main Line	07/15/11	07/18/11	n/a	n/a	n/a	07/26/11	494S	I	I
65	11560743	7/15/11	1720	MAIN	Point Repair-Sewer lateral	07/18/11	cancelled	n/a	n/a	n/a	07/25/11	535B	I	I
											08/05/11	493Q	I	I

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W.O. No.	IMS Work Order No.	IMS W.O. Date	Street No.	Street Name	Work Type	Issue Date	Repair Date	Asphalt	Concrete	Landscape	Closing Date	Key Map	Council District 2011 (old)	Council District 2012 (new)
101	11561826	7/19/11	1557	SCHARPE	Point Repair - Sewer Lateral	07/26/11	07/28/11	n/a	n/a	n/a	07/29/11	534B	I	I
117	11569546	7/29/11	7415	MAJOR	Point Repair - Sewer Main Line	08/01/11	08/03/11	n/a	n/a	n/a	08/04/11	575E	I	I
124	11551894	6/30/11	1000	LOCKWOOD	Point Repair - Sewer Main Line	08/30/11	07/05/11	n/a	n/a	n/a	07/05/11	494T	I	H
128	11569265	7/26/11	700	LENNOX	Point Repair - Sewer Lateral	08/02/11	08/11/11	08/23/11	n/a	n/a	ENRN 8/23	494T	I	I
159	11573846	8/5/11	6203	WILLOWDALE	Point Repair - Sewer Lateral	08/09/11	08/10/11	n/a	n/a	n/a	08/11/11	534Q	I	I
162	11575491	8/9/11	7405	MAJOR	Pipe Bursting	08/09/11	09/22/11	n/a	n/a	n/a	09/22/11	575E	I	I
177	11576565	8/10/11	3402	ROSALIE	Point Repair-Sewer Connection	08/11/11	08/17/11	08/29/11	n/a	n/a	08/29/11	493Z	I	D
202	11578211	8/12/11	8129	RICHARDS	Point Repair - Sewer Lateral	08/19/11	08/26/11	09/02/11	n/a	n/a	09/02/11	495P	I	H
210	11582268	8/18/11	4122	DUVAL	Point Repair - Sewer Lateral	08/22/11	08/24/11	n/a	08/30/11	n/a	08/30/11	534M	I	I
219	11583276	8/20/11	8065	ELROD	Point Repair - Sewer Lateral	08/22/11	08/23/11	n/a	n/a	n/a	08/23/11	535U	I	I
225	11584446	8/23/11	6708	SHERMAN	Point Repair - Sewer Lateral	08/24/11	08/29/11	n/a	09/02/11	n/a	10/18/11	535L	I	I
235	11586145	8/23/11	8622	FINDLEY	Point Repair - Sewer Lateral	08/26/11	09/01/11	n/a	n/a	n/a	ENRN 8/25	535Y	I	I
241	11586876	8/25/11	7200	MONROE	Point Repair - Sewer Main Line	08/26/11	09/02/11	n/a	n/a	n/a	09/02/11	494V	I	I
242	11578928	8/15/11	801	PEASE	Repair Manhole Seal	08/29/11	cancelled	n/a	n/a	n/a	09/01/11	493Q	I	I
254	11587416	8/26/11	7200	HARRISBURG	Repair Casting	08/29/11	cancelled	n/a	n/a	n/a	09/07/11	494Z	I	I
260	11587718	8/27/11	8307	MATTBY	Point Repair - Sewer Main Line	08/30/11	cancelled	n/a	n/a	n/a	09/12/11	535U	I	I
262	11588600	8/29/11	6947	THRUSH	Point Repair - Sewer Main Line	08/30/11	09/07/11	09/14/11	n/a	n/a	09/14/11	534Z	I	I
264	11588393	8/29/11	8316	BONNER	Point Repair-Sewer Connection	08/30/11	09/01/11	n/a	n/a	09/14/11	09/01/11	535Q	I	I
265	11589598	8/24/11	1200	HUGHES	Adjust Manhole to Grade	08/30/11	09/09/11	n/a	n/a	n/a	09/09/11	494Y	I	I
271	11590396	8/31/11	600	CRAWFORD	Point Repair - Sewer Lateral	09/01/11	09/02/11	10/15/11	n/a	n/a	10/15/11	483R	I	I
276	11590797	8/31/11	4403	JEFFERSON	Point Repair-Sewer Connection	09/06/11	09/08/11	n/a	n/a	09/19/11	09/19/11	494W	I	I
290	11592036	9/2/11	210	PENNSYLVANIA	Repair Casting	09/07/11	09/10/11	n/a	n/a	n/a	09/10/11	485V	I	I
300	11591665	9/1/11	1515	HERBERT	Repair Casting	09/09/11	09/17/11	n/a	n/a	n/a	09/17/11	534D	I	I
310	11595220	9/8/11	7330	ASHBURN	Point Repair-Sewer Connection	09/12/11	09/14/11	n/a	n/a	n/a	09/15/11	534Z	I	I
321	11596202	9/11/11	1707	LOMBARDY	Point Repair - Sewer Main Line	09/13/11	09/15/11	09/23/11	n/a	n/a	09/23/11	494X	I	I
324	11595216	9/8/11	146	GLENDALE	Point Repair - Sewer Lateral	09/13/11	09/15/11	n/a	n/a	n/a	09/15/11	495W	I	I
326	11597070	9/12/11	2950	BROADWAY	Point Repair - Sewer Main Line	09/14/11	09/15/11	n/a	09/23/11	n/a	09/23/11	535K	I	I
330	11597791	9/13/11	6515	COUNTRY CLUB DR	Point Repair - Sewer Lateral	09/15/11	09/19/11	n/a	n/a	n/a	09/19/11	494Y	I	I
331	11597804	9/13/11	1011	WOOD SHADOWS	Point Repair - Sewer Lateral	09/15/11	09/20/11	n/a	n/a	n/a	10/05/11	486E	I	I
340	11598765	9/14/11	200	65TH ST	Replace Casting	09/16/11	10/06/11	n/a	n/a	n/a	10/06/11	494U	I	I
343	11587379	7/11/11	2406	TUAM	Point Repair - Sewer Main Line	09/19/11	09/19/11	n/a	n/a	n/a	09/16/11	493U	I	I
353	11600516	9/17/11	7200	MONROE	Point Repair - Sewer Main Line	09/19/11	09/21/11	n/a	n/a	n/a	ENRN 9/22	535Y	I	I
363	11601246	9/19/11	6716	TELEPHONE	Point Repair-Sewer Connection	09/21/11	09/22/11	n/a	n/a	09/22/11	09/30/11	495V	I	I
365	11602368	9/20/11	246	GEORGIA	Point Repair - Sewer Lateral	09/21/11	09/23/11	n/a	n/a	n/a	10/07/11	535Q	I	I
367	11602419	9/20/11	8321	JENNINGS	Point Repair - Sewer Lateral	09/21/11	09/22/11	10/07/11	n/a	n/a	10/07/11	493U	I	I
371	11603612	9/21/11	2412	TUAM	Point Repair - Sewer Lateral	09/22/11	09/28/11	n/a	n/a	n/a	10/07/11	493U	I	I
391	11606729	9/26/11	4725	OLD GALVESTON RD	Install Manhole	09/27/11	CELLED 9/29/11	n/a	n/a	n/a	09/29/11	535R	I	I
393	11606753	9/26/11	7411	AMARILLO	Point Repair - Sewer Lateral	09/27/11	09/27/11	n/a	n/a	n/a	10/01/11	495E	I	I
394	11607174	9/27/11	1700	MAIN	Remove and Replace	09/27/11	07/31/12	n/a	n/a	n/a	07/31/12	493Q	I	I
395	11607320	9/27/11	3414	TUAM	Point Repair - Sewer Lateral	09/27/11	09/29/11	n/a	n/a	n/a	10/13/11	493Z	I	I
401	11608177	9/28/11	4700	OLD GALVESTON RD	Point Repair - Sewer Main Line	09/28/11	09/28/11	n/a	10/13/11	n/a	10/13/11	493Z	I	I
403	11607536	9/27/11	4202	NEAL ST	Point Repair-Sewer Connection	09/29/11	10/04/11	n/a	n/a	n/a	11/09/11	535R	I	I
407	11607698	9/27/11	3414	TUAM	Point Repair-Sewer Connection	09/29/11	CELLED 9/30/11	n/a	n/a	n/a	10/15/11	535Q	I	I
410	11609962	9/29/11	7411	AMARILLO	Point Repair-Sewer Connection	09/30/11	09/30/11	10/20/11	n/a	n/a	09/30/11	493Z	I	I
422	11608824	9/28/11	1500	DALLAS	Adjust Manhole to Grade	09/30/11	CELLED 10/18/11	n/a	n/a	n/a	10/20/11	495E	I	H
423	11608831	9/28/11	2711	DELANO	Point Repair - Sewer Main Line	09/30/11	10/03/11	n/a	n/a	n/a	10/18/11	493Q	I	I
425	11609810	9/29/11	7402	CAYTON	Point Repair - Sewer Main Line	09/30/11	10/05/11	n/a	SW	n/a	10/18/11	493Z	I	I
427	11609867	9/29/11	7635	GLEN PRAIRIE	Point Repair - Sewer Main Line	09/30/11	10/05/11	n/a	n/a	n/a	10/05/11	535W	I	I

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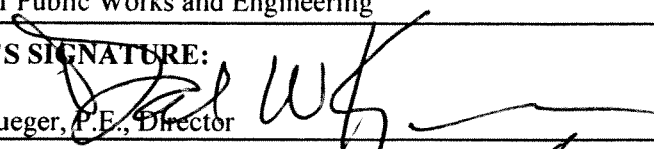
W.O. No.	IMS Work Order No.	IMS W.O. Date	Street No.	Street Name	Work Type	Issue Date	Repair Date	Asphalt	Concrete	Landscape	Closing Date	Key Map	Council District 2011 (old)	Council District 2012 (new)
464	11614909	10/6/11	6969	S LOOPE	Point Repair - Sewer Main Line	10/07/11	10/12/11	n/a	11/15/11	n/a	11/15/11	534M	I	I
471	11615967	10/7/11	8029	DETROIT	Point Repair - Sewer Lateral	10/11/2011	10/18/11	n/a	11/09/11	n/a	11/09/11	535K	I	I
473	11615984	10/7/11	2019	WALKER	Point Repair - Sewer Lateral	10/11/2011	10/19/11	n/a	11/15/11	n/a	11/15/11	493R	I	I
478	11617050	10/12/11	2500	TEXAS	Point Repair-Sewer Connection	10/14/2011	10/20/11	n/a	n/a	n/a	10/20/11	493R	I	I
500	11617975	10/14/11	8226	JENNINGS	Point Repair - Sewer Lateral	10/18/2011	10/19/11	11/01/11	n/a	n/a	11/01/11	535P	I	I
502	11617978	10/14/11	8415	HINMAN	Point Repair - Sewer Lateral	10/19/2011	10/27/11	n/a	12/06/11	n/a	12/06/11	535Y	I	I
513	11618739	10/17/11	3012	ENNIS	Point Repair - Sewer Lateral	10/20/2011	10/25/11	n/a	11/05/11	n/a	11/05/11	493Z	I	I
516	11618103	10/15/11	1618	EDMUNDSON	Point Repair - Sewer Main Line	10/21/2011	10/27/11	n/a	11/29/11	n/a	11/29/11	494S	I	D
524	11619122	10/18/11	7702	GARDEN	Point Repair - Sewer Lateral	10/24/2011	10/26/11	n/a	11/21/11	n/a	11/21/11	535F	I	I
533	11621648	10/24/11	7847	PECAN VILLAS	Point Repair - Sewer Lateral	10/25/2011	10/28/11	n/a	n/a	n/a	11/01/11	574M	I	I
542	11622156	10/25/11	6419	GAMMAGE	Point Repair - Sewer Lateral	10/27/2011	10/31/11	n/a	11/15/11	n/a	11/15/11	534L	I	I
552	11621901	10/25/11	4114	BELL	Point Repair-Sewer Connection	10/31/2011	CELLED 11/3/11	n/a	n/a	n/a	11/03/11	494S	I	I
559	11623899	10/28/11	7128	LA PASEO	Point Repair-Sewer Connection	11/1/2011	11/04/11	n/a	n/a	n/a	11/03/11	534V	I	I
560	11624908	10/31/11	7126	LA PASEO	Point Repair - Sewer Lateral	11/1/2011	11/03/11	n/a	n/a	11/17/11	11/17/11	534V	I	I
564	11625818	11/1/11	7635	GLEN PRAIRIE	Point Repair - Sewer Main Line	11/2/2011	CELLED 11/7/11	n/a	n/a	n/a	11/07/11	535S	I	I
573	11626199	11/2/11	7045	FAUNA	Point Repair - Sewer Lateral	11/4/2011	11/10/11	n/a	n/a	n/a	11/08/11	574D	I	I
576	11626670	11/2/11	2201	PRESTON	Point Repair - Sewer Lateral	11/4/2011	11/10/11	n/a	11/22/11	n/a	11/22/11	493R	I	I
580	11627446	11/3/11	9223	FREELAND	Point Repair - Sewer Lateral	11/4/2011	11/10/11	n/a	n/a	n/a	11/08/11	575H	I	I
583	11627617	11/4/11	7639	GLEN PRAIRIE	Point Repair - Sewer Lateral	11/4/2011	11/08/11	n/a	n/a	n/a	11/21/11	535S	I	I
584	11625251	10/31/11	6722	LINDEN	Pipe Bursting	11/7/2011	11/18/11	n/a	n/a	n/a	11/08/11	534H	I	I
601	11628289	11/6/11	6665	MEADOWLAWN	Point Repair - Sewer Lateral	11/7/2011	11/09/11	n/a	n/a	n/a	11/21/11	535S	I	I
614	11629846	11/6/11	7024	LAWNDALE	Point Repair - Sewer Lateral	11/8/2011	11/10/11	n/a	n/a	12/09/11	12/09/11	534H	I	I
622	11630830	11/9/11	1400	96TH ST & 9500 E AVE H	Point Repair - Sewer Lateral	11/9/2011	11/18/11	n/a	n/a	12/06/11	12/06/11	534C	I	I
645	11636942	11/21/11	7406	HOLTCAMP ST	Point Repair - Sewer Main Line	11/15/2011	CELLED 12/1/11	n/a	n/a	n/a	12/09/11	534D	I	I
659	11635539	11/18/11	8302	JENNINGS	Point Repair - Sewer Lateral	11/28/2011	CELLED 12/1/11	n/a	n/a	n/a	12/01/11	535D	I	I
661	11641265	11/30/11	1301	96TH ST	Point Repair - Sewer Main Line	12/1/2011	12/06/11	n/a	n/a	12/12/11	12/12/11	495W	I	I
668	11639708	11/28/11	2415	CUMBERLAND ST.	Pipe Bursting	12/1/2011	12/08/11	12/30/11	n/a	n/a	12/30/11	535Q	I	I
684	11630497	11/9/11	1406	RUTHVEN	Point Repair-Sewer Connection	12/2/2011	12/07/11	n/a	n/a	n/a	12/21/11	535Q	I	I
691	11638589	11/24/11	1542	LOMBARDY	Point Repair - Sewer Main Line	12/5/2011	12/08/11	n/a	n/a	n/a	12/07/11	534C	I	I
697	11646201	12/8/11	904	DALLAS	Point Repair - Sewer Lateral	12/7/2011	12/09/11	12/30/11	n/a	n/a	12/30/11	493P	I	C
699	11637703	11/22/11	3621	MC GOWEN	Point Repair - Sewer Lateral	12/8/2011	12/09/11	n/a	n/a	01/03/12	01/03/12	494X	I	I
					Point Repair-Sewer Connection	12/9/2011	12/13/11	12/30/11	n/a	n/a	02/09/12	493Q	I	I
										12/30/11	12/30/11	493Z	I	D

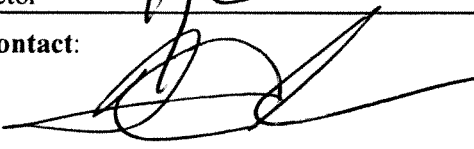
TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Accept Work for Water Line Replacement in Riverwood Estates & John Alber Areas; WBS No. S-000035-0108-4.	Page 1 of 2	Agenda Item # 8
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FROM (Department or other point of origin): Department of Public Works and Engineering	Origination Date 12/6/12	Agenda Date DEC 12 2012
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DIRECTOR'S SIGNATURE:  Daniel W. Krueger, P.E., Director	Council District affected: B (B) <i>ya</i>	
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For additional information contact:  J. Timothy Lincoln, P.E. Senior Assistant Director Phone: (832) 395-2355	Date and identification of prior authorizing Council action: Ord. # 2011-0778 dated: 09/07/2011	
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RECOMMENDATION: (Summary) Pass a motion to approve the final Contract Amount of \$1,889,172.50 or 0.04% under the original Contract Amount, accept the work and authorize final payment.

Amount and Source of Funding: No additional funding required. Total (original) appropriation of \$2,181,670.00 from Water and Sewer System Consolidated Construction Fund No. 8500.

PROJECT NOTICE/JUSTIFICATION: This project was part of the City's Water Line Replacement Program. This program was required to replace and upgrade water lines within the City to increase availability of water, improve circulation and fire protection.

DESCRIPTION/SCOPE: This project consisted of the construction of approximately 33,170 linear feet of water lines with related appurtenances in the Riverwood Estates & John Alber Areas. Texas American Engineering designed the project with 315 calendar days allowed for construction. The project was awarded to McKinney Construction, Inc. with an original Contract Amount of \$1,889,885.00.


LOCATION: The project is located in four areas:

<u>No.</u>	<u>Bounded By</u>	<u>Key Map Grid</u>	<u>Council District</u>
Area 1.	E. Canino on the north, E. Little York on the south, Meadowshire on the east and Meadowview on the west.	412V, 413S	B
Area 2.	E. Canino on the north, E. Little York on the south, Art on the east and Airline on the west.	413T, U	B
Area 3.	Hollow Oaks on the north, Winfield on the south, Sanlucia River on the east and Swan River on the west	415E, J	B
Area 4.	Heath on the north, Leedale on the south, Spottswood on the east and Lera on the west.	415N, S	B

CONTRACT COMPLETION AND COST: The Contractor, McKinney Construction, Inc., has completed the work under the subject Contract. The project was completed within the Contract Time. The final cost of the project, including overrun and underrun of estimated bid quantities is \$1,889,172.50, a decrease of \$712.50 or 0.04% under the original Contract Amount.

The decreased cost is a result of the difference between planned and measured quantities of Extra Unit Price Items and Cash Allowance Item, which were not necessary to complete the project.

REQUIRED AUTHORIZATION 20HA200 *not*

Finance Department:	Other Authorization:	Other Authorization:  Daniel R. Menendez, P.E., Deputy Director Engineering and Construction Division
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Date	SUBJECT: Accept Work for Water Line Replacement in Riverwood Estates & John Alber Areas; WBS No. S-000035-0108-4.	Originator's Initials	Page 2 of 2
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MBE/SBE PARTICIPATION: The MBE/SBE goal established for this project was 20%. According to Mayor's Office of Business Opportunity, the participation was 23.61%. Contractor's MBE/SBE performance evaluation was rated Outstanding.



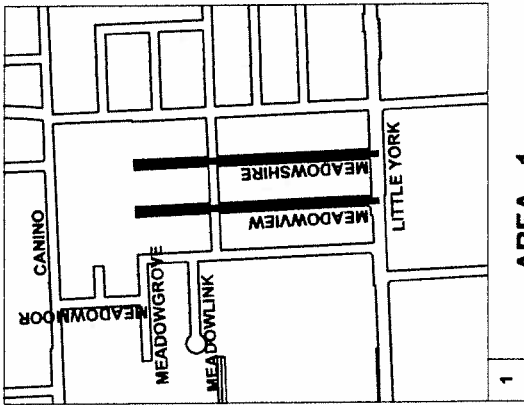
DWK:DRM:JTL:RJM:JCA:ha

H:\E&C Construction\North Sector\PROJECT FOLDER\S-000035-0108-4 Riverwood Estates & John Alber\closeout\RCA\RCA - Closeout.doc

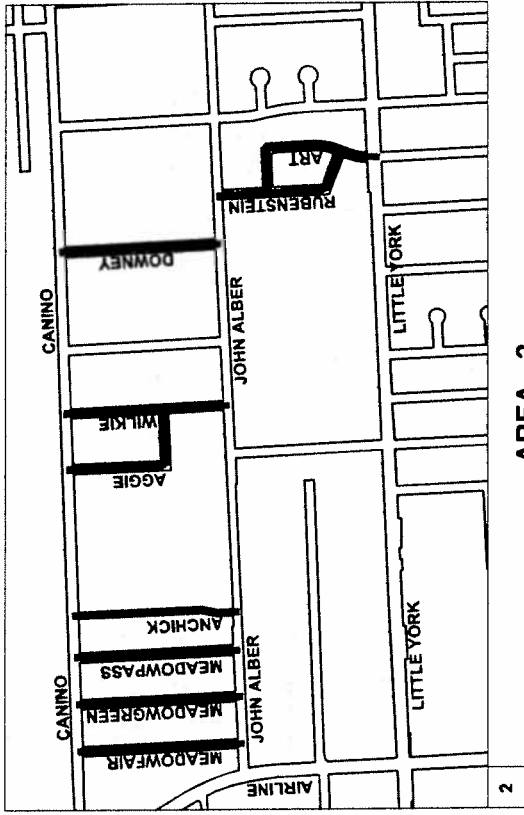
Water Main Replacement in Riverwood Estates Area
WBS No.: S-000035-0108-3

STREET	START	END	Address	Existing Water Line	Proposed Water Line	Length (feet)	
Winfield	Frazier River	San Lucia River	6400-6899	2	12	2,300	
Grey Oaks	Swan River	Clear River	6100-6299	2	8	1,000	
Grey Oaks	Frazier River	River Trails	6400-6599	2	8	930	
Grey Oaks	Blue River	San Lucia River	6700-6899	2	8	1,050	
Standing Oaks	Swan River	Clear River	6100-6299	2	8	1,000	
Bending Oaks	Swan River	Clear River	6100-6299	2	8	1,000	
Bending Oaks	Frazier River	Hollow Oaks	6400-6526	2	8	1,080	
Hollow Oaks Ln	Hollow Oaks	END	6400-6500	-	4	150	
Big Oaks	Hollow Oaks	END	12400-12450	-	8	450	
Hollow Oaks	Bending Oaks	River Trails	6500-6550	-	8	300	
Swan River	Moss Oaks	Great Oaks	12200-12450	6	8	1,100	
Clear River	Moss Oaks	Great Oaks	12200-12450	6	8	1,100	
Great Oaks	Swan River	Clear River	6100-6299	6	8	1,010	
Meadowview	Little York	END (North)	7500-7799	2	8	1,560	
Meadowshire	Little York	END (North)	7500-7799	2	8	1,560	
Meadowfair	John Alber	Canino	11900-12099	2	8	1,050	
Meadowgreen	John Alber	Canino	11900-12099	2	8	1,050	
Meadowpass	John Alber	Canino	11900-12099	2	8	1,050	
Anchick	John Alber	Canino	11900-12099	2	8	1,050	
Aggie	Wilkie	Canino	11900-12099	2	8	930	
Wilkie	John Alber	Canino	11900-12099	2	8	1,050	
Downey	John Alber	Canino	11900-12099	2	8	1,050	
Rubenstein	John Alber	Art	11700-11899	2	8	940	
Art	Little York	Rubenstein	11700-11799	2	8	940	
Heath	Lera	Cheeves	6300-6499	6	8	850	
Hopper	Lera	Cheeves	6300-6500	2	8	960	
Hanley	Lera	END (East)	6300-6599	2	8	1,560	
Mohawk	Lera	Cheeves	6300-6499	2	8	970	
Rosemary	Cheeves	END (East)	6500-6599	2	8	510	
Mardale	Cheeves	END (East)	6500-6599	2	8	330	
Spottswood	Leedale	Mohawk	11000-11046	2	8	820	
BLU - Streets Added to Scope						Total	30,700

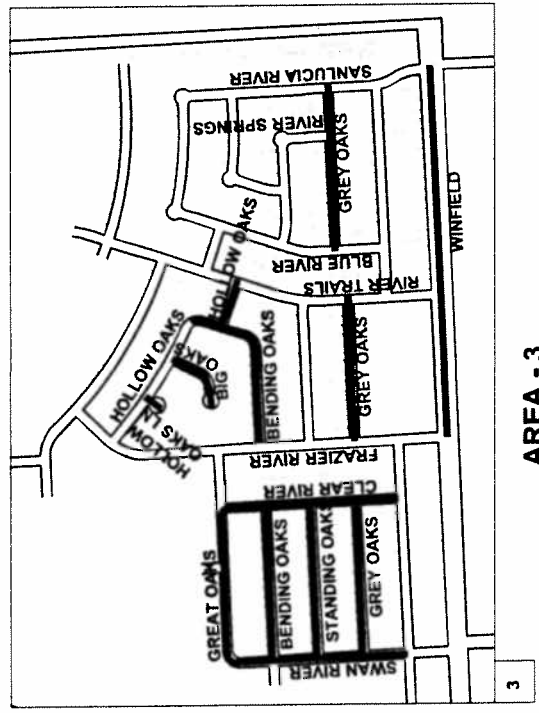
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING



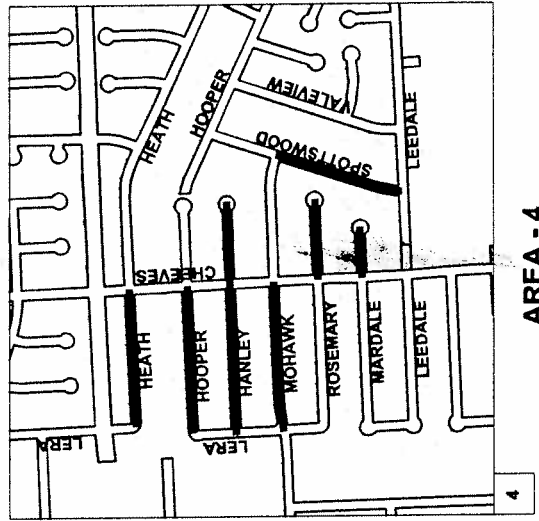
1 AREA - 1



2 AREA - 2



3 AREA - 3



4 AREA - 4



1 AREA - 1

KEY MAP NO.: 412 V & 413 S
GIMS MAP NO.: 5362
COUNCIL DISTRICT: B

2 AREA - 2

KEY MAP NO.: 413 T & U
GIMS MAP NO.: 5362
COUNCIL DISTRICT: B

3 AREA - 3

KEY MAP NO.: 415 E & J
GIMS MAP NO.: 5563
COUNCIL DISTRICT: B

4 AREA - 4

KEY MAP NO.: 415 N & S
GIMS MAP NO.: 5562
COUNCIL DISTRICT: B

PROJECT LOCATION MAP

WATER LINE REPLACEMENT IN
RIVERWOOD ESTATES AND
JOHN ALBER AREAS
WBS NO.: S-000035-0108-3



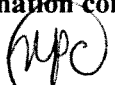
Texas American Engineering
Professional Engineers, Surveyors, Planners, Inc.
10000 Katy Freeway, Suite 1000
Houston, Texas 77058
Phone: (281) 499-8888 Fax: (281) 499-8888

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Request for a motion disclaiming, releasing, and relinquishing the City's right, title, interest, claim, and demand in and to a portion of Rhea Street, from its terminus south ±259 feet, out of the G.P. Barnett Survey, Abstract 1062. Parcel SY12-081	Page <u>1</u> of <u>1</u>	Agenda Item # 9
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FROM (Department or other point of origin): Department of Public Works and Engineering	Origination Date 12/6/12	Agenda Date DEC 12 2012
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DIRECTOR'S SIGNATURE:  Daniel W. Krueger, P.E., Director	Council District affected: E  Key Map 577N
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For additional information contact:  Nancy P. Collins Phone: (832) 395-3130 Senior Assistant Director-Real Estate	Date and identification of prior authorizing Council Action:
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RECOMMENDATION: (Summary) It is recommended City Council approve a motion disclaiming, releasing, and relinquishing the City's right, title, interest, claim, and demand in and to a portion of Rhea Street, from its terminus south ±259 feet, out of the G.P. Barnett Survey, Abstract 1062. **Parcel SY12-081**

Amount and Source of Funding: Not Applicable

SPECIFIC EXPLANATION:
Tracy Youngblood, Brown and Gay Engineers, Inc., 10777 Westheimer Road, Suite 400, Houston, Texas 77042, on behalf of Waste Corporation of Texas, L.P. (WCA Texas Management General, Inc. [Steve Seed, Vice President], General Partner), requested the abandonment and sale of a portion of Rhea Street, from its terminus south ±259 feet, out of the G.P. Barnett Survey, Abstract 1062 .

The street was never paved or used for utility purposes. Further, the City has identified no future need for this street. The street is not located within a recorded subdivision. The Legal Department's review determined that the City has no property interest in the area known as Rhea Street, from its terminus south ±259 feet, out of the G.P. Barnett Survey, Abstract 1062. Waste Corporation of Texas, L.P., the property owner, plans to use the subject street as an internal driveway for its waste disposal and recycling business. The Joint Referral Committee reviewed the request and determined the request could be processed as a disclaimer.

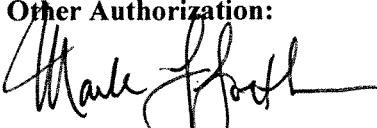
Therefore, it is recommended City Council approve a motion disclaiming, releasing, and relinquishing the City's right, title, interest, claim, and demand in and to a portion of Rhea Street, from its terminus south ±259 feet, out of the G.P. Barnett Survey, Abstract 1062.

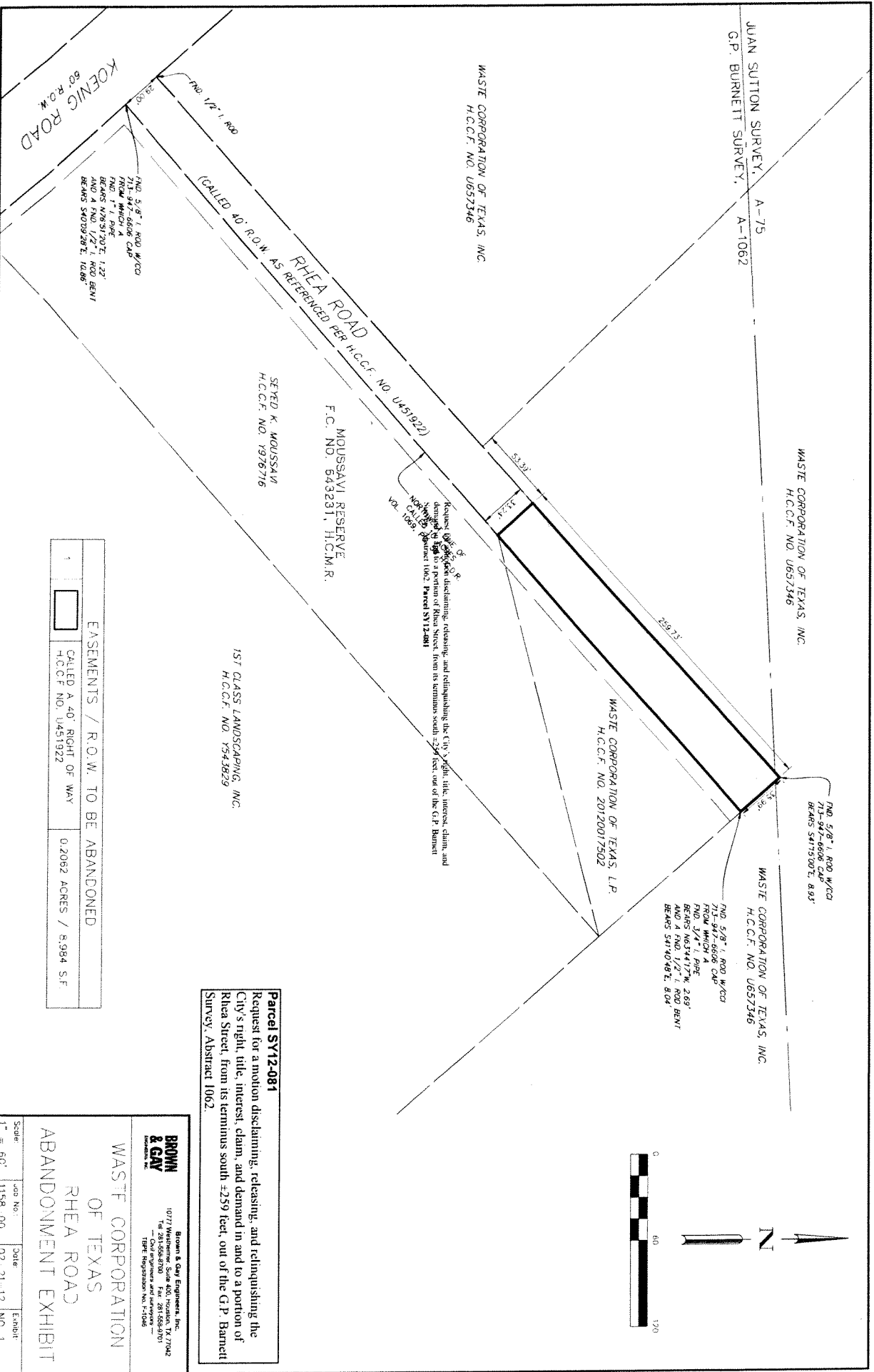
NPC:WSB:tp

c: Marta Crinejo
David M. Feldman
Marlene Gafrick
Terry A. Garrison
Daniel Menendez, P.E.
Jeffrey Weatherford, P.E., PTOE

tp\sy12-081.rc1.doc CUIC #20TP9280

REQUIRED AUTHORIZATION

Finance Department:	Other Authorization:	Other Authorization:  Mark L. Loethen, P.E., CFM, PTOE Deputy Director Planning and Development Services Division
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1	<input type="checkbox"/>	EASEMENTS / R.O.W. TO BE ABANDONED	0.2062 ACRES / 8,984 S.F.
		CALLED A 40' RIGHT OF WAY	
		H.C.C.F. NO. U451922	

Parcel SY12-081
 Request for a motion disclaiming, releasing, and relinquishing the City's right, title, interest, claim, and demand in and to a portion of Rhea Street from its terminus south ±229 feet, out of the G.P. Burnett Survey, Abstract 1062.

BROWN & GAY
 Surveyors, Inc.
 10777 Westmore, Suite 406, Houston, TX 77042
 Tel: 281-558-8700 Fax: 281-558-8701
 Email: info@brownandgay.com
 TDEP Registration No. F-1906

WASTE CORPORATION OF TEXAS
 RHEA ROAD
 ABANDONMENT EXHIBIT

Scale	1" = 60'
Doc No.	1158-00
Date	02-21-12
Exhibit	NO. 1

REQUEST FOR COUNCIL ACTION

RCA# 9551

TO: Mayor via City Secretary

Subject: Purchase of Utility Vehicles from the State of Texas Procurement and Support Services Contract for the Houston Police Department
S27-E24461-S

Category #
4

Page 1 of 1

Agenda Item

10

FROM (Department or other point of origin):
Calvin D. Wells
City Purchasing Agent
Administration & Regulatory Affairs Department

Origination Date
November 30, 2012

Agenda Date
DEC 12 2012

DIRECTOR'S SIGNATURE


Council District(s) affected
All

For additional information contact:
Joseph A. Fenninger *JAF 12/3/12* Phone: (713) 308-1708
Ray DuRousseau Phone: (832) 393-8726

Date and Identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)
Approve the purchase of utility vehicles from the State of Texas Procurement and Support Services Contract in the amount of \$251,398.00 for the Houston Police Department.

Award Amount - \$251,398.00

Finance Budget

\$251,398.00 - Auto Dealers Fund (Fund 2200)

SPECIFIC EXPLANATION:

The Chief of the Houston Police Department and the City Purchasing Agent recommend that City Council approve the purchase of ten medium-duty utility vehicles from a State of Texas Procurement and Support Services Contract through the State of Texas Cooperative Purchasing Program in the amount of \$251,398.00 for the Houston Police Department and that authorization be given to issue a purchase order to the State contract supplier, HLK Auto Group, Inc., d/b/a Meador Dodge Chrysler Jeep Ram. These utility vehicles will be assigned to police officers in the Department's Auto Dealers Detail, which is responsible for licensing and regulating the automotive industry, including vehicle towing and the SAFECLEAR Program. These officers inspect and regulate approximately 6,000 businesses within the City of Houston and monitor and investigate police scenes on City freeways and side streets. The Auto Dealers Detail officers are also on-call based on a rotating schedule and are available 24 hours a day to assist citizens or fellow officers as necessary. The funding for these vehicles is included in the adopted FY13 Equipment Acquisition Plan.

These ten utility vehicles will be additions to the Department's Fleet and will replace existing vehicles that are currently leased by the Department. These new utility vehicles will come with basic limited and power train warranties of three years/36,000 miles and five years/100,000 miles, respectively. The life expectancy of these vehicles is four years or 100,000 miles.

Hire Houston First:

This procurement is exempt from the City's Hire Houston First Ordinance. Bids/proposals were not solicited because the Department is utilizing an Interlocal Agreement or Co-Operative Purchasing Agreement for this purchase.

Sections 271.081 through 271.083 of the Texas Local Government Code provide the legal authority for local governments to participate in the State of Texas Purchasing Program.

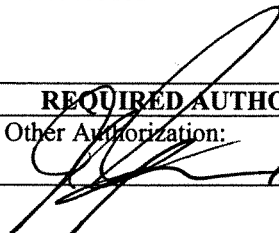
Buyer: Louis Reznicek / PR Nos. 10159289 and 10159292

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

Other Authorization:

 12/3/12

10

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REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 9480

Subject: Formal Bids Received for Chlorinated Chemicals for Various Departments S51-S24284	Category # 4	Page 1 of 2	Agenda Item //
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FROM (Department or other point of origin): Calvin D. Wells City Purchasing Agent Administration & Regulatory Affairs Department	Origination Date November 27, 2012	Agenda Date DEC 12 2012
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DIRECTOR'S SIGNATURE <i>Calvin D. Wells</i>	Council District(s) affected All
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For additional information contact: David Guernsey Phone: (832) 395-3640 Desiree Heath Phone: (832) 393-8742	Date and Identification of prior authorizing Council Action:
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RECOMMENDATION: (Summary)
Approve an award to Chemrite, Incorporated on its low bid meeting specifications in an amount not to exceed \$814,527.95 for chlorinated chemicals for various departments.

Estimated Spending Authority: \$814,527.95	Finance Budget
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\$595,152.95 - PWE Water & Sewer System Operating Fund (8300)
\$219,375.00 - General Fund (1000)

\$814,527.95 - Total

SPECIFIC EXPLANATION:The City Purchasing Agent recommends that City Council approve an award to Chemrite, Incorporated on its low bid meeting specifications in an amount not to exceed \$814,527.95 for chlorinated chemicals for various departments. It is further requested that authorization be given to make purchases, as needed, for a thirty-six (36) month period, with two one-year options to extend. This award consists of chemicals such as 50 lb. and 100 lb. drums of granular calcium hypochlorite, 25 lb. pails of granular calcium hypochlorite and 5 lb. bottles of chlorine to be used by the Public Works & Engineering and Parks & Recreation Departments to disinfect City ponds, fountains and swimming pools. PWE/WWO uses chlorine granular to super chlorinate Automatic Backwash Filters to improve solids removal efficiency of the filter media at 69th St. and to clean clarifier troughs.

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

COMPANY	TOTAL AMOUNT
1. Globe Electric Co., Inc.	\$752,581.00 (Did Not Meet Specifications)
2. Chemrite, Incorporated	\$814,527.95

A lower bid was received from Globe Electric Co., Inc. but it did not meet specifications. The supplier could not provide the required references.

Hire Houston First:
The proposed award 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 supplier does not meet the requirements of Hire Houston First; no Hire Houston First firms were within three percent.

Buyer: Chatauqua Allen

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

REQUIRED AUTHORIZATION		
Finance Department:	Other Authorization:	Other Authorization:

MA

Date: 11/27/2012	Subject: Formal Bids Received for Chlorinated Chemicals for Various Departments S51-S24284	Originator's Initials CA	Page 2 of 2
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Estimated Spending Authority

DEPARTMENT	FY13	OUT YEARS	TOTAL
Public Works and Engineering	\$119,030.59	\$476,122.36	\$595,152.95
Parks and Recreation	\$ 3,200.00	\$216,175.00	\$219,375.00
Total	\$122,230.59	\$692,297.36	\$814,527.95

Crinejo, Marta - MYR

Subject: FW: Chlorinated Chemicals

From: Murray, Marsha E. - OBO
Sent: Friday, December 07, 2012 11:35 AM
To: Crinejo, Marta - MYR
Subject: Fw: Chlorinated Chemicals

Marsha E. Murray

From: Murray, Marsha E. - OBO
Sent: Friday, December 07, 2012 09:20 AM
To: Heath, Desiree - ARA
Cc: Bolden, Latanja - OBO; Wright, Carlecia D. - OBO
Subject: FW: Chlorinated Chemicals

Desiree,

The identified component of this contract that would lend itself to the use of a certified firm is the delivery of the hazardous chemicals requested in this solicitation. For further clarification, based on OBO's research, there are no certified MWBE delivery firms available to perform the delivery of hazardous materials for this solicitation, therefore, the 0% goal on this contract is appropriate. Please let us know if there are questions. Thanks.

Marsha E. Murray

Assistant Director, Office of Business Opportunity
832-393- 0614 (t)



The Mayor's Office of Business Opportunity is committed to creating a competitive and diverse business environment in the City of Houston by promoting the growth and success of local small businesses, with special emphasis on historically underutilized groups by ensuring their meaningful participation in the government procurement process.

Learn more about the Mayor's Office of Business Opportunity by visiting <http://www.houstontx.gov/obo>

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA #

SUBJECT: Resolution approving a revised Investment Policy for the City of Houston

Category #

Page 1 of 1

Agenda Item# 12

FROM: (Department or other point of origin):
Office of the City Controller

Origination Date
10/19/2012

Agenda Date

DEC 12 2012

DIRECTOR'S SIGNATURE:

Charisse Mosely

Council Districts affected: All

For additional information contact:

Charisse Mosely 832-393-3529
Han Au 832-393-3524

Date and identification of prior authorizing Council Action: 5/7/08 Res. 2008-10; 1/16/08 Res. 2008-1; 11/5/08 Res 2008-31; 11/10/2009 Res 2009-33 ; 11/15/2010 Res 2010-57; 12/20/11 Res 2011-32

RECOMMENDATION: Approve a resolution approving a revised Investment Policy for the City of Houston.

Amount of Funding: N/A

Finance Budget:

SOURCE OF FUNDING: General Fund Grant Fund Enterprise Fund Other (Specify)

SPECIFIC EXPLANATION:

The Texas Public Funds Investment Act and the City Investment Policy require that City Council review the City's Investment Policy not less than annually and shall evidence by resolution that it has conducted such review. The last action was December 20, 2011.

The Controller's Office is requesting that Council approve a Resolution adopting a revised Investment Policy for the City of Houston. A revision to that policy was reviewed by the City's Investment Committee at their meeting on October 16, 2012, and has been approved by the Committee.

The recommended change, highlighted in the attached document is:

Amend Section 17.0 – DIVERSIFICATION AND MAXIMUM MATURITIES – To increase the maximum allowable investment in Callable Agency Securities from 15% to 25% of the General Investment Pool.

This change is requested because Callable Agency Securities offers higher yields compared to other Agency Bullet Securities.

Investment Committee Members

Ronald C. Green	Chairperson
Charisse Mosely	Deputy City Controller
Han Au	Investment Manager
James Moncur	Mayor's Appointee
Susan Bandy	Mayor's Appointee
Kirk Rummel	Mayor's Appointee
Drew Masterson	Private Sector Appointee, First Southwest Securities
Ron Stapleton	Private Sector Appointee, Partners Advisors
Suresh Raghavan	Private Sector Appointee, Raghavan Financial, Inc.

REQUIRED AUTHORIZATION

Finance Director:

Other Authorization:

Other Authorization:

City of Houston Resolution No. 2012_____

A RESOLUTION APPROVING AND ADOPTING A REVISED INVESTMENT POLICY FOR THE CITY OF HOUSTON, TEXAS, AND MAKING VARIOUS PROVISIONS RELATED TO THE SUBJECT.

* * *

WHEREAS, the Public Funds Investment Act, Texas Government Code Ann., Chapter 2256 (the "Act"), provides that the governing body of an investment entity shall adopt a written investment policy regarding the investment of its funds; and

WHEREAS, the City Council must approve any amendments to such Investment Policy; and

WHEREAS, upon the recommendation of the City's Investment Committee, the City Council desires to adopt amendments to the City's Investment Policy; and

WHEREAS, the written Investment Policy, as amended, will further protect City assets by identifying investment objectives, addressing the issues of investment risks versus rewards, and providing the framework for the establishment of controls, limitations and responsibilities of City employees in the performance of their fiduciary responsibilities;

NOW, THEREFORE,

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

Section 1. That the City Council hereby approves and adopts the revised Investment Policy attached hereto as Exhibit A and made a part hereof by this reference.

Section 2. This Resolution shall be passed finally on the date of its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution 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 ____ day of _____, 2012.


APPROVED this ____ day of _____, 2012.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is _____.

City Secretary

Prepared by Legal Department
GLW:asr 11/29/2012
Requested by Ronald C. Green, City Controller
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CITY OF HOUSTON INVESTMENT POLICY

1

This revised policy was reviewed at the Investment Committee Meeting on October 16, 2012 and has been approved by the Investment Committee. It is being submitted to City Council for review and approval on October 31, 2012.

Amend Section 17.0 – DIVERSIFICATION AND MAXIMUM MATURITIES - to increase the maximum allowable investment in callable agency securities from 15% to 25% of the General Investment Pool.

CITY OF HOUSTON INVESTMENT POLICY

1.0 PURPOSE

It is the policy of the City of Houston, Texas (the City) to invest public funds in a manner which will provide the highest investment return with the maximum security while meeting the daily cash flow demands of the City and conforming to all state and local statutes governing the investment of public funds. This policy sets forth the investment program of the City and the guidelines to be followed in achieving its objectives.

2.0 SCOPE

This policy is applicable to all investment activities and all funds of the City except employee pension funds, trustee funds, or escrow funds - any of which is set up and administered separately and whose investment activities are conducted by third parties in accordance with instructions provided in ordinances, contracts, or escrow agreements.

2.1 Funds covered by this policy:

- 2.1.1 **General Fund** - used to account for all financial resources relating to general government operation except those required to be accounted for in other funds. The General Fund is the City's operating fund.
- 2.1.2 **Special Revenue Funds** - used to account for the proceeds of specific revenue sources which are restricted to expenditures for specific purposes.
- 2.1.3 **General Debt Service Funds** - used to account for the payment of interest and principal on all general long-term debt other than debt issued for and serviced by Enterprise Funds.
- 2.1.4 **Capital Project Funds** - used to account for all resources used for the acquisition and/or construction of capital facilities by the City, except those financed by Enterprise Funds.
- 2.1.5 **Enterprise Funds** - used to account for the acquisition, operation and maintenance of governmental facilities and services that are entirely or predominantly self-supporting through user charges.

Exhibit A

- 2.1.6 **Trust and Agency Funds** - used to account for assets held in a trustee capacity or as an agent for individuals, private organizations, other governmental units, and/or other funds.
- 2.1.7 Other funds maintained by the City, unless specifically exempted.

3.0 OBJECTIVE

Investment of the funds covered by this policy shall be governed by the following investment objectives, in order of priority:

- 3.1 **Safety:** Safety of principal is the primary objective of the investment program. Investment of the City's funds shall be undertaken in a manner that seeks to ensure the preservation of capital for the overall portfolio. To attain this objective, diversification is required in order that exposure to individual sectors of the market will not have an undue impact on the entire portfolio (see Section 17.0 "Diversification and Maximum Maturities").
- 3.2 **Liquidity:** The City's investment portfolio will remain sufficiently liquid to enable the City to meet all operating requirements that might be reasonably anticipated.
- 3.3 **Return on Investments:** The City's investment portfolio shall be designed with the objective of attaining the best feasible rate of return, throughout budgetary and economic cycles, commensurate with the City's investment risk constraints and the cash flow characteristics of the portfolio. Return on investment, although important, is subordinate to the safety and liquidity objectives described above.
- 3.4 **Legal Requirements:** The investment yield on certain funds may be restricted from time to time due to state or federal laws regarding arbitrage earnings. The City's investment portfolio shall be designed with the objective of meeting all legal requirements including yield restrictions.

4.0 INVESTMENT COMMITTEE

The City Controller is charged by the City Charter with the supervision of the fiscal affairs of the City of Houston, which includes the investment of the City's funds. To assist the City Controller in this function, an Investment Committee has been established. The Committee is chaired by the City Controller with members including the Deputy Controller – Treasury Division, the Investment Manager, up to two other persons appointed by the Controller, up to three persons appointed by the Mayor, and up to three non-City employees recommended by the Investment Committee and appointed by the City Controller. The Committee will be supported, as needed, by the staff of the Internal Audit Division, Finance Division, and the Legal Department. The Committee meets quarterly, upon written notice, or as called for by the City Controller.

The major responsibilities of the Committee are to:

- 1) Monitor investment results and compliance with this policy
- 2) Recommend and monitor investment and accounting controls and procedures in accordance with this policy.
- 3) Recommend investment strategies The Committee may, in its consideration of investment strategies, impose maturity, diversification or liquidity limits, or other investment guidelines, in addition to those required by this policy. In setting investment strategy the Committee may impose guidelines that are stricter than is required by this policy, but in no case shall recommend investments or guidelines not allowed by this policy.
- 4) Review and approve revisions to this policy.
- 5) Review, revise, and adopt, at least annually a list of qualified broker/dealers that are authorized to engage in investment transactions with the City.

5.0 DELEGATION OF AUTHORITY

Authority to manage the City's investment program is derived from State statutes and applicable City ordinances and resolutions. Day to day management responsibility for the investment program is delegated by the City Controller, as the City's investment officer, to one or more investment managers, who shall establish written procedures for the operation of the investment program consistent with this investment policy. Procedures should include reference to:

- a) Safekeeping of investments
- b) Collateral/Depository agreements
- c) Wire Transfer agreements
- d) Master Repurchase agreements
- e) Securities Lending agreement

Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the Investment Manager. The Investment Manager shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials. The Investment Manager shall possess sufficient working knowledge of investment economics and the technical aspects of securities and markets, as well as the supervisory experience and judgment necessary to carry out the responsibilities outlined in this policy.

6.0 INVESTMENT TRAINING

The City Controller, as the investment officer, and all employees who have been delegated the authority to engage in investment transactions (investment officials) shall attend at least one training session relating to their responsibilities under this policy within 12 months after taking office or assuming duties; and attend an investment training session not less than once in a two-year period that begins on the first day of that local government's fiscal year and consists of the two consecutive fiscal years after that date, and receive not less than 10 hours of investment instruction

from an independent source approved by the Investment Committee. Training must include education in investment controls, security risks, strategy risks, market risks, and compliance with the Public Funds Investment Act.

7.0 ETHICS AND CONFLICTS OF INTEREST

Officers and employees involved in the investment process shall not engage in personal business activity that conflicts with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Investment officials and employees who are directly involved with the investment function shall disclose to the City Controller, or the Investment Committee, any financial interests in financial institutions that conduct business within this jurisdiction, and they shall further disclose any personal financial/investment positions that could be related to the performance of the City's portfolio. Employees and officers shall refrain from undertaking personal investment transactions with the same individual with whom business is conducted on behalf of their entity and shall subordinate their personal investment transactions to those of the City's, particularly with regard to the timing of purchases and sales.

Officers and employees involved in the investment process must file a disclosure statement with the Texas Ethics Commission and the City Secretary, acting on behalf of the governing body of the City of Houston, if:

- a) The officer or employee has a personal business relationship with a business organization offering to engage in an investment transaction with the City; or
- b) The officer or employee is related within the second degree, by affinity or consanguinity, to an individual seeking to transact investment business with the City.
- c) The officer or employee owns 10 percent or more of the voting stock or shares of the business or owns \$5,000 or more of the fair market value of the business organization;
- d) Funds received by the investment officer from the business organization exceed 10 percent of the officer's or employee gross income for the previous year; or
- e) The officer or employee has acquired from the business organization during the previous year an investment with a book value of \$2,500 or more for the personal account of the officer or employee.

8.0 PRUDENCE

Investments shall be made with judgment and care--under investment and economic circumstances then prevailing--which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

- 8.1 The standard of prudence to be used by investment officials shall be the "prudent person" standard and shall be applied in the context of managing an overall portfolio under prevailing economic conditions at the moment of investment commitments. Investment officials, acting in accordance with written procedures and the investment policy and exercising due diligence, shall be relieved of personal responsibility for an individual security's credit risk or market price

changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

- 8.2 In determining whether an investment official has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration the investment of all funds over which the official had responsibility rather than a consideration as to the prudence of a single investment and, whether the investment decision was consistent with the written investment policy of the entity.

9.0 AUTHORIZED AND SUITABLE INVESTMENTS

Investments described below are authorized by the Public Funds Investment Act and considered suitable by the Investment Committee. Section 12 of this Policy describes those investments that are specifically prohibited by the Act. In addition, the purchase of specific investments may at times be restricted or prohibited by the City Controller, as the investment officer, due to current market conditions. Securities that were authorized investments at the time of purchase are not required to be liquidated. Except as provided above, City funds governed by this Policy may be invested in:

- 9.1 Obligations of the United States of America or its agencies and instrumentalities.
- 9.2 Direct obligations of the State of Texas or its agencies and instrumentalities.
- 9.3 Other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, the State of Texas or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States.
- 9.4 Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent. From time to time, the City may purchase its own general obligation or enterprise-issued obligations. In such cases, the City's intention is to hold its own obligations on a temporary basis and not to extinguish or discharge the obligations. In such cases, the City deems that no funds held in any interest and sinking fund set aside for a specific obligation will be used to purchase that obligation.
- 9.5 Certificates of Deposit that are issued by a City Council-approved state, national, or savings bank, domiciled in this state, and are:
 - a) Guaranteed or insured by the Federal Deposit Insurance Corporation, or its successor; or
 - b) Secured by obligations that are described by 9.1 above, which have a market value of not less than the principal amount of the certificates, but excluding those securities prohibited by the Public Funds Investment Act and this policy; or

- c) Secured in any other manner and amount provided by law for deposits of the City.

Certificates of Deposit may be transacted with approved public depositories provided the City has on file a signed Security Agreement that complies with the Public Funds Collateral Act and details:

- a) Eligible collateral;
- b) Collateralization ratios for the various types of eligible collateral;
- c) Standards for collateral custody and control;
- d) Collateral valuation; and
- e) Conditions for agreement termination.

- 9.6 Fully collateralized repurchase agreements having a defined termination date, placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in this state, and secured by a combination of cash and obligations described by 9.1 above, pledged to the City, held in the City's name, and deposited at the time the investment is made with the entity or with a third party selected and approved by the City, and having a market value at the time the funds are disbursed of no less than the principal amount of the funds disbursed. Repurchase Agreements may be transacted with primary dealers and financial institutions provided the City has on file a signed Master Repurchase Agreement which details:

- a) Acceptable types of collateral;
- b) Standards for collateral custody and control;
- c) Collateral valuation and initial margin, accrued interest, marking to market, and margin calls;
- d) Method for transmitting security income;
- e) Condition for agreement termination;
- f) Acceptable methods for delivery of securities and collateral.

- 9.6.1 Reverse repurchase agreements are authorized investments if the term of the agreement does not exceed 90 days; and the maturity of the investment acquired with the proceeds of the reverse repurchase agreement does not exceed the expiration date of the reverse repurchase agreement. Reverse repurchase agreements may be transacted with primary dealers and financial institutions provided the City has on file a signed Master Repurchase Agreement.

- 9.7 Prime Domestic Bankers' Acceptances with stated maturities of 270 days or less from the date of issuance that will be, in accordance with stated terms, liquidated in full at maturity, that are eligible for collateral for borrowing from a Federal Reserve Bank, and that are accepted by a bank organized and existing under the laws of the United States or any state, if the short-term obligations of the bank, or of a bank holding company of which the bank is the largest subsidiary, are rated not less than A-1 or P-1, or an equivalent rating by at least one nationally recognized credit rating agency.

- 9.8 Commercial Paper with a stated maturity of 270 days or less from the date of its issuance that is rated not less than A-1 or P-1 or an equivalent rating by at least:
- a) Two nationally recognized credit rating agencies; or
 - b) One nationally recognized credit rating agency and is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United States or any state.

The maximum exposure to any one issuer other than the City is limited to the lesser of 3% of the market value of the investment pool at the time of purchase or 10% of the issuer's commercial paper program, provided, however, that at no time will the City hold more than 1.5% of the market value of the investment pool in Commercial Paper from a single issuer with a maturity date beyond 90 days. From time to time, the City may purchase its own general obligation or enterprise-issued commercial paper notes up to 10% of the value of the pool. In such cases, the City's intention is to hold its own notes on a temporary basis and not to extinguish or discharge the notes. In such cases, the City deems that no funds held in any interest and sinking fund set aside for a specific note will be used to purchase that note.

Prior to investing any funds, the Investment Manager will evaluate programs. Individual issuers will be monitored as to credit quality and events that may have an effect on the credit quality. Adverse developments will cause the issuer to be excluded from consideration and existing positions to be liquidated as practical.

- 9.9 SEC registered and regulated no-load money market mutual funds with a dollar-weighted average stated maturity of 60 days or less, whose investment objectives include the maintenance of a stable net asset value of \$1 for each share, and provides the City with a prospectus and other information required by the Securities Exchange Act of 1934 (15 U.S.C. Section 78a et seq.) or the Investment Company Act of 1940 (15 U.S.C. Section 80a-1 et seq.) The City's investment in any one money market mutual fund shall not exceed 10% of the total assets of the money market mutual fund. The City has a sweep relationship with the main depository bank that sweeps the overnight funds into a money market mutual fund. This relationship is subject to the same limits as any other mutual fund relationship, as previously stated.
- 9.10 SEC registered and regulated bonds issued as the direct obligations of the State of Israel.
- 9.11 Collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States, subject to the provisions of Section 12.0.

- 9.12 Investment Pools that function as a money market mutual fund. To be eligible to receive and invest funds on behalf of the City of Houston, the investment pool functioning as a money market mutual fund must mark its portfolio to market daily, to the extent reasonably possible stabilize at a \$1 net asset value, must have an advisory board, must be continuously rated no lower than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service, and must have a weighted average maturity of no longer than 60 days. The City's investment in any one investment pool that functions as a money market fund shall not exceed 10% of total assets of that investment pool.

10.0 SECURITIES LENDING

The City may enter into a securities lending program with an authorized broker/dealer or financial institution in order to enhance investment return. The City may administer a securities lending program directly or, if conditions warrant, use an outside agent. Should an agent be used, one will be recommended by the Investment Committee using appropriate criteria. Securities lending will only be transacted with a written agreement, approved by the City Attorney, which details:

- a) Acceptable types of collateral;
- b) Standards for collateral custody and control;
- c) Collateral valuation and initial margin, accrued interest, marking to market, and margin calls;
- d) Method for transmitting security income; and
- e) Acceptable methods for delivery of securities and collateral.

11.0 SECURITIES SWAPS

The City may take advantage of security swap opportunities to improve portfolio yield. A swap that improves portfolio yield may be selected, even if the transaction results in a current accounting loss, as long as the break-even date occurs within the horizon of the swap.

12.0 PROHIBITED INVESTMENTS

Under the Public Funds Investment Act, the following are not authorized investments, regardless of any other law to the contrary:

- 12.1 Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pay no principal. (Commonly referred to as IOs)
- 12.2 Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest. (Commonly referred to as POs)
- 12.3 Collateralized mortgage obligations that have a stated final maturity date of greater than 10 years.

- 12.4 Collateralized mortgage obligations, the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

13.0 EFFECT OF LOSS OF REQUIRED RATING

An investment that requires a minimum rating under this subchapter does not qualify as an authorized investment during the period the investment does not have the minimum rating. The City shall take all prudent measures that are consistent with this investment policy to liquidate an investment that does not have the minimum rating. The City shall also monitor the credit ratings on securities that require minimum ratings. This may be accomplished through staff research, or with the assistance of broker dealers, banks or safekeeping agents.

14.0 COLLATERALIZATION

All deposits of City funds, repurchase agreements and securities lending agreements, including any accrued interest, will be fully collateralized by securities permitted under this policy. Collateral securities shall have a market value of not less than 102% of the amount of the deposits, secured thereby, adjusted by the insurance coverage provided those deposits by the Federal Deposit Insurance Corporation. Collateral will always be held by an independent third party with whom the City has a current custodial agreement. A clearly marked evidence of ownership (safekeeping or trust receipt) must be supplied to the City and retained. Determination of market value on collateral shall be made on a weekly basis. All collateral relationships will comply with the terms of the Public Funds Collateral Act.

15.0 SAFEKEEPING AND CUSTODY

All security transactions, including collateral for repurchase and securities lending agreements but with the exception of money market transactions, entered into by the City shall be conducted on a delivery-versus-payment (DVP) basis. Securities will be held by a third party custodian, designated by the Controller, and held in the City's name as evidenced by safekeeping or trust receipts of the bank with which the securities are deposited. The custodian will provide listings of the securities that are held in the name of the City on a periodic basis.

16.0 INVESTMENT STRATEGY

The City's investment program uses a "pooled" investment strategy where all monies of all funds covered by this policy are combined and invested in a portfolio that is stratified by various levels of maturities to meet the requirements of all working capital, construction and debt service funds. In some cases, one or more separate pools of funds may be established to meet specific requirements or yield restrictions for certain funds. By combining the net cash flows of all funds, the pooled investment strategy maximizes return on investment without sacrificing safety and liquidity because economies of scale can be taken advantage of to obtain better prices and reduce transaction and administrative costs.

- 16.1 **General Pool Strategy:** The General Pool consists of those working capital, construction and debt service funds which are not subject to yield restriction under IRS arbitrage regulations. The City combines a variation on the traditional laddered maturity strategy that matches assets and liabilities, with more active management strategies, such as yield curve analysis, to achieve the best feasible rate of return while fulfilling the investment objectives of this policy.

The core of the General Pool strategy is a ladder in which investment maturities are matched to monthly cash requirements for the next 12-18 months. When investments mature, the proceeds are used to pay bills or re-invested. New cash from bond proceeds, taxes, or other revenues can be invested at the long end of the ladder to take advantage of higher yields or to fill other cash requirements. The ladder may be extended for longer-term funds to take advantage of matching long-term assets against long-term liabilities. At times, some investments might be placed shorter or longer, based on the interest rate outlook.

In order to ensure the ability of the City to meet obligations and to minimize potential liquidation losses, the dollar-weighted average stated maturity of the General Pool shall not exceed 2.5 years.

All investments in this pool must comply with the objectives and restrictions set forth in this policy.

- 16.2 **Tax-Exempt Pool Strategy:** The Tax-Exempt Pool consists of those funds which are subject to yield restriction and arbitrage regulation under the 1986 Tax Reform Act. This pool was created to:

- a) Demonstrate compliance with IRS regulations regarding arbitrage;
- b) Maximize the amount of interest earned and retained by the City from the investment of funds subject to the regulations;
- c) Minimize the amount of the rebate liability; and
- d) Minimize the cost of administering the arbitrage tracking program.

Due to the nature of municipal bonds (more risk, less liquidity), the strategy for the Tax-Exempt Pool is, generally, to purchase at least AA rated, insured or pre-refunded municipals with short maturities (generally less than 3 years) if the yield is reasonably higher than that of tax-exempt money market mutual funds. Otherwise, funds in this pool will be invested in one or more tax-exempt money market mutual funds that meet the requirements of IRS arbitrage regulations and the liquidity needs of this pool.

In order to ensure the ability of the City to meet obligations and to minimize potential liquidation losses, the average dollar-weighted stated maturity of the Tax-Exempt Pool shall not exceed 1.5 years.

All investments in this pool must comply with the objectives and restrictions set forth in this policy.

- 16.3 **Housing Department Pool Strategy:** This pool was created to comply with the U.S. Department of Housing and Urban Development (HUD) which requires separate custodial accounts for funds received under federal HUD programs. The strategy for this portfolio is to purchase U. S. Treasury Bills with maturities less than 6 months; targeted to meet the cash needs of the City of Houston Housing and Community Development Department (HCDD)'s HUD program cash outflows. A deposit account with an approved depository institution (see section 20.2) will contain all funds pending disbursement as well as a minimal reserve, generally under \$20,000. All securities are available for sale to meet liquidity needs.

All investments in this pool must comply with the objectives and restrictions set forth in this policy.

- 16.4 **All Other Special Purpose Pools:** As deemed appropriate, the City Controller has created pools for special purposes, including capital projects, special revenue funds and debt service reserves. Each special purpose is limited in duration and has estimatable cash outflows, although the outflows may change over time, especially in the case of capital projects. In all cases, the City uses a traditional laddered maturity strategy that matches assets with projected cash outflows. The City may, on occasion, utilize more active management strategies, such as yield curve analysis, to achieve better rates of return while fulfilling the investment objectives of this policy and the purposes for which the pools were created.

The core of the strategy for each special purpose pool is a maturity ladder in which investment maturities are matched to periodic cash requirements for the expected life of the pool. As investments mature, the proceeds are disbursed according to the needs of the project or re-invested. New monies added to the pool will be invested to fill new cash requirements. At times, some investments might be placed shorter or longer, based on the interest rate outlook. As cash flow projections are revised, the portfolio ladder may be adjusted to reflect these changes, either through maturities or sales of securities.

The weighted average stated maturity of each special purpose pool shall not exceed the weighted average cash outflows for the project. This will be considered to have been accomplished by laddering the cash flows to the planned outflows.

All investments in this pool must comply with the objectives and restrictions set forth in this policy.

17.0 DIVERSIFICATION AND MAXIMUM MATURITIES

In consultation with the Investment Committee, the City Controller will set explicit asset mix and diversification constraints within which the Investment Manager is to manage the City's portfolios. The asset mix is stated in terms of a maximum or minimum commitment to each asset category

rather than ranges or targets so as to allow the Investment Manager flexibility in implementing investment decisions within the framework of this policy. The Investment Manager may set the commitments anywhere from zero (or the minimum), to the maximum level, based upon the Manager's outlook for the market. All securities must conform to the rules on Authorized and Suitable Investments in Section 9.0 of this policy.

Notwithstanding the limits in this section, for investment pools initially created for funds with limited investment horizons, especially construction projects and other capital project funds, the maximum commitments to each asset category will not apply when the pool has declined to 10% of the original funds deposited to the pool. At that time, the pool is permitted to invest up to a maximum of 100% of the remaining proceeds in money market mutual funds, US Treasuries, or US Agencies and Instrumentalities; and up to a maximum of 50% of the remaining proceeds in commercial paper with a stated maturity of one month or less, or any combination thereof. All other restrictions within this policy are still applicable, including, but not limited to, maturity, credit ratings, and any other specific concentration limitations as discussed in Section 9.

Instrument	Percentage of Total Pool		Maximum Maturity (a)
	Minimum	Maximum	
General Pool and All Other Pools			
Money Market Mutual Funds and Local Government Pools	0%	25%	N/A
Repurchase Agreements	0%	15%	6 months
Reverse Repurchase Agreements	0%	15%	90 days
Securities Lending Agreements	0%	50%	90 days
Certificates of Deposit	0%	15%	2 years
Commercial Paper and Bank Acceptances	0%	15%	270 days ^(b)
Municipal Notes and Bonds	0%	20%	5 years
U.S. Agencies and Instrumentalities	0%	85% ^(c)	5 years
Mortgage Pass-through Securities and Collateralized Mortgage Obligations	0%	20% ^(d)	15 years ^(d)
U.S. Treasuries	15%	100%	5 years
Callable Agency Securities	0%	15% 25%	5 years
Tax-Exempt Pool			
Tax-Exempt Money Market Mutual Funds	0%	100%	N/A
Tax-Exempt Municipal Notes and Bonds	0%	100%	5 years
Trust and Agency Pools			
U.S. Treasury and Agency Securities		100%	As permitted under trust regulations

- (a) Investments with maturities greater than the maximum maturity must be specifically approved by the City Controller or the Investment Committee.
- (b) The maximum exposure to any one CP issuer, except for the City, is limited to the lesser of 3% of a pool's market value or 10% of the issuer's commercial paper program, of which 1.5% of a pool's market value can have a maturity beyond 90 days.
- (c) The maximum exposure to any one Agency issuer is 35% of the investment pool.
- (d) The maximum maturity of CMOs is limited to 10 years under this policy. CMOs are further limited to 5% of the total investment portfolio.

18.0 SALE OF SECURITIES

Securities shall not be sold prior to maturity except under the following circumstances:

- a) A decline in the credit quality of the issuer;
- b) A security swap designed to improve the quality, yield, or target duration in the portfolio under the conditions of section 11.0 of this policy; or
- c) Liquidity needs require that a security be sold; or
- d) Diversification limits in section 17.0 of this policy require the reduced concentration in a particular sector.

19.0 COMPETITIVE BIDDING

It is the policy of the City to require competitive bidding for all individual security purchases and sales except for:

- 1) Transactions with money market mutual funds (which are deemed to be made at prevailing market rates);
- 2) Government securities purchased at issue through an approved broker/dealer or financial institution; and
- 3) Commercial paper and bankers' acceptances purchased either directly from the issuer or on the secondary market (verification of competitive market levels must be documented).

At least three broker/dealers must be contacted in all other transactions involving individual securities. For those situations where it may be impractical or unreasonable to receive three bids due to secondary market availability or broker inventory limitations, documentation of a competitive market of comparable securities or an explanation of the specific circumstance must be included with the transaction quote/bid sheet. Competitive bidding for security swaps is required.

20.0 AUTHORIZED BROKER/DEALERS AND FINANCIAL INSTITUTIONS

- 20.1 Broker/Dealers - The City Controller will maintain a list of approved broker/dealers and financial institutions that have been approved by the Investment Committee and are authorized to provide investment services in the State of Texas. Investments shall only be made with those firms who qualify under Securities & Exchange Commission Rule 15C3-1 (uniform net capital rule) and who have:
 - a) Provided audited financial statements;
 - b) Completed the City's Broker/Dealer Questionnaire;
 - c) Acknowledged, in writing, that the policy has been thoroughly reviewed by qualified representatives dealing directly with the City's account and that the organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the City and the organization that are not authorized by the City's Investment Policy, except to the extent that this authorization depends on an analysis of the makeup of the City's entire portfolio or requires an interpretation of subjective investment standards; and
 - d) Met the qualifications and standards recommended and approved by the Investment Committee.

An annual review of the financial condition and registrations of authorized broker/dealers and financial institutions providing investment services will be conducted by the City Controller. In addition, the quantity of transactions conducted with each approved broker/dealer will be reviewed at least semi-annually for the prior six-month period. Broker/dealers that have less than three transactions shall be sent a letter informing them of their status, and be given thirty days to respond in writing. The results of this review and the related recommendations shall be submitted to the Investment Committee. The Investment Committee shall, at least annually, review, revise, and adopt a list of qualified brokers that are authorized to engage in investment transactions with the entity.

20.2 Depositories - The City Controller will maintain a list of qualified public depositories that are authorized to hold City funds. Deposits will only be placed with those institutions that have:

- a) Provided audited financial statements;
- b) Completed the City's Authorized Depository application;
- c) Been designated by City Council as an authorized depository;
- d) Signed the City's Security Agreement; and
- e) Provided collateral as set forth in Sections 9.5 and 14.0 of this policy.

An annual review of the financial condition of each depository holding City funds will be conducted by the City Controller.

A current audited financial statement is required to be on file for each broker/dealer and financial institution that transacts any investment activities with the City.

21.0 INTERNAL CONTROL

In conjunction with its annual financial audit, the City shall cause to be performed a compliance audit of management controls on investments, adherence to the City's established investment policies and the quarterly reports prepared by the investment manager. The results of the review shall be reported to the Investment Committee.

22.0 REPORTING

22.1 Investment performance is continually monitored and evaluated by the Investment Manager. As requested by the City Controller, but not less than quarterly, the Investment Manager will prepare and submit to the Investment Committee, investment reports which demonstrate conformance to the requirements and objectives of this policy.

In addition, the Investment Manager will prepare and submit to the Mayor and City Council, not less than quarterly, a written report of investment transactions for all funds covered by this policy for the preceding reporting period. The report must:

- a) Describe in detail the investment position of the City on the date of the report;
- b) Be prepared jointly by all investment officers of the entity;
- c) Be signed by each investment officer of the entity;
- d) Contain a summary statement, prepared in compliance with generally accepted accounting principles, of each pool fund group that states the beginning market value during the period, additions and changes to the market value during the period, ending market value for the period, and fully accrued interest for the reporting period;
- e) State the book value and market value of each separately invested asset at the end of the reporting period by the type of asset and fund type invested;
- f) State the maturity date of each separately invested asset that has a maturity date;
- g) State the account or fund or pooled group fund for which each individual investment was acquired; and
- h) State the compliance of the investment portfolio as it relates to the Public Funds Investment Act of the State of Texas and the investment strategy expressed in this policy.

22.2 The City will utilize the following 3 tier approach for valuing securities:

- a) Interactive Data Corporation (IDC) will be the primary source for valuing securities. IDC receives input from multiple dealers when generating a valuation.
- b) As a backup for securities that are not priced using IDC, Bloomberg, L.P. will provide a secondary source for values.
- c) Investment Committee approved primary government security dealers will offer a final backup for those securities not valued by the previous two sources.

23.0 PERFORMANCE STANDARDS

Subject to the investment objectives set forth in section 3.0 of this policy, the investment portfolios shall be designed with the objective of attaining the best feasible rate of return, throughout budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow needs of the portfolio. The overriding objectives of portfolio management are to preserve the capital invested and to meet the liquidity and debt service needs of the City. These objectives supercede the importance of achieving any performance Benchmarks set by this policy.

- 23.1 **Market Yield (Benchmark):** The City's selection of portfolio management is active as opposed to passive. Active management uses investment strategies designed to increase portfolio value by exceeding average rates of return normally achieved using passive management. The basis used by the City Controller to determine whether market returns are being achieved shall be a benchmark recommended by the Investment Committee. The Investment Committee may

revise this benchmark if liquidity and debt service needs alter the desired composition of the portfolio.

24.0 INVESTMENT POLICY ADOPTION

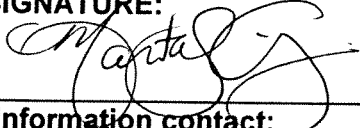
The City's investment policy shall be adopted by resolution of City Council. The policy shall be reviewed at least annually by the Investment Committee and the City Council, and any modifications made to such policy must be approved by City Council. The City Council shall evidence by resolution that it has conducted such review. Any modifications made to such policy must be approved by City Council and reflected in such resolution.

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Ordinance rescheduling City Council Meetings for the period January 3 rd , 2013 through January 4 th , 2014		Agenda Item # 13
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FROM (Department or other point of origin): Mayor's Office	Origination Date 12/6/12	Agenda Date DEC 12 2012
--	------------------------------------	-----------------------------------

DIRECTOR'S SIGNATURE: 	Council District affected: All
---	--

For additional information contact: Marta Crinejo, Agenda Director Phone: 832.393.1091	Date and identification of prior authorizing Council action: None
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RECOMMENDATION: (Summary)

Adopt an ordinance establishing exceptions to City Council's regular meeting schedule for the period January 6th, 2013 through January 4th, 2014

Amount and Source of Funding: N/A	Finance Budget:
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SPECIFIC EXPLANATION:

City Council regularly meets weekly in two sessions, one on Tuesday afternoon and one on Wednesday morning, unless Council adopts specific exceptions to the schedule. Proposed exceptions include consolidated (one-day) meetings during weeks with City holidays or other special events, and six break weeks, during which Council will not meet. Unless otherwise noted, all consolidated meetings begin at 9:00 am.

Consolidated/Special Meetings:

- | | |
|------------------------------------|--|
| Wednesday January 23, 2013 | Martin Luther King Holiday (Monday, January 21) |
| Wednesday May 29, 2013 | Memorial Day Holiday (Monday, May 27) |
| Wednesday September 4, 2013 | Labor Day (Monday, September 2) |
| Wednesday November 6, 2013 | Election Day (Tuesday, November 5) |
| Wednesday November 13, 2013 | Veteran's Day (Monday, November 11) |
| Thursday January 2, 2014, 11:00 am | Inauguration meeting (Thursday, January 2, 2014) |

No Council Meetings (postponed to following week):

- | | |
|-------------------------------------|--|
| March 10 – 16, 2013 | Spring Office Work Week |
| May 19 – 25, 2013 | Budget Review Week |
| June 30 – July 6, 2013 | Summer Office Work Week |
| November 24 – 30, 2013 | Thanksgiving Holiday Week (includes Thanksgiving holidays, November 28 & 29, 2013) |
| December 22 – 28, 2013 | Winter Holiday Week (includes Christmas holidays December 24 & 25, 2013) |
| December 29, 2013 – January 4, 2014 | Inauguration Week (Inauguration meeting January 2, 2014) |

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA #

SUBJECT: An Ordinance approving Public Improvement Agreement between the City of Houston, Reinvestment Zone Number Ten, City of Houston, and Kellington Investments Limited, Biltmore Limited, Cet Limited and Kech Limited.

Category #

Page 1 of 1

Agenda Item#

14

FROM: (Department or other point of origin):

Andrew F. Icken
Chief Development Officer

Origination Date

12/6/12

Agenda Date

DEC 12 2012

DIRECTOR'S SIGNATURE:

Council Districts affected:

E

For additional information contact:

Ralph De Leon

Phone: (832) 393-0985

Date and identification of prior authorizing Council Action:

Ord. No. 1997-1589, 12/17/97, Ord. No. 1999-0387, 04/21/99, Ord. No. 1999-0854, 08/11/99, Res. No. 2003-0010, 05/07/03, Ord. No. 2008-0337, 04/23/08, Ord. 2011-0742, 08/24/11

RECOMMENDATION: (Summary)

That City Council approve an ordinance approving a Public Improvement Agreement between the City of Houston, Reinvestment Zone Number Ten, City of Houston, and Kellington Investments Limited, Biltmore Limited, Cet Limited and Kech Limited.

Amount of Funding: No Funding Required

SOURCE OF FUNDING:

[] General Fund

[] Grant Fund

[] Enterprise Fund

[X] N/A

SPECIFIC EXPLANATION:

Reinvestment Zone Number Ten, City of Houston, Texas ("Zone") was created by Ordinance 1997-1589, adopted by City Council on December 17, 1997. City Council ("City") approved a Project Plan and Reinvestment Zone Financing Plan ("Plan") for the Zone by Ordinance 1999-387, on April 21, 1999. The City subsequently Amended the Plan by Ordinance 1999-854, on August 11, 1999, Ordinance 2008-0337, on April 23, 2008, and by Ordinance 2011-0742, on August 24, 2011 (collectively the "Plans"). The Plans provide for expenditures related to water, sewer, drainage and roadway costs and land acquisition. By Resolution 2008-337, approved on May 7, 2003, the City the created the Lake Houston Redevelopment Authority ("Authority") to help implement the Plan. As a Tri-Party Agreement between the City, the Authority, and the Zone has not been approved by the City, the City must approve Agreements entered into by the Zone.

On February 9, 2012, the Board of Directors of the Zone approved a Public Improvement Agreement ("Agreement") between the City, the Zone and Kellington Investments Limited, Biltmore Limited, Cet Limited, and Kech Limited. The Agreement provides for the reimbursement of costs bore by the developer related to the design and construction of public infrastructure improvements and the purchase of 2.5 acres needed by the City for the construction of a future Fire Station ("Public Safety Site"). Pursuant to provisions included in the Agreement, the developer agrees to discount the purchase price for the Public Safety Site to an amount equal to 70 percent of the appraised value, as determined by an independent appraiser. The Cost to the purchase of the Public Safety Site, estimated at \$399,000, will be funded by the Zone.

To support the City's and the Zone's efforts to purchase the Public Safety Site, and the developers efforts to design and construct public infrastructure improvements, the Administration recommends that City Council approve the Agreement between the City, the Zone, Kellington Investments Limited, Biltmore Limited, Cet Limited, and Kech Limited.

cc: Marta Crinejo, Agenda Director
Anna Russell, City Secretary
David Feldman, City Attorney
Deborah McAbee, Senior Assistant City Attorney

REQUIRED AUTHORIZATION

Other Authorization:

Other Authorization:

Other Authorization:

VE "A"
RES

SIONAL
51

FND. 5/8"
IRON ROD
W/CAP

ACRES

K&K HOTEL GROUP LLC
CALLED 2.270 ACRES
F.N. 2008-103951
D.P.R.P.M.C.T. 10/22/2008

DMA KINGWOOD EXECUTIVE LP
CALLED 2.720 ACRES
F.N. 2004-027814
D.P.R.P.M.C.T. 07/22/2003

PARKING
252.66'
0.5'

0.6'

N 88°25'03" E

476.23'

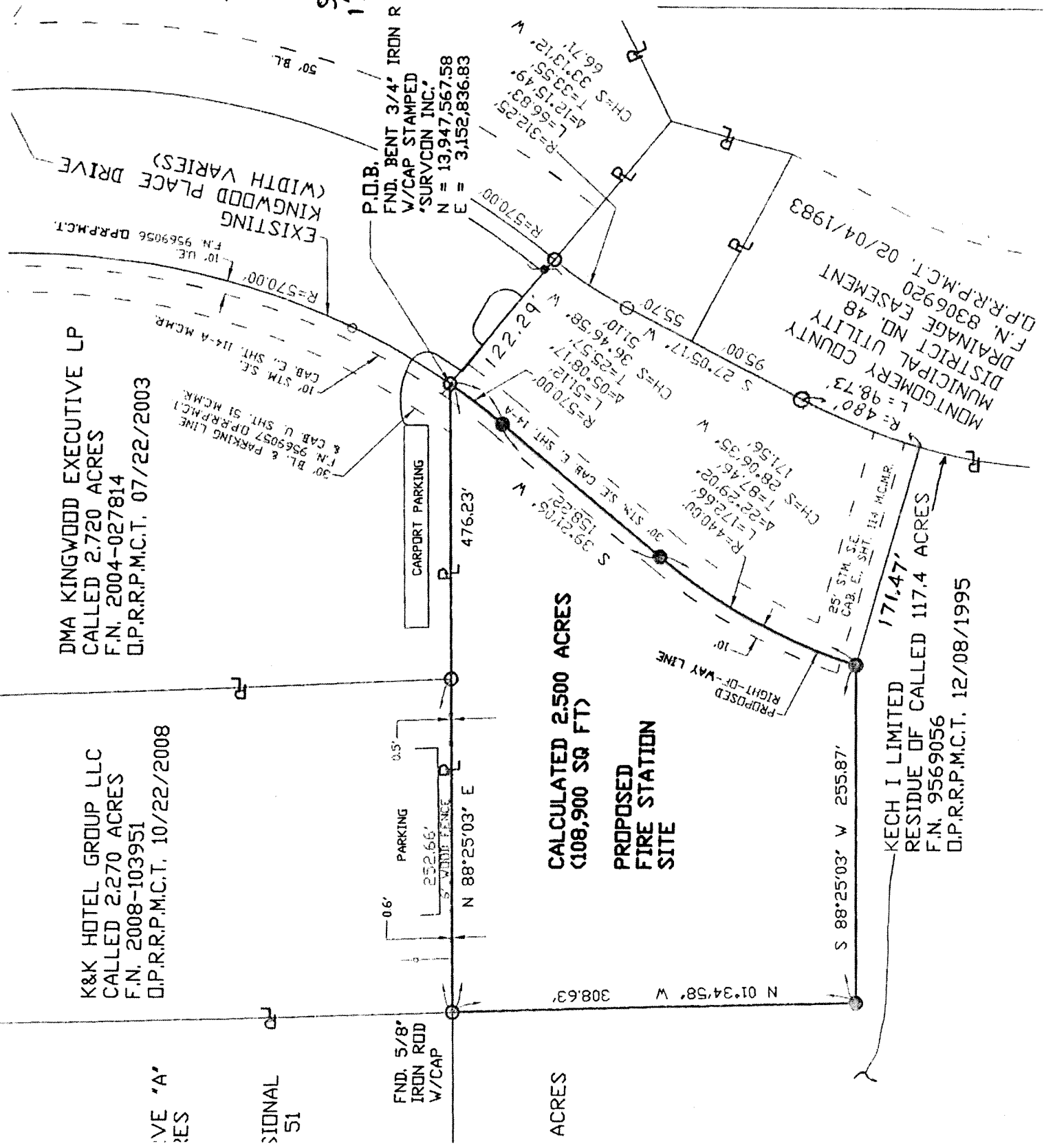
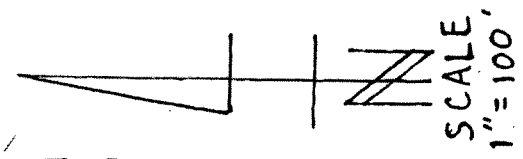
CALCULATED 2.500 ACRES
(108,900 SQ FT)

PROPOSED
FIRE STATION
SITE

S 88°25'03" W 255.87'

KECH I LIMITED
RESIDUE OF CALLED 117.4 ACRES
F.N. 9569056
D.P.R.P.M.C.T. 12/08/1995

171.47'



P.O.B.
FND. BENT 3/4" IRON R
W/CAP STAMPED
"SURVCON INC."
N = 13,947,567.58
E = 3,152,836.83

EXISTING KINGWOOD PLACE DRIVE
(WIDTH VARIES)

10' U.E.
F.N. 9569056 D.P.R.P.M.C.T.
R=570.00'
10' STM S.E. CAB. E. SHT. 114-A M.C.M.R.
30' BL. & PARKING LINE
F.N. 9569057 D.P.R.P.M.C.T.
& CAB. U. SHT. 51 M.C.M.R.R=570.00'

CARPPOOL PARKING

R=312.25'
L=66.83'
A=12°15'49"
CH=5 33°13'12" W
66.71'

R=570.00'
L=51.12'
A=05°08'17"
CH=5 27°05'17" W 55.70'
36°46'58" W
51.10'

R=570.00'
L=51.12'
A=05°08'17"
CH=5 27°05'17" W 55.70'
36°46'58" W
51.10'

R=440.00'
L=172.66'
A=22°29'02"
CH=5 28°06'35" W
171.56'
28°06'35" W

R=440.00'
L=172.66'
A=22°29'02"
CH=5 28°06'35" W
171.56'
28°06'35" W

R=480'
L=98.73'
MONTGOMERY COUNTY
DISTRICT NO. 48
DRAINAGE EASEMENT
D.P.R.P.M.C.T. 02/04/1983

25' STM S.E. CAB. E. SHT. 114 M.C.M.R.
R=480'
L=98.73'

PROPOSED RIGHT-OF-WAY LINE

WILLIAM MASSEY SURVEY, A-342

RESTRICTED RESERVE 'A'
CALLED 10,779 ACRES

BLOCK 4

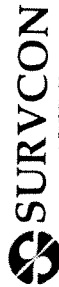
KINGWOOD PROFESSIONAL
CABINET U, SHEET 51
F.N. 2003-056436
M.C.M.R.

KECH I LIMITED
RESIDUE OF CALLED 117.4 ACRES
F.N. 9569056
D.P.R.R.P.M.C.T. 12/08/1995

PARCEL HY13-001
2,500 ACRES
(108,900 SQ FT)

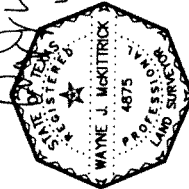
SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SURVCON INC."
FND. 5/8" IRON ROD W/CAP
LIGHT POLE
STORM MANHOLE
6" WOOD FENCE
STM. S. E. INDICATES STORM SEWER EASEMENT

KECH I LIMITED
RESIDUE OF CALLED 117.4 ACRES
F.N. 9569056
D.P.R.R.P.M.C.T. 12/08/1995



A DIVISION OF
MFKIM & CREED
ENGINEERS, SURVEYORS & PLANNERS
5737 Woodway Drive, Suite 101, West
Houston, TX 77057
www.mfkimcreed.com

SCALE: 1" = 100'	JOB NO. 062710001
DATE: 11/29/2012	F.B. NO. HOU 1072
DRAWN BY: MQ CKD: WJM	PROJECT: KWP-2,500 AC.



KINGWOOD MEDICAL DRIVE
(WIDTH VARIES)

DMA KINGWOOD EXECUTIVE LP
CALLED 2,720 ACRES
F.N. 2004-027814
D.P.R.R.P.M.C.T. 03/11/2004

CARPORT PARKING

PROPOSED KINGWOOD PLACE DRIVE
(WIDTH VARIES)

KECH I LIMITED
RESIDUE OF CALLED 117.4 ACRES
F.N. 9569056
D.P.R.R.P.M.C.T. 12/08/1995

NOTES:

- BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES. ALL COORDINATES SHOWN HEREON ARE GRID VALUES AND MAY BE CONVERTED TO SURFACE VALUES BY DIVIDING BY A COMBINED SCALE FACTOR OF 0.9999484.
- O.P.R.R.P.M.C.T. INDICATES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF MONTGOMERY COUNTY, TEXAS.
- M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS.
- ACCORDING TO FLOOD INSURANCE RATE MAP NO. 4833800720 F, EFFECTIVE DECEMBER 19, 1996, THE SUBJECT PROPERTY IS IN UNSHADDED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN).
- A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT.

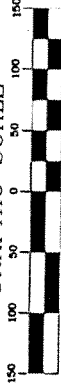
BENTFORD DRIVE
(WIDTH VARIES)

FND. 5/8" IRON ROD
W/CAP STAMPED
"SURVCON INC."

RESTRICTED RESERVE 'B'
CALLED 7,631 ACRES

KINGWOOD PLACE
SECTION TWENTY ONE
CABINET E, SHEET 114-A
M.C.M.R.

GRAPHIC SCALE



REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

SUBJECT: Ordinances approving Historic Site Tax Exemptions for properties in Designated Historic Districts for the nine (9) properties located at: 320 Branard St. 77006; 1305 South Blvd; 77006; 1635 South Blvd. 77006; 1816 North Blvd. 77098; 1137 Arlington 77008; 916 Arlington 77008; 517 Columbia 77007; 515 Sul Ross 77006; and 242 West 16th 77008, which meet the relevant eligibility requirements of Section 44-5 of the Code of Ordinances.

RCA #

Category #

Page 1 of 1

Agenda Item#

15 to 25

FROM: (Department or other point of origin):

Andy Icken
Chief Development Officer

Marlene Gafrick, Director
Planning and Development

Origination Date

12/6/12

Agenda Date

DEC 12 2012

SIGNATURES

Andy Icken

Marlene Gafrick

Council Districts affected:

C

For additional information contact:

Gwendolyn Tillotson
Keith R. Phillips

Phone: (832) 393-0937
Phone: (832) 393-0997

Date and identification of prior authorizing Council Action: Ord. 2007-658, 12/6/2007; Res. 2010-39, Res. 2007-17, Res. 2009-40, Res. 2008-04, Res. 2011-15, Res. 2007-48.

RECOMMENDATION: (Summary)

That City Council adopt Ordinances approving Historic Site Tax Exemptions for properties in Designated Historic Districts for the nine (9) properties located at: 320 Branard 77006; 1305 South Blvd, 77006; 1635 South Blvd. 77006; 1816 North Blvd. 77098; 1137 Arlington 77008; 517 Columbia 77007; 515 Sul Ross 77006; and 242 West 16th 77008; which meet the relevant eligibility requirements of Section 44-5 of the Code of Ordinances.

Amount of Funding: No funding required

Finance Budget:

SOURCE OF FUNDING: General Fund Grant Fund Enterprise Fund Other (Specify)

SPECIFIC EXPLANATION:

Section 44-5 of the Code of Ordinances provides an incentive for historic preservation in the form of a tax exemption for historic sites. Prior City Council designation of the property as a contributing structure in an historic district is a prerequisite to granting an historic site tax exemption. The property owner must then demonstrate to the Director of Finance that restoration and preservation expenditures were made in an amount equal to at least 50% of appraised value of the improvements and within the time frames prescribed in the Ordinance. The tax exemption amount is then calculated based on the amount spent on restoration, up to 100% of ad valorem taxes that would be owed the following year on the appraised value of improvements only (not land). **The exemption is for a 15-year period but is capped each year at the exemption amount calculated for year one.**

The owners of the following contributing structures in an historic district submitted sworn affidavits that meet the criteria set out in the Code of Ordinances. The table below shows the base value of improvement (pre-restoration), the amount of the restoration investment made by the property owner, the approximate dollar amount of the taxes that will be foregone for the first year based upon HCAD's 2012 property valuation and the City's current property tax rate, and the estimated maximum amount that would be exempt over 15 years:

Contributing Structure	Historic District	Base Value of Improvement	Restoration Investment	Estimated Year One Exemption	Maximum Est. Exemption over 15 years
320 Branard	Montrose Commons	\$271,347	\$474,720	\$2,881	\$43,215
1305 South Blvd.	Broadacres Area	\$58,616	\$636,205	\$3,039	\$45,585
1635 South Blvd.	Boulevard Oaks	\$27,844	\$1,194,000	\$3,353	\$50,295
1816 North Blvd.	Boulevard Oaks	\$31,890	\$132,292	\$1,388	\$20,820
1137 Arlington	Houston Heights East	\$158,442	\$460,775	\$2,389	\$35,835
916 Arlington	Heights South Area	\$251,449	\$324,080	\$1,606	\$24,090
517 Columbia	Heights South Area	\$2,000	\$218,305	\$843	\$12,645
515 Sul Ross	Montrose Commons	\$164,762	\$183,133	\$1,052	\$15,780
242 West 16 th	Houston Heights West	\$11,028	\$198,498	\$1,817	\$27,255

Since the properties have been designated as contributing structures in an historic district, and meet all other criteria, it is recommended that City Council grant each of the properties the exemption from ad valorem taxation provided under Section 44-5 of the Code of Ordinances.

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

REQUIRED AUTHORIZATION

Finance Director:

[Signature]

Other Authorization:

[Signature]

Other Authorization:

15

320 Branard, 77006				
HISTORIC SITE TAX EXEMPTION				
15 YEAR ANALYSIS				

Initial Exemption Criteria				
2010 Values (base year)		Preservation Expenditures	2012 Values	
Land	Structure		Land	Structure
\$287,500	\$271,347	\$474,720	\$287,500	\$451,040

Expenditures as % of Base Value **175%**

Maximum Exemption on Structure/Improvement will be equal to TY2013 value (not yet available)*

Projected Annual Tax Revenue			
(Based upon 100% of Improvements)			
Year	Tax Year	Revenue to be received (Land)	Revenue exempt (Structure)
1	2013	\$1,836	\$2,881
2	2014	\$1,910	\$2,881
3	2015	\$1,986	\$2,881
4	2016	\$2,066	\$2,881
5	2017	\$2,148	\$2,881
6	2018	\$2,234	\$2,881
7	2019	\$2,324	\$2,881
8	2020	\$2,417	\$2,881
9	2021	\$2,513	\$2,881
10	2022	\$2,614	\$2,881
11	2023	\$2,718	\$2,881
12	2024	\$2,827	\$2,881
13	2025	\$2,940	\$2,881
14	2026	\$3,058	\$2,881
15	2027	\$3,180	\$2,881
Total		\$36,771	\$43,215

Projection based on latest rate (Tax Year 2012): \$.63875 per \$100 of taxable value

Assumes a 4% increase in land value each year.

*The tax exemption for the (Structure) Improvement remains the same.

The tax revenue may change relative to the tax rate.

1305 South Blvd. 77006
HISTORIC SITE TAX EXEMPTION
15 YEAR ANALYSIS

16

Initial Exemption Criteria				
2011 Values (base year)		Preservation Expenditures	2012 Values	
Land	Structure		Land	Structure
\$1,926,384	\$58,616	\$636,205	\$1,926,384	\$475,759

Expenditures as % of Base Value 1085%

Maximum Exemption on Structure/Improvement will be equal to TY2013 value (not yet available)*

Projected Annual Tax Revenue (Based upon 100% of Improvements)			
Year	Tax Year	Revenue to be received (Land)	Revenue exempt (Structure)
1	2013	\$12,305	\$3,039
2	2014	\$12,797	\$3,039
3	2015	\$13,309	\$3,039
4	2016	\$13,841	\$3,039
5	2017	\$14,395	\$3,039
6	2018	\$14,971	\$3,039
7	2019	\$15,569	\$3,039
8	2020	\$16,192	\$3,039
9	2021	\$16,840	\$3,039
10	2022	\$17,514	\$3,039
11	2023	\$18,214	\$3,039
12	2024	\$18,943	\$3,039
13	2025	\$19,700	\$3,039
14	2026	\$20,488	\$3,039
15	2027	\$21,308	\$3,039
Total		\$246,386	\$45,585

Projection based on latest rate (Tax Year 2012): \$.63875 per \$100 of taxable value

Assumes a 4% increase in land value each year.

*The tax exemption for the (Structure) Improvement remains the same.

The tax revenue may change relative to the tax rate.

17

1635 South Blvd., 77006
HISTORIC SITE TAX EXEMPTION
15 YEAR ANALYSIS

Initial Exemption Criteria				
2011 Values (base year)		Preservation Expenditures	2012 Values	
Land	Structure		Land	Structure
\$1,129,128	\$27,844	\$1,194,000	\$1,130,021	\$524,872

Expenditures as % of Base Value **4288%**

Maximum Exemption on Structure/Improvement will be equal to TY2013 value (not yet available)*

Projected Annual Tax Revenue (Based upon 100% of Improvements)			
Year	Tax Year	Revenue to be received (Land)	Revenue exempt (Structure)
1	2013	\$7,218	\$3,353
2	2014	\$7,507	\$3,353
3	2015	\$7,807	\$3,353
4	2016	\$8,119	\$3,353
5	2017	\$8,444	\$3,353
6	2018	\$8,782	\$3,353
7	2019	\$9,133	\$3,353
8	2020	\$9,498	\$3,353
9	2021	\$9,878	\$3,353
10	2022	\$10,273	\$3,353
11	2023	\$10,684	\$3,353
12	2024	\$11,112	\$3,353
13	2025	\$11,556	\$3,353
14	2026	\$12,019	\$3,353
15	2027	\$12,499	\$3,353
Total		\$144,530	\$50,295

Projection based on latest rate (Tax Year 2012): \$.63875 per \$100 of taxable value

Assumes a 4% increase in land value each year.

*The tax exemption for the (Structure) Improvement remains the same.

The tax revenue may change relative to the tax rate.

18

1816 North Blvd., 77098
HISTORIC SITE TAX EXEMPTION
15 YEAR ANALYSIS

Initial Exemption Criteria				
2009 Values (base year)		Preservation Expenditures	2012 Values	
Land	Structure		Land	Structure
\$819,000	\$31,890	\$132,292	\$819,000	\$217,346

Expenditures as % of Base Value **415%**

Maximum Exemption on Structure/Improvement will be equal to TY2013 value (not yet available)*

Projected Annual Tax Revenue (Based upon 100% of Improvements)			
Year	Tax Year	Revenue to be received (Land)	Revenue exempt (Structure)
1	2013	\$5,231	\$1,388
2	2014	\$5,441	\$1,388
3	2015	\$5,658	\$1,388
4	2016	\$5,885	\$1,388
5	2017	\$6,120	\$1,388
6	2018	\$6,365	\$1,388
7	2019	\$6,619	\$1,388
8	2020	\$6,884	\$1,388
9	2021	\$7,159	\$1,388
10	2022	\$7,446	\$1,388
11	2023	\$7,744	\$1,388
12	2024	\$8,053	\$1,388
13	2025	\$8,376	\$1,388
14	2026	\$8,711	\$1,388
15	2027	\$9,059	\$1,388
Total		\$104,751	\$20,820

Projection based on latest rate (Tax Year 2012): \$.63875 per \$100 of taxable value

Assumes a 4% increase in land value each year.

*The tax exemption for the (Structure) Improvement remains the same.

The tax revenue may change relative to the tax rate.

19

1137 Arlington St., 77008
HISTORIC SITE TAX EXEMPTION
15 YEAR ANALYSIS

Initial Exemption Criteria				
2010 Values (base year)		Preservation Expenditures	2012 Values	
Land	Structure		Land	Structure
\$231,000	\$158,442	\$460,775	\$231,000	\$374,057

Expenditures as % of Base Value 291%

Maximum Exemption on Structure/Improvement will be equal to TY2013 value (not yet available)*

Projected Annual Tax Revenue (Based upon 100% of Improvements)			
Year	Tax Year	Revenue to be received (Land)	Revenue exempt (Structure)
1	2013	\$1,476	\$2,389
2	2014	\$1,535	\$2,389
3	2015	\$1,596	\$2,389
4	2016	\$1,660	\$2,389
5	2017	\$1,726	\$2,389
6	2018	\$1,795	\$2,389
7	2019	\$1,867	\$2,389
8	2020	\$1,942	\$2,389
9	2021	\$2,019	\$2,389
10	2022	\$2,100	\$2,389
11	2023	\$2,184	\$2,389
12	2024	\$2,271	\$2,389
13	2025	\$2,362	\$2,389
14	2026	\$2,457	\$2,389
15	2027	\$2,555	\$2,389
Total		\$29,545	\$35,835

Projection based on latest rate (Tax Year 2012): \$.63875 per \$100 of taxable value

Assumes a 4% increase in land value each year.

*The tax exemption for the (Structure) Improvement remains the same.

The tax revenue may change relative to the tax rate.

20

916 Arlington St., 77008
HISTORIC SITE TAX EXEMPTION
15 YEAR ANALYSIS

Initial Exemption Criteria				
2009 Values (base year)		Preservation Expenditures	2012 Values	
Land	Structure		Land	Structure
\$247,500	\$251,449	\$324,080	\$247,500	\$251,449

Expenditures as % of Base Value 129%

Maximum Exemption on Structure/Improvement will be equal to TY2013 value (not yet available)*

Projected Annual Tax Revenue (Based upon 100% of Improvements)			
Year	Tax Year	Revenue to be received (Land)	Revenue exempt (Structure)
1	2013	\$1,581	\$1,606
2	2014	\$1,644	\$1,606
3	2015	\$1,710	\$1,606
4	2016	\$1,778	\$1,606
5	2017	\$1,849	\$1,606
6	2018	\$1,923	\$1,606
7	2019	\$2,000	\$1,606
8	2020	\$2,080	\$1,606
9	2021	\$2,164	\$1,606
10	2022	\$2,250	\$1,606
11	2023	\$2,340	\$1,606
12	2024	\$2,434	\$1,606
13	2025	\$2,531	\$1,606
14	2026	\$2,632	\$1,606
15	2027	\$2,738	\$1,606
Total		\$31,655	\$24,090

Projection based on latest rate (Tax Year 2012): \$.63875 per \$100 of taxable value

Assumes a 4% increase in land value each year.

*The tax exemption for the (Structure) Improvement remains the same.

The tax revenue may change relative to the tax rate.

21

517 Columbia
HISTORIC SITE TAX EXEMPTION
15 YEAR ANALYSIS

Initial Exemption Criteria				
2011 Values (base year)		Preservation Expenditures	2012 Values	
Land	Structure		Land	Structure
\$198,000	\$2,000	\$218,305	\$198,000	\$132,000

Expenditures as % of Base Value **10915%**

Maximum Exemption on Structure/Improvement will be equal to TY2013 value (not yet available)*

Projected Annual Tax Revenue (Based upon 100% of Improvements)			
Year	Tax Year	Revenue to be received (Land)	Revenue exempt (Structure)
1	2013	\$1,265	\$843
2	2014	\$1,315	\$843
3	2015	\$1,368	\$843
4	2016	\$1,423	\$843
5	2017	\$1,480	\$843
6	2018	\$1,539	\$843
7	2019	\$1,600	\$843
8	2020	\$1,664	\$843
9	2021	\$1,731	\$843
10	2022	\$1,800	\$843
11	2023	\$1,872	\$843
12	2024	\$1,947	\$843
13	2025	\$2,025	\$843
14	2026	\$2,106	\$843
15	2027	\$2,190	\$843
Total		\$25,324	\$12,645

Projection based on latest rate (Tax Year 2012): \$.63875 per \$100 of taxable value

Assumes a 4% increase in land value each year.

*The tax exemption for the (Structure) Improvement remains the same.

The tax revenue may change relative to the tax rate.

22

515 Sul Ross, 77006
HISTORIC SITE TAX EXEMPTION
15 YEAR ANALYSIS

Initial Exemption Criteria				
2012 Values (base year)		Preservation Expenditures	2012 Values	
Land	Structure		Land	Structure
\$252,500	\$164,762	\$183,133	\$252,500	\$164,762

Expenditures as % of Base Value **111%**

Maximum Exemption on Structure/Improvement will be equal to TY2013 value (not yet available)*

Projected Annual Tax Revenue (Based upon 100% of Improvements)			
Year	Tax Year	Revenue to be received (Land)	Revenue exempt (Structure)
1	2013	\$1,613	\$1,052
2	2014	\$1,677	\$1,052
3	2015	\$1,744	\$1,052
4	2016	\$1,814	\$1,052
5	2017	\$1,887	\$1,052
6	2018	\$1,962	\$1,052
7	2019	\$2,041	\$1,052
8	2020	\$2,122	\$1,052
9	2021	\$2,207	\$1,052
10	2022	\$2,296	\$1,052
11	2023	\$2,387	\$1,052
12	2024	\$2,483	\$1,052
13	2025	\$2,582	\$1,052
14	2026	\$2,686	\$1,052
15	2027	\$2,793	\$1,052
Total		\$32,295	\$15,780

Projection based on latest rate (Tax Year 2012): \$.63875 per \$100 of taxable value

Assumes a 4% increase in land value each year.

*The tax exemption for the (Structure) Improvement remains the same.

The tax revenue may change relative to the tax rate.

23

242 West 16th Street 77008
HISTORIC SITE TAX EXEMPTION
15 YEAR ANALYSIS

Initial Exemption Criteria				
2011 Values (base year)		Preservation Expenditures	2012 Values	
Land	Structure		Land	Structure
\$198,750	\$11,028	\$198,498	\$408,675	\$284,496

Expenditures as % of Base Value 1800%

Maximum Exemption on Structure/Improvement will be equal to TY2013 value (not yet available)*

Projected Annual Tax Revenue (Based upon 100% of Improvements)			
Year	Tax Year	Revenue to be received (Land)	Revenue exempt (Structure)
1	2013	\$2,610	\$1,817
2	2014	\$2,715	\$1,817
3	2015	\$2,823	\$1,817
4	2016	\$2,936	\$1,817
5	2017	\$3,054	\$1,817
6	2018	\$3,176	\$1,817
7	2019	\$3,303	\$1,817
8	2020	\$3,435	\$1,817
9	2021	\$3,573	\$1,817
10	2022	\$3,715	\$1,817
11	2023	\$3,864	\$1,817
12	2024	\$4,019	\$1,817
13	2025	\$4,179	\$1,817
14	2026	\$4,347	\$1,817
15	2027	\$4,520	\$1,817
Total		\$52,270	\$27,255

Projection based on latest rate (Tax Year 2012): \$.63875 per \$100 of taxable value

Assumes a 4% increase in land value each year.

*The tax exemption for the (Structure) Improvement remains the same.

The tax revenue may change relative to the tax rate.

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA #

SUBJECT: Ordinances approving Historic Site Tax Exemptions for Historic Landmarks for the six (6) properties located at: 3412 Piping Rock 77027, 2521 Stanmore 77019, 3015 Del Monte 77019, 2411 River Oaks Blvd. 77019, 3660 Chevy Chase 77019, and 3405 Piping Rock 77027.

Category #

Page 1 of 1

Agenda Item#

24629

FROM: (Department or other point of origin):

Andy Icken
Chief Development Officer

Marlene Gafrick, Director
Planning and Development

Origination Date

12/6/12

Agenda Date

DEC 12 2012

SIGNATURE

Andy Icken

Marlene A. Gafrick

Council Districts affected:

G

For additional information contact:

Gwendolyn Tillotson
Keith R. Phillips

Phone (832) 393-0937
Phone: (832) 393-0997

Date and identification of prior authorizing Council Action: Ord. 2007-658, Res. 2011-0027, Res. 2011-0028, Res. 2012-0016

RECOMMENDATION: (Summary)

That City Council adopt ordinances approving Historic Site Tax Exemptions for Historic Landmarks for the six (6) properties located at: 3412 Piping Rock 77027, 2521 Stanmore 77019, 3015 Del Monte 77019, 2411 River Oaks Blvd. 77019, 3660 Chevy Chase 77019, and 3405 Piping Rock 77027, which meet the relevant eligibility requirements of Section 44-5 of the Code of Ordinances.

Amount of Funding: No funding required

Finance Budget:

SOURCE OF FUNDING: General Fund Grant Fund Enterprise Fund Other (Specify)

SPECIFIC EXPLNATION:

Section 44-5 of the Code of Ordinances provides an incentive for historic preservation in the form of a tax exemption for Historic Landmarks. Prior City Council designation of the property as an Historic Landmark is a prerequisite to granting an historic site tax exemption. The property owner must then demonstrate to the Director of Finance that restoration and preservation expenditures were made in an amount equal to at least 50% of appraised value of the improvements within the time frames prescribed in the Ordinance. The tax exemption amount is then calculated based on the amount spent on restoration, up to 100% of ad valorem taxes that would be owed the following year on the appraised value of improvements only (not land). **The exemption is for a 15-year period, but is capped each year at the exemption amount calculated for year one.**

The owners of the following Historic Landmarks submitted sworn affidavits that meet the criteria set out in the Code of Ordinances. The table below shows the base value of improvement (pre-restoration), the amount of the restoration investment made by the property owner, the approximate dollar amount of the taxes that will be foregone for the first year, based on HCAD's 2012 property valuation and the City's current property tax rate, and the estimated maximum amount that would be exempt over 15 years:

Historic Landmarks	Base Value of Improvement	Restoration Investment	Estimated Year 1 Exemption	Maximum Est. Exemption over 15 years
3412 Piping Rock *	\$571,634	\$693,675	\$4,439	\$66,585
2521 Stanmore	\$399,066	\$543,879	\$2,549	\$38,235
3015 Del Monte *	\$176,338	\$198,392	\$4,995	\$74,925
2411 River Oaks Blvd.	\$774,157	\$840,155	\$5,314	\$79,710
3660 Chevy Chase	\$851,339	\$1,448,256	\$6,275	\$94,125
3405 Piping Rock *	\$431,250	\$452,817	\$3,216	\$48,240

* These Landmark designations were approved on the December 5, 2012 Agenda

Since the properties have been designated as Historic Landmarks, and meet all other criteria, it is recommended that City Council grant each of the properties the exemption from ad valorem taxation provided under Section 44-5 of the Code of Ordinances.

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

REQUIRED AUTHORIZATION

Finance Director:

Anna Russell

Other Authorization:

del Tillotson

Other Authorization:

3412 Piping Rock, 77027
HISTORIC SITE TAX EXEMPTION
15 YEAR ANALYSIS

24

Initial Exemption Criteria				
2010 Values (base year)		Preservation Expenditures	2012 Values	
Land	Structure		Land	Structure
\$1,286,000	\$571,634	\$693,675	\$1,286,000	\$694,886

Expenditures as % of Base Value 121%

Maximum Exemption on Structure/Improvement will be equal to TY2013 value (not yet available)*

Projected Annual Tax Revenue (Based upon 100% of Improvements)			
Year	Tax Year	Revenue to be received (Land)	Revenue exempt (Structure)
1	2013	\$8,214	\$4,439
2	2014	\$8,543	\$4,439
3	2015	\$8,885	\$4,439
4	2016	\$9,240	\$4,439
5	2017	\$9,610	\$4,439
6	2018	\$9,994	\$4,439
7	2019	\$10,394	\$4,439
8	2020	\$10,809	\$4,439
9	2021	\$11,242	\$4,439
10	2022	\$11,692	\$4,439
11	2023	\$12,159	\$4,439
12	2024	\$12,646	\$4,439
13	2025	\$13,151	\$4,439
14	2026	\$13,677	\$4,439
15	2027	\$14,225	\$4,439
Total		\$164,480	\$66,585

Projection based on latest rate (Tax Year 2012): \$.63875 per \$100 of taxable value

Assumes a 4% increase in land value each year.

*The tax exemption for the (Structure) Improvement remains the same.

The tax revenue may change relative to the tax rate.

28

2521 Stanmore Street, 77009
HISTORIC SITE TAX EXEMPTION
15 YEAR ANALYSIS

Initial Exemption Criteria				
2012 Values (base year)		Preservation Expenditures	2012 Values	
Land	Structure		Land	Structure
\$843,355	\$399,066	\$543,879	\$843,355	\$399,066

Expenditures as % of Base Value 136%

Maximum Exemption on Structure/Improvement will be equal to TY2013 value (not yet available)*

Projected Annual Tax Revenue (Based upon 100% of Improvements)			
Year	Tax Year	Revenue to be received (Land)	Revenue exempt (Structure)
1	2013	\$5,387	\$2,549
2	2014	\$5,602	\$2,549
3	2015	\$5,827	\$2,549
4	2016	\$6,060	\$2,549
5	2017	\$6,302	\$2,549
6	2018	\$6,554	\$2,549
7	2019	\$6,816	\$2,549
8	2020	\$7,089	\$2,549
9	2021	\$7,372	\$2,549
10	2022	\$7,667	\$2,549
11	2023	\$7,974	\$2,549
12	2024	\$8,293	\$2,549
13	2025	\$8,625	\$2,549
14	2026	\$8,970	\$2,549
15	2027	\$9,328	\$2,549
Total		\$107,866	\$38,235

Projection based on latest rate (Tax Year 2012): \$.63875 per \$100 of taxable value

Assumes a 4% increase in land value each year.

*The tax exemption for the (Structure) Improvement remains the same.
The tax revenue may change relative to the tax rate.

3015 Del Monte Drive, 77019

**HISTORIC SITE TAX EXEMPTION
15 YEAR ANALYSIS**

26

Initial Exemption Criteria				
2009 Values (base year)		Preservation Expenditures	2012 Values	
Land	Structure		Land	Structure
\$2,148,662	\$176,338	\$198,392	\$2,329,875	\$781,984

Expenditures as % of Base Value 113%

Maximum Exemption on Structure/Improvement will be equal to TY2013 value (not yet available)*

Projected Annual Tax Revenue (Based upon 100% of Improvements)			
Year	Tax Year	Revenue to be received (Land)	Revenue exempt (Structure)
1	2013	\$14,882	\$4,995
2	2014	\$15,477	\$4,995
3	2015	\$16,096	\$4,995
4	2016	\$16,740	\$4,995
5	2017	\$17,410	\$4,995
6	2018	\$18,106	\$4,995
7	2019	\$18,831	\$4,995
8	2020	\$19,584	\$4,995
9	2021	\$20,367	\$4,995
10	2022	\$21,182	\$4,995
11	2023	\$22,029	\$4,995
12	2024	\$22,910	\$4,995
13	2025	\$23,827	\$4,995
14	2026	\$24,780	\$4,995
15	2027	\$25,771	\$4,995
Total		\$297,993	\$74,925

Projection based on latest rate (Tax Year 2012): \$.63875 per \$100 of taxable value

Assumes a 4% increase in land value each year.

*The tax exemption for the (Structure) Improvement remains the same.

The tax revenue may change relative to the tax rate.

2411 River Oaks Blvd., 77019

**HISTORIC SITE TAX EXEMPTION
15 YEAR ANALYSIS**

27

Initial Exemption Criteria				
2010 Values (base year)		Preservation Expenditures	2012 Values	
Land	Structure		Land	Structure
\$1,004,325	\$774,157	\$840,155	\$1,168,107	\$831,893

Expenditures as % of Base Value **109%**

Maximum Exemption on Structure/Improvement will be equal to TY2013 value (not yet available)*

Projected Annual Tax Revenue (Based upon 100% of Improvements)			
Year	Tax Year	Revenue to be received (Land)	Revenue exempt (Structure)
1	2013	\$7,461	\$5,314
2	2014	\$7,760	\$5,314
3	2015	\$8,070	\$5,314
4	2016	\$8,393	\$5,314
5	2017	\$8,729	\$5,314
6	2018	\$9,078	\$5,314
7	2019	\$9,441	\$5,314
8	2020	\$9,819	\$5,314
9	2021	\$10,211	\$5,314
10	2022	\$10,620	\$5,314
11	2023	\$11,045	\$5,314
12	2024	\$11,486	\$5,314
13	2025	\$11,946	\$5,314
14	2026	\$12,424	\$5,314
15	2027	\$12,921	\$5,314
Total		\$149,402	\$79,710

Projection based on latest rate (Tax Year 2012): \$.63875 per \$100 of taxable value

Assumes a 4% increase in land value each year.

*The tax exemption for the (Structure) Improvement remains the same.

The tax revenue may change relative to the tax rate.

3660 Chevy Chase Drive, 77019

**HISTORIC SITE TAX EXEMPTION
15 YEAR ANALYSIS**

28

Initial Exemption Criteria				
2011 Values (base year)		Preservation Expenditures	2012 Values	
Land	Structure		Land	Structure
\$1,359,450	\$851,339	\$1,448,256	\$1,359,450	\$982,363

Expenditures as % of Base Value 170%

Maximum Exemption on Structure/Improvement will be equal to TY2013 value (not yet available)*

Projected Annual Tax Revenue (Based upon 100% of Improvements)			
Year	Tax Year	Revenue to be received (Land)	Revenue exempt (Structure)
1	2013	\$8,683	\$6,275
2	2014	\$9,031	\$6,275
3	2015	\$9,392	\$6,275
4	2016	\$9,768	\$6,275
5	2017	\$10,158	\$6,275
6	2018	\$10,565	\$6,275
7	2019	\$10,987	\$6,275
8	2020	\$11,427	\$6,275
9	2021	\$11,884	\$6,275
10	2022	\$12,359	\$6,275
11	2023	\$12,854	\$6,275
12	2024	\$13,368	\$6,275
13	2025	\$13,903	\$6,275
14	2026	\$14,459	\$6,275
15	2027	\$15,037	\$6,275
Total		\$173,875	\$94,125

Projection based on latest rate (Tax Year 2012): \$.63875 per \$100 of taxable value

Assumes a 4% increase in land value each year.

*The tax exemption for the (Structure) Improvement remains the same.

The tax revenue may change relative to the tax rate.

29

3405 Piping Rock, 77027
HISTORIC SITE TAX EXEMPTION
15 YEAR ANALYSIS

Initial Exemption Criteria				
2011 Values (base year)		Preservation Expenditures	2012 Values	
Land	Structure		Land	Structure
\$1,268,750	\$431,250	\$452,817	\$1,268,750	\$503,450

Expenditures as % of Base Value 105%

Maximum Exemption on Structure/Improvement will be equal to TY2013 value (not yet available)*

Projected Annual Tax Revenue (Based upon 100% of Improvements)			
Year	Tax Year	Revenue to be received (Land)	Revenue exempt (Structure)
1	2013	\$8,104	\$3,216
2	2014	\$8,428	\$3,216
3	2015	\$8,765	\$3,216
4	2016	\$9,116	\$3,216
5	2017	\$9,481	\$3,216
6	2018	\$9,860	\$3,216
7	2019	\$10,254	\$3,216
8	2020	\$10,664	\$3,216
9	2021	\$11,091	\$3,216
10	2022	\$11,535	\$3,216
11	2023	\$11,996	\$3,216
12	2024	\$12,476	\$3,216
13	2025	\$12,975	\$3,216
14	2026	\$13,494	\$3,216
15	2027	\$14,034	\$3,216
Total		\$162,274	\$48,240

Projection based on latest rate (Tax Year 2012): \$.63875 per \$100 of taxable value

Assumes a 4% increase in land value each year.

*The tax exemption for the (Structure) improvement remains the same.

The tax revenue may change relative to the tax rate.

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA #

SUBJECT: An Ordinance approving a Significant Historic Structure Tax Exemption for the property located at 101 Crawford/100 Jackson 77002.

Category #

Page 1 of 1

Agenda Item#

30

FROM: (Department or other point of origin):

Andy Icken
Chief Development Officer

Marlene Gafrick, Director
Planning and Development

Origination Date

12/6/12

Agenda Date

DEC 12 2012

SIGNATURES:

[Handwritten Signature]

[Handwritten Signature: Marlene Gafrick]

Council Districts affected:

1

For additional information contact:

Gwendolyn Tillotson
Keith R. Phillips

Phone: (832) 393-0937

Phone: (832) 393-0997

Date and identification of prior authorizing Council Action: Ordinance 2007-658, Res. 2009-3, Res. 2012-33

RECOMMENDATION: (Summary)

That City Council adopt an Ordinance approving a Significant Historic Structure Tax Exemption for the property located at 101 Crawford/100 Jackson 77002, which meets the relevant eligibility requirements of Section 44-29 of the Code of Ordinances.

Amount of Funding: No funding required

Finance Budget:

SOURCE OF FUNDING: General Fund Grant Fund Enterprise Fund Other (Specify)

SPECIFIC EXPLANATION:

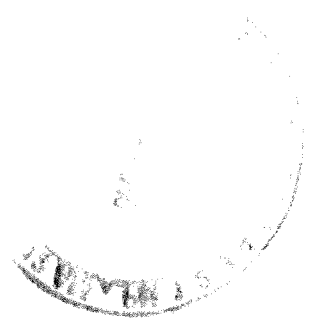
Section 44-29 of the Code of Ordinances authorizes City Council to grant tax relief in the form of an exemption for significant historic structures for the duration of the property's compliance. The only statutory prerequisite to granting a significant historic structure tax exemption is prior City Council designation of the property as a significant historic structure.

On September 20, 2012, a sworn affidavit for a Historic Structure Tax Exemption was submitted by the owner of the property located at 101 Crawford/100 Jackson 77002 which meets the criteria set out in the Code of Ordinances.

Based upon HCAD's 2012 property valuation and the City's current ad valorem tax rate, the taxes foregone on the property approximate \$19,881 in the first year of the exemption. The duration of the exemption and future foregone taxes shall be for the duration of compliance as a Significant Historic Structure.

Since the property has been designated as Significant Historic Structure, it is recommended that City Council grant the property an exemption from ad valorem taxation.

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



REQUIRED AUTHORIZATION

Finance Director:

[Handwritten Signature]

Other Authorization:

[Handwritten Signature]

Other Authorization:

101 Crawford / 100 Jackson, 77002

**SIGNIFICANT HISTORIC STRUCTURE
TAX EXEMPTION ANALYSIS**

Initial Exemption Criteria

2012 HCAD Values

Land	Structure	Total
\$2,312,500	\$800,000	\$3,112,500

Projected Annual Tax Revenue

(Based upon 100% exemption)

Year	Tax Year	Land	Structure	Total Est. Revenue Exempted
1	2013	(\$14,771)	(\$5,110)	(\$19,881)
2	2014	(\$15,362)	(\$5,314)	(\$20,676)
3	2015	(\$15,976)	(\$5,527)	(\$21,503)
4	2016	(\$16,615)	(\$5,748)	(\$22,363)
5	2017	(\$17,280)	(\$5,978)	(\$23,258)

↓
for the duration of compliance as a significant historic structure
(in perpetuity)

Assumes a 4% increase in property value each year.

Projection based on latest rate (Tax Year 2012): \$.63875 per \$100 of taxable value

Maximum reduction of tax revenue allowed per year per Ordinance

\$30,000

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

SUBJECT: Approve Ordinance relating to the development of a new convention center hotel.

Category #

Page 1 of 1

Agenda Item#

31

FROM: (Department or other point of origin):

Dawn Ullrich
Convention and Entertainment Facilities Department and Houston First Corporation

Origination Date
December 6, 2012

Agenda Date
DEC 12 2012

DIRECTOR'S SIGNATURE:

Dawn Ullrich

Council Districts affected:
District I

For additional information contact:

Robert Jackson Phone: 713-853-8116

Date and identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)

Approve Ordinance relating to the development of a new convention center hotel.

Amount of Funding:

No Funding Required.

Finance Budget:

SPECIFIC EXPLANATION:

In 2011, Houston First Corporation ("HFC") began a process of developing a master plan to guide the future development and success of Houston's downtown convention center. The final 2025 Master Plan concluded that at least 1,000 new hotel rooms are needed in order to remain competitive with the lodging capacity of other convention destination cities. Based on this need, HFC immediately mobilized to address the lack of downtown hotel rooms. In April 2012, HFC issued a Request for Qualifications seeking developers capable of building a second 1,000-room convention headquarters hotel and pursued an exhaustive competitive process, resulting in the unanimous selection of RIDA Development Corporation ("RIDA") because their proposal included the lowest public sector investment on the most advantageous terms.

The developer has achieved an international reputation for creating innovative, high quality and – above all – economically successful real estate development projects. RIDA is a strong, Houston-based developer with a reputation for doing what they promise and is the managing partner or developer of retail, office, distribution, residential, hotel and mixed-use developments in excess of \$5 billion. Morris Architects, also a Houston-based firm, is RIDA's lead architect on the project.

In conjunction with the new hotel, HFC will build and operate an 1803-car parking garage on the north end of the convention center at a cost of approximately \$31 million. Spaces will be designated for hotel use and the remainder will be for use by HFC and the general public. Such an arrangement will provide HFC another revenue source and allow for operational control of parking during critical peak periods. HFC also plans to construct two skybridges connecting the convention center to both the garage and the new hotel.

The proposed hotel project includes both private and public investment, and will result in a positive economic impact to Houston and a strong return on public investment. RIDA proposes to build a \$324.2 million convention headquarters hotel and is committed to making a \$265.5 million investment in the hotel, supported, in part, by public investment, which includes the following:

- 10 years of rebates on HOT and sales taxes from the State of Texas;
- 20 years of HOT rebates from HFC/City; and
- 20 years of sales and mixed-beverage rebates from the City and property tax abatements from the City.

copy

DATE: December 6, 2012

ORGINATOR'S INITIALS:

PAGE 2 OF 2

SUBJECT: Approve Ordinance relating to the development of a new convention center hotel.

Additionally, HFC will contribute \$58.7 million, including \$31.7 million for land and \$27 million as a grant.

The public improvements will be funded by HFC by leveraging its equity position in Hilton Americas-Houston. HFC will use its resources to fund annual debt payments. The City's general funds will not be used, hence the project will have no impact on the City's general obligation debt model. RIDA will make annual garage easement payments totaling \$62 million over 50 years, to be shared equally between the City and HFC. In addition, City rebates could be reduced or terminated if the hotel achieves certain levels of success.

The Convention and Entertainment Facilities Department and Houston First Corporation recommend City Council approve an ordinance relating to the development of a new convention center hotel including designating the new hotel as a Qualified Hotel Project under Chapter 2303 of the Texas Government Code, approving an Economic Development and Program Administration Agreement, a Qualified Hotel Project Tax Rebate Agreement, a Rebate Economic Development Agreement, an Ad Valorem Tax Economic Development Agreement, a Skybridge Agreement as well as approving the Amended and Restated Certificate of Formation for Houston First Corporation and a Release of Lien related to the Hilton Americas-Houston, containing findings and documents relevant to the transaction.

This project has also received the unanimous support of the boards of the Hotel & Lodging Association of Greater Houston and the Greater Houston Convention and Visitors Bureau as well as the support of Central Houston, Inc. (see attached).

REQUIRED AUTHORIZATION

Finance Department

Other Authorization

Other Authorization



Central Houston

December 3, 2012

Dawn Ullrich
President
Houston First Corporation
P.O. Box 61469
Houston, Texas 77208

Dear Dawn:

We wanted you to know of our strong support for the proposed second convention center hotel. As a collaborator with Houston First on the George R. Brown Convention Center 2025 Master Plan and co-sponsor of the Urban Land Institute Discovery District Technical Assistance Panel, we have a clear comprehension of the need to increase the GRBCC adjacent convention oriented lodging as soon as possible. This serves both to increase our city's capacity for booking conventions, meetings and trade shows and to foster the development of a perpetually active, pedestrian-oriented urban environment surrounding the GRBCC.

We applaud Houston First for moving expediently in the hotel development process and the selection of RIDA Development Corporation to develop a 1,000 room hotel north of Discovery Green. Understanding the economics and risks of such a project, we believe that the public subsidies are appropriate. We also strongly support the development of a 1,800 space garage north of the GRBCC having worked with you on prior parking studies for the facility.

We strongly urge City Council's timely support of the necessary authorizations to make this project possible.

Best regards,

Robert M. Eury
President



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 Parkland Hotel Group
 Nick Messed
 American Liberty Hospitality

December 5, 2012

Dawn Ullrich
 Houston First Corporation
 1001 Avenida de las Americas
 Houston, TX 77010

Dear Ms. Ullrich:

This letter is to confirm the Board of Directors of the Hotel and Lodging Association of Greater Houston met on November 27, 2012. At this meeting Mr. Peter McStravick, representing Houston First Corporation, presented the plans for the hotel development of Block 99. The Board then passed by unanimous consent its support of the proposed project.

HLAGH is excited to see development in the downtown area that will support future growth of the Convention business for our great City.

Sincerely,

Tom Mathews
 Chairman HLAGH

Hotel & Lodging Association of Greater Houston
 P.O. Box 1043 • Houston • Texas 77251-1043 • 713-437-5250 • Fax: 713-223-0760
 Email: director@houstonhotels.org • URL: www.houstonhotels.org

HOUSTON

VisitHouston.com

November 26, 2012

Mrs. Dawn Ullrich
President and CEO
Houston First Corp
1001 Avenidas de las Americas
Houston, Texas 77010

Dear Mrs. Ullrich:

Today Houston is in the fortunate position of getting some of the most positive press coverage we have ever received. Meeting planners and other clients are reading about us in everything from Forbes to Southern Living presenting us with more opportunities to bid on some of the most exciting events and major conventions in the market. But for the past several years we have lost convention bids due to a significant lack of hotel rooms in close proximity to the George R Brown Convention Center. Our work as the official sales and marketing agency of the city has become increasingly more challenging compared to the destinations with which we compete, all of which have substantially more accommodations in close proximity to their convention centers. Delegates do not want to be shuttled in on buses: it costs more and takes longer. No matter how successful our marketing is we will cease to be competitive if we cannot meet the room requirements of the larger conventions, and these groups will go elsewhere.

This is why the executive committee of the board of the Greater Houston Convention & Visitors Bureau unanimously passed a resolution asking that City Council take all appropriate actions necessary to make this proposed convention center hotel a reality. We enthusiastically support the RIDA Development Corporation proposal of a 1000+ room hotel attached to the George R. Brown Convention Center. This hotel will allow us to attract more simultaneous and larger conventions. It will allow us to remain competitive. We ask that you do what's right for Houston's economic future and the hospitality industry, which supports over 77,000 jobs in the greater Houston area, and move this project forward.

Cordially,



Greg Ortale
President & CEO

Greater Houston Convention and Visitors Bureau

4 Houston Center, 1331 Lamar, Suite 700, Houston, TX 77010 • 1.800.4HOUSTON • tel 713.437.5200 • fax 713.227.6336
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Caracas, Venezuela • Shanghai, China • Porto Alegre, Brazil

Houston is home to the largest medical center in the U.S., world's largest rodeo, NASA, Grand Prix of Houston, Shell Houston Open, Rotary Lombardi Award, world-renowned museum and theater districts, Houston Rockets (NBA) basketball, Houston Astros (MLB) baseball, Houston Texans (NFL) football and Houston Dynamo (MLS) soccer. The George R. Brown Convention Center is one of the 10 largest convention centers in the country. Reliant Park, consisting of Reliant Center, Reliant Stadium, Reliant Arena and Reliant Astrodome, is one of the most versatile convention, sports, tradeshow and entertainment complexes in the U.S.

31A
DEC 12 2012

SECTION 4620--SPECIAL DISPLAY SIGNS AT CERTAIN FACILITIES

(a) Definitions. The following definitions shall apply to this section:

* * *

CONVENTION DISTRICT shall mean the area contained within the following metes and bounds description:

BEGINNING at the intersection of the center line of the right-of-way of Congress Avenue with the center line of the right-of-way of Hamilton Street,

Thence in a southwesterly direction along the center line of the right-of-way of Hamilton Street to its intersection with the center line of the right-of-way of Preston Avenue,

Thence in a southeasterly direction along the center line of the right-of-way of Preston Avenue to its intersection with the center line of the right-of-way of Bastrop Street,

Thence in a southwesterly direction along the center line of the right-of-way of Bastrop Street to its intersection with the center line of the right-of-way of Texas Avenue,

Thence in a northwesterly direction along the center line of the right-of-way of Texas Avenue to its intersection with the center line of the right-of-way of Chartres Street,

Thence in a southwesterly direction along the center line of the right-of-way of Chartres Street to its intersection with the center line of the right-of-way of Clay Avenue,

Thence in a northwesterly direction along the center line of the right-of-way of Clay Avenue to its intersection with the center line of the right-of-way of Jackson Street,

Thence in a southwesterly direction along the center line of the right-of-way of Jackson Street to its intersection with the center line of the right-of-way of Leeland Avenue,

Thence in a northwesterly direction along the center line of the right-of-way of Leeland Avenue to its intersection with the center line of the right-of-way of La Branch Street,

Thence in a northeasterly direction along the center line of the right-of-way of La Branch Street to its intersection with the center line of the right-of-way line of Polk Avenue,

Thence in a southeasterly direction along the center line of the right-of-way line of Polk Street to its intersection with the center line of the right-of-way of Crawford Street,

Thence in a northeasterly direction along the center line of the right-of-way of Crawford Street to its intersection with the center line of the right-of-way of Dallas Street,

Thence in a northwesterly direction along the center line of the right-of-way of Dallas Street to its intersection with the center line of the right-of-way of La Branch Street,

THENCE, proceeding in a northeasterly direction along the center line of the right-of-way line of La Branch Street to the intersection with the centerline of the right-of-way line of Texas Avenue,

THENCE, proceeding in a southeasterly direction along the center line of the right-of-way line of Texas Avenue to its intersection with the centerline of the right-of-way line of Crawford Street,

THENCE, proceeding in a northeasterly direction along the center line of the right-of-way line of Crawford Avenue to its intersection with the centerline of the right-of-way of Congress Avenue,

THENCE, proceeding in a southeasterly direction along the centerline of the right-of-way of Congress Avenue to the POINT OF BEGINNING, same being the northeast corner of the CONVENTION DISTRICT, including, without limitation, all air space above and all subsurface below said property.

* * *

SPECIAL FACILITY shall mean an enclosed theater, sports, or convention/trade show venue, restaurant/entertainment venue, retail venue, ~~hotel~~ or any combination thereof (but shall not mean hotel) that is situated within the boundaries of the Theater District, the Retail and Entertainment District, or the East Side Sports and Convention Complex District upon land contained within the boundaries of any one or more of the districts as defined herein, including but not limited to land owned by a nonprofit organization, a governmental entity, or a for-profit entity located within and supported by a downtown tax increment reinvestment zone, provided that within the Theater District or the East Side Sports and Convention Complex District, the venue:

- (1) If a theater, seats at least 750 persons and is primarily used for live performances of a performing arts nature;
- (2) If a sports venue, seats at least 750 persons and is primarily used for professional sporting events;
- (3) If a restaurant/entertainment venue, includes one or more restaurants as well as one or more public amusement or educational features, such as carnival-type rides, zoological or horticultural exhibits or museum-type exhibits;
- (4) If ~~either a restaurant/entertainment venue or a hotel~~, includes one or more ballrooms, special functions rooms, or banquet rooms that have a total combined seating capacity of 750 or more persons and are regularly made available for rent to the public with food catering for meetings, receptions, and other events; and
- (5) If a convention center complex, has over 1,500,000 gross square feet of space and is primarily used for convention/trade show functions.

A facility with a movable roof that closes and a facility that is not fully enclosed by its roof shall be considered to be enclosed but parks and plazas that are not otherwise fully covered and enclosed shall not be.

* * *

(b) Notwithstanding any provision of this code governing spectacular signs, signs on lighter- or heavier-than-air craft, or the use of motion picture machines to the contrary, county complex display signs, park display signs and special facility display signs shall be authorized in the manner defined in this section. The number of county complex display signs authorized under this section shall not exceed three per county complex. The number of park display signs authorized under this section shall be limited to one per park. The number of special facility display signs authorized under this section in the Retail and Entertainment District shall be limited to two, which shall be wall signs located on adjacent walls. Otherwise, the number of special facility display signs authorized under this section shall not exceed two per special facility, except that a convention center complex with over 1,500,000 gross square feet of space may have a maximum of eight signs to include not more than seven ground or marquee signs and one wall sign. ~~A hotel that is associated with a convention center complex may have two special facility display signs in addition to those otherwise authorized for the convention center complex.~~

* * *

(e) Special provisions for the Convention District.

- (1) For the purposes of this subsection, a hotel shall be defined as any building or buildings in which the public may, for a consideration, obtain sleeping accommodations; provided, however, that the term shall not include properties that are used primarily for residential purposes.
- (2) For hotels located in the **Convention District**, two of the on-premise wall signs allowed under Section 4611 of this Code may be located at an elevation in excess of 42-1/2 feet above grade. Each such sign shall not exceed 2,000 square feet in total size. Such signs shall be used solely to display the hotel name and registered trademark and for no other purpose and may be lighted, but only to the extent necessary to illuminate the sign to discern the hotel name or logo, without constituting a distraction to traveling motorists. The two wall signs authorized by this subsection shall not be spectacular signs, special facility display signs, changeable message signs, high technology signs, or other blinking, rotating, moving, chasing, flashing, or scintillating signs. At such time as a structure subject to this subsection is no longer used exclusively as a hotel, the wall signs authorized under this subsection shall be removed.

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA #

SUBJECT: An ordinance approving Third Amendments to 13 agreements and a First Amendment to one agreement between the City of Houston and various HIV/STD contractors and approving maximum contract amount increases to the above-mentioned agreements.

Page of

Agenda Date

32

FROM: (Department or other point of origin):
Stephen L. Williams, M.Ed., M.P.A.
Director-Houston Department of Health and Human Services

Origination Date

Agenda Item#

12/04/2012

DEC 12 2012

DIRECTOR'S SIGNATURE:

Cage



Council Districts affected:

All

For additional information contact:

Kathy Barton - Telephone: 832-393-5045 ; 713-826-5801

Date and identification of prior authorizing Council Action: 2007-1119 (10/10/07); 2007-1288 (11/14/07); 2008-0019 (01/17/08); 2008-0602 (06/25/2008); 2010-0742 (09/22/2010); 2009-1310 (12/16/2009; 2011-1178 (12/14/2011); 2010-1046 (12/22/2010); 2012-90 (02/01/2012); 2012-399 (05/02/2012); 2012-504 (05/30/2012);

RECOMMENDATION: (Summary) That City Council approve Third Amendments to 13 agreements and a First Amendment to one agreement between the City of Houston and various HIV/STD contractors and approve maximum contract amount increases to the above-mentioned agreements.

Amount of Funding: New Maximum Contract Amount: \$26,391,983.13
Current Maximum Contract Amount: \$21,113,586.50
Additional Funding Amount: \$5,278,396.63

FIN Budget:

Federal (5000)

SOURCE OF FUNDING: Grant

SPECIFIC EXPLANATION:

The Houston Department of Health and Human Services (HDHHS) requests City Council approval of an ordinance increasing the maximum contract amounts of and authorizing third amendments to 13 agreements and the first amendment to 1 agreement between the City of Houston and various contractors to extend the agreements for one additional year. The amendments will extend the agreements through December 31, 2013.

All of the HIV/STD providers are non-profit corporations with the exception of the University of Texas Health Science Center at Houston and the Harris County Hospital District (Harris Health System).

The 14 contractors provide the following services pertaining to HIV/STD education, prevention and treatment: 1) health education risk reduction; 2) counseling, testing and referral service; 3) routine, HIV screening; and 4) school-based HIV prevention intervention training programs. The coordinated effort of these providers facilitates the process of diagnosing and treating STDs in the Houston area.

cc: Agenda Director
Finance Department
Legal Department

REQUIRED AUTHORIZATION

OTHER AUTHORIZATION:

OTHER AUTHORIZATION:

OTHER AUTHORIZATION:

The list of providers, the services they provide, and the maximum contract amount for each are as follows:

Agency	Funded Intervention	Current Maximum Contract Amount	Additional Funding Requested	New Maximum Contract Amount
AIDS Foundation of Houston, Inc.	Health Education/Risk Reduction	\$2,212,500.00	\$553,125.00	\$2,765,625.00
Bee Busy Learning Academy, Inc.	Health Education/Risk Reduction	\$2,728,758.00	\$682,189.50	\$3,410,947.50
Career & Recovery Resources, Inc.	Counseling, Testing, and Referral Services	\$1,188,604.50	\$297,151.13	\$1,485,755.63
Houston Area Community Services, Inc.	Health Education Risk Reduction	\$1,518,799.00	\$379,699.75	\$1,898,498.75
Legacy Community Health Services, Inc.	Health Education Risk Reduction	\$2,752,431.00	\$688,107.75	\$3,440,538.75
Legacy Community Health Services, Inc.	Routine HIV Screening Services	\$1,369,627.00	\$342,406.75	\$1,712,033.75
Montrose Counseling Center, Inc.	Health Education Risk Reduction	\$1,934,589.00	\$483,647.25	\$2,418,236.25
Positive Efforts, Inc.	Health Education Risk Reduction	\$1,912,500.00	\$478,125.00	\$2,390,625.00
St. Hope Foundation, Inc.	Counseling, Testing, and Referral Services	\$987,500.00	\$246,875.00	\$1,234,375.00
University of Texas Health Science Center at Houston	Routine, Opt-Out HIV Screening	\$732,370.00	\$183,092.50	\$915,462.50
University of Texas Health Science Center at Houston	School-Based Programs	\$1,103,930.00	\$275,982.50	\$1,379,912.50
Young Women's Christian Association of Houston	Health Education Risk Reduction	\$386,940.00	\$96,735.00	\$483,675.00
Harris County Hospital District (Harris Health System)	Routine HIV Screening Services	\$2,072,140.00	\$518,035.00	\$2,590,175.00
Harris County Hospital District (Harris Health System)	Health Education Risk Reduction	\$212,898.00	\$53,224.50	\$266,122.50
Total		\$21,113,586.50	\$5,278,396.63	\$26,391,983.13

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA # **33**

SUBJECT: An ordinance approving a Third Amendment to an agreement between the City of Houston and Memorial Hermann Healthcare System and approve the maximum contract amount increase to the above-mentioned agreement.

Page 1 of 1

Agenda Date
DEC 12 2012

FROM: (Department or other point of origin):
Stephen L. Williams, M.Ed., M.P.A.
Director-Houston Department of Health and Human Services

Origination Date
12/04/2012

Agenda Item#

DIRECTOR'S SIGNATURE:

Steph L Williams

Council Districts affected:

All

For additional information contact:

Kathy Barton - Telephone: 832-393-5045 ; 713-826-5801

Date and identification of prior authorizing Council Action: 2008-0602 (06/25/2008); 2010-0742 (09/22/2010); 2011-1178 (12/14/2011);

RECOMMENDATION: (Summary) That City Council approve a Third Amendment to an agreement between the City of Houston and Memorial-Hermann Healthcare System and approve the maximum contract amount increase to the above-mentioned agreement.

Amount of Funding: New Maximum Contract Amount: \$1,849,793.75
Current Maximum Contract Amount: \$1,479,835.00
Additional Funding Amount: \$369,958.75

FIN Budget:
Federal (5000)

SOURCE OF FUNDING: Grant

SPECIFIC EXPLANATION:

The Houston Department of Health and Human Services (HDHHS) requests City Council approval of an ordinance increasing the maximum contract amount of and authorizing the third amendment to an agreement between the City of Houston and Memorial Hermann Healthcare System and extend the agreement for one additional year. The amendment will extend the agreement through December 31, 2013.

Under contract #4600008913, Memorial Hermann Healthcare System provides routine HIV screening services. The coordinated effort of this provider facilitates the process of diagnosing and treating HIV/STDs in the Houston area. The contract began July 2, 2008 and ends December 31, 2012. The current maximum contract amount is \$1,479,835.00. HDHHS is requesting an additional \$369,958.75 added to the contract. The new maximum contract amount requested is \$1,849,793.75.

cc: Agenda Director
Finance Department
Legal Department

REQUIRED AUTHORIZATION

OTHER AUTHORIZATION:

OTHER AUTHORIZATION:

OTHER AUTHORIZATION:

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

08-30-12 - ESG AMENDMENT

SUBJECT: Approval of an Ordinance authorizing the use of \$153,000 in CDBG funds for a Contract Amendment between the City of Houston and the Child Care Council of Greater Houston for the administration and operation of the Emergency Solutions Grants Program.	Category	Page 1 of 1	Agenda Item # 34
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FROM: Neal Rackleff, Director Housing and Community Development	Origination Date 8/23/12	Agenda Date DEC 12 2012
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DIRECTOR'S SIGNATURE: <i>Neal Rackleff</i> (FOR NEAL RACKLEFF)	Council District affected: All
For additional information contact: Melody Barr Phone: 713-868-8329	Date and identification of prior authorizing Council action: Ord.# 2012-0076 1/25/12

RECOMMENDATION: Approval of an Ordinance authorizing the use of \$153,000 in CDBG funds for a Contract Amendment between the City of Houston and the Child Care Council of Greater Houston for the administration and operation of the Emergency Solutions Grants Program.

Amount of Funding: \$153,000.00	Finance Budget:
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SOURCE OF FUNDING: [] General Fund [X] Grant Fund [] Enterprise Fund

Community Development Block Grant (CDBG)

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) requests approval of an amendment to the Emergency Solutions Grants contract between the City of Houston and the Child Care Council of Greater Houston (CCC). This contract amendment will provide an additional \$153,000 of CDBG funds.

On January 25, 2012, City Council approved a \$1,987,424 contract between the City of Houston and CCC for the administration and operation of the City of Houston's Emergency Solutions Grants Program (ESG). The ESG Program provides services to persons who are homeless, or at risk of becoming homeless.

The contract provided funding for 12 months, beginning August 1, 2011 - July 31, 2012. Per the original contract, HCDD extended the term by five months (August 1, 2012 - December 31, 2012) in order to provide limited ESG services, while conducting a new RFP for administration of the ESG program. However, such extension did not provide the necessary funding. This amendment provides such funding (an additional \$153,000) for the limited program services. The funding categories are as follows:

Category	Total Contract Amount	Percentage
Administration	\$35,000	23%
Program Services	\$118,000	77%
Total	\$153,000	100%

With the additional \$153,000 in CDBG funds, 182 clients will be served.

This item was presented to the Housing, Sustainable Growth and Development Committee on September 18, 2012.

NR:RB:MB:RLJ

cc: City Secretary
Legal Department
Finance Department
Mayor's Office

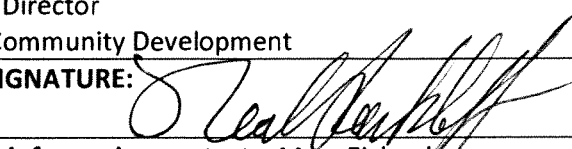
REQUIRED AUTHORIZATION		
Finance Director:	Other Authorization:	Other Authorization:

MDT

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

HCD12-114a

SUBJECT: An Ordinance approving a Contract not to exceed \$106,050 with The Reinvestment Fund, for a Market Value Analysis of the City to help facilitate neighborhood redevelopment and revitalization.		Category #	Page 1 of	Agenda Item # 35
FROM: Neal Rackleff, Director Housing and Community Development		Origination Date 9/5/2012	Agenda Date DEC 12 2012	
DIRECTOR'S SIGNATURE: 		Council Districts affected: A, B, D, H, I and K		
For additional information contact: Marc Eichenbaum Phone: 713-868-8323		Date and identification of prior authorizing Council action:		

RECOMMENDATION: The Department recommends approval of an Ordinance approving a Contract not to exceed \$106,050 with The Reinvestment Fund, for a Market Value Analysis of the City to help facilitate neighborhood redevelopment and revitalization.

Amount of Funding: \$106,050.00	Finance Budget:
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SOURCE OF FUNDING: General Fund Grant Fund Enterprise Fund
 Neighborhood Stabilization Program grant (NSP) – fund 5000

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) recommends City Council approval of a contract with The Reinvestment Fund (TRF) in an amount not to exceed \$106,050 of Neighborhood Stabilization (NSP) funds. TRF will provide a onetime consulting service by performing a Market Value Analysis (MVA) of the City. The data gained from this service will enable the City to target its investment of NSP funds in eligible activities including, but not limited to, rehabilitation, new construction and demolition in specific areas.

The U.S. Department of Housing and Urban Development (HUD) has encouraged HCDD, and other similar entities, to invest NSP funds in a targeted manner. HCDD proposes to use the MVA to gather and analyze data to assist in identifying specific areas in neighborhoods that can be redeveloped and revitalized to the greatest extent by leveraging NSP and other sources of funding.

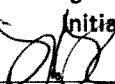
The NSP funds are administrative funds and cannot be used for rehabilitation or new construction expenditures.

PROJECT DESCRIPTION:

The scope of work for TRF is to provide a MVA that will create a data-driven framework for restoring market viability and economic vitality through specific activities in specific areas within distressed neighborhoods. This tool is designed to help target those investments and prioritize actions in ways that can leverage resources and revitalize neighborhoods. HCDD will then have better knowledge of areas that readily lend themselves to redevelopment and affordable housing investments.

To produce the MVA, TRF will perform a qualitative and quantitative, statistical analysis on copious amounts of raw data provided to them by HCDD. The analysis does not require and/or impact City IT systems/resources. However, the resulting, analyzed data produced by the MVA can be used, if desired, on the City's GIS system. TRF will perform extensive, on-the-ground, data validation of the MVA results before providing the data to the City. TRF services also include a written report, PowerPoint file, and in-person presentation(s) of the MVA results.

REQUIRED AUTHORIZATION		
Finance Director:	Other Authorization:	Other Authorization:

Date 9/5/2012	Subject: An Ordinance approving a Contract not to exceed \$106,050 to the lowest responsive and responsible bidder, The Reinvestment Fund, for a Market Value Analysis of the City to help facilitate neighborhood redevelopment and revitalization.	Originators Initials 	Page 2 of 2
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TRF has provided this service to other cities, including Philadelphia, Detroit, San Antonio and Baltimore. These cities have used the MVA approach to programmatically allocate resources and invest in appropriate ways in their neighborhoods.

This item was presented to the Housing, Sustainable Growth and Development Committee on August 21, 2012.

DK: ME

Cc: City Secretary
Legal Department
City Attorney
Finance Department

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

SUBJECT: An Ordinance awarding individual contracts of less than \$100,000, for a total amount not to exceed \$1,393,590 to the lowest responsive and responsible bidders, TRZ Builders LLC (\$1,304,600) and Colony Builders Inc. (\$88,900) for the demolition and reconstruction of 16 houses using CDBG and CDBG-DR funds. **Category #** **Page 1 of 3** **Agenda Item # 36**

FROM: Neal Rackleff, Director
Housing and Community Development Department **Origination Date** 10/23/2012 **Agenda Date** DEC 12 2012

DIRECTOR'S SIGNATURE: *(Handwritten Signature)* (FOR NEAL RACKLEFF) **Council District affected:** B,D,H & I

For additional information contact: Marc Eichenbaum
Phone: (713) 865-4557 **Date and identification of prior authorizing Council action:** Ord. No. 2011-0442 6/08/2011
Ord. No. 2012-0198 2/29/2012
Ord. No. 2012-0506 5/30/2012
Ord. No. 2012-0620 7/03/2012

RECOMMENDATION: The Department recommends approval of an Ordinance awarding individual contracts of less than \$100,000, for a total amount not to exceed \$1,393,590 to the lowest responsive and responsible bidders, TRZ Builders LLC (\$1,304,600) and Colony Builders Inc. (\$88,900) for the demolition and reconstruction of 16 houses funded with CDBG and CDBG-DR funds.

Maximum Contract Amount:	Finance Budget:
\$999,213.00 Community Development Block Grant	
<u>\$394,377.00 Disaster Recovery</u>	
\$1,393,590.00 TOTAL	

SOURCE OF FUNDING [] General Fund [X] Grant Fund [] Enterprise
Community Development Block Grant (Fund 5000) & Disaster Recovery (Fund 5301)

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) recommends City Council approval of an ordinance appropriating \$1,393,590 in Community Development Block Grant (CDBG) and Disaster Recovery funds for the reconstruction of up to 16 homes. The houses will be built by TRZ Builders LLC (\$1,304,600) and Colony Builders Inc. (\$88,900) through Master Contractor Agreements detailing general terms and conditions, and individual agreements for each approved property. The total funding amount of the 16 individual agreements to be funded with CDBG and DR funds, includes:

Amount	Activity
\$1,266,900	Demolition & Construction Costs (including labor and materials)
\$126,690	Contingency reserve for unforeseen changes within the scope of work.
\$1,393,590	Total

Additionally, the ordinance authorizes HCDD's Director to (1) sign and issue a Tri-Party Reconstruction Agreement with both the contractor and homeowner, and to (2) choose alternate contracts if necessary (i.e. an approved homeowner becomes ineligible). The Director of HCDD may terminate this contract at any time upon 30-days written notice to the contractor.

The scope of work for the reconstructed homes will require the contractor to provide all labor, materials, permits, drawings/plans supervision, transportation, equipment and incidentals necessary to demolish, clean/remove debris and reconstruct the single-family dwellings in accordance to the Housing Quality Standards.

The contractors were selected as the "the lowest responsive and responsible bidders" from an Invitation to Bid (ITB) for Competitive Sealed Bids issued by HCDD. The ITB was advertised in accordance with the requirements of the State of Texas bid laws. Bids were received from ten (10) companies, including TRZ Builders LLC, Colony Builders Inc., Joshua Dade Contractors, General Contractor Services, Inc., Altura Homes DFW, LP, Sullivan Land Services, Burghli Homes, Excello Construction, Congo LLC and Lazer Homes. The bids were evaluated based on price and capacity to perform. TRZ Builders LLC and Colony Builders Inc. were the lowest bidders with the capacity to perform the demolition and reconstruction of 15 and 1 homes, respectively. The construction cost of each property should not exceed \$100,000.

REQUIRED AUTHORIZATION

Finance Director:	Other Authorization:	Other Authorization:
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NOT

Date 10/23/12	SUBJECT: An Ordinance awarding individual contracts of less than \$100,000, for a total amount not to exceed \$1,393,590 to the lowest responsive and responsible bidders, TRZ Builders LLC (\$1,304,600) and Colony Builders Inc. (\$88,900) for the demolition and reconstruction of 16 houses using CDBG and CDBG-DR funds.	Originators Initials	Page 2 of 3
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The proposed activity satisfies the City's 10% MBE/SBE subcontracting requirement. The HCDD will monitor this award. The project's MBE/SBE subcontracting is as follows:

Name	Type of Work	Amount	Percentage
The Project Manager Group	Concrete	\$78,000	6.2%
The Project Manager Group	Framing	\$52,000	4.1%
	Total:		10.3%

The proposed contractor is required to comply 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.

The HCDD recommends approval of this Ordinance.

Cc: City Secretary
 Mayor's Office
 Legal Department
 Finance Department

Date 10/23/12	SUBJECT: An Ordinance awarding individual contracts of less than \$100,000, for a total amount not to exceed \$1,393,590 to the lowest responsive and responsible bidders, TRZ Builders LLC (\$1,304,600) and Colony Builders Inc. (\$88,900) for the demolition and reconstruction of 16 houses using CDBG and CDBG-DR funds.	Originators Initials	Page 3 of 3
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Homeowner	Address	Council District
Florence Tate (TRZ Builders)	1702 Sampson Street Houston, TX 77003 - ADA	I
Catherine Mitchell (TRZ Builders)	3122 Sparrow Street, Houston, TX 77051 - ADA	D
Clotielde Lafnette (TRZ Builders)	4402 Rosemont Street, Houston, TX 77051 - ADA	D
Roselyn Johnson (TRZ Builders)	4608 Kingsbury Street, Houston, TX 77021 - ADA	D
Gladys Pikes (TRZ Builders)	6217 Fairchild Street, Houston, TX 77028 - ADA	B
Roland Peters (Colony Builders)	6415 Wileyvale Road, Houston, TX 77028 - ADA	B
Jesse Thompson (TRZ Builders)	7310 Linden Street, Houston, TX 77012 - ADA	I
Sullivan Grant (TRZ Builders)	7830 Scott Street, Houston, TX 77051 - ADA	D
Gladys Dunlap (TRZ Builders)	11442 Spottswood Street, Houston, TX 77016 - ADA	B
Jerry Davis (TRZ Builders)	3301 Delhi Street, Houston, TX 77022	H
Carolyn Chisholm (TRZ Builders)	5418 Hirondelet Street, Houston, TX 77033	D
Doris White (TRZ Builders)	5610 Northridge Drive Houston, TX 77033	D
Francisca Ramos (TRZ Builders)	7206 Hillsboro Street, Houston, TX 77020	H
Earnestine Claiborne (TRZ Builders)	7633 Fawnridge Drive, Houston, TX 77028	B
Cassandra Davenport (TRZ Builders)	8522 Tilgham Street, Houston, TX 77029	B
Sylvia Hartis (TRZ Builders)	7522 Laredo Street #5, Houston, TX 77020	H

REQUEST FOR COUNCIL ACTION

RCA# 0000

TO: Mayor via City Secretary

Subject: Ordinance approving the appropriation of funds for the FY13 payment for the Enterprise Agreement with Dell Financial Services, LLC for Microsoft software licenses for the fleet of City desktops.

Category #
1

Page 1 of 2

Agenda Item

37

FROM (Department or other point of origin):
Charles T. Thompson
Chief Information Officer
Houston Information Technology Services

Origination Date
November 16, 2012

Agenda Date
DEC 12 2012

DIRECTOR'S SIGNATURE


Council District(s) affected
All

For additional information contact:
Somayya Scott Phone: (832) 393-0082

Date and Identification of prior authorizing Council Action:
Ordinances: 2012-68: 01/25/12, 2012-607: 06/27/12, 2012-0621:07/03/12

RECOMMENDATION: (Summary)

Approve an ordinance authorizing the appropriation of \$1,338,415.48 out of the Equipment Acquisition Consolidated Fund (Fund 1800) and approve the FY13 payment of Microsoft software licenses for the fleet of City desktops through the Enterprise Management Agreement between Dell Financial Services, LLC and Houston Information Technology Services.

Amount & Source of Funding:
\$1,338,415.48 – FY13 Equipment Acquisition Consolidated Fund (1800)

Finance Budget

SPECIFIC EXPLANATION:

RECOMMENDATION:

Houston Information Technology Services (HITS) recommends City Council approve an ordinance authorizing the appropriation of \$1,338,415.48 out of the Equipment Acquisition Consolidated Fund (Fund 1800) and approve the FY13 payment for Microsoft license compliance costs for the fleet of City desktops.

BACKGROUND:

In 2009, HITS on behalf of the City of Houston, negotiated and entered into a tiered, multi-year Microsoft Enterprise License Agreement to purchase licenses and software maintenance services for a fleet of 14,000 PCs. The purpose of this agreement was to begin the process of updating the City's technology to current software standards and ensure that the City remains in compliance with stringent software licensing requirements. This master agreement was divided into 5 separate annual tier agreements of approximately 2800 PCs each, which would be consolidated into a master maintenance agreement once all of the tiered agreements have been purchased.

Under the agreement, the City was able to procure the 0% financing package through Dell Financial Services, LLC in order to remain in compliance with Microsoft licensing and continue the use of both the Windows operating system and Microsoft Office suite products.

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

Other Authorization:

Date: 11/16/2012	Subject: Ordinance approving the appropriation of funds for the Enterprise Agreement with Dell Financial Services, LLC for Microsoft software licenses for the fleet of City desktops.	Originator's Initials LS	Page 2 of 2
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The original agreement was awarded on January 25, 2012 by Ordinance No. 2012-68 to replace the existing 2009 commitment with Dell Financial Services, LLC. On June 26, 2012, after a license count revealed a compliance issue, an amending agreement was awarded by Ordinance No. 2012-607 to increase the spending authority from \$9,162,971.92 to \$12,934,902.22. Ordinance No. 12-0621 appropriated \$859,000.00 via Council approval on July 3, 2012.

The remaining payments will come from a combination of Operational Funds (Fund 1002) and Capital Funds (Fund 1800) which will require Council approval. The payment schedule is as follows:

Fiscal Year	Payment Date	Opening Balance	Payment	Balance
2012	11/01/2011	\$ 12,934,902.22	\$ 518,617.20	\$ 12,416,285.02
2012	12/01/2011	\$ 12,416,285.02	\$ 1,036,793.00	\$ 11,379,492.02
2013	** 12/01/2012	\$ 11,379,492.02	\$ (3,054,425.26)**	\$ 8,325,066.76
			\$ 2,978,895.06	
2014	12/01/2013	\$ 8,325,066.76	\$ 4,022,237.71	\$ 4,302,829.05
2015	12/01/2014	\$ 4,302,829.05	\$ 4,302,829.05	\$ -

** One-time Payment reduction of \$75,530.20.

MWBE Goal:

MWBE Zero-Percent Goal Document Approved by the Mayor's Office of Business Opportunity.

RECEIVED
ADMINISTRATOR'S OFFICE

JAN 12 2012



CITY OF HOUSTON

Information Technology
Department

Interoffice

Correspondence

To: Carlecia Wright, Director
Mayor's Office of Business Opportunity

From: Gary Morris
Acting Director & CIO

Date: January 11, 2012

Subject: Request for 0% MWDBE Participation

The Information Technology Department will be entering in an Enterprise Master Agreement with Dell Financial Services, LLP. The total value of this agreement is \$9,162,971.92.

This Enterprise Management Agreement will replace a previous commitment with Microsoft for the purchase of licenses and maintenance services for approximately 14,000 desktops managed by the Information Technology Department.

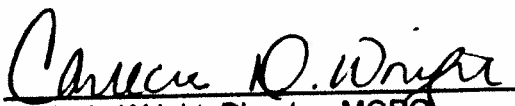
This agreement is to finance the purchase of licenses and software maintenance and there is no opportunity to apportion the work. Therefore, there is no opportunity for MWDBE subcontracting. The Information Technology Department is requesting approval of a zero percent (0%) goal.

If you have any questions, please contact me or Joseph Badell at (832) 393-0209.



Gary Morris, Acting Director / CIO

READ AND APPROVED



Carlecia Wright, Director, MOBO

1.11.2012
Date

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: To approve an ordinance authorizing an Agreement for Legal Services with DLA Piper, LLP (US).	Page 1 of 1	Agenda Item # 38
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FROM (Department or other point of origin): David Feldman, City Attorney Kelly Dowe, Director of Finance	Origination Date 12/6/12	Agenda Date DEC 12 2012
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DIRECTOR'S SIGNATURE David Feldman  Kelly Dowe 	Council District affected: All
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MSE

For additional information contact: Mary McKerral 832-393-6422	Date and identification of prior authorizing Council action
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RECOMMENDATION: (Summary)
That Council approve an Ordinance authorizing a contract for legal services between the City of Houston and DLA Piper, LLP (US) for services related to regulatory compliance in the context of Medicare, Medicaid and/or other federally funded health care billing.

Amount and Source of Funding:
\$250,000 (General Fund)

The Federal Government and State of Texas recently resolved an enforcement action against the City of Dallas and are investigating other entities, including cities, related to the manner in which they have classified and submitted claims to Medicare and Medicaid. The City of Houston (the "City") is committed to compliance with all legal standards applicable to its health care billing programs and in order to ensure compliance relative to the City's billing to Medicare, Medicaid and/or other federally funded health care billing reimbursement programs for emergency medical services ("EMS") and ambulance transports is seeking legal services from the DLA Piper, LLP (US) law firm ("Firm") for services related to regulatory compliance.


Frank Sheeder, president of the Health Care Compliance Association and a partner and chair of the Health Care Compliance and Enforcement practice of the Firm, as well as a Certified Ethics and Compliance Professional, will be the principal attorney assigned to this matter which involves both complex health care and regulatory issues.

The lawyers sought to be hired are experienced and highly capable as subject matter experts who have a close familiarity with regulatory and compliance issues and enforcement actions associated with medical billing issues both in the State of Texas and nationally.

The City has previously reviewed revenue capture processes across the City and as part of this review has focused on EMS billing, however, the revenue capture assessment focused on process and collections rather than on regulatory compliance in the context of Medicare and Medicaid billing.

cc: Marta Crinejo, Mayor's Office
 Dave Feldman, City Attorney

REQUIRED AUTHORIZATION		
Finance Department	Other Authorization:	Other Authorization:

SUBJECT: Agreements with the law firms of Zuckert Scoutt & Rasenberger, LLP and Kaplan Kirsch & Rockwell, LLP to provide specialized aviation legal services for the benefit of the Houston Airport System.		Page 1 of 2	Agenda Item # 39+40
FROM (Department or other point of origin): Legal Dept.		Origination Date 12/6/12	Agenda Date DEC 12 2012.
DIRECTOR'S SIGNATURE: 		Council District affected: B,E, I	
For additional information contact: Phone: Randy Rivin 832-393-6428		Date and identification of prior authorizing Council action: N/A	

RECOMMENDATION: (Summary)

Enact two ordinances approving and authorizing agreements for specialized aviation legal services by and between the City and (i) Zuckert Scoutt & Rasenberger, LLP and (ii) Kaplan Kirsch & Rockwell, LLP.

Amount and Source of Funding:

\$5,850,000 — HAS Revenue Fund (8001)

SPECIFIC EXPLANATION:

Over the last twelve years, the law firm of Zuckert Scoutt & Rasenberger, LLP (“ZSR”) has represented the City on a wide array of aviation legal matters. ZSR’s contract, however, expires in January of 2013 and rather than extend the contract, the Legal Department decided the upcoming expiration provided an opportunity to solicit qualifications from law firms known to have expertise in aviation matters. As such, in September of this year, an RFQ was issued to which five law firms responded, including ZSR and Kaplan Kirsch & Rockwell, LLP (“KKR”), the firm that provides the City with advice regarding the Southwest Airlines-Hobby international gates matter. An evaluation committee consisting of four lawyers from the Legal Department and the Director of Aviation reviewed the five submissions and selected ZSR and KKR as the firms to enter into contract negotiations. Those negotiations resulted in the contracts hereby presented to City Council for its consideration.

Material terms of the contracts include: (i) five year term; (ii) hourly rates with the City Attorney billing guidelines established in 2010, with no rate increase for two years and thereafter no annual rate increase unless rates are similarly increased for other clients; (iii) release of the City from liability which may occur as a result of ZSR’s or KKR’s performance; (iv) professional liability insurance coverage of \$1,000,000 per occurrence; and (v) City Attorney may terminate the contracts without cause upon 24 hours written notice.

REQUIRED AUTHORIZATION

Other Authorization:

Other Authorization: *Kae*

Other Authorization:

Mansoor

DFK

Date	SUBJECT Agreements with the law firms of Zuckert Scoutt & Rasenberger, LLP and Kaplan Kirsch & Rockwell, LLP to provide specialized aviation legal services for the benefit of the Houston Airport System	Originator's Initials	Page 2 of 2
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Services that ZSR and KKR may perform in their representation of the Houston Airport System (HAS) include, but are not necessarily limited to:

- Consulting on interpretation and compliance with state and federal administrative and regulatory law; representing the City before regulatory agencies such as the Department of Transportation (DOT), the Federal Aviation Administration (FAA), and the Transportation Security Administration (TSA), State Department, U.S. Congress, federal courts and other federal agencies concerning matters relating to the City's interest in aviation, air transportation, air routes, and airport matters; monitoring federal legislative developments affecting the City's aviation interests; consulting on FAA, DOT, and TSA orders, opinions, and rules.
- Advising the City Attorney's Office on the preparation of responses to specific inquiries and questions raised by the Director of Aviation in connection with aviation issues.
- Advising HAS on rates and charges, use and lease agreements, airport development, concessions, fueling, leasing, land use, noise, height hazard, security, safety, financing, revenue uses, grant compliance, Passenger Facility Charges, and any other airport related representation that may be assigned.

The breakdown of funding is as follows:

<u>ZSR</u>		<u>KKR</u>	
FY13	\$450,000	FY 13	\$400,000
<u>Out Years</u>	<u>\$4,000,000</u>	<u>Out Years</u>	<u>\$1,000,000</u>
Total	\$4,450,000	Total	\$1,400,000

In light of the unique and highly specialized services provided by ZSR and KKR, the Office of Business Opportunity has waived the MWBE good faith goal.

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Interlocal Agreement between the Houston Airport System and the Greater Harris County 9-1-1 Network for "Private Switch ALI Services."

Category #

Page 1 of 2

Agenda Item # 41

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

Origination Date November 26, 2012

Agenda Date DEC 12 2012

DIRECTOR'S SIGNATURE: *Kae*

Council District affected: B, E, I

For additional information contact:

Lisa Kent *AK* Phone: 281/233-1971
Frederick McDowell *AK* 281/233-1870

Date and identification of prior authorizing Council action: N/A

AMOUNT & SOURCE OF FUNDING:

HAS Revenue Fund \$60,000.00 (8001) *KR JK*

Prior appropriations: N/A

RECOMMENDATION: (Summary)

Enact an ordinance to approve and authorize an interlocal agreement between the Houston Airport System and the Greater Harris County 9-1-1 Network for "Private Switch ALI Services."

SPECIFIC EXPLANATION:

An agreement is proposed between the Greater Harris County 9-1-1 Network and the Houston Airport System to provide Private Switch ALI Services. The proposed agreement is for three years with two one-year options.

Location information for 911 calls is derived from the billing address for the telephone line that makes the call. In some cases, the billing address of the telephone system is different from the physical address where the telephone is actually located. This can cause emergency responders to be dispatched to the incorrect address.

Some telephone system owners, especially in large campus environments, choose to maintain detailed location information about each device, and transmit this detailed information to the 911 agency. This process is commonly categorized as "Enhanced 911" or E911. It is an optional subscription service that the Greater Harris County 9-1-1 Network refers to as "Private Switch ALI Services."

In 2007 HAS implemented the first E911 interlocal agreement to ensure that 911 dispatchers have access to the correct physical address for calls made by passengers, employees, or tenants from any phone on an HAS telephone system. The interlocal agreement gives HAS permission to synchronize the detailed location data for each telephone number in our systems; HAS currently has 5,984 numbers loaded in the E911 database. In addition, HAS' E911 solution also transmits specific location data to the airport communications center. This permits HAS to dispatch appropriate operational personnel to escort the emergency responders and expedite assistance to the caller, particularly in areas of controlled access.

Council approval is requested to renew the HAS E911 solution by subscribing to database services that will synchronize the HAS location data with the Greater Harris County 9-1-1 database on a daily basis. HAS will keep current the database

REQUIRED AUTHORIZATION

F&A Budget:

Other Authorization:

Other Authorization:

Date
November 26, 2012

Subject: Interlocal Agreement between the Houston Airport System and the Greater Harris County 9-1-1 Network for "Private Switch ALI Services."

**Originator's
Initials**
LK

Page
2 of 2

associated with the E 911 service and will supply updates to the database within 24 hours of change and/or addition by downloading from our database to Greater Harris County 9-1-1 Network.

HAS requests \$60,000.00 be allocated to this contract to cover the first three-year term and subsequent option years four, and five.

FY13	Out Years	Total
\$3,600.00	\$56,400.00	\$60,000.00

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Construction Contract with Axiom Construction Company, LLC for Terminal A Restroom Renovations at George Bush Intercontinental Airport/Houston (IAH); Project No. 637 (WBS# A-000560-0001-4-01-01)	Category #	Page 1 of 2	Agenda Item # 42
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FROM (Department or other point of origin): Houston Airport System	Origination Date November 20, 2012	Agenda Date DEC 12 2012
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DIRECTOR'S SIGNATURE: <i>M. A. ...</i>	Council District affected: B
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For additional information contact: Samar Mukhopadhyay Phone: 281/233-1840 Jeff Cruzen 281/233-1963	Date and identification of prior authorizing Council action: N/A
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AMOUNT & SOURCE OF FUNDING: CIP No. A-0560.02 \$1,758,952.00 HAS Arpt Improvement (8011) CIP No. A-0422.72 \$ 27,484.00 HAS Arpt Improvement (8011) Total \$1,786,436.00	Prior appropriations: N/A
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RECOMMENDATION: (Summary) Enact an ordinance to award a construction contract to Axiom Construction Company, LLC. and appropriate the necessary funds to finance the cost these services.

PROJECT LOCATION: Terminal A, George Bush Intercontinental Airport/Houston (IAH)

SPECIFIC EXPLANATION:

This project will upgrade the public restrooms in Terminal A at the Ticketing and Baggage Claim Levels. The improvements will enhance the overall passenger experience and bring the restrooms into compliance with current Americans with Disabilities Act (ADA) and Texas Accessibility Standards (TAS) requirements. The reconstruction process will be coordinated and phased in such a manner to minimize operational issues.

- The construction will include:
- New flooring, ceiling and wall finishes and related components;
 - Improved plumbing and other utility systems within the footprint of the restrooms;
 - Seamless and non-porous terrazzo flooring;
 - Bright recessed energy efficient lighting;
 - Automated restroom fixtures

The contract term is 300 days. Construction documents were prepared by Osborne and Vane Architects.

BID DATE: Bids were received on August 2, 2012 as follows:

<u>Company</u>	<u>Bid Amount</u>
1. Pyramid Construction, LLP	\$1,450,000.00 (Non-Responsive Bid)
2. Axiom Construction Company, LLC	\$1,570,493.00

REQUIRED AUTHORIZATION

Finance Department:	Other Authorization: <i>[Signature]</i>	Other Authorization:
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NOT

Date November 20, 2012	Subject: Construction Contract with Axiom Construction Company, LLC for Terminal A Restroom Renovations at George Bush Intercontinental Airport/Houston (IAH); Project No. 637 (WBS# A-000560-0001-4-01-01)	Originator's Initials DS	Page 2 of 2
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PAY OR PLAY: 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 benefits for some employees but will pay into the Contractor Responsibility Fund for others, in compliance with City policy.

ENGINEERING SERVICES TESTING CONTRACT: The contract for engineering testing services will be provided by HTS, Inc. Consultants, under Contract No. 73359.

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

\$1,570,493.00	Construction
\$ 157,049.00	Construction Contingency (10%)
\$ 31,410.00	Engineering Testing Services (2%)
<u>\$ 27,484.00</u>	Civic Art (1.75%)
\$1,786,436.00	Total Appropriation

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.

M/WBE PARTICIPATION: The Minority Business Enterprise (MBE) goal is twenty percent (20%) and the Small Business Enterprise (SBE) goal is twenty-eight percent (28%), which comprises a total overall goal of forty-eight percent (48%) for this contract. The goal will be met by the following certified firms.

Firms	Type of Work	Amount	% of Bid
Richardson Diversified Construction Services, LLC	Drywall Ceilings	\$ 131,000.00	8.34 %
Ideal Finishes, Inc.	Painting	\$ 96,422.00	6.14 %
EVYS Electric, Inc.	Electrical	\$ 104,940.00	6.68 %
Matt Mechanical, LLC	HVAC & Plumbing	\$ 350,000.00	22.29 %
Martinez Millworks, Inc.	Millwork & Countertops	\$ 120,000.00	7.64 %
Exquisite Group, Inc.	Carpentry	\$ 165,000.00	10.51 %
	Total	\$ 967,362.00	61.60 %

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

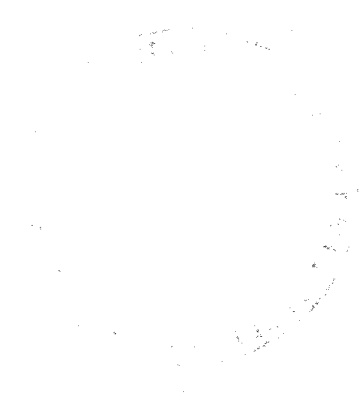
SUBJECT: Contract for Professional Aviation Consulting Services with InterVISTAS Consulting LLC for the Houston Airport System (HAS)		Category #	Page 1 of 2	Agenda Item # 43
FROM (Department or other point of origin): Houston Airport System (HAS)		Origination Date 11/26/12	Agenda Date DEC 12 2012	
DIRECTOR'S SIGNATURE: <i>Kae</i> <i>[Signature]</i>		Council District affected: B, E, I		
For additional information contact: Ian Wadsworth <i>INW</i> Phone: 281-233-1682 Arturo Machuca 281-233-1532		Date and identification of prior authorizing Council action: N/A		
AMOUNT & SOURCE OF FUNDING: \$ 187,500 FY2013 \$1,687,500 Out Years \$1,875,000 Total – HAS Revenue Fund (8001) <i>KR JJ</i>		Prior appropriations: N/A		
RECOMMENDATION: (Summary) Enact an Ordinance approving and authorizing a contract with InterVISTAS Consulting LLC to provide aviation consulting services for the Houston Airport System (HAS).				
SPECIFIC EXPLANATION: A Request for Proposals (RFP) was issued on July 6, 2012 for professional aviation consulting services for the Houston Airport System (HAS). Two (2) firms submitted proposals: InterVISTAS Consulting LLC and Seabury Airline Planning Group, LLC. The evaluation committee, consisting of HAS personnel, evaluated and ranked both proposals based on expertise/experience/qualifications, organization/staffing, proposed strategy and operational plan, rate structure, and utilization of M/WBE vendors, and recommended the contract be awarded to best respondent InterVISTAS Consulting LLC. This contract will support efforts by HAS to position HAS as a competitive global gateway to Houston and the United States. Professional aviation consulting services to be provided under this contract include development of business cases, forecasts, market analyses, customer profiles, traffic and route profitability analyses, and presentations to attract additional scheduled air-passenger and cargo service, both in the domestic and international markets. The contract will also provide economic impact studies related to air service and facility expansion. Additional consulting services related to air service development may be provided under this contract, as requested by the Director of Aviation. 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 does not meet the requirements of Hire Houston First; no Hire Houston First firms were within five percent. PAY OR PLAY: 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 contractors will provide health benefits to eligible employees in compliance with City policy.				
REQUIRED AUTHORIZATION				
Finance Department:	Other Authorization: <i>[Signature]</i>		Other Authorization:	

Date	Subject: Contract for Professional Aviation Consulting Services with InterVISTAS Consulting LLC for the Houston Airport System (HAS)	Originator's Initials	Page 2 of 2
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M/WBE PARTICIPATION: The Minority/Women Business Enterprise goal for this agreement is twelve percent (12%), which will be met by the following firms:

<u>Firms</u>	<u>Type of Work</u>
Gilbreath Communications Inc.	Community Outreach
Spotlight Creative, LLC	Graphic Design
Urban Core Collaborative	Air Service Facility Planning

Due to the on-call nature of the work to be performed under this agreement, the amount of work required of the M/WBE firms listed will be defined as the contract progresses and exact scope of projects and services needed are identified.



TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Additional Appropriation for Construction Phase of Design Build Agreement with MICA Corporation for Exterior Way-Finding Roadway Signage at George Bush Intercontinental Airport/Houston (IAH) Project No. 684 (WBS# A-000597-0002-4-01-01; A-000597-0002-4-02-02 ; Contract No. 4600011557)	Category #	Page 1 of 2	Agenda Item # 44
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FROM (Department or other point of origin): Houston Airport System	Origination Date December 5, 2012	Agenda Date DEC 12 2012
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DIRECTOR'S SIGNATURE: 	Council District affected: B
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For additional information contact: Lance Lyttle Phone: 281-233-1889 Samar Mukopadhyay 281-233-1840	Date and identification of prior authorizing Council action: 05/16/2012 (O) 2012-472
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AMOUNT & SOURCE OF FUNDING: CIP No. A-0597.02 \$ 2,182,000 HAS Consd2001NAMT (8202) CIP No. A-0597.02 \$16,448,000 HAS Arpt Improvement (8011) CIP No. A-0422.91 \$ 300,000 HAS Arpt Improvement (8011) Total \$18,930,000	Prior appropriations: 05/16/2012.....\$1,483,627.00 HAS Arpt Improvement (8011)
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RECOMMENDATION: (Summary) Enact an ordinance to approve an additional appropriation for the Design Build Agreement with MICA Corporation and appropriate the necessary funds to finance the cost of these services.

LOCATION: George Bush Intercontinental Airport/Houston (IAH)

SPECIFIC EXPLANATION: On May 16, 2012, Council approved a Design Build Agreement with MICA Corporation for Exterior Way-Finding Roadway Signage at George Bush Intercontinental Airport /Houston (IAH) and approved Phase I, Pre-Construction Phase Services. Phase I scope of services provided to date or in progress include: pre-construction assessment of existing signage and structures, pre-design services, schematic design phase, design development phase and construction documents.

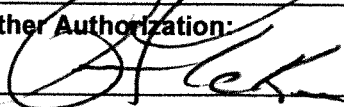
It is now requested that Council approve an additional appropriation to provide Phase II, Guarantee Maximum Price (GMP) Construction Phase Services to include the following:

- Manufacture of steel sign structures;
- Manufacture of aluminum sign panels with sign faces of retro reflective sheeting;
- Installation of drilled shaft foundations;
- Erection of steel structures;
- Installation of sign panels;
- Removal of existing sign panels, structures, electrical, and partial foundations.

Construction term is 365 days. Construction documents provided by Kimley-Horn and Associates, Inc.

ENGINEERING SERVICES TESTING: Engineering testing services will be provided by HTS, Inc. under Contract No. 73359.

REQUIRED AUTHORIZATION

Finance Department:	Other Authorization: 	Other Authorization:
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Date December 5, 2012	SUBJECT: Additional Appropriation for Construction Phase of Design Build Agreement with MICA Corporation for Exterior Way-Finding Roadway Signage at George Bush Intercontinental Airport/Houston (IAH) Project No. 684 (WBS# A-000597-0002-4-01-01; A-000597-0002-4-02-02 ; Contract No. 4600011557)	Originator's Initials CM	Page 2 of 2
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PAY OR PLAY: The existing Agreement 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: Hire Houston First (HHF) Ordinance does not apply to this project, as the project was advertised before the enactment and implementation of HFF.

PROJECT COST: The total appropriation for Phase II Construction Services (GMP) is as follows:

\$ 17,000,000	Phase II Construction Services (GMP)
\$ 1,460,000	Construction Contingency 8.6%
\$ 170,000	Testing Services 1%
\$ 300,000	Civic Art 1.75%
<u>\$ 18,930,000</u>	<u>TOTAL APPROPRIATION</u>

MWBE PARTICIPATION: The Minority Woman Business Enterprise goal for the Phase II Construction Phase Services is ten percent (10%) and will be met by the following certified firms.

Firms	Type of Work	Amount	% of GMP
TAG Electric Company, LP	Electrical and Communications	\$ 664,617.00	3.9%
M & D Industries	Drilled Shaft Foundations	<u>\$1,176,050.00</u>	<u>6.9%</u>
	Total	\$1,840,667.00	10.8%

The Phase I MWBE goal is being met by the geotechnical survey firm. They are currently in the field performing their work but have not yet submitted an invoice. We expect to receive their invoice by or before February 2013 whereupon the entire MWBE goal will be met.

At the time of the first RCA, the signage was planned to be lighted, and for Phase II Construction, the Design Builder anticipated significant scope of work (\$2 million to \$3 million) for his MWBE electrical subcontractor for an MWBE goal greater than 10%. Due to cost cutting initiatives, the signage was changed from lighted to retro reflective. This reduces initial capital costs, ongoing maintenance costs (changing light bulbs), and ongoing electricity costs. This cost cutting initiative resulted in reduced MWBE contracting opportunities for the electrical subcontractor. The Design Builder is actively exploring additional MWBE contracting opportunities to exceed the 10% goal, specifically in the fields of ground surveying and demolition/disposal.

REQUEST FOR COUNCIL ACTION

RCA# 9235

TO: Mayor via City Secretary

Subject: Approve an Ordinance Awarding a Contract to the Best Respondent for an Integrated Library System and Discovery Services for the Houston Public Library/S37-T23695

Category #
4

Page 1 of 2

Agenda Item

45

FROM (Department or other point of origin):

Calvin D. Wells
City Purchasing Agent
Administration & Regulatory Affairs Department

Origination Date

September 26, 2012

Agenda Date

DEC 12 2012

DIRECTOR'S SIGNATURE

Calvin D. Wells

Council District(s) affected
All

For additional information contact:

Roosevelt Weeks Phone: (832) 393-1400
Douglas Moore Phone: (832) 393-8724

Date and Identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)

Approve an ordinance awarding a contract to Sirsi Corporation d/b/a SirsiDynix, in an amount not to exceed \$1,500,000.00 for an integrated library system and discovery services for the Houston Public Library.

Maximum Contract Amount: \$1,500,000.00

Finance Budget

\$1,500,000.00 - (H.A.L.A.N. Fund) 7506

[Signature]

SPECIFIC EXPLANATION:

The Director of the Houston Public Library and the City Purchasing Agent recommend that City Council approve an ordinance awarding a five-year contract, with three one-year options to Sirsi Corporation d/b/a SirsiDynix, in an amount not to exceed \$1,500,000.00 for an integrated library system (ILS) and discovery services for the Houston Public Library (HPL). The City Purchasing Agent and/or the HPL Director may terminate this contract at any time upon 30-days written notice to the contractor.

The scope of work requires the contractor to replace the current ILS and electronic hardware located at HPL with the (SaaS) software delivery model (Cloud), whereby the software and associated data will be centrally hosted in a data center in Atlanta, Georgia. This service delivery model will allow HPL to take advantage of network, hardware, software and Web service delivery efficiencies. The contractor shall furnish all proprietary software and provide 24/7 technical support services with a response time that ranges from one hour to forty-eight hours depending on the service-related priority. The services functionality provided by the SaaS ILS include an on-line catalog system of all library publications, records, magazines, tapes and periodicals; the ability to check-out and track all library materials to customers; the ability to track overdue materials; the ability to select and make acquisitions of library materials; the ability to provide report production; the capability to document the location, status and maintenance of data detailing the acquisition of new books; the ability for library customers to check-out, place holds and review payment history; the ability to provide authentication of customers for use of electronic materials including magazines, newspapers, and eBooks; and the capability to provide a variety of social media and other features that will improve the customer(s) online experience.

Moreover, SaaS will be accessed by users utilizing a web browser and will automate various routine operations by HPL, provide library users information about the library's collection, and serve as an essential mechanism for delivering a multiplicity of key library services to several users simultaneously. Finally, SaaS' primary objective is to maintain and improve the overall operation of the Houston Area Library Automated Network (HALAN), which has provided integrated library system and IT services to area libraries for more than twenty years.

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

Other Authorization:

NOT

Date: 9/26/2012	Subject: Approve an Ordinance Awarding a Contract to the Best Respondent for an Integrated Library System and Discovery Services for the Houston Public Library/S37-T23695	Originator's Initials JH	Page 2 of 2
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HALAN is a consortium of the following Texas libraries: Bellaire City Library, Effie and Wilton Hebert Public Library, Houston Public Library, Marion and Ed Hughes Public Library, Pasadena Public Library, Port Arthur Public Library, Lancaster Veteran's Memorial Library and Huntsville Public Library. Additionally, HALAN provides integrated services to five small-and medium- sized public libraries in the greater Houston metropolitan area.

This Request for Proposal (RFP) was advertised in accordance with the requirements of the State of Texas bid laws. Eighty prospective proposers downloaded the solicitation document from SPD's e-bidding website and as a result, proposals were received from Innovative Interfaces, Inc., Online Computer Library Center, Inc., Polaris, Sirsi Corporation d/b/a SirsiDynix, The Library Corporation and VTLS, Inc. The evaluation committee consisted of five subject matter experts from HPL and HALAN. The proposals were evaluated based upon the following criteria:

- Functionality of the system / Meets Requirements of RFP
- Customer Support
- Expertise Reputation of the Vendor References
- Price

Sirsi Corporation d/b/a SirsiDynix was determined to be the best respondent.

Pay or Play:

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

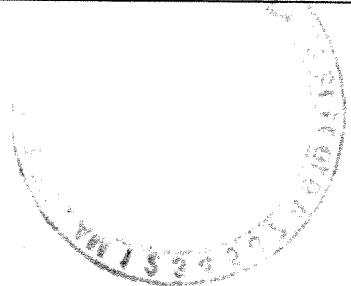
The proposed contract requires compliance with the City's 'Hire Houston First' ordinance that promotes economic opportunity for Houston businesses and supports job creation. In this case, the proposed contractor does not meet the requirements as a Hire Houston First company because they are not classified as a City and/or Local Business; and no Hire Houston First firms were within five percent of the total RFP score.

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

Buyer: Joyce Hays

Estimated Spending Authority

DEPARTMENT	FY 2013	OUT YEARS	TOTAL
Houston Public Library	\$500,000.00	\$1,000,000.00	\$1,500,000.00





Administration & Regulatory Affairs

Memorandum

To: Calvin D. Wells, Deputy Director
City Purchasing
Strategic Purchasing Division

From: Joyce Hays

Date: August 18, 2011

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

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

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

Solicitation Number: S37-T23965 Estimated Dollar Amount: \$2,500,000.00 Goal on Last Contract: 0%

Anticipated Advertisement Date: 11/4/11 Solicitation Due Date: 12/2/11 Was Goal met: Yes No

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

Name and Intent of this Solicitation: The contract will be used to continue use of the integrated library network system for the Houston Area library automated network (HALAN) multi-library consortium. The current contract is expiring.

Rationale for requesting a Waiver of Revision (Zero percent goal or revision after advertisement):

(To be completed by SPD)

The scope of services has no potential for M/WBE participation due to the fact that the Houston Area Library Automated Network (HALAN) is a computer network that serves several public libraries and one community college library in the Houston area. Each library signs an agreement for computerized library services with the City of Houston and the network is governed by the Houston Public Library according to the terms of each agreement and decisions made by the HALAN Advisory Board. HALAN offers all members the use of an online integrated library system provided by the Contractor, as well as Internet access, training and support. Software modules used by all libraries include circulation, an online public access catalog, bibliographic maintenance, serials and acquisitions. Additional services include: Kids Online Web-based catalog, Telephone Renewal, Electronic Notification Services, Materials Selection List component of Acquisitions, Materials Booking, Electronic Course Reserves and the function of patron-placed holds. There is no actual on-site service or installation provided. Therefore the Houston Public Library is requesting from the Office of Business Opportunity approval of a Zero (0%) percent goal for the above-referenced agreement.

Concurrence:

Joyce A. Hays

SPD Initiator

Doris Shaw
Division Manager



Name: HALAN multi-library consortium

Memorandum re: T23965

Date: 8/17/11

Page 2

A handwritten signature in black ink, appearing to read "Robert Gallegos / crown", written over a horizontal line.

Robert Gallegos, ~~Deputy~~ Assistant Director

* ~~Affirmative Action~~ OBO

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

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: : Ordinance consenting to the expansion of land in the Energy Corridor Management District, also known as Harris County Improvement District No. 4	Category #	Page 1 of 1	Agenda Item # 47
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FROM (Department or other point of origin): Planning and Development	Origination Date October 26, 2012	Agenda Date DEC 12 2012
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DIRECTOR'S SIGNATURE: <i>Maureen K. Stofeck</i>	Council District affected: A, G and F
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For additional information contact: Nicole Smothers Phone: 713-837-7856	Date and identification of prior authorizing Council action: 2001-39 & 2010-1025
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RECOMMENDATION: (Summary) Approve ordinance consenting to the expansion of land in the Energy Corridor Management District.

Amount and Source of Funding: N/A	Finance Budget:
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SPECIFIC EXPLANATION:

Management districts are special districts created by the Texas legislature. Generally, these districts are empowered to promote, develop, encourage and maintain employment, commerce, transportation, housing, tourism, recreation, arts, entertainment, economic development, safety and public welfare. Typically, management districts are given the power to finance their operations by issuing bonds or other obligations, payable in whole or in part from ad valorem taxes, assessments, impact fees or other funds of the District to provide improvements and services. They may not levy an assessment on single-family detached residences. Further, districts may levy a tax only after holding an election within the district.

A management district is intended to supplement, not supplant, existing public services. Creation of these districts does not release a municipality from its obligations to provide services to the areas; nor does it require additional services from the municipality. Except as a result of a Governing Body's action to dissolve a district, the municipality assumes no liability for the debts, obligations or liabilities of the district.

The City received a petition for annexation signed by property owners that complies with the support criteria set out in Section 49.302, Texas Water Code.

The Planning and Development Department recommends City Council consent to the expansion of the following district:

Energy Corridor Management District: Authorized by the 77th Legislature in 2001, the majority of this district is located in Council District A, with a significant portion also located in District G, and one half of the right-of-way of I-10 where it lies within this management district is in Council District F. The area to be annexed into the district is located entirely in Council District A and consists of several tracts of land totaling approximately 66.3243 acres situated wholly within the corporate limits of the City of Houston. There are no residents on the land to be annexed. The area sought to be annexed into the district is in a growing commercial area of the city and has a need for services and improvements that encourage economic diversification, stimulate transportation and commerce, and promote the health, safety, and general welfare of its residents and the general public. These services and improvements can most easily be provided to the area through the addition of the land into the existing adjacent management district.

cc:

- David Feldman
- Deborah McAbee
- Mary Buzak
- Anna Russell

REQUIRED AUTHORIZATION		
Finance Director:	Other Authorization:	Other Authorization:

MS

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: That Council approve an Ordinance allowing the City of Houston to enter into a Development Agreement with Pacific Indio Properties, L.L.C. regarding the area in Montgomery County MUD 118		Category #	Page 1 of 1	Agenda Item # 46
FROM (Department or other point of origin): Planning and Development		Origination Date December 4, 2012		Agenda Date December 12, 2012
DIRECTOR'S SIGNATURE: <i>Margaret A. Sajdak</i>		Council District affected: E		
For additional information contact: Margaret Wallace Brown Phone: 713-837-7826		Date and identification of prior authorizing Council action: N/A		
RECOMMENDATION: (Summary)				
That Council approve an Ordinance allowing the City of Houston to enter into a Development Agreement with Pacific Indio Properties, L.L.C. regarding the area in Montgomery County MUD 118				
Amount and Source of Funding: N/A			Finance Budget:	
<p>Pacific Indio Properties is owner of a large tract of land located near the vicinity of US 59 and Townsen Road, in Montgomery County. The property consists of approximately 5,300 acres, 875 of which is located within the City of Houston, in five separate utility districts. The developer plans to create a master planned mixed use development on this territory. The fact that this property falls both inside and outside the City limits make the financing of such a development problematic. The Planning Department believes it is in the long-term best interest of the city to encourage the development while preserving the right to annex the development into the City limits as soon as economically viable.</p> <p>In order to facilitate the development and provide for the potential annexation of the entire development into the City of Houston, the Planning & Development Department, in concert with the Mayor's Office of Economic Affairs and the Department of Public Works and Engineering, has negotiated a Developer Agreement that sets forth to a process involving the following steps:</p> <p>The agreement identifies two areas that will be considered for disannexation. They include MC MUD No. 118 in its entirety (approximately 875 acres) as well as a 21 acre parcel owned by the developer but located outside the MUD. Both parcels are currently undeveloped and meet the statutory requirements for disannexation. Prior to the disannexation, the Developer will provide:</p> <ul style="list-style-type: none"> • A resolution in support of executing a strategic partnership agreement by the District, which will provide for the possible future general purpose annexation of the District, and • a restrictive covenant, filed in the real property records, restricting the construction of levees in District 118. <p>The agreement states that, following disannexation, the City may consent to the creation of MC MUD No. 118 and to the annexation of a 21 acre parcel into the newly formed District.</p> <p>This Developer Agreement lays out the process and precedent requirements in order for the City to consider the above listed steps, none of which may be accomplished without Council approval. It does not require that any of these items be placed on the Council agenda, nor does it require any specific actions by City Council.</p> <p>This item was presented to the Housing, Sustainable Growth and Development Committee on December 5, 2012. The Planning and Development Department recommends approval of an ordinance allowing the City to enter into a Development Agreement with Pacific Indio Properties, L.L.C.</p>				
cc: Marta Crinejo Sameera Mahendru David Feldman Omar Izfar Anna Russell Jessica Dennis				
REQUIRED AUTHORIZATION				
Finance Director:		Other Authorization:		Other Authorization:

copy

SH

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA #

SUBJECT: Ordinance approving an economic development agreement (“Agreement”) between the City of Houston (“City”) and Harris County Improvement District No. 4 (“Energy Corridor Management District”) pursuant to Chapter 380, Texas Local Government Code, and approving and authorizing the issuance of bonds by the Energy Corridor Management District in accordance with the requirements of Section 3814.106(A)(1), Special Districts Local Laws Code, and the provisions of the Agreement.

Category #

Page 1 of 1

Agenda Item#

47A

FROM: (Department or other point of origin):

Andy Icken, Chief Development Officer – Mayor’s Office

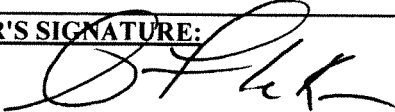
Origination Date

12/6/12

Agenda Date

DEC 12 2012

DIRECTOR'S SIGNATURE:



Council Districts affected:

Council Member Pennington, District G
Council Member Brown, District A

For additional information contact:

Gwendolyn Tillotson

Phone: 832-393-0937

Date and identification of prior authorizing Council Action:

Ordinance No. 99-674, dated 6/30/99

RECOMMENDATION: (Summary) Ordinance approving an economic development agreement (“Agreement”) between the City of Houston (“City”) and Harris County Improvement District No. 4 (“Energy Corridor Management District”) pursuant to Chapter 380, Texas Local Government Code, and approving and authorizing the issuance of bonds by the Energy Corridor Management District in accordance with the requirements of Section 3814.106(A)(1), Special Districts Local Laws Code, and the provisions of the Agreement.

Amount of Funding:

SOURCE OF FUNDING: General Fund | Grant Fund | Enterprise Fund | Other (Specify)

SPECIFIC EXPLANATION:

In 1989, the State legislature enacted Chapter 380 of the Texas Local Government Code (“Code”) to create a mechanism that municipalities could use to grant or loan public funds for economic development purposes. Subsequently, by Ordinance 99-674, the City established the City of Houston Chapter 380 loan/grant program, pursuant to the provisions of Chapter 380 of the Code, and adopted criteria for Chapter 380 assistance to provide the City with an additional tool to encourage development in targeted areas to fulfill a critical need to attract tourism and commerce to an area resulting in positive economic impact.

The Administration proposes to offer financial incentives to the Energy Corridor Management District (the “District”) calculated upon the incremental increases in the City’s portion of its property tax revenues (“Incentives”) to the area benefitted by the public improvements (the “Energy Corridor 380 Area”), through an economic development agreement with the District (“the Agreement”). The Agreement provides authorization for issuance of bonds by the District in accordance with the requirements of Section 3814.106(a)(1), Texas Special District Local Laws Code, and the provisions of the Agreement, to finance the costs of the Public Improvements.

REQUIRED AUTHORIZATION

Finance Director:



Other Authorization:

Other Authorization:

Date:	Subject: Ordinance approving an economic development agreement ("Agreement") between the City of Houston ("City") and Harris County Improvement District No. 4 ("Energy Corridor Management District") pursuant to Chapter 380, Texas Local Government Code, and approving and authorizing the issuance of bonds by the Energy Corridor Management District in accordance with the requirements of Section 3814.106(A)(1), Special Districts Local Laws Code, and the provisions of the Agreement.	Originator's Initials	Page 2 of 2
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The Incentives will be based solely upon increases in the City's portion of its property tax revenues subsequent to the property tax base year of January 1, 2012. Reimbursements will begin June 1, 2014, and will terminate upon the earlier of (i) the full reimbursement of the maximum reimbursement amount established by the Agreement, or (ii) the termination of the Agreement. The Incentives will reimburse the District for certain public infrastructure including the completion of Park Row Blvd., the construction of Central Park West Blvd., and the construction of related water, sanitary sewer (including a lift station and forcemain) and drainage utilities that will improve service capacity in the Energy Corridor 380 Area (the "Public Improvements"). The maximum reimbursement amount provided for the costs of the Public Improvements under the Agreement is \$20,843,660.00. The water and sewer components of the Public Improvements are eligible for reimbursement from the City's Water and Sewer Enterprise Fund. The maximum reimbursement from the Water and Sewer Enterprise Fund is \$3,485,501, which will result in a corresponding reduction to the reimbursement amount paid to the District through the Agreement.

The construction of the Public Improvements is expected to attract new commercial, multi-family residential, and office development and add approximately \$1.5 billion to the tax roll by the end of tax year 2029. The Agreement will terminate at the earlier of (i) December 31, 2038, or (ii) the date at which (a) all Bonds have been fully paid, and (b) all costs of the Public Improvements have been fully paid or reimbursed to landowners who have advanced funds to or on behalf of the District.

cc: Marta Crinejo, Agenda Director
 Anna Russell, City Secretary
 David Feldman, City Attorney
 Deborah McAbee, Senior Assistant City Attorney

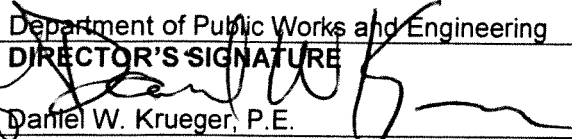

REQUIRED AUTHORIZATION

Other Authorization:	Other Authorization:	Other Authorization:
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TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: An Interlocal Agreement between the City of Houston (City) and Harris County Improvement District No. 4 (HCID No. 4) for the Park Row Extension and Utility Service (WBS R-000802-0087-4 and S-000802-0087-4)	Page 1 of 1	Agenda Item # 47B
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FROM (Department or other point of origin): Department of Public Works and Engineering	Origination Date	Agenda Date
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DIRECTOR'S SIGNATURE  Daniel W. Krueger, P.E.	Council District affected: A 
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For additional information contact:  Mark L. Loethen, P.E., CFM, PTOE 832-395-2705	Date and identification of prior authorizing Council action: August 20, 2008, 2008-742
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RECOMMENDATION: (Summary) Adopt an ordinance approving an Interlocal Agreement between the City and HCID No. 4 and amending Ordinance 2008-742 by de-appropriating the sum of \$3,485,501.00 out of the appropriation made by Ordinance 2008-742 and re-appropriating such sum of \$3,485,501.00.

Amount and Source of Funding:
\$3,485,501.00 from Water & Sewer System Consolidated Construction Fund (8500) 

SPECIFIC EXPLANATION:
Under this agreement, the City and HCID No. 4 will share costs for design and construction of wastewater and water lines as part of the extension of Park Row from the Interstate 10 West HOV/toll road ramp east to Eldridge Parkway. Wastewater and water main construction costs will be split 30%/70%, similar to agreements under the 30% Developer Participation Program. Design and construction of water and wastewater lines serving future surface water conversion and wastewater facility consolidation will be reimbursed by the City at 100%. The HCID No. 4 will obtain all easements/rights of way for the major thoroughfare including paving, drainage, wastewater and water lines and will provide all initial funding. Reimbursements will occur in two phases after each half of the project is completed and the work is accepted by the City. Further, reimbursement for the first half of the project will not be made until a Notice to Proceed is issued for the second half of the project.

Harris County Improvement District No. 4 is responsible for the following:

1. Initial funding for the design, and construction of Park Row from the Interstate 10 West HOV/toll road ramp east to Eldridge Parkway including acquisition of rights of way, easements, all permits (federal/state/local), paving, drainage, water mains, and wastewater mains.
2. Costs not reimbursed under this agreement or proposed Chapter 380 agreement.

The City of Houston is responsible for the following:

1. 30% reimbursement of construction of water and wastewater mains necessary for the development,
2. 100% of any oversizing required by the City,
3. 100% of the design and construction of water and wastewater mains necessary for future surface water conversion and consolidation of wastewater treatment facilities.

The total cost of the design and construction is estimated to be \$4,189,449.00. Of this, the City of Houston's share is not to exceed \$3,485,501.00 under this agreement. As this Interlocal Agreement is similar in nature to Developer Participation Contracts, the de-appropriation removes funds previously appropriated to the Developer Participation Program and re-appropriates the funds into this Interlocal Agreement. The City is also considering entering into a Chapter 380 agreement with Harris County Improvement District No. 4 for sharing of costs for paving, drainage, and other wastewater and water line costs not reimbursed under this agreement.

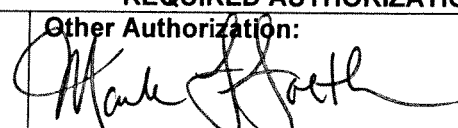

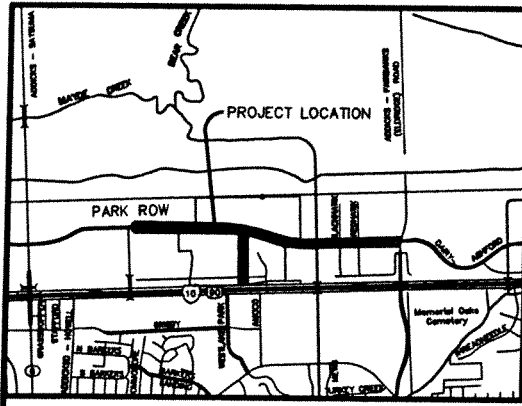
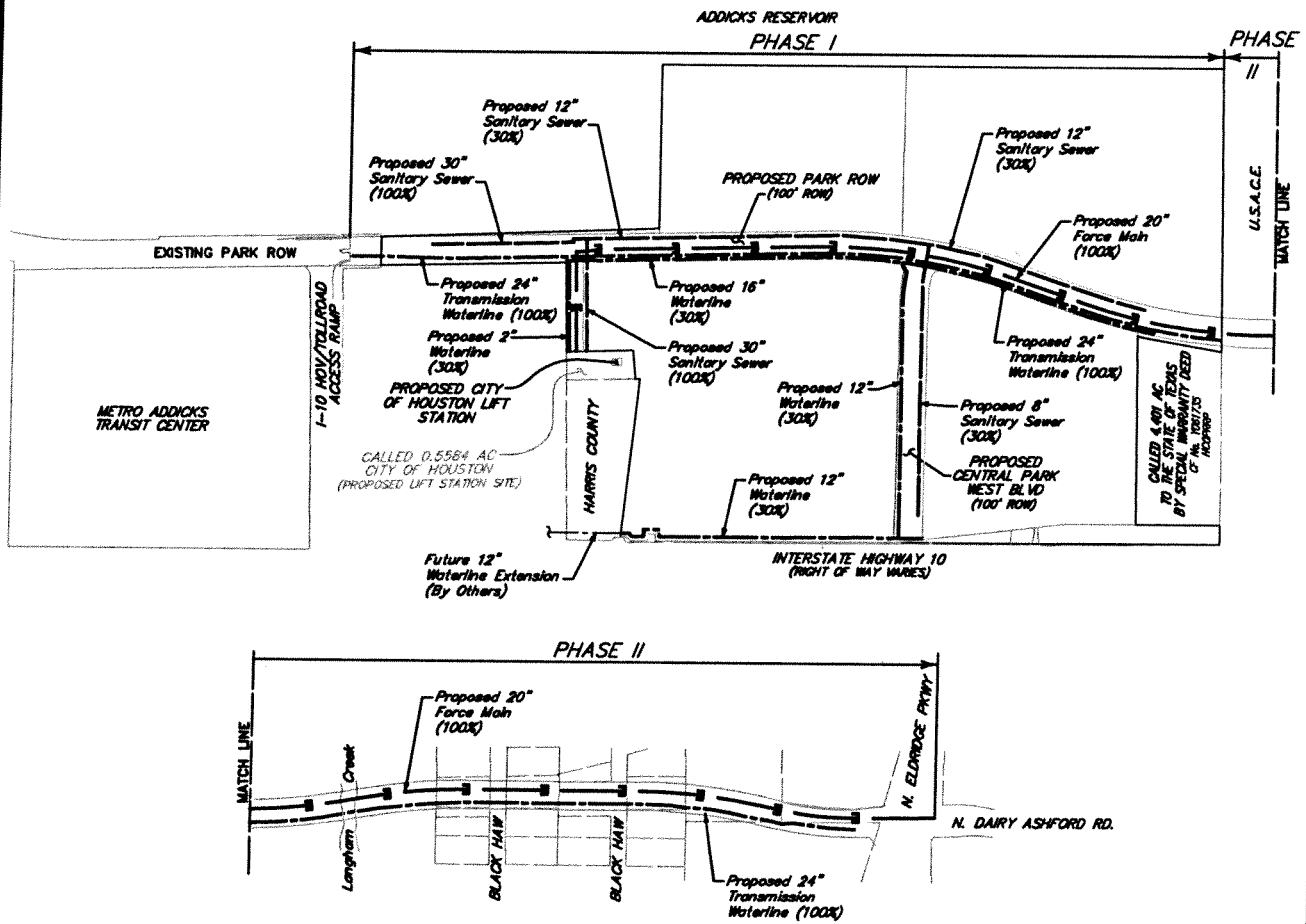
LTS No. 4272	REQUIRED AUTHORIZATION	20UPA197
Finance Department	Other Authorization:  Mark L. Loethen, P.E., CFM, PTOE Deputy Director Planning and Development Services	Other Authorization:  Jun Chang, PE, D.WRE Deputy Director Public Utilities Division

EXHIBIT B



NORTH
SCALE: 1" = 600'



PARK ROW EXTENSION PROJECT - PROPOSED WATER & WASTEWATER IMPROVEMENTS NOVEMBER 2012

JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
6415 Reading Road, Rosenberg, Texas 77471 (281) 342-2033

P:\PROJECTS\B0093\001-00-65-cre\Civil\and Plans\Exhibit B.dwg

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Ordinance designating all improved single-family residential lots in the Fondren Southwest Northfield Subdivision, Sections 1 and 2 as a Prohibited Yard Parking Requirement Area	Category #	Page 1 of _____	Agenda Item # 48
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FROM (Department or other point of origin): Marlene L. Gafrick, Director Planning and Development Department	Origination Date November 19, 2012	Agenda Date DEC 12 2012
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DIRECTOR'S SIGNATURE: 	Council District affected: K
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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 all improved single-family residential lots in the Fondren Southwest Northfield Subdivision, Sections 1 and 2 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.

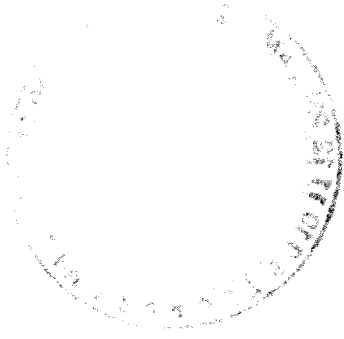
Amount and Source of Funding: NA	Finance Budget:
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SPECIFIC EXPLANATION: In accordance with Section 28-303 of the Code of Ordinances, the Northfield I & II Homeowners Association initiated an application for the designation of a Prohibited Yard Parking Requirement Area. The application includes a letter of support from the president of the Northfield I & II Homeowners Association. Notification was mailed to 371 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
Alfred Moran, ARA



REQUIRED AUTHORIZATION

Finance Director:	Other Authorization:	Other Authorization:
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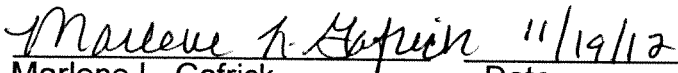
Prohibited Yard Parking Requirement Area No. P120604

Planning Director's Approval

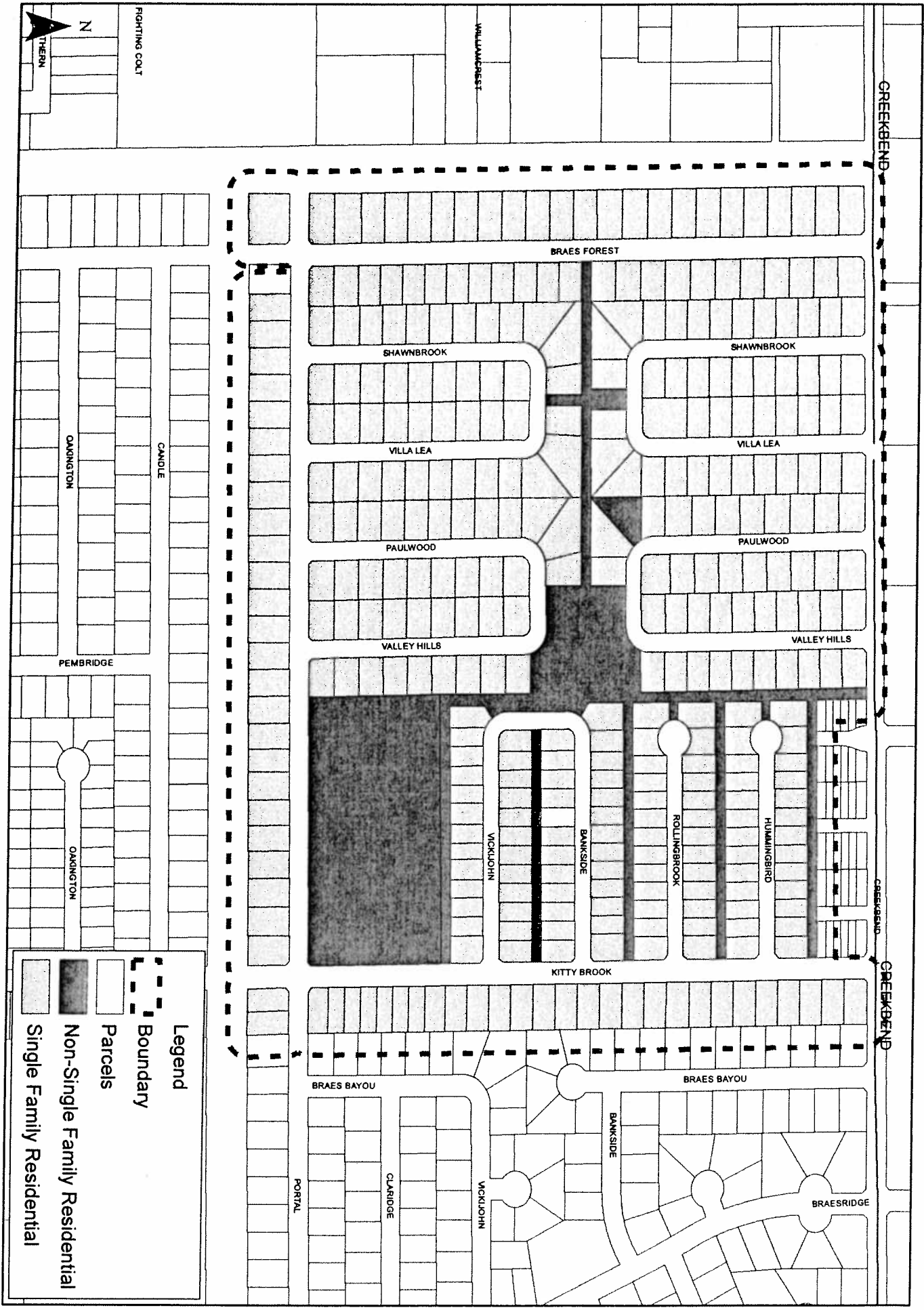
Planning Director Evaluation:

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>99.2% 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 Northfield I & II Homeowners Association has signed a letter of support.</p>
X		<p><i>No valid protests were timely filed;</i></p> <p>The protest period ended on August 27, 2012 with no protests being timely filed.</p>

The Prohibited Yard Parking Requirement Area meets the criteria.


 Marlene L. Gafrick, _____ Date
 Director

P120604 Northfield I & II Homeowners Association



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

SUBJECT: Ordinance designating all improved single-family residential lots in the Sharpstown Subdivision, Section 5 as a Prohibited Yard Parking Requirement Area	Category #	Page 1 of _____	Agenda Item # 49
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FROM (Department or other point of origin): Marlene L. Gafrick, Director Planning and Development Department	Origination Date November 19, 2012	Agenda Date DEC 12 2012
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DIRECTOR'S SIGNATURE: <i>Marlene L. Gafrick</i>	Council District affected: J
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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 all improved single-family residential lots in the Sharpstown Subdivision, Section 5 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 Sharpstown Civic Association, Inc. 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 Sharpstown Civic Association, Inc. Notification was mailed to 301 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. One (1) protest was timely filed with the Planning and Development Department. The Hearing Official held a public hearing on October 3, 2012 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
Alfred Moran, ARA

REQUIRED AUTHORIZATION

Finance Director:	Other Authorization:	Other Authorization:
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Prohibited Yard Parking Requirement Area No. P120603

Hearing Official's Approval

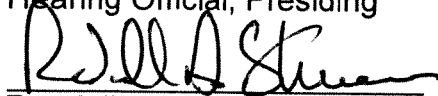
Hearing Official Evaluation:

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> 99.7% 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 Sharpstown Civic Association, Inc. has signed a letter of support.
X		<i>Available parking is sufficient to accommodate the typical parking needs for the residential area;</i> 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.

The Prohibited Yard Parking Requirement Area meets the criteria.

Nicole Smothers,
Hearing Official, Presiding

Date

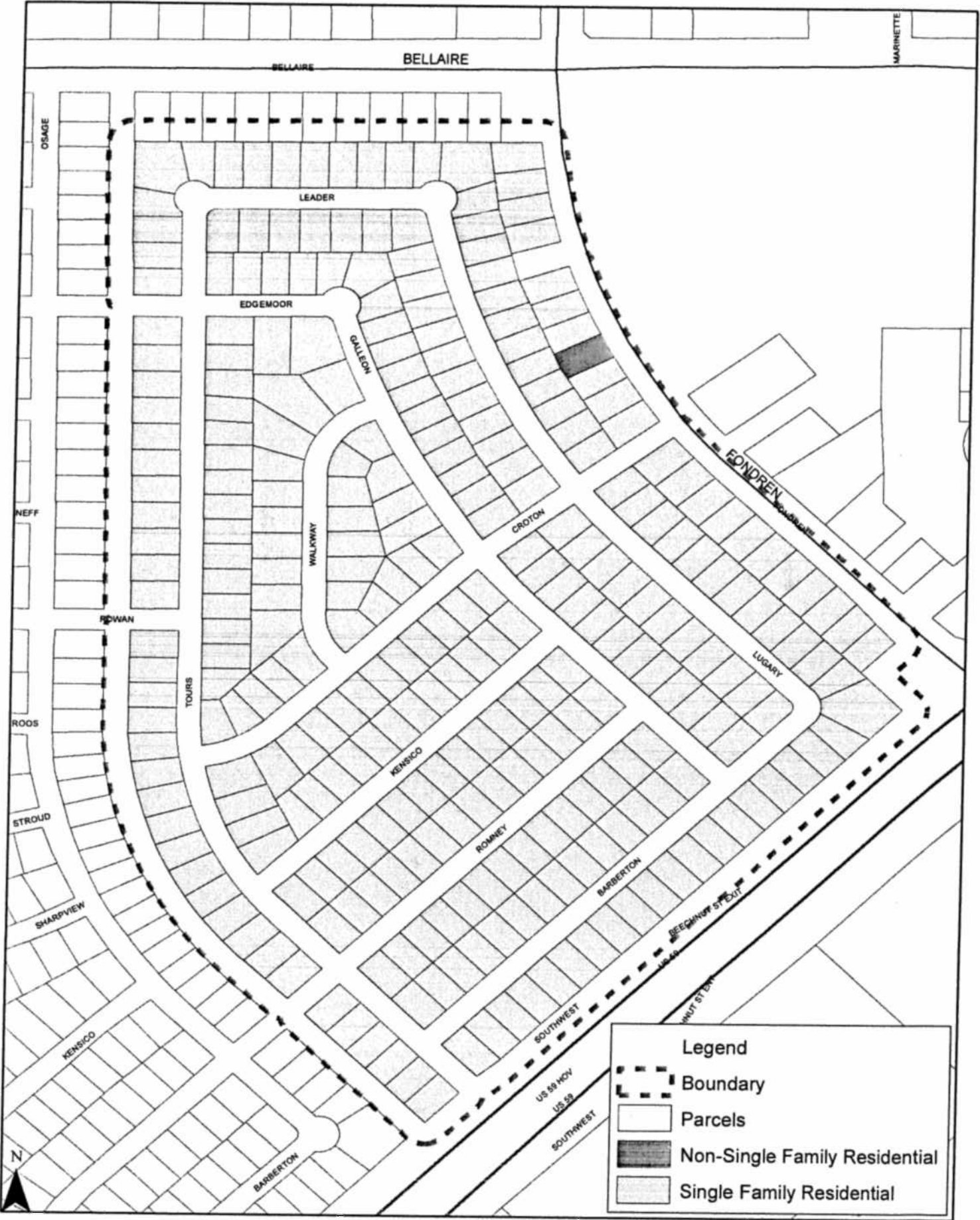


11/12/2012

Randall Stuewer,
Hearing Official, Presiding

Date

P120603
Sharpstown Civic Association, Inc.



TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Ordinance designating all improved single-family residential lots in the Thornwood Subdivision, Sections 1, 1 Replat and 4 Replat as a Prohibited Yard Parking Requirement Area	Category #	Page 1 of _____	Agenda Item # <i>50</i>
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FROM (Department or other point of origin): Marlene L. Gafrick, Director Planning and Development Department	Origination Date November 19, 2012	Agenda Date DEC 12 2012
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DIRECTOR'S SIGNATURE: <i>Marlene L. Gafrick</i>	Council District affected: G
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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 all improved single-family residential lots in the Thornwood Subdivision, Sections 1, 1 Replat and 4 Replat 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 Thornwood Fund, Inc. 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 Thornwood Fund, Inc. Notification was mailed to 249 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
 Alfred Moran, ARA

REQUIRED AUTHORIZATION

Finance Director:	Other Authorization:	Other Authorization:
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Prohibited Yard Parking Requirement Area No. P120602

Planning Director's Approval

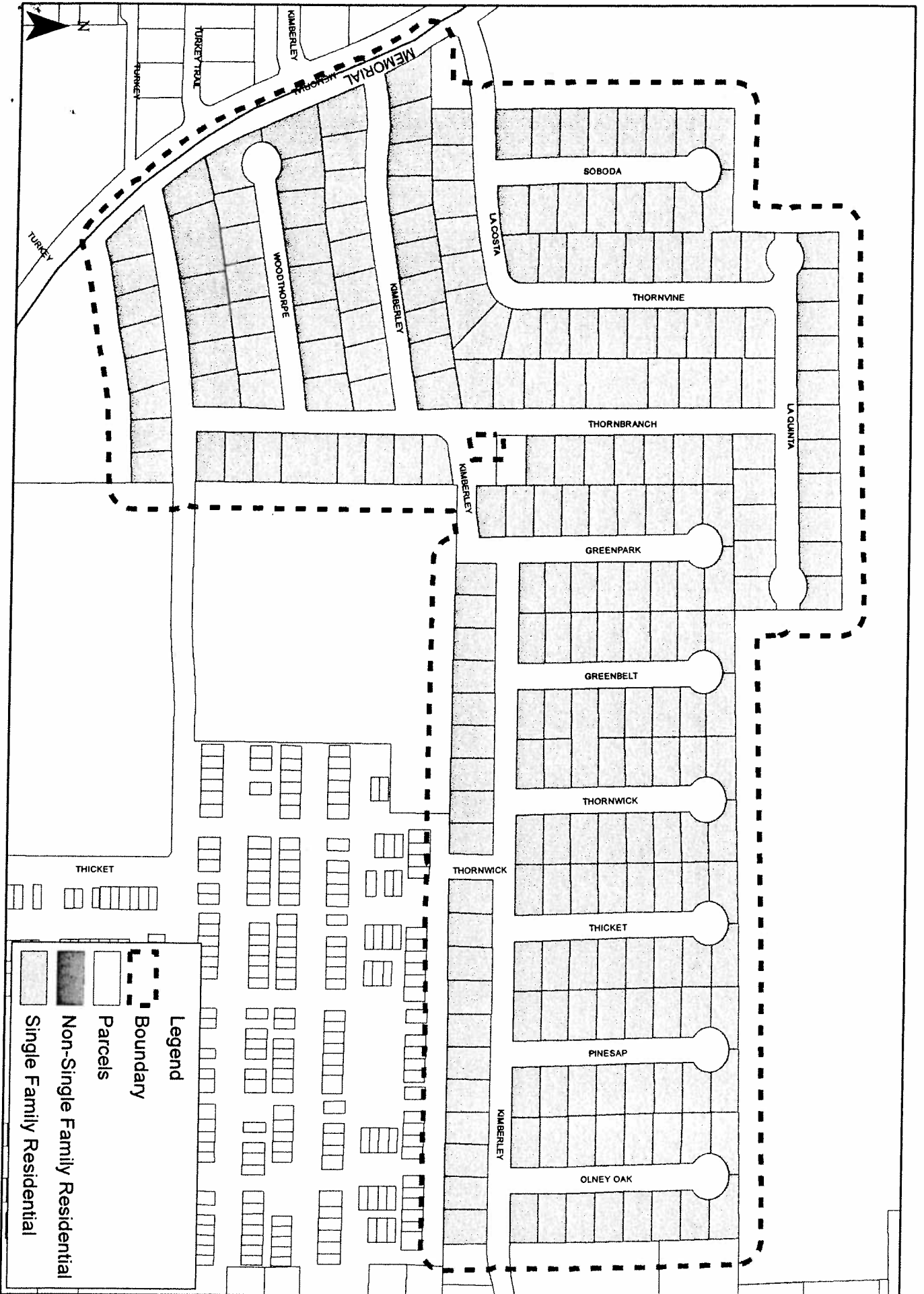
Planning Director Evaluation:

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>100% 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 Thornwood Fund, Inc. has signed a letter of support.</p>
X		<p><i>No valid protests were timely filed;</i></p> <p>The protest period ended on August 27, 2012 with no protests being timely filed.</p>

The Prohibited Yard Parking Requirement Area meets the criteria.

Marlene L. Gafrick *11/19/12*
 Marlene L. Gafrick, Date
 Director

P120602
Thornwood Fund, Inc.



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

SUBJECT: Ordinance designating all improved single-family residential lots in the Thornwood Subdivision, Sections 2 and 3 as a Prohibited Yard Parking Requirement Area	Category #	Page 1 of _____	Agenda Item # 51
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FROM (Department or other point of origin): Marlene L. Gafrick, Director Planning and Development Department	Origination Date November 19, 2012	Agenda Date DEC 12 2012
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DIRECTOR'S SIGNATURE: <i>Marlene L. Gafrick</i>	Council District affected: G
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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 all improved single-family residential lots in the Thornwood Subdivision, Sections 2 and 3 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 Thornwood Fund, Inc. 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 Thornwood Fund, Inc. Notification was mailed to 142 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. One (1) protest was timely filed with the Planning and Development Department. The Hearing Official held a public hearing on October 3, 2012 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
Alfred Moran, ARA



REQUIRED AUTHORIZATION

Finance Director:	Other Authorization:	Other Authorization:
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Prohibited Yard Parking Requirement Area No. P120601

Hearing Official's Approval

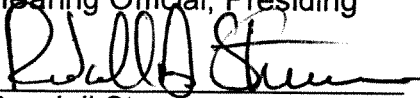
Hearing Official Evaluation:

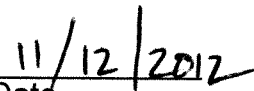
Satisfies	Does Not Satisfy	Criteria
X		<p><i>PYPRA includes five contiguous block faces;</i></p> <p>The application area contains at least five contiguous block faces.</p>
X		<p><i>More than 60% of the proposed PYPRA is developed as single-family residential lots;</i></p> <p>98.6% of the proposed application 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 Thornwood Fund, Inc. 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.

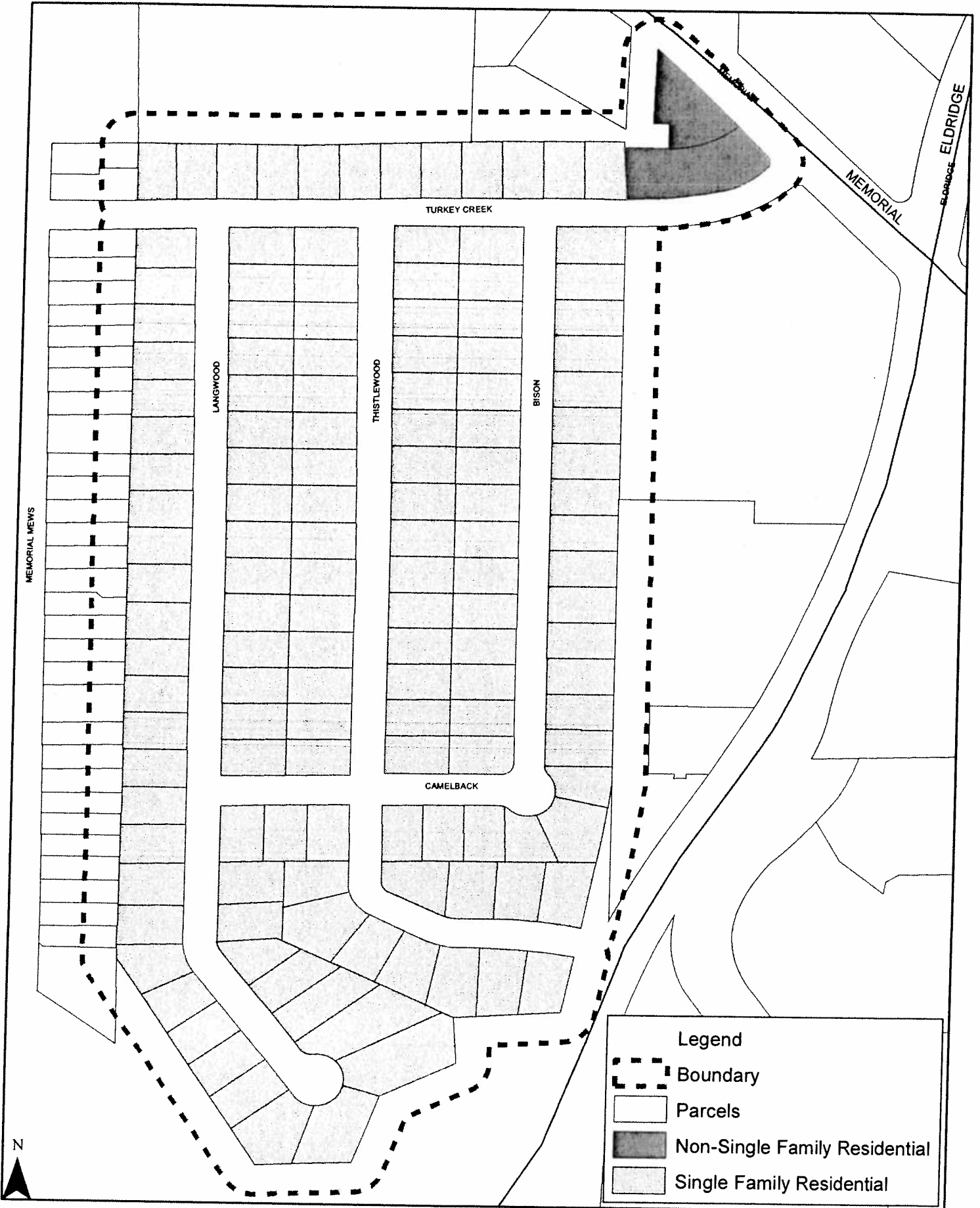
 Nicole Smothers,
 Hearing Official, Presiding



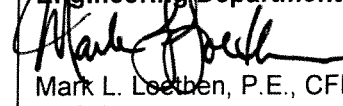
 Date

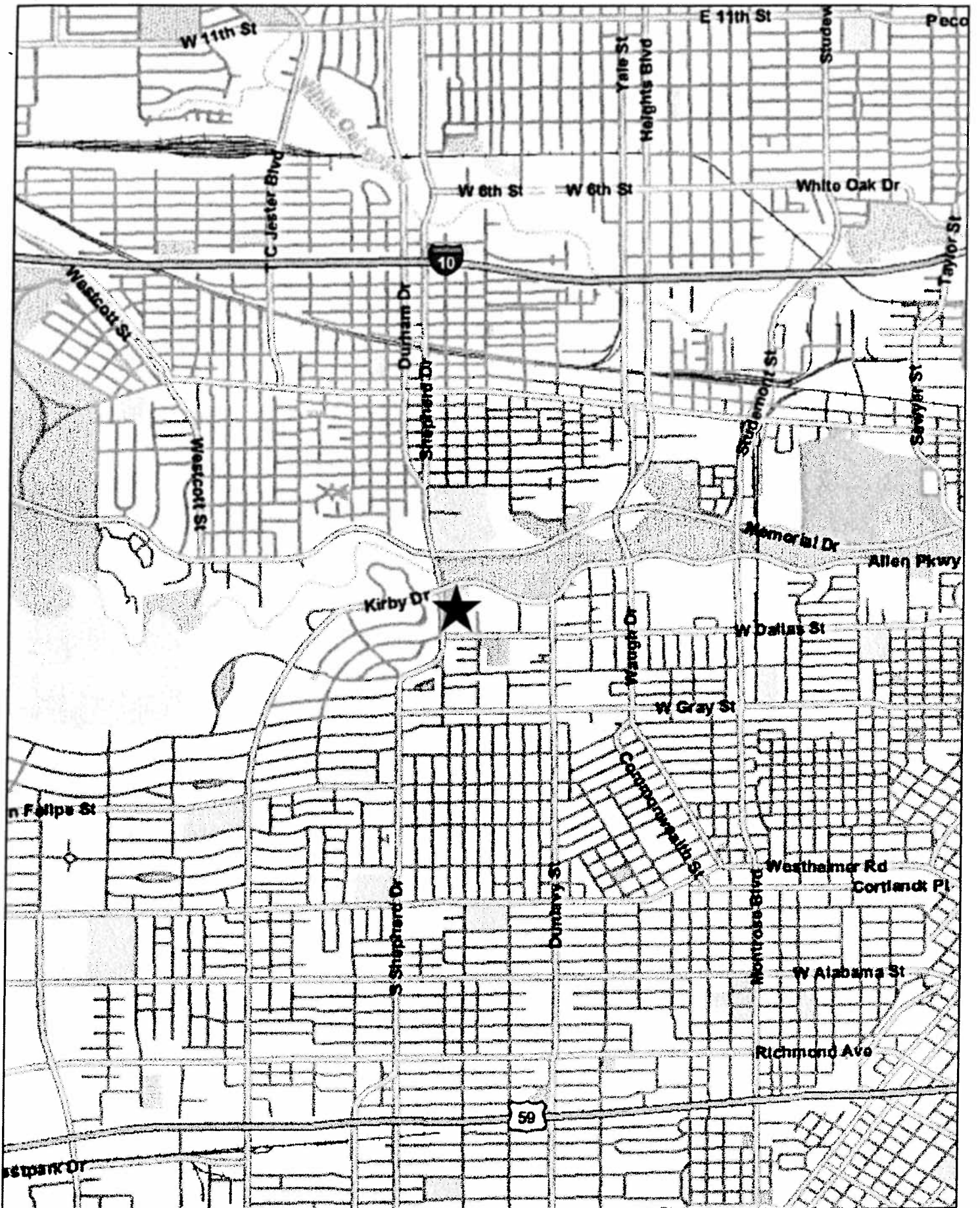

 Randall Stuewer,
 Hearing Official, Presiding


 Date

P120601
Thornwood Fund, Inc.



SUBJECT: Purchase and Sale Agreement between the City of Houston (Seller) and Houston Lighthouse Foundation, Inc. (Buyer) for the sale of 1.66 acres of land with improvements located at 820 Marston Drive, Houston, Harris County, Texas (Parcels SY11-048 and SY13-011).		Page 1 of 1	Agenda Item 52
FROM (Department or other point of origin): General Services Department		Origination Date 12/6/12	Agenda Date DEC 12 2012
DIRECTOR'S SIGNATURE: Scott Minnix <i>Scott Minnix 10/7/12</i>		Council District affected: C	
For additional information contact: Jacquelyn L. Nisby <i>JLN</i> Phone: 832-393-8023		Date and identification of prior authorizing Council action: Motion 2011-0079; 02/02/2011	
RECOMMENDATION: Approve and authorize a Purchase and Sale Agreement between the City of Houston (Seller) and Houston Lighthouse Foundation, Inc. (Buyer) for the sale of 1.66 acres of land with improvements located at 820 Marston Drive for a purchase price of \$2,500,000.00 (Parcels SY11-048 and SY13-011).			
Amount and Source Of Funding: Revenue - \$2,250,000.00 plus \$250,000.00 of In-Kind Services to the Department of Health & Human Services		Finance Budget:	
<p>SPECIFIC EXPLANATION: By Motion No. 2011-0079, City Council declared Parcel SY11-048 surplus and authorized its sealed bid sale. Situated on the former grounds of the Houston Tubercular Hospital, the Houston Junior Forum building at 820 Marston Drive, consists of 1.66 acres of land and a 17,663 square foot single story building. The Houston Junior Forum built their Recreation Center for Older Adults in 1969 on a ground lease from the City which they ultimately terminated in 2004. The property is now surplus to the needs of the City. The 1.66 acre tract includes 3,279 square feet of dedicated but unused right-of-way (SY13-011) which has been approved for abandonment and sale by the Joint Referral Committee.</p> <p>Houston Lighthouse Foundation, Inc. (Lighthouse), a Texas, private, non-profit organization, desires to purchase the property for \$2,500,000.00. Lighthouse currently owns and operates a Community Services Center across Marston Drive from the subject parcel. In accordance with the proposed Purchase and Sale Agreement, Lighthouse shall own and use the property for non-profit public services for a period of at least twenty years after the date of the deed.</p> <p>This direct sale is in accordance with Section 272.001(b)(4) of the Texas Local Government Code, which permits a political subdivision to sell real property to an independent foundation, and is subject to all easements and public utilities; and the applicable covenants, conditions and restrictions.</p> <p>Therefore, the General Services Department recommends that City Council approve and authorize a Purchase and Sale Agreement with Houston Lighthouse Foundation, Inc. for the above-described property with a cash purchase price of \$2,250,000.00, plus In-Kind Services, generally consisting of medical and social services to persons with vision-related disabilities, valued at \$250,000.00, which together represents the appraised fair market value. It is further recommended that City Council authorize the Mayor to execute and the City Secretary to attest a Special Warranty Deed conveying the property to Lighthouse.</p> <p>After reimbursement of \$100,000.00 to Houston Public Library for relocation expenses, the net sale proceeds will be directed to the General Fund.</p> <p>SM:HB:JLN:WW:ww xc: Marta Crinejo, Anna Russell, Jacquelyn L. Nisby, Nancy Collins, Andrew F. Icken, Marlene Gafrick, Daniel Menendez, Jeffrey Weatherford</p>			
REQUIRED AUTHORIZATION		CUIC ID# 25 WW 26	
General Services Department:  Humberto Bautista, P.E. Assistant Director	Department of Health and Human Services:  Stephen L. Williams, M.Ed., M.P.A. Director	Public Works and Engineering Department:  Mark L. Leathen, P.E., CFM, PTOE Deputy Director Planning and Development Services Division	



820 Marston Drive

SUBJECT: De-appropriate/Appropriate Additional Funds and Approve First Amendment to Construction Contract AIA General Contractors, Inc. Northeast Maintenance Facility Underground Storage Tank Modifications and Cleanup WBS Nos. D-000160-0004-4, L-000084-0001-4	Page 1 of 2	Agenda Item 53
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FROM (Department or other point of origin): General Services Department	Origination Date 12/6/12	Agenda Date DEC 12 2012
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DIRECTOR'S SIGNATURE: Scott Minnix <i>Scott Minnix 10/26/12</i>	Council District affected: H
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For additional information contact: Jacquelyn L. Nisby <i>JLN</i> Phone: 832-393-8023	Date and identification of prior authorizing Council action: Ordinance: 2012-0426 Dated: May 9, 2012
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RECOMMENDATION: Approve an Ordinance (i) de-appropriating \$28,258.00 from a construction contract with AIA General Contractors, Inc. for the underground storage tank removal at 2200 Patterson Street; (previously approved by Ordinance No. 2012-316); appropriating those same funds along with additional funds for this project; and (ii) approving a First Amendment to construction contract.


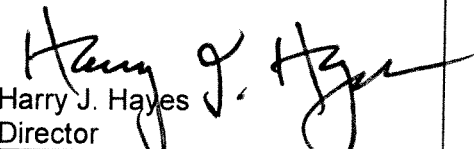
Amount and Source of Funding: De-appropriate/Appropriate: \$ 28,258.00 General Improvement Consolidated Construction Fund (4509) Additional Appropriation: \$134,648.27 Solid Waste Consolidated Construction Fund (4503) \$162,906.27 Total Funding Previous Funding: \$889,869.23 General Improvement Consolidated Construction Fund (4509)	Finance Budget:
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SPECIFIC EXPLANATION: The General Services Department (GSD) recommends that City Council de-appropriate the sum of \$28,258.00 from the construction contract for the underground storage tank removal at 2200 Patterson Street project which was completed under budget, and re-appropriate that amount plus an additional \$134,648.27, for a total appropriation of \$162,906.27, for this project. GSD further recommends approval of a First Amendment to the construction contract with AIA General Contractors, Inc. to increase the director's authority to approve Change Orders up to 19.22% of the original contract price. This fuel site is approximately 33 years old and contains diesel and unleaded underground storage tanks. This First Amendment is necessary to address the following unforeseen conditions discovered during tank excavation and removal which will increase the original scope of work and exceed the original 5% contingency:

- Cracked concrete over the piping gallery allowed rainwater from the existing canopy to fill the tank hold, resulting in approximately 45,000 gallons of contaminated water that requires disposal.

REQUIRED AUTHORIZATION

CUIC ID # 25GM277

General Services Department:  Humberto Bautista, P.E. Assistant Director		Solid Waste Management Department:  Harry J. Hayes Director
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Date	SUBJECT: De-appropriate/ Appropriate Additional Funds and Approve First Amendment to Construction Contract AIA General Contractors, Inc. Northeast Maintenance Facility Underground Storage Tank Modifications and Cleanup. WBS Nos. D-000160-0004-4, L-000084-0001-4	Originator's Initials GM	Page 2 of 2
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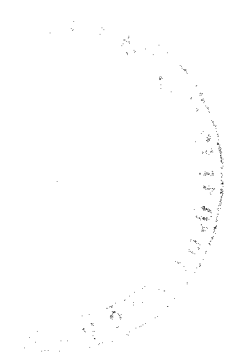
- The estimated gravel quantity for disposal is much greater than anticipated. As a result of water entering the tank hold and mixing with the diesel and gasoline, the entire pea gravel mass was contaminated and must be removed.
- The fuel tank hold is 8 to 12 feet wider on each side and deeper than anticipated, resulting in the removal and excavation of additional concrete, and requiring significantly more pea gravel for backfilling.

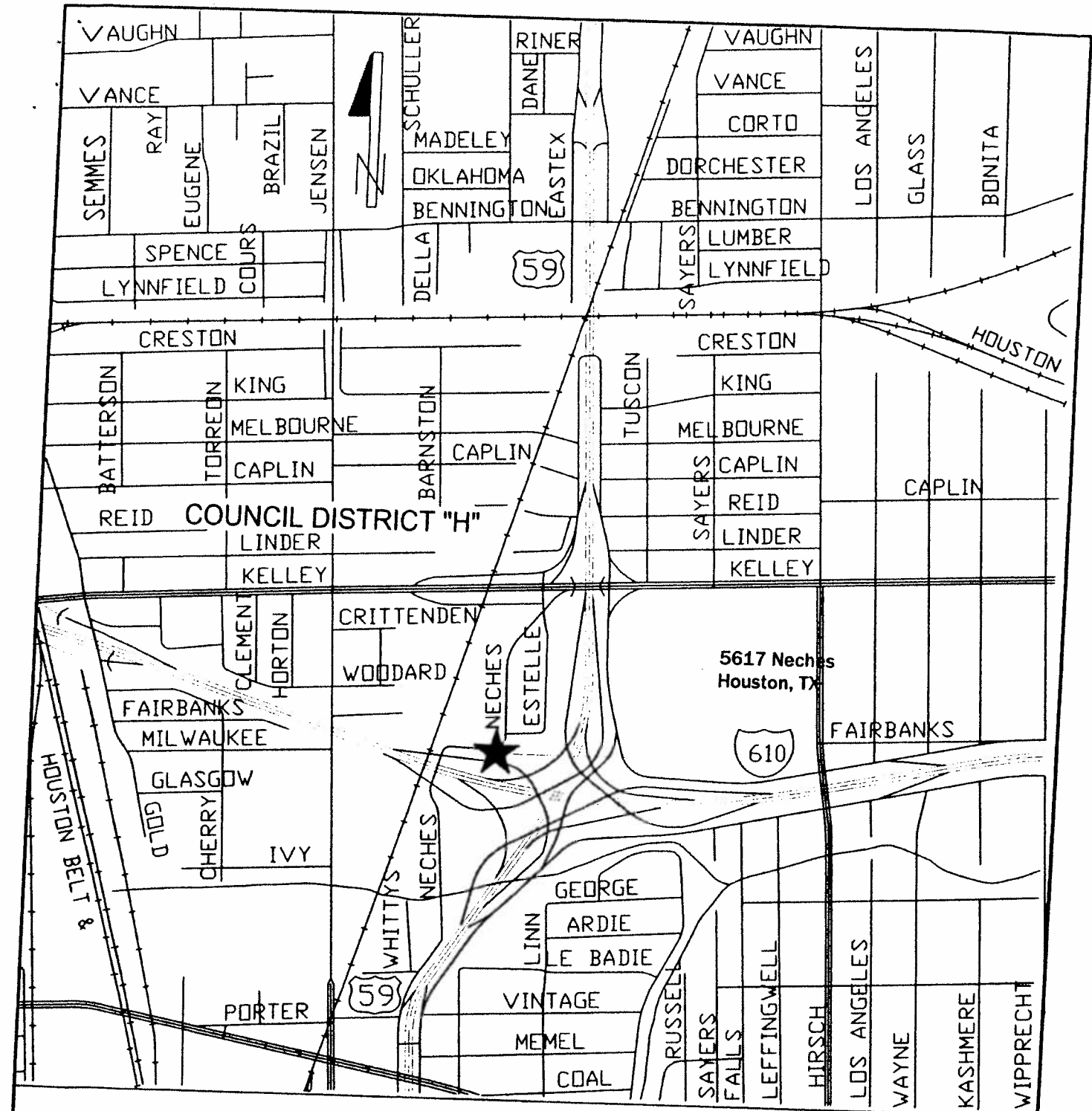
PROJECT LOCATION: 5617 Neches Street, Houston, Texas (Key Map 454-S)

PREVIOUS HISTORY AND PROJECT DESCRIPTION: On May 9, 2012, City Council awarded a construction contract to AIA General Contractors, Inc. to provide construction services at the Northeast Maintenance Facility for the Fleet Management Department. The scope of work consists of removing one 10,000 gallon gasoline underground storage tank (UST) and three 10,000 gallon diesel USTs with associated fueling piping. Installation of one 15,000 gallon gasoline UST and three 15,000 gallon diesel USTs along with associated appurtenances; disposal of aqueous liquid; saw-cutting; demolition and removal of concrete; backfilling and compaction; waste classification, loading, hauling and proper disposal. The work also includes the design of a new canopy over the fuel islands with foundations and lighting.

SM:HB:JLN:GM:FK:fk 

- c: Marta Crinejo
Jacquelyn L. Nisby
Carlecia Wright
Calvin Curtis
Gabriel Mussio
Martha Leyva
File





Northeast Maintenance Facility
Underground Storage Tank Modifications and Cleanup
 5617 Neches
 Houston, TX 77026

COUNCIL DISTRICT "H"

KEYMAP No. 454S

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Appropriate Additional Funds to Construction Management at Risk Contract Pepper-Lawson Construction, L.P. Traffic and Transportation Maintenance Facility Replacement WBS No. N-000649-0002-4	Page 1 of 2	Agenda Item <div style="text-align: right; font-size: 2em;">54</div>
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FROM (Department or other point of origin): General Services Department	Origination Date 12/6/12	Agenda Date DEC 12 2012
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DIRECTOR'S SIGNATURE: Scott Minnix <i>Scott Minnix</i> 10/16/12	Council District(s) affected: C (H)
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For additional information contact: Jacquelyn L. Nisby <i>JLN</i> Phone: 832.393.8023	Date and identification of prior authorizing Council action: Ordinance No. 2011-553; June 29, 2011
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RECOMMENDATION: Appropriate additional funds for construction.

Amount and Source of Funding: \$9,625,080.00 - METRO Projects Construction DDSRF (4040) <i>M.P. 12/3/2012</i> Previous Funding: \$20,000.00 Street & Bridge Consolidated Construction Fund (4506)	Finance Budget:
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SPECIFIC EXPLANATION: On June 29, 2011, City Council awarded a Construction Management at Risk (CMAR) contract to Pepper-Lawson Construction, L.P., to provide pre-construction and construction phase services for a replacement facility for the Traffic Operations Division of the Department of Public Works and Engineering (PW&E), and appropriated \$20,000.00 for pre-construction phase services. The General Services Department (GSD) recommends that City Council appropriate an additional \$8,418,000.00 to the CMAR contract with Pepper-Lawson Construction, L.P. for construction phase services.

PROJECT LOCATION: 2200 Patterson Key Map 492D

PROJECT DESCRIPTION: The project will construct a new facility to replace the existing facility. The existing facility, approximately 37 years old, no longer meets the health, safety and welfare of the users and operational necessities of PW&E's Traffic Operations. The new 44,300 square feet facility will include signal and sign maintenance shops, a material management storage warehouse, outdoor material storage areas, enclosed storage building for paint trucks and paint, administration wing, meeting and training rooms, break room, support spaces, and parking.


The project will utilize the Leadership in Energy & Environmental Design (LEED™) Green Building Rating System to achieve certification.

The anticipated contract duration for this project is 365 calendar days. The design consultant is John Kirksey, Associates, Architects, Inc.

REQUIRED AUTHORIZATION

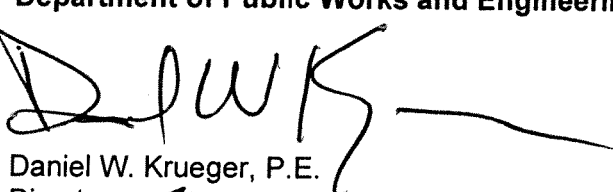
CUIC ID # 25CONS205

General Services Department:



Richard A. Vella
 Chief of Design & Construction Division

Department of Public Works and Engineering:



Daniel W. Krueger, P.E.
 Director

Date	SUBJECT: Appropriate Additional Funds to Construction Management at Risk Contract Pepper-Lawson Construction, L.P. Traffic and Transportation Maintenance Facility Replacement WBS No. N-000649-0002-4	Originator's Initials VTN	Page 2 of 2
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FUNDING SUMMARY: It is recommended that City Council appropriate funds for construction phase services, including additional appropriations of \$84,180.00 for engineering testing services under an existing contract with Alliance Laboratories, Inc.; \$30,000.00 for asbestos abatement services under the existing contract with Arc Abatement, Inc.; and \$35,000.00 for structural slab design, hydrologic and hydraulic analysis requested by Harris County Flood Control District, under the existing contract with John Kirksey, Associates, Architects, Inc.

The following amounts for construction and contingency are based on the construction manager's estimate of costs. The final cost of construction will be submitted to the director for approval as part of the Guaranteed Maximum Price (GMP) proposal.

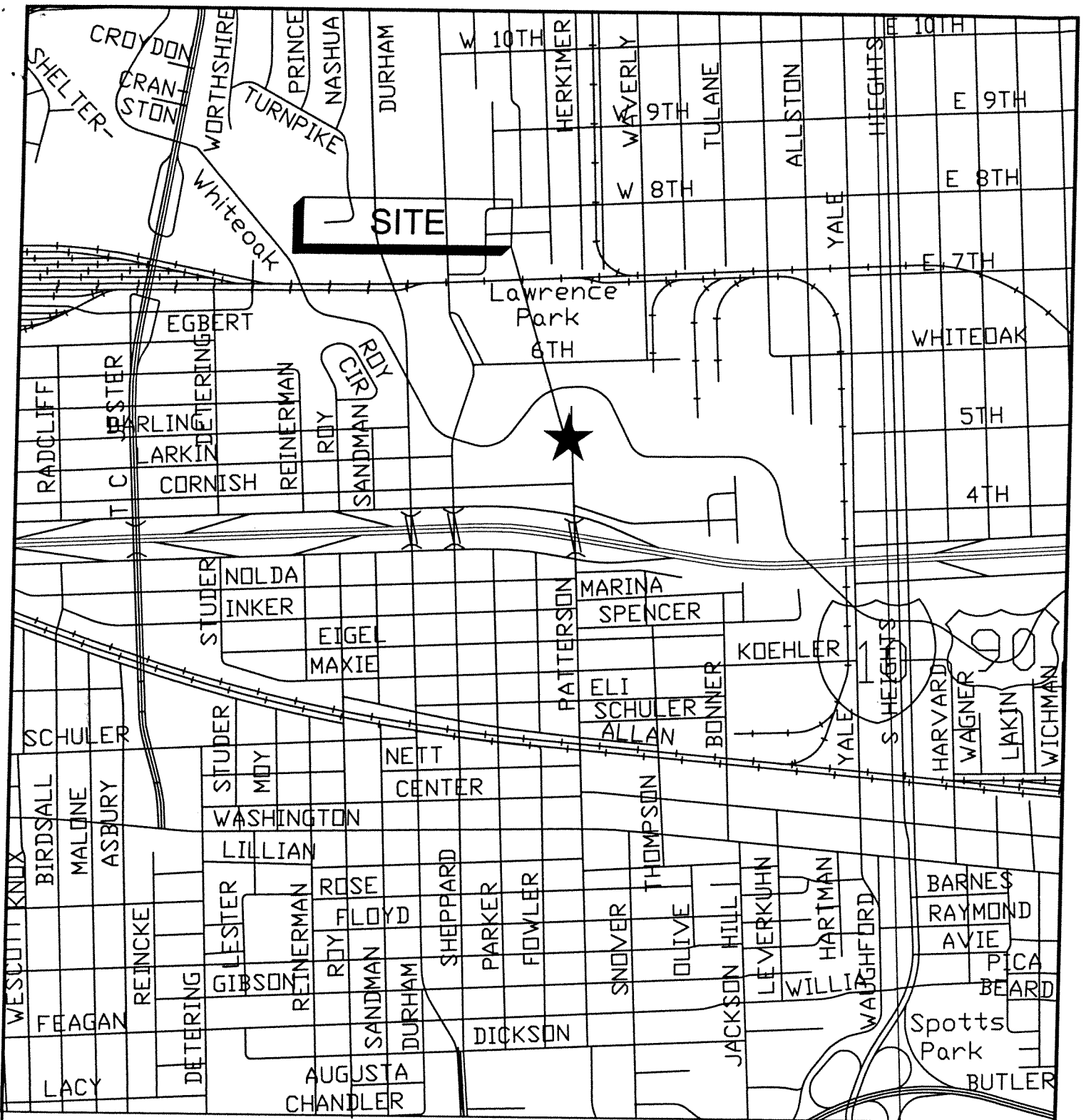
\$ 8,418,000.00	Estimated Construction Cost
\$ 420,900.00	5% Contingency (Estimate)
\$ 8,838,900.00	Total Estimated Contract Services
\$ 84,180.00	Engineering Testing
\$ 30,000.00	Asbestos Abatement (Estimate)
\$ 35,000.00	Additional Design Services
\$ 637,000.00	GSD Salary Recovery
\$ 9,625,080.00	Total Funding

CONSTRUCTION GOALS: A 14% MBE goal and 10% SBE goal have been established for the construction phase of this contract. The construction manager will submit the list of proposed certified sub-contractors with the issuance of the GMP proposal.

HIRE HOUSTON FIRST: This procurement was advertised prior to the inception of Hire Houston First.

SM:JLN:RAV:VTN:vtn

c: Marta Crinejo, Jacquelyn L. Nisby, Morris Scott, Calvin R. Curtis, Gabriel Mussio, Jeff Weatherford, File



Traffic & Transportation :
Maintenance Facility Replacement
 2200 Patterson
 Houston, TX 77007

COUNCIL DISTRICT "C"

KEYMAP No. 492D

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: An ordinance to adopt a Municipal Setting Designation prohibiting the use of designated groundwater for Baker Hughes, Inc. for the site located at 5425 Polk Street, Houston, TX 77023. (MSD # 2012-044-CIP)	Page 1 of 1	Agenda Item # 55
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FROM (Department or other point of origin): Department of Public Works and Engineering	Origination Date 12/6/12	Agenda Date DEC 12 2012
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DIRECTOR'S SIGNATURE: <i>Daniel W. Krueger</i> Daniel W. Krueger, P.E., Director	Council District affected: 1 36
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For additional information contact: Jedediah Greenfield Administration Manager (832) 394-9005	Date and identification of prior authorizing Council action:
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RECOMMENDATION: (Summary)
It is recommended that City Council adopt a Municipal Setting Designation (MSD) ordinance prohibiting the use of designated groundwater at the Baker Hughes, Inc. site located at 5425 Polk Street, Houston, TX 77023, and support issuance of an MSD by the Texas Commission on Environmental Quality (TCEQ). (MSD # 2012-044-CIP)

Amount and Source of Funding: N/A

BACKGROUND: In 2003, the Texas Legislature authorized the creation of Municipal Setting Designations (MSD), which designates an area in which the use of contaminated groundwater is prohibited for use as potable water. The law is administered by the Texas Commission on Environmental Quality (TCEQ) and requires local City support to designate an MSD. The intent of the legislation is to encourage redevelopment of vacant or abandoned properties while protecting public health. On August 22, 2007, City Council approved an ordinance amending Chapter 47 of the Code of Ordinances by adding Article XIII relating to groundwater, which provides a process to support or not support an MSD application to the State (ordinance amended 7/14/2010).

BAKER HUGHES, INC APPLICATION: Baker Hughes, Inc. is seeking a Municipal Setting Designation (MSD) for approximately 65-acres of land located at 5425 Polk Street, Houston, TX 77023. The contamination consists of arsenic, lead, benzene, tetrachloroethene (PCE), trichloroethene (TCE), 1,1-dichloroethene (1,1-DCE), cis-1,2-dichloroethene (cis-1,2-DCE), and vinyl chloride (VC). Drill bit manufacturing operations began at the site in the early 1900s and ceased in the 1980s. The site is currently an industrial complex leased to various manufacturing and distribution operations. An independent Professional Geologist has certified that the area of contamination is fully defined, and stable.

Baker Hughes, Inc. is seeking an MSD for this property to restrict access to groundwater to protect the public against possible exposure to the contaminants. There is a public drinking water supply system that meets state requirements that supplies or is capable of supplying drinking water to the MSD property and all properties within one-half mile of the MSD property. A public meeting was held on November 6, 2012 at the Magnolia Multi-Service Center, and a public hearing was held on November 13, 2012 during the Transportation, Technology, and Infrastructure Council Committee. Both meetings are necessary steps prior to City Council's consideration of support.

RECOMMENDATIONS: It is recommended that City Council adopt a Municipal Setting Designation (MSD) ordinance prohibiting the use of designated groundwater at the Baker Hughes, Inc. site located at 5425 Polk Street, Houston, TX 77023, and support issuance of an MSD by the Texas Commission on Environmental Quality.

MLL:TJH:RM:jbg
P:\UTILITY ANALYSIS-DEVELOPER SERVICES\MSDDATABASE\GENERIC RCA - ORDINANCE SUPPORT.DOC
C: Marta Crinejo, Ceil Price

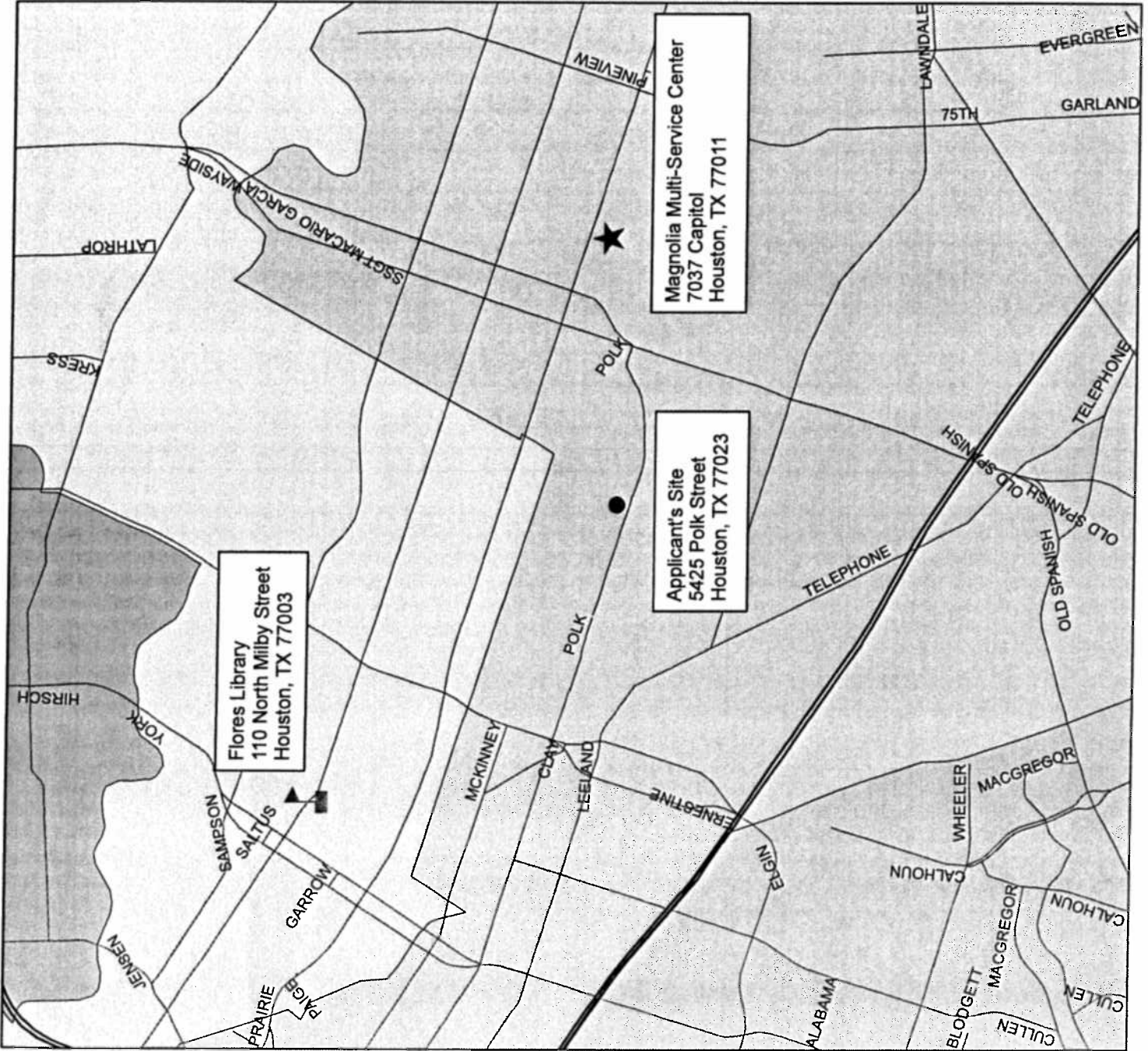
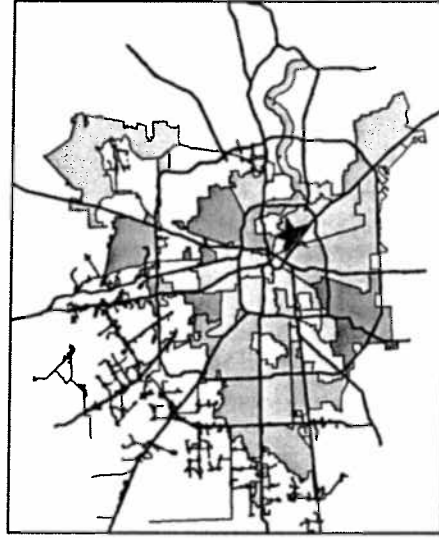
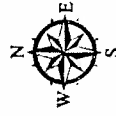
REQUIRED AUTHORIZATION CUIC ID #20UPA191

Other Authorization:	Authorization: <i>Mark L. Loethen</i> Mark L. Loethen, P.E., CFM, PTOE Deputy Director Planning & Development Services Division	Other Authorization:
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Municipal Setting Designation 2012-044-CIP Vicinity Map

Legend

- MSD Site
- ★ Community Center
- 📖 Library



This map represents the best information available to the City. The City does not warrant its accuracy or completeness. Field verification should be performed as necessary.

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: An ordinance to adopt a Municipal Setting Designation prohibiting the use of designated groundwater for 1216 Houston Avenue, Ltd. and the City of Houston for the site located at 1216 Houston Avenue and 1300 Dart Street, Houston, TX 77007. (MSD # 2012-045-TDU)	Page 1 of 1	Agenda Item # 56
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FROM (Department or other point of origin): Department of Public Works and Engineering	Origination Date 11/28/12	Agenda Date DEC 12 2012
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DIRECTOR'S SIGNATURE:  Daniel W. Krueger, P.E., Director	Council District affected: H 36
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For additional information contact: Jedediah Greenfield Administration Manager (832) 394-9005	Date and identification of prior authorizing Council action:
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RECOMMENDATION: (Summary)
It is recommended that City Council adopt a Municipal Setting Designation (MSD) ordinance prohibiting the use of designated groundwater at the 1216 Houston Avenue, Ltd. and the City of Houston site located at 1216 Houston Avenue and 1300 Dart Street, Houston, TX 77007, and support issuance of an MSD by the Texas Commission on Environmental Quality (TCEQ). (MSD # 2012-045-TDU)

Amount and Source of Funding: N/A

BACKGROUND: In 2003, the Texas Legislature authorized the creation of Municipal Setting Designations (MSD), which designates an area in which the use of contaminated groundwater is prohibited for use as potable water. The law is administered by the Texas Commission on Environmental Quality (TCEQ) and requires local City support to designate an MSD. The intent of the legislation is to encourage redevelopment of vacant or abandoned properties while protecting public health. On August 22, 2007, City Council approved an ordinance amending Chapter 47 of the Code of Ordinances by adding Article XIII relating to groundwater, which provides a process to support or not support an MSD application to the State (ordinance amended 7/14/2010).

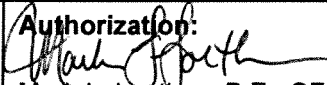
1216 HOUSTON AVENUE, LTD. AND CITY OF HOUSTON APPLICATION: 1216 Houston Avenue, Ltd. and the City of Houston are seeking a Municipal Setting Designation (MSD) for two parcels that are just over 4.5-acres of land located at 1216 Houston Avenue and 1300 Dart Street, Houston, TX 77007. The contamination consists of tetrachloroethene (PCE), trichloroethene (TCE), cis-1,2-dichloroethene (cis-1,2-DCE), vinyl chloride (VC), benzene, and total petroleum hydrocarbon (TPH). Dry cleaning operations occurred on the Houston Avenue parcel intermittently since the 1920s. The building on site was demolished in 2007 and the property is now vacant. The Dart Street parcel has been a City vehicle impound lot since the 1980s. The site is enrolled in the State's Voluntary Cleanup Program and has been monitored since 2003. A licensed Professional Engineer has certified that the area of contamination is fully defined, stable and in most cases decreasing in concentration.

1216 Houston Avenue, Ltd. and the City of Houston are seeking an MSD for this property to restrict access to groundwater to protect the public against exposure to the contaminants. There is a public drinking water supply system that meets state requirements that supplies or is capable of supplying drinking water to the MSD property and all properties within one-half mile of the MSD property. A public meeting was held on October 11, 2012 at the Houston Permit Center, and a public hearing was held on November 13, 2012 during the Transportation, Technology, and Infrastructure Council Committee. Both meetings are necessary steps prior to City Council's consideration of support.

RECOMMENDATIONS: It is recommended that City Council adopt a Municipal Setting Designation (MSD) ordinance prohibiting the use of designated groundwater at the 1216 Houston Avenue, Ltd. and City of Houston site located at 1216 Houston Avenue and 1300 Dart Street, Houston, TX 77007, and support issuance of an MSD by the Texas Commission on Environmental Quality.

MLL:TJH:RM:jbg
P:\UTILITY ANALYSIS-DEVELOPER SERVICES\MSDDATABASE\GENERIC RCA - ORDINANCE SUPPORT.DOC
C: Marta Crinejo, Ceil Price

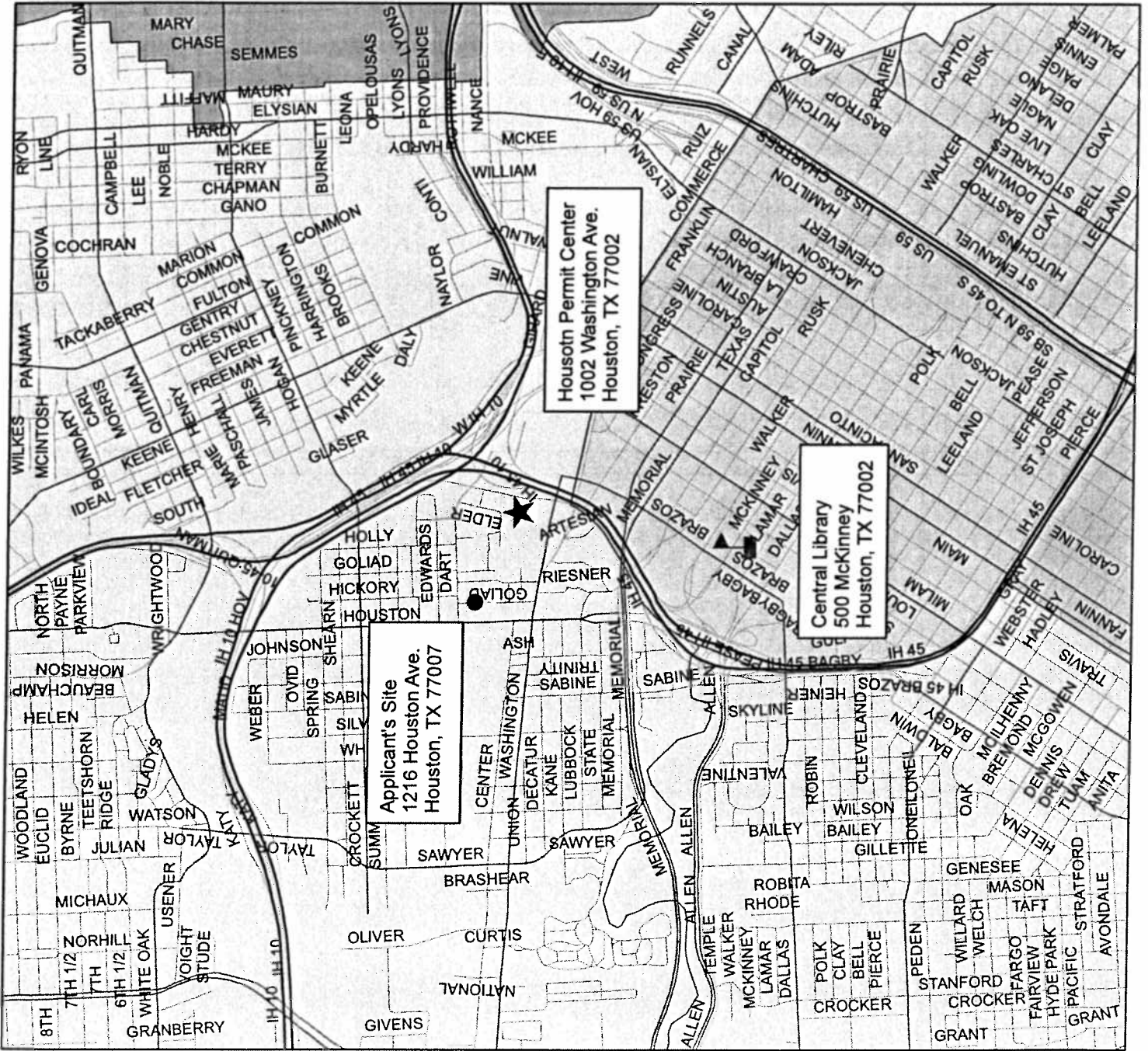
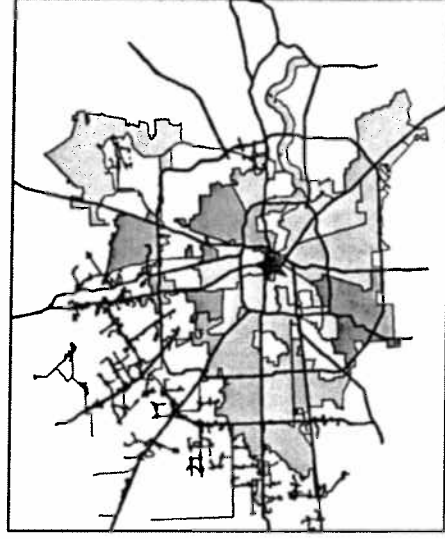
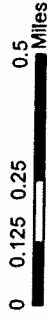
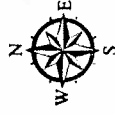
REQUIRED AUTHORIZATION **CUIC ID #20UPA190**

Other Authorization:	Authorization:  Mark L. Loethen, P.E., CFM, PTOE Deputy Director Planning & Development Services Division	Other Authorization:
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Municipal Setting Designation 2012-045-TDU Vicinity Map

Legend

- MSD Site
- ★ Community Center
- 📖 Library




This map represents the best information available to the City. The City does not warrant its accuracy or completeness. Field verification should be performed as necessary.

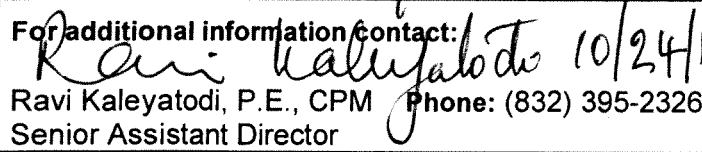
TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Additional appropriation to Professional Engineering Services Contract between the City and IDS Engineering Group for Southpark and Southcrest Drainage and Paving Improvements WBS Nos. M-000277-0001-3 and R-000500-0113-3	Page 1 of 2	Agenda Item # 57
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FROM: (Department or other point of origin): Department of Public Works and Engineering	Origination Date: 11/8/12	Agenda Date: DEC 12 2012
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DIRECTOR'S SIGNATURE:  Daniel W. Krueger, P.E., Director	Council District affected: D ESC
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For additional information contact:  10/24/12 Ravi Kaleyatodi, P.E., CPM Phone: (832) 395-2326 Senior Assistant Director	Date and identification of prior authorizing Council action: Ordinance No. 2011-0508; June 22, 2011
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RECOMMENDATION: (Summary)
Approve an Ordinance appropriating additional funds for Professional Engineering Services Contract with IDS Engineering Group.

Amount and Source of Funding: \$130,000.00
\$52,000.00 from Fund 8500 – Water and Sewer System Consolidated Construction
\$78,000.00 from Fund 4042 – Street & Traffic Control and Storm Drainage DDSRF *M.P. 10/29/2012*
Original (previous) funding of \$752,000.00 from Drainage Improvements Commercial Paper Series F Fund No. 4030.

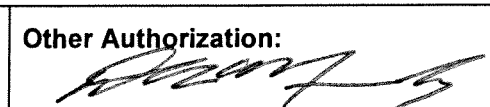
PROJECT NOTICE/JUSTIFICATION: This project is part of the Storm Drainage Capital Improvement Plan (CIP) and is required to address and reduce the risk of structural flooding. Improvements include modification of street conveyance and sheet flow.

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 Southpark and Southcrest areas; Comprehensive Drainage Plan Outfall D0898 and adjacent areas.

LOCATION: This project area is generally bound by South Loop 610 on the north, Southwind Drive on the south, Mykawa Road on the east and Doolittle Blvd on the west. The project is located in Key Map Grids 534 N, P, S & T.

PREVIOUS HISTORY AND SCOPE: City Council approved the original contract on June 22, 2011, Ordinance Number 2011-0508 with Pate Engineers, Inc. currently known as IDS Engineering Group. Under this contract, to date, the consultant has completed the Preliminary Engineering and begun work on the Final Design. Additional funding is now required for additional Phase II Basic Services for the design of new wastewater improvements, and for Construction Phase Basic Services.

LTS No. 3712 CUIC ID# 20ESC02 *MD*

Finance Department ✓	Other Authorization:	Other Authorization:  Daniel R. Menendez, P.E., Deputy Director Engineering and Construction Division
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Date	Subject: Additional appropriation to Professional Engineering Services Contract between the City and IDS Engineering Group for Southpark and Southcrest Drainage and Paving Improvements WBS Nos. M-000277-0001-3 and R-000500-0113-3	Originator's Initials <i>ESC</i>	Page 2 of 2
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SCOPE OF THIS SUPPLEMENT AND FEE: The requested additional appropriation will accomplish the following tasks: Phase II Basic and Additional Services to design additional wastewater improvements, and Construction Phase Basic Services as defined in the contract.

The total cost of this supplement is \$130,000.00 to be appropriated as follows: \$113,000.00 for contract services and \$17,000.00 for Capital Improvement Plan 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 contractor provides health benefits to eligible employees in compliance with City policy.

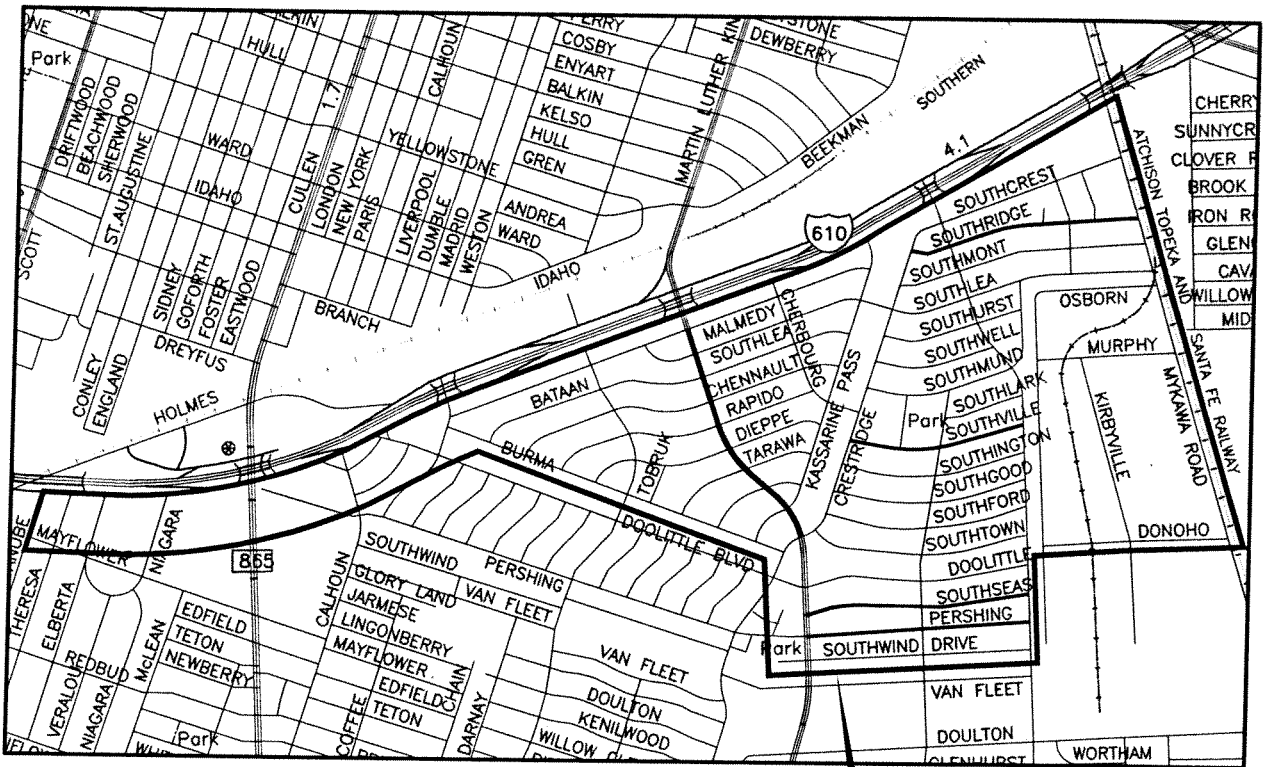
M/WBE INFORMATION: The M/WBE goal for the project is set at 24%. The original contract amount totals \$653,660.00. The Consultant has been paid \$263,610.58 (40.33%) to date. Of this amount, \$23,703.93 (8.99%) has been paid to M/WBE sub-consultants. Assuming approval of the requested additional appropriation, the contract amount will increase to \$766,660.00, and the contractor proposes the following program to meet the M/WBE goal::

<u>Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1. Prior M/WBE Work	---	\$ 23,703.93	3.09%
2. Aviles Engineering Corporation	Geotechnical Services	\$ 31,369.00	4.09%
3. Amani Engineering, Inc.	Land Surveying Services	\$ 96,528.00	12.59%
4. Berg-Oliver Associates, Inc.	Environmental Consulting & Engineering Services	\$ 340.00	0.04%
5. B & E Reprographics, Inc.	Reprographic Services	\$ 6,340.07	0.83%
6. ESPA CORP, Inc.	Civil Engineering Services	\$ 27,395.00	3.57%
TOTAL		\$ 185,676.00	24.21%

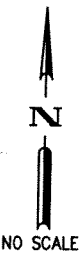
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DWK:DRM:RK:DPS:RP:ESC:klw

\\611grshr01\ecre\design\la-sw-div\wpdata\00 - stm engr projects\south park + southcrest (m-0277-1) - d11_c13\1.0 design contract\1.2 rca\supplemental rca\004_rca southpark_07_06_2012_(revx).docx

c: File No. M-000277-0001-3 (1.2 RCA)




PROJECT LOCATION



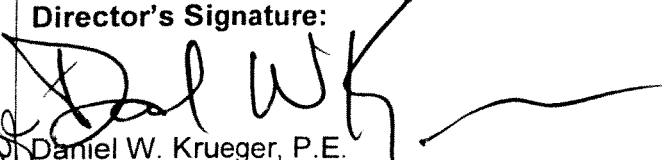
**SOUTHPARK/SOUTHCREST
DRAINAGE IMPROVEMENTS
HOUSTON, TX
COUNCIL DISTRICT D**

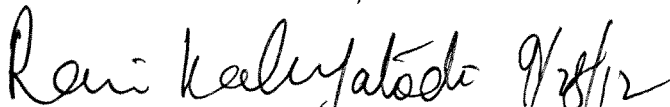
WBS No. M-00277-0001-3
LOCATION MAP
GIMS MAP No. 5454 b,c,d & 5554 a,c
KEY MAP NO. 534 N, P, S & T

 TBPE F-002726 13333 N.W. Freeway, Suite 300 Houston, Tx. 77040 Phone: 713-462-3178	DATE: MAY 2011
	PATE JOB No: 0057-069-00

SUBJECT: Contract Award for Safe Sidewalk Program, Work Authorization Project WBS No. N-00610A-0124-4	Page 1 of 2	Agenda Item # 58
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From: (Department or Other Point of Origin) Department of Public Works and Engineering	Origination Date 12/6/12	Agenda Date DEC 12 2012
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Director's Signature:  Daniel W. Krueger, P.E.	Council District affected: ALL <i>JK</i>
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For additional information contact:  Ravi Kaleyatodi, P.E., CPM Phone: (832)395-2326 Senior Assistant Director	Date and identification of prior authorizing Council action:
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RECOMMENDATION:

Accept low bid, award construction Contract and appropriate funds.

Amount and Source of Funding: \$1,997,500.00 from Fund 4040 METRO Projects Construction DDSRF. *M.P. 11/28/2012*

PROJECT NOTICE/JUSTIFICATION: This project is part of the continuing effort by the City to construct request-based sidewalks throughout the City of Houston to meet the needs of its residents.

DESCRIPTION/SCOPE: The project provides for the construction of sidewalk improvements at various locations. This is a work order contract where projects will be assigned as they are designed in-house. The Contract duration for this project is 365 calendar days.


LOCATION: The project is located in various Key Map Grids.

BIDS: Bids were received on May 10, 2012. The four (4) bids are as follows:

<u>Bidder</u>	<u>Bid Amount</u>
1. IIU-FEI Safe Sidewalk JV	\$1,720,920.40
2. Tikon Group, Inc.	\$2,127,225.00
3. GLM Contracting, Inc.	\$2,348,110.00
4. M Scott Construction, Ltd.	\$2,445,950.00

AWARD: It is recommended that this construction Contract be awarded to IIU-FEI Safe Sidewalk JV with a low bid of \$1,720,920.40.

LTS No. 3707 REQUIRED AUTHORIZATION CUIC ID #20SIK51 MOI

Finance Department:	Other Authorization:	Other Authorization:  Daniel R. Menendez, P.E., Deputy Director Engineering and Construction Division
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PROJECT COST: The total cost of this project is \$1,997,500.00 to be appropriated as follows:

•	Bid Amount	\$1,720,920.40
•	Contingencies	\$ 86,046.02
•	Engineering and Testing Services	\$ 70,000.00
•	CIP Cost Recovery	\$ 120,533.58

Engineering and Testing Services will be provided by Raba-Kistner Consultants, 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 business 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 has elected to pay into the Contractor Responsibility Fund in compliance with City policy.

MBE/SBE PARTICIPATION: The low bidder has submitted the following proposed program to satisfy the 4% MBE goal and 9% SBE goal for this project.

<u>MBE - Name of Firm</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
PMG Project Management Group, LLC	Project Management Services	\$ 68,836.82	4.00%
<u>SBE - Name of Firm</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
AJM Construction Company	Concrete Construction	\$154,882.83	9.00%

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

RK MS SK as

DWK:DRM:RK:MS:SK:as

H:\design\A-NP-DIV\Sidewalks\N-00610A-0124-3\N-00610A-0124-4\1.0 Design Contract\1.0 Design Contract\1.2 RCA\Construction RCA.doc

cc: File No. N-00610A-0124-4 (1.2 RCA)

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Contract Award for Sims Bayou Widening Wastewater Utility Relocations:
New Lift Station and Associated Piping.
WBS No. R-000521-0053-4

Page
1 of 2

Agenda Item #

JH

59

FROM: (Department or other point of origin):

Department of Public Works and Engineering

Origination Date:

Agenda Date:

DEC 12 2012

Director's Signature:

[Signature]
Daniel W. Krueger, P.E., Director

Council District affected:

K JH

For additional information contact:

[Signature] 10/29/12
Ravi Kaleyatodi, P.E., CPM Phone: (832) 395-2326
Senior Assistant Director

Date and identification of prior authorizing Council action:

RECOMMENDATION: (Summary)

Reject low bid and return low bidder's bid bond. Award the Construction Contract and appropriate funds to the second low bidder.

Amount and Source of Funding: \$4,100,000.00 Water and Sewer Contributed Capitol Fund No. 8319, and \$2,756,600.00 Water and Sewer System Consolidated Construction Fund No. 8500. *M.P. 11/06/2012*

PROJECT NOTICE/JUSTIFICATION: This project is a part of the utility conflict resolution related to the Harris County Flood Control District's Sims Bayou Widening and Improvements Project and will facilitate construction of a new lift station.

DESCRIPTION/SCOPE: This project consists of construction of a new lift station, including associated piping, site improvements, installation of SCADA System, and demolition of the existing lift station.

The Contract duration for this project is 550 calendar days. This project was designed by Klotz Associates, Inc.

LOCATION: The project is located at 4900 Gallagher Drive. The project is located in Key Map Grid 571R.

BIDS: Bids were received on July 26, 2012. The four (4) bids are as follows:

Bidder	Bid Amount
1. Industrial TX Corporation	\$5,770,990.00 (rejected)
2. LEM Construction Co., Inc.	\$6,023,731.00
3. SER Construction Partners, LLC	\$6,596,816.00
4. Laughlin-Thyssen, Inc.	\$6,756,433.00

LTS No. 3889

CUIC ID #20TH02

MDT

Finance Department:

Other Authorization:

Other Authorization:

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

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

Date	Subject: Contract Award for Sims Bayou Widening Wastewater Utility Relocations: New Lift Station and Associated Piping. WBS No. R-000521-0053-4.	Originator's Initials	Page 2 of 2
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AWARD: The bid submitted by the apparent low bidder, Industrial TX Corporation was incomplete, a line item in 00410-B, Bid Form, was left blank with no value; this irregularity could keep the City from enforcing the bid terms. Therefore, it is recommended that the bid from Industrial TX Corporation be rejected and their bid bonds returned, and this Construction Contract be awarded to LEM Construction Co., Inc., with a second low bid of \$6,023,731.00, and that Addendum Number 1 be made a part of this Contract.

PROJECT COST: The total cost of this project is \$6,856,600.00 to be appropriated as follows:

• Bid Amount	\$6,023,731.00
• Contingencies	\$ 301,186.55
• Engineering and Testing Services	\$ 110,000.00
• CIP Cost Recovery	\$ 421,682.45

Engineering and Testing Services will be provided by Aviles Engineering Corporation 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 business 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.

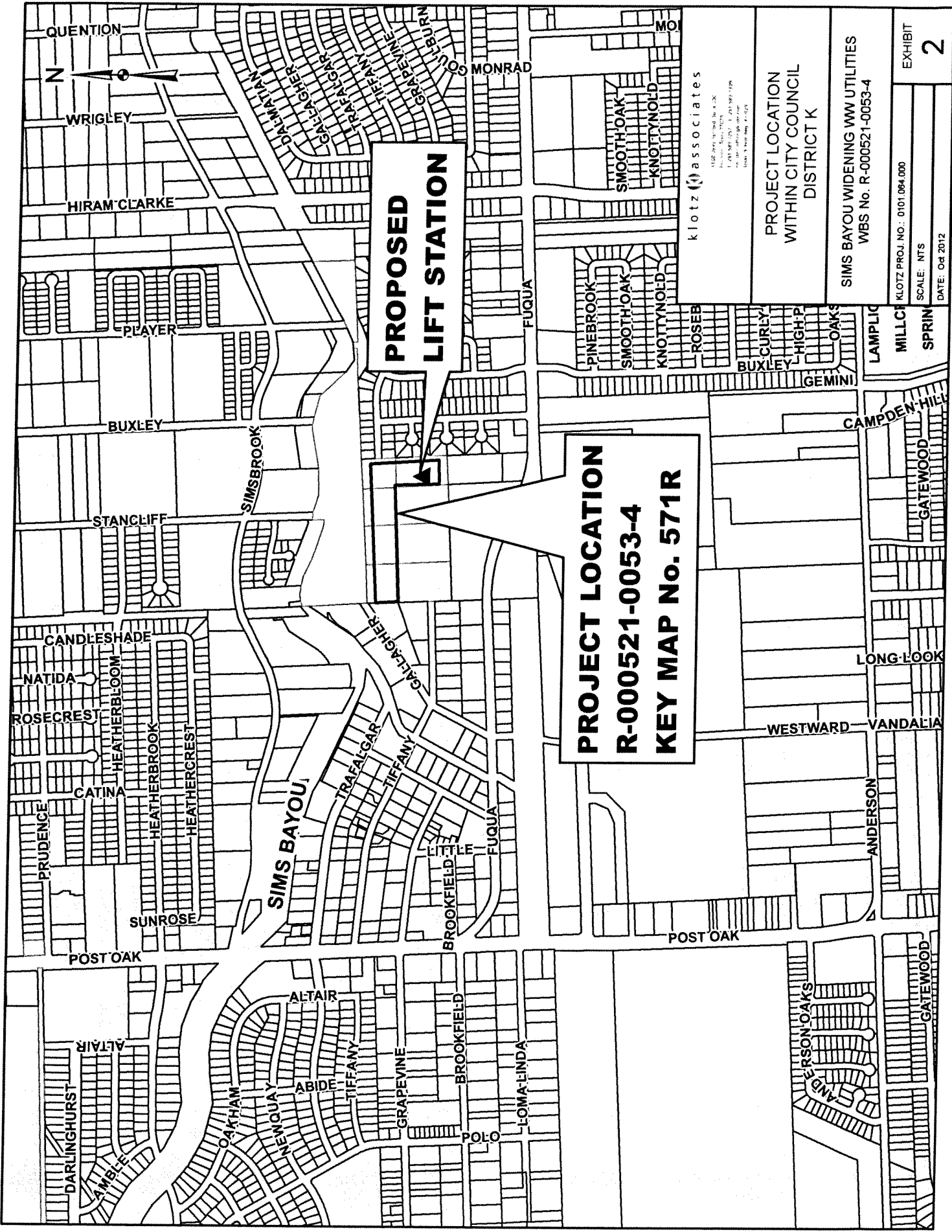
MWBE PARTICIPATION: The second low bidder has submitted the following proposed program to satisfy the 10% MBE goal, and 8% SBE goal for this project.

<u>MBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1. Brown Mechanical Services, Inc.	Lift Station Pumps Installation	\$570,793.00	9.48%
2. Energy Electric Supply, Inc.	Instruments and Control	\$ 84,013.00	1.39%
	TOTAL	\$654,806.00	10.87%
<u>SBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1. El Dorado Paving Company, Inc.	Paving Services	\$ 93,131.00	1.55%
2. J. A. Gamez, Trucking Services	Trucking Services	\$ 20,000.00	0.33%
3. Environmental Allies, G.P., Inc.	Erosion Control	\$ 8,485.00	0.14%
4. C & B Rebar Construction, Inc.	Installation and Furnishing Reinforcing Steel	\$223,707.00	3.71%
5. Gulf Coast Grouting Inc.	Grouting	\$ 42,157.00	0.70%
6. Macaulay Controls Company	Chemical Feed Equipment	\$ 37,950.00	0.63%
7. Automation Nation, Inc.	Software Engineering Services	\$ 7,500.00	0.13%
8. Borco, L.P.	Tunneling Services	\$ 64,543.00	1.07%
	TOTAL	\$497,473.00	8.26%

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


DWK:DRM:RK:EN:IMR:TH:pa

c: File No. R-000521-0053-4



**PROPOSED
LIFT STATION**

**PROJECT LOCATION
R-000521-0053-4
KEY MAP No. 571R**

klotz associates

1100 JEFFERSON ST. SUITE 200
DALLAS, TEXAS 75202
PHONE: 214.760.1100
FAX: 214.760.1101
WWW.KLOTZASSOCIATES.COM

PROJECT LOCATION
WITHIN CITY COUNCIL
DISTRICT K

SIMS BAYOU WIDENING WW UTILITIES
WBS No. R-000521-0053-4

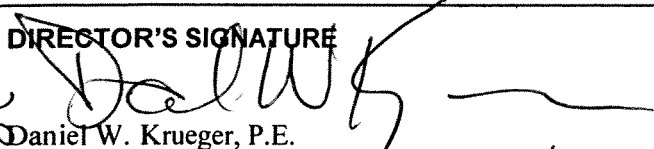
KLOTZ PROJ. NO.: 0101.064.000

SCALE: NTS

DATE: Oct 2012

EXHIBIT

2

SUBJECT: Contract Award for Sanitary Sewer Rehabilitation by Cured-In-Place Pipe Method (LDS) WBS# R-002013-0031-4		Page 1 of 2	Agenda Item # 60
FROM (Department or other point of origin): Department of Public Works and Engineering		Origination Date 12/6/12	Agenda Date DEC 12 2012
DIRECTOR'S SIGNATURE  Daniel W. Krueger, P.E.		Council District affected: All	
For additional information contact: Jason Iken, P.E. Senior Assistant Director Phone: (832) 395-4989		Date and identification of prior authorizing Council action: N/A	
RECOMMENDATION: (Summary) Accept low bid, award construction contract, and appropriate funds.			
Amount and Source of Funding: \$3,978,942.00 from Water and Sewer System Consolidated Construction Fund No. 8500. This project is eligible for low interest funding through the State Revolving Fund (SRF), Tier III.		U.P. 11/13/2012	
SPECIFIC EXPLANATION: This project is part of the Neighborhood Sewer Rehabilitation Program and is required to renew/replace various deteriorated neighborhood collection systems throughout the City.			
DESCRIPTION/SCOPE: This project consists of sanitary sewer rehabilitation by cured-in-place pipe method. The contract duration for this project is 540 calendar days.			
LOCATION: The project area is generally bounded by the City Limits.			
BIDS: One (1) bid was received on September 06, 2012 for this project as follows:			
<u>Bidder</u>		<u>Bid Amount</u>	
1. RePipe Construction, LLC		\$3,760,897.39	
LTS No. 4044			
File/Project No. WW 4258-55		REQUIRED AUTHORIZATION	
Finance Department		CUIC# 20JAI443	
Other Authorization:		Other Authorization:	
		 Jun Chang P.E., D.WRE Deputy Director Public Utilities Division	

Date	Subject: Contract Award for Sanitary Sewer Rehabilitation by Cured-In-Place Pipe Method (LDS) WBS# R-002013-0031-4	Originator's Initials	Page 2 of 2
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AWARD: It is recommended that this construction contract be awarded to RePipe Construction, LLC, with a low bid of \$3,760,897.39.

PROJECT COST: The total cost of this project is \$3,978,942.00 to be appropriated as follows:

- Bid Amount \$3,760,897.39
- Contingencies \$188,044.61
- Engineering Testing Services \$30,000.00

Engineering Testing Services will be provided by HTS, Inc. Consultants under a previously approved contract.

HIRE HOUSTON FIRST: Hire Houston First does not apply to this expenditure, because it involves the use of federal funds and is subject to specific procurement rules of the federal government.

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.

M/WSBE PARTICIPATION: The low bidder has demonstrated a good faith effort to comply with the M/WBE goals of the Texas Water Development Board and the SBE Goals of the City of Houston. The bidder has proposed an MBE participation of 10.00% and SBE participation of 8.00%.

<u>MBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
Rudy's Contracting, Inc.	Point Repair/Open Cut	\$56,413.46	1.50%
5M Rope & Supply, LLC	Supplies/Resin	\$319,676.28	8.50%
	TOTAL	\$376,089.74	10.00%

<u>SBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
Advantage Manhole & Concrete Services, Inc.	Manhole Rehabilitation	\$94,022.43	2.50%
CBL Industries, LLC	Asphalt/Concrete Paving	\$94,022.43	2.50%
Chief Solutions, Inc.	Clean & Televiser Sewer Lines	\$112,826.92	3.00%
	TOTAL	\$300,871.78	8.00%

All known rights-of-way and easements required for this project have been acquired.

DWK:JC:JI:DR:MB:nb

File No. WW 4258-55

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

SUBJECT:

Ordinances granting Commercial Solid Waste Operator Franchises

RCA #

Category #

Page 1 of 1

Agenda Item#

61 to 64 ~~41-44~~ ~~36-39~~

FROM: (Department or other point of origin):

Alfred J. Moran, Director
Administration & Regulatory Affairs

Origination Date

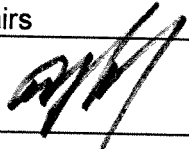
11/8/2012

Agenda Date

~~NOV 28 2012~~

DEC 12 2012

DIRECTOR'S SIGNATURE:



Council Districts affected:

~~DEC 05 2012~~

ALL

For additional information contact:

Juan Olguin JFO Phone: (713) 837- 9623
Naelah Yahya Phone: (713) 837- 9889

Date and identification of prior authorizing Council Action

RECOMMENDATION: (Summary)

Approve ordinances granting Commercial Solid Waste Operator Franchises

Amount of Funding:

REVENUE

FIN Budget:

SOURCE OF FUNDING: General Fund Grant Fund Enterprise Fund Other (Specify)

SPECIFIC EXPLANATION:

It is recommended that City Council approve ordinances granting Commercial Solid Waste Operator Franchises to the following solid waste operators pursuant to Article VI, Chapter 39. The proposed Franchisees are:

1. Sewer and Storm Maintenance, L.L.C.
2. RDA Junk, LLC
3. Sorto's Trucking, Inc.
4. S & S Portable Services Inc. DBA Cain Rentals.

The proposed ordinances grant the Franchisees the right to use the City's public ways for the purpose of collecting, hauling or transporting solid or industrial waste from commercial properties located within the City of Houston. In consideration for this grant, each Franchisee agrees to pay to the City an annual Franchise Fee equal to 4% of their annual gross revenue, payable quarterly. To verify Franchisee compliance with the franchise, the City has the right to inspect, and the company has the duty to maintain, required customer records during regular business hours. The franchise contains the City's standard release and indemnification, default and termination, liquidated damages and force majeure provisions. The proposed franchise term is 10 years from the effective date.

The Pay or Play Program does not apply to the solid waste franchises.

REQUIRED AUTHORIZATION

Finance Director:

65

DEC 12 2012

MOTION NO. 2012 0819

MOTION by Council Member Sullivan that the following item be postponed for two weeks:

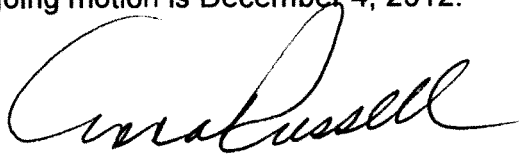
Item 42 - Ordinance approving and authorizing first amendment to contract between the City of Houston and Sprint Solutions, Inc. for Next Generation Wireless Devices and Services for the Houston Information Technology Services (Approved by Ordinance No. 2011-0627)

Seconded by Council Member Bradford and carried.

Mayor Parker, Council Members Brown, Davis, Cohen, Adams, Sullivan, Hoang, Pennington, Gonzalez, Laster, Green, Costello, Burks, Noriega, Bradford and Christie voting aye
Nays none
Council Member Rodriguez absent

PASSED AND ADOPTED this 28th day of November, 2012.

Pursuant to Article VI, Section 6 of the City Charter, the effective date of the foregoing motion is December 4, 2012.


City Secretary

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 9527

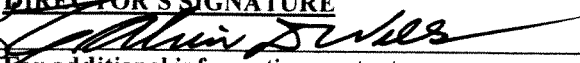
Subject: Ordinance Authorizing a First Amendment to Contract No. 4600011019 for Next Generation Wireless Devices and Services for the Houston Information Technology Services/S33-T23387-A1

Category #	Page 1 of 2	Agenda Item
4	65	42

FROM (Department or other point of origin):
 Calvin D. Wells
 City Purchasing Agent
 Administration & Regulatory Affairs Department

Origination Date
 October 25, 2012

Agenda Date
~~NOV 20 2012~~
~~NOV 14 2012~~
 DEC 12 2012

DIRECTOR'S SIGNATURE


Council District(s) affected
 All

For additional information contact:
 Charles T. Thompson Phone: (832) 393-0082
 Douglas Moore Phone: (832) 393-8724

Date and Identification of prior authorizing Council Action:
 Ord. No. 2011-0627, passed 7/20/11

RECOMMENDATION: (Summary)

Approve an amending ordinance authorizing a first amendment to the contract between the City of Houston and Sprint Solutions, Inc. to modify the scope of work for next generation wireless devices and services for the Houston Information Technology Services.

No Additional Funding Required

Finance Budget

SPECIFIC EXPLANATION:

The Director of the Houston Information Technology Services and the City Purchasing Agent recommend that City Council approve an amending ordinance authorizing a first amendment to the contract between the City of Houston and Sprint Solutions, Inc. to modify the scope of work to allow the City to benefit from reduced pricing for a twenty-four month minimum service term of equipment and new data access; and deployment of Sprint mobile integration features for next generation wireless devices and services for the Houston Information Technology Services (HITS). The HITS Director and/or the City Purchasing Agent may terminate this contract at anytime upon 30-days written notice to the contractor.

This contract was awarded on July 20, 2011 by Ordinance No. 2011-0627 for a three-year term, with two one-year options, in the amount not to exceed \$13,500,000.00. Expenditures as of October 23, 2012 totaled \$1,889,973.39. The scope of work was reviewed and required updating to reflect the current needs of the City. Modifications to the contract scope of work are needed to provide the following benefits to the City:

- **Twenty-four (24) month Minimum Service Term equipment pricing:** This pricing will not replace the existing 12 month pricing in the current contract, however it allows the City to take advantage of the lowest Sprint equipment pricing available. The 24-month term only requires a 20-month term to upgrade at the lowest price point. Additionally, the \$100.00 new activation or 18-month upgrade equipment credit can still be applied to either the 12-or 24-month term equipment pricing.
- **New Data Access pricing:** This new pricing will effectively reduce the existing data access pricing in the current contract. This pricing is used for machine-to-machine type wireless devices such as the wireless modems used in the City's parking meters. An estimated cost saving of approximately \$12,000 per year is anticipated based upon current existing usage.
- **Sprint Mobile Integration:** Sprint Mobile Integration is a wireless solution that allows the City's PBX(s) to integrate directly with Sprint's voice network. This allows the City's end users to answer their desk calls via their Sprint mobile device. This is especially beneficial during emergencies, for mobile workers, and employees who work from multiple locations or flex-time employees.

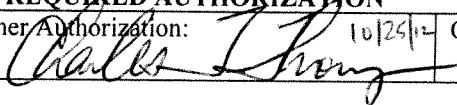
REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

10/25/12

Other Authorization:



Date: 10/25/2012	Subject: Ordinance Authorizing a First Amendment to Contract No. 4600011019 for Next Generation Wireless Devices and Services for the Houston Information Technology Services/S33-T23387-A1	Originator's Initials CJ	Page 2 of 2
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The scope of work requires the contractor to provide all personnel, management, supervision, labor, equipment and incidentals necessary to deploy wireless devices and services that will provide various departments with the necessary tools to communicate, retrieve and deliver data in a precise and timely manner.

The contract was awarded with a 5% M/WBE participation goal and Sprint Solutions, Inc. is currently achieving 16.88% of its goal. The Office of Business Opportunity will continue to monitor this contract to ensure maximum M/WBE participation.

Buyer: Conley Jackson

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA#

Subject: Approve an Ordinance amending Chapter 26 of the Code of Ordinances to authorize the implementation of a pilot Parking Benefit District in the Washington Avenue Corridor from Houston Avenue west to Westcott St, from Lillian St north to Center St.

Category #

Page 1 of 2

Agenda Item

66 / 17

FROM (Department or other point of origin):

Alfred J. Moran, Jr., Director
Administration & Regulatory Affairs Department

Origination Date

November 19, 2012

Agenda Date

~~DEC 9 5 2012~~
DEC 12 2012

DIRECTOR'S SIGNATURE

Council District(s) affected
C

For additional information contact:

Don Pagel

Phone: (832) 393-8640

Maria Irshad, CAPP

Phone: (832) 393-8643

Date and Identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)

Approve an ordinance amending Chapter 26 of the Code of Ordinances to authorize the implementation of a pilot Parking Benefit District in the Washington Avenue Corridor from Houston Avenue west to Westcott St, from Lillian St north to Center St., whereby 60% of net revenues generated by the parking fees are returned to the district for projects related to landscaping, sidewalk improvements, streetscape, lighting or parking facilities/studies.

Finance Budget

SOURCE OF FUNDING: General Fund Grant Fund Enterprise Fund

Other (Specify) No Funding Required

SPECIFIC EXPLANATION:

The Director of the Administration & Regulatory Affairs Department ("ARA") recommends that City Council approve an ordinance amending Chapter 26 of the Code of Ordinances to authorize the implementation of a pilot Parking Benefit District in the Washington Avenue Corridor from Houston Avenue west to Westcott St, from Lillian St north to Center St., whereby 60% of net revenues generated by the parking fees is returned to the district for projects related to landscaping, sidewalk improvements, streetscape, lighting or parking facilities/studies.

The Washington Avenue Corridor has experienced rapid development since 2006. The development has resulted in traffic congestion, negative impacts to air quality, dangerous situations for pedestrians and increased complaints about a parking shortage.

The Washington Avenue Parking Benefit District proposal is a pilot project designed to use basic parking tools to begin to address the demonstrated quality of life and parking issues evident along Washington Avenue and within surrounding communities. The proposal relies on parking meters and extension of permit parking privileges to business owners and residents. The Parking Benefit District concept has created the stimulus for private market forces to reconcile competing demands for parking within the boundaries of Parking Benefit Districts in numerous locations across the United States.

A key aspect of the proposal is the dedication of the majority (60%) of net revenue created by parking meter and permits to projects within the Parking Benefit District. Projects are determined by an advisory board to be comprised of business owners and residents of the District.

The proposal was presented to the Houston City Council Public Safety Committee on November 15, 2012. The proposal presented to the Public Safety Committee represents the work of Council Member Cohen and her staff, ARA, PWE, Planning & Development, and Legal Department personnel, as well as contributions from various residential and business individuals and groups at 15 stakeholder meetings conducted since July, 2012.

It is recommended that metered parking be implemented in the district to combat the parking shortage. The implementation of paid parking will encourage and sustain economic growth, provide managed on-street parking for

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

Other Authorization:

CAPP

Date: 11/19/12	Subject: Approve an Ordinance authorizing the implementation of a pilot Parking Benefit District in the Washington Avenue Corridor from Houston Avenue west to Westcott St, from Lillian St north to Center St.	Originator's Initials CAN	Page 2 of 2
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residents and business, pre-qualify customers and serve as a funding source for public safety and improvement projects in the district.

The plan for the pilot project includes the installation of meters on Washington Avenue and the implementation of permit parking on Center for the residents and businesses on Center St. The meters hour of operation will be Monday-Sunday, 7 am to 6 pm. Hourly rates will be \$1 per hour before 6 pm and \$2 per hour after 6 pm. There will be a flat rate of \$7 after 6 pm as well.

An advisory committee comprising representatives from the business and residential communities in the district will be Mayor-appointed and City Council approved upon approval of the pilot program. The Advisory Committee is charged with vetting, developing and prioritizing the project list. The project list will be developed in coordination with representatives from the Mayor's office, PWE, Planning Dept and ARA.

To initiate projects, the pilot program must generate at least \$250,000 in net revenues. It is estimated that City costs associated with program will be \$275,000 per year (including amortized capital costs for the meters) which will be paid from the meter revenues of the district prior to the split. Below is a snapshot of the net revenue forecast based on parking occupancy. Parking studies have demonstrated, on average, a 60 percent average occupancy within the district.

18 Month Net	
Occupancy	Revenues
50%	\$256,350
60%	\$390,120
70%	\$523,890
80%	\$657,660

The pilot program is designated for a period of 18 months after which the ARA Director will report to City Council the results of the program and recommendations to modify, continue or terminate the program.

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

WASHINGTON AVENUE COALITION - MEMORIAL PARK

To: Mayor Annise D. Parker and Members of Houston City Council
Date: November 27, 2012

Re: SN 22 Supports the Proposal to Create a Washington Avenue Parking Benefit District

As the President of the Washington Avenue/Memorial Park Super Neighborhood (SN 22), I am pleased to express SN 22's support for the proposed Washington Avenue Parking Benefit District (PBD).

The boundaries of SN 22 include the entirety of the area described by the proposed PBD, and our residents are those who are most affected by the tremendous amount of development that has occurred in this area in recent years. The parking congestion along Washington Avenue leads commuters to delve into our neighborhoods to find parking spaces, which has caused many hardships for our residents and small businesses alike.

We are routinely faced with the consequences of having revelers in our front yards—noise, trash, air pollution from circling cars, fights, and increased crime. In fact, from 2010 to 2011, the Washington Avenue Corridor has seen a 32% increase in non-violent crime! Our community has been enduring these side effects of development for several years, and we are thrilled that the city is finally moving forward on this issue.

Because our neighborhoods are mixed-use, the city's Residential Permit Parking (RPP) program has offered little relief as eligibility is limited to blocks that are at least 75% residential. The proposed PBD would relax this limitation by allowing property owners on all blocks within 1,000 ft. of Washington Avenue to petition for inclusion in the RPP program without having to satisfy the 75% requirement. This expansion of the RPP program will give owners of small businesses and live/work spaces such as art galleries the opportunity to protect themselves from these concerns while balancing the needs of other businesses.

Furthermore, the creation of a dedicated revenue source for community projects will benefit all stakeholders in the Washington Avenue area, including residents, business owners, and patrons. This funding can contribute to improved security, better lighting, walkable sidewalks, and many other amenities that will not only enhance the safety of our neighborhoods but also increase the attractiveness of Washington Avenue as a commercial corridor and entertainment district, which will in turn sustain the economic viability of our community.

For these reasons, Super Neighborhood 22 strongly urges you to approve the creation of the Washington Avenue Parking Benefit District, and looks forward to the security that its implementation will bring to our community. Please contact me should you have any questions about SN 22's position on this issue.

Sincerely,



Jane Cahill West
President
832-721-9080
jcahill@hal-pc.org

To Whom It May Concern;

Please allow this letter to serve as an endorsement of the proposed Washington Parking Benefit District (PBD) from the Organized Kollaboration on Restaurant Affairs (OKRA).

OKRA serves as an independent, community-supported advocacy group for restaurant and bar owners throughout the city of Houston. At the heart of our organization is our belief in the importance of cultivating a relationship between vibrant food cultures and local communities, and it is our view that the process to establish the Washington PBD incorporated this perspective throughout the development of these proposals.

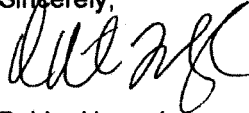
As an organization that believes that the strategic use of on-street parking is beneficial to density and commercial development, we feel the Washington PBD appropriately weighs the need for on-street parking resources for business owners with concerns of neighborhood residents. The unique circumstances of Washington Avenue's development over the past ten years without a local Management District necessitate this response from city planners. While we would like to see longer parking times incorporated into parking meter restrictions, generally, we believe this proposal is a thoughtfully considered approach for Washington Avenue.

Restaurants and bars are an essential element of the Washington Corridor. As a collaborative of independent restaurant and bar owners, some of which are active business owners on Washington Avenue, it is OKRA's belief that we should act as committed community partners: both supported by and supporting our local neighborhoods. We believe strongly that in the future, the City of Houston should continue to generate neighborhood specific solutions that address the unique concerns of urban areas in our city.

Despite our endorsement of the Washington PBD, we do NOT feel that the Washington PBD should be considered a blueprint for other areas in Houston. Instead, we advocate that a similar PROCESS whereby the individual elements of each neighborhood are considered and distinct policies are generated is more appropriate. The process that resulted in the Washington PBD is what should become a model here, not the specific policy. Instituting the Washington PBD in other parts of Houston would only result in further frustration from restaurant and bar owners, who in the past (and in the future) will actively protest blanket policies, such as increases to minimum parking requirements.

Given our specific thoughts, OKRA strongly urges you to approve the proposal of the Washington Parking Benefit District, and we look forward to continuing to share our perspective on parking and other issues related to restaurants and bars in Houston.

Sincerely,



Bobby Heugel
President

Organized Kollaboration on Restaurant Affairs

ASSOCIATION OF WASHINGTON AVENUE NEIGHBORS

To: Mayor Annise D. Parker and Members of Houston City Council

Date: Thursday, November 29, 2012

Re: Association of Washington Avenue Neighbors Supports the Proposal to Create a Washington Avenue Parking Benefit District

As the President of the Association of Washington Avenue Neighbors, I am pleased to join SN 22's expression of support for the proposed Washington Avenue Parking Benefit District (PBD).

As I expressed in my statement to City Council on Tuesday, November 27, 2012, our neighborhood is negatively impacted by the growth of the number of bars and restaurants with inadequate available parking in close proximity to our homes.

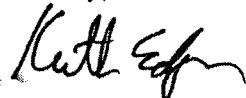
We are in full support of **controlled**, well planned growth along Washington Corridor. The increase in available parking that will be created by the creation of the PBD is a precursor to growth in investment in the Washington Avenue Corridor by businesses and parking providers. The city of Houston will send a strong signal to investors and business owners that it is taking a proactive step in developing feasible solutions to meet the demands of a burgeoning urban area. The growth in business will lead to an increase in taxable revenue generated in the area.

The funds generated by the PBD will greatly benefit our neighborhood. The use of funds will allow for security and neighborhood improvements which will ultimately give us the ability to manage the overflow of traffic in an effective manner and ultimately raise our taxable property values.

In short, the PBD benefits the City as well as businesses and residents, a positive for all stakeholders.

To address the problems I discussed in my statement to city council and for the referenced positive benefits in this letter of support, I strongly request your vote of YES to approve the PBD. Please contact me if you wish to discuss in further detail.

Sincerely,



Keith Edgar

President

Association of Washington Avenue Neighbors



WASHINGTON ON WESTCOTT
ROUNDAABOUT INITIATIVE

November 29, 2012

To: Mayor Annise Parker and All Houston City Council Members
From: Washington on Westcott Roundabout Initiative, Inc.

Please allow this note to serve as an endorsement of the proposed Washington Parking Benefit District (PBD) from the Washington on Westcott Roundabout Initiative Inc (WOW).

WOW is a public-private partnership that was created to promote revitalization of our inner-city neighborhoods, and we are dedicated to creating a signature corridor along the three-mile stretch of Washington Avenue bounded by the roundabout at Westcott and the Central Business District. It is our view that the Washington PBD does much to promote and further this goal.

The Washington Corridor has the potential to become a unique business and entertainment district in our city, but this opportunity is challenged by traffic and parking congestion, a lack of walkable sidewalks, poor lighting, and other concerns.

Our vision for this signature corridor is one with vibrant public spaces and an active street life, and the structure of the Washington PBD creates an exciting opportunity for this type of improvement to our quality of life.

The creation of a dedicated revenue source for community projects will benefit all stakeholders in the Washington area, including residents, business owners, and patrons. This funding can contribute to improved sidewalks, better lighting, more security, and many other amenities that will increase the attractiveness of the Washington Corridor as an entertainment district, which will in turn sustain the viability of the neighborhood.

For these reasons, the Washington on Westcott Roundabout Initiative Inc. strongly encourages you to approve the proposal for the Washington Parking Benefit District, and we look forward to the benefits its implementation will bring to our community.

Sincerely,


Phyllis Thomason

President

Washington on Westcott Roundabout Initiative Inc.

www.wowroundabout.org



benjy's upper washington
5922 Washington Avenue
Houston, TX 77007
713-868-1131

To Whom It May Concern:

Please allow this note to serve as my endorsement of the proposed Washington Parking Benefit District (PBD). As the owner of a restaurant on Washington Avenue, I believe this PBD will serve to retain and improve the vitality of this corridor and its surrounding neighborhoods.

Restaurants and bars are an essential element of the Washington Corridor. I have owned and operated Benjy's on Washington for four years, and in that time I have witnessed the tremendous growth in our area, as well as the challenges we face in parking and traffic congestion.

Case studies of other parking benefit districts around the country have shown great success in implementing order to chaotic parking situations. **PBDs have also uniformly proven their ability to increase business as well as give back to the community.** In cities such as Austin, Washington DC, Seattle, and others, PBDs were shown to increase both turnover rates for parking spaces as well as revenues for businesses. Furthermore, the creation of a dedicated revenue source for community projects will benefit all stakeholders in the Washington area. I believe that finding a solution to the growing problems on Washington Avenue that balances both business and community needs in this way is to be lauded.

Also, in addition to my Washington location, I have operated Benjy's in Rice Village for nearly twenty years. The Washington PBD may prove to be a successful prototype for other neighborhoods in Houston that are plagued with congested parking, and I anticipate evaluating these ideas for their applicability to Rice Village.

For these reasons, I strongly urge you to approve the proposal of the Washington Parking Benefit District, and I look forward to the benefits its implementation will bring to our community.

Sincerely,



Benjy Levit



Board of Directors

President
Kendall Miller
Tanglewood Corporation

Vice President
Bill Huntsinger
Huntsinger Consulting,
LLC

Treasurer
Brian Austin
Alliance Communities

HRG PAC Treasurer
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Landev Engineers

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Jamail Real Estate Inc.

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Macey Investments

Ricardo Rivas
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Mark Witte
J. A. Billipp Company

Mike Wyatt
Core Real Estate

Laolu Davies Yemitan
Five Woods

Founding Members

Richard W. Weekley
Weekley Properties

Micahel Stevens
Michael Stevens Interests

Walt Mischer Jr
Mischer Investments

HRG Staff

Executive Director
Joshua Sanders

11/29/12

Houstonians for Responsible Growth supports the City of Houston's plan to create a Parking Benefits District pilot program along the Washington Avenue corridor.

Over the past several years, HRG has been involved in numerous stakeholder groups that have focused on Washington Avenue and the issues that have been associated with the rapid growth and development of this corridor. A parking benefit district will bring about the opportunity to keep local funds generated by the area's growth to reinvest in needed infrastructure and other amenities that will help support the growth long term. It is of our opinion that while a Parking Benefit District is not the complete solution for the area, it is definitely a step in the right direction and worth studying to see what affects the program will have on the area.

HRG would like to thank the City of Houston and those involved in the creation of this program for allowing us to provide feedback and input throughout the process.

Sincerely,

Joshua Sanders

Executive Director

HRG is a 501(c)(4) non-profit that acts as a research institute and public policy advocate for the real estate and development industry in Houston.

November 29, 2012

To: Mayor Annise Parker and All Houston City Council Members

From: Rice Military Civic Club

Please allow this letter to serve as an endorsement of the proposed Washington Parking Benefit District (PBD) from the Rice Military Civic Club.

RMCC is a neighborhood civic organization formed to promote the civic and social welfare of our neighborhood – the area bounded by Washington Ave. on the north, Westcott on the west, Buffalo Bayou on the south, and Shepherd drive on the east. It is our view that the Washington PBD will do much to promote and further this goal.

The Washington Corridor has the potential to become a unique business and entertainment district in our city, but this opportunity is challenged by traffic and parking congestion, a lack of walkable sidewalks, poor lighting, and other concerns.

Our vision for this signature corridor is one with vibrant public spaces and an active street life, and the structure of the Washington PBD creates an exciting opportunity for this type of improvement to our quality of life.

The creation of a dedicated revenue source for community projects will benefit all stakeholders in the Washington area, including residents, business owners, and patrons. This funding can contribute to improved sidewalks, better lighting, more security, and many other amenities that will increase the attractiveness of the Washington Corridor as an entertainment district, which will in turn sustain the viability of the neighborhood.

For these reasons, the Rice Military Civic Club strongly encourages you to approve the proposal for the Washington Parking Benefit District, and we look forward to the benefits its implementation will bring to our community.

Sincerely,

Rice Military Civic Club



Paul W. Hesson
Secretary

<http://ricemilitary.org/>

17
DEC - 5 2012

City of Houston, Texas, Ordinance No. 2012-_____

AN ORDINANCE AMENDING CHAPTER 26 OF THE CODE OF ORDINANCES, HOUSTON, TEXAS, TO CREATE A PARKING BENEFIT DISTRICT WITHIN THE WASHINGTON AVENUE CORRIDOR AS A PILOT PROGRAM; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, new commercial development along the Washington Avenue Corridor with facilities such as restaurants, bars, retail stores, and music venues has resulted in traffic congestion and increased demand for on-street (curbside) parking in the Washington Avenue Corridor; and

WHEREAS, the increase in commercial development has created a shortage of adequate on-street (curbside) parking affecting both residences and businesses; and

WHEREAS, the Washington Avenue Corridor does not qualify as a residential parking permit area under current Code provisions on that subject; and

WHEREAS, increased traffic in the area has also created air and noise pollution that negatively impacts the health, welfare, and safety of the residents, business owners, and visitors in the Washington Avenue Corridor; and

WHEREAS, the Parking Management Division of the Administration and Regulatory Affairs Department ("Parking Management") has conducted a parking study which found that in certain parking areas within the Washington Avenue Corridor, on Thursday evening through Sunday morning between the hours of 6:00 p.m. and 2:00 a.m., the total number of on-street parking spaces occupied by motor vehicles exceeded 60% of the total number of on-street parking spaces; and

WHEREAS, Parking Management has also conducted a substantive review of the practices of several other cities to determine the most effective ways of managing traffic and parking demand while simultaneously encouraging economic development and protecting residential property in the area, and based on that review, has determined that the most effective tool for managing traffic and regulating on-street parking while encouraging economic development and protecting residential property in the Washington Avenue Corridor is through the creation of a parking benefit district program; and

WHEREAS, a parking benefit district is created by metering on-street parking spaces and off-street parking spaces in City-owned or leased parking facilities, designating certain areas in the district for parking by permit only, and dedicating a portion of the revenue from the parking meters (less City expenses for administrative

costs, signage, enforcement, installation, operation, and maintenance of parking meters) to public safety and public amenities that enhance the quality of life in the district, such as installation and maintenance of sidewalks and pedestrian walkways, street maintenance, installation and repair of street lights, landscaping, acquisition of additional parking, and improvements that promote walking, cycling, and the use of public transportation in the district; and

WHEREAS, the traffic engineer has determined that the existing traffic conditions within the Washington Avenue Corridor allow limited use of the public street for parking and a parking benefit district in the area would be feasible and not inconsistent with current and forecast mobility requirements and the function of Washington Avenue as a thoroughfare within the City's plan; and

WHEREAS, City Council finds that the Washington Avenue Corridor has sufficient on-street parking spaces, that if metered, would pay the expenses of enforcing, maintaining, and operating parking meters, administering restricted parking in the area, and funding projects that enhance the quality of life in the district; and

WHEREAS, City Council finds that there is sufficient evidence of support by the residents and business owners for the creation of a parking benefit district in the Washington Avenue corridor; and

WHEREAS, City Council finds that designating the Washington Avenue corridor as a pilot parking benefit district until 180 days after the first anniversary of the effective date of this ordinance would be sufficient time to test the effectiveness of the parking benefit district in the Washington Avenue corridor; **NOW, THEREFORE**,

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

Section 1. That the findings and recitations contained in the preamble of this Ordinance are found to be true and correct and are adopted as part of this Ordinance for all purposes.

Section 2. That Chapter 26 of the Code of Ordinances, Houston, Texas, is hereby amended by adding a new Article XI that reads as follows:

"ARTICLE XI. PARKING BENEFIT DISTRICTS

DIVISION 1. GENERALLY

Sec. 26-701. Definitions.

As used in this article, the following terms and phrases shall have the following meanings, except where the context clearly indicates a different meaning:

Business owner means a person who holds title to or leases property for the purpose of operating or engaging in a trade, occupation, profession or other lawful commercial activity.

Business establishment means any building or portion thereof that contains one or more commercial uses other than a residential use.

City parking facility means property that is owned or controlled by the city and that is used, wholly or partially, for off-street motor vehicle parking, including, but not limited to, a parking lot, a surface lot, or a parking garage.

Notice owner means the owner of real property as shown on the records of the tax appraisal district in the county in which the property is located.

On-street (also 'curbside') parking space means a curbside parking space on the public right-of-way, excluding those portions of the right-of-way where the parking of any motor vehicle is prohibited.

Parking benefit district means an area designated pursuant to this article in which on-street curbside parking spaces or parking spaces on a city parking facility are metered or restricted to parking by permit only.

Permit, parking permit, or parking benefit district permit means a current and valid permit issued under division 3 of this article.

Projects shall include, but not be limited to, public amenities that enhance the quality of life and public safety in the parking benefit district, such as: increased security, sidewalk and pedestrian walkway improvements, street maintenance, street lights, landscaping, parking studies, parking facilities, improvements that promote walking, cycling, and the use of public transportation, and information to identify and inform the public of the Washington Avenue Corridor.

Resident means the owner or tenant of residential property.

Residential has the meaning prescribed in section 26-291 of this Code.

Washington Avenue Corridor means all streets included and bounded by Center Street to the north, Houston Street to the east, Lillian Street to the south, and Westcott Street to the west, and is further described in Exhibit A to Ordinance No. 2012- _____.¹

Sec. 26-702. Compliance with other laws.

A parking permit issued pursuant to this article does not excuse compliance with any other provisions of state law or this Code relating to parking, including but not limited to, parking meter payment, 'no parking' signs and restricted parking for persons with disabilities.

Sec. 26-703. Offenses.

(a) It is unlawful for any person to park a motor vehicle without a permit in a designated parking area in a parking benefit district on any day or during any hours for which parking is allowed only by permit as indicated by one or more official signs posted in a parking benefit district.

(b) It is unlawful for any person to falsely represent in any fashion that he is entitled to a permit authorized by this article when he is not eligible for such a permit. The display of a parking benefit district permit by a person not eligible for such a permit shall constitute such false representation.

(c) It is unlawful for any person to duplicate, or attempt to duplicate, a permit authorized by this article or to display on any motor vehicle a forged or duplicated permit.

Sec. 26-704. Defenses.

It is an affirmative defense to civil prosecution for violation of this article that the motor vehicle parked in an area restricted to permit parking within a parking benefit district was:

- (1) A motor vehicle owned by or operated under contract to a utility and in actual use in the construction, operation,

¹City Secretary/Editor shall insert the number of this Ordinance.

removal or repair of utility property or facilities or engaged in authorized work in a parking benefit district;

- (2) A motor vehicle clearly identified as owned by or operated under contract to a federal, state, or local governmental agency, and then being used in the course of official government business;
- (3) An authorized emergency vehicle; or
- (4) A motor vehicle used for delivery or service business purposes, including but not limited to motor vehicles such as moving vans and sanitation, repair, electrical and plumbing service motor vehicles then being used to conduct business at a residence or business establishment in a parking benefit district.

Sec. 26-705. Cumulative effect.

This article is cumulative of other requirements imposed by ordinances and regulations of the city. To the extent of any inconsistency, the more restrictive provision shall govern. The authority granted by this article is cumulative of the powers granted by this chapter and does not limit the authority of the traffic engineer or other officers authorized to regulate traffic.

Sec. 26-706. Removal of vehicle.

A parking enforcement officer or personnel designated by the police chief may authorize the towing of a vehicle parked in violation of this article, and in the event of such tow, the police department shall be the responsible law enforcement agency for purposes of section 8-117 of this Code.

Sec. 26-707–26-710. Reserved.

**DIVISION 2. DESIGNATION OF WASHINGTON AVENUE CORRIDOR
AS A PARKING BENEFIT DISTRICT.**

Sec. 26-711. Designation of district; time limit; continuation, modification or termination of district.

(a) City council hereby designates the Washington Avenue Corridor as a parking benefit district for a period ending on the 180th day following the first anniversary of the effective date of this ordinance, provided that the parking benefit district shall continue after the expiration

of this period unless city council takes action to terminate the district. The administration shall present an item for council consideration to affirm, modify, or terminate the district within 60 days following the foregoing period.

(b) As soon as practicable after the time period provided in subsection (a) of this section:

- (1) The director shall report to city council on the effectiveness of the parking benefit district and provide his recommendations for continuation, modification or termination of the district; and
- (2) The Washington Avenue Corridor advisory committee created in Division 4 of this article may make recommendations to the mayor and city council regarding modifications to the parking benefit district.

(c) Upon recommendation from the traffic engineer, city council may modify or terminate the parking benefit district prior to or after the time period provided in subsection (a) of this section if the traffic engineer determines that termination or modification is necessary for public safety or mobility purposes.

Sec. 26-712. Parking regulations.

(a) The traffic engineer shall develop parking regulations that establish the days of the week and the times of day that parking meters shall be operational and the days of the week and the times of day that parking shall be restricted to parking by permit only in a parking benefit district.

(b) The traffic engineer, in consultation with the parking official, shall designate the areas within a parking benefit district in which a resident and/or a business owner who receives a parking permit may park.

Sec. 26-713. Notice of designation.

(a) Within 10 days following the effective date of this ordinance, the parking official shall mail written notice to:

- (1) Each notice owner and the occupant of every address within the designated parking benefit district; and

- (2) Each notice owner and the occupant of every address within 500 feet outside of the boundary of the parking benefit district.
- (b) The written notice shall contain the following information:
- (1) The existence and boundaries of the parking benefit district;
 - (2) The effective date of the parking regulations;
 - (3) The location of the metered parking spaces; and
 - (4) The location of the parking spaces restricted to parking by permit only.
- (c) In the event that the boundaries of the district change or additional contiguous areas are restricted to permit parking, the parking official shall mail a written notice containing the same information as set forth in subsection (b) of this section to:
- (1) Each notice owner and the occupant of every address within the newly designated parking benefit district boundaries or additional contiguous areas restricted to permit parking; and
 - (2) Each notice owner and the occupant of every address within 500 feet of the newly designated parking benefit district boundaries or additional contiguous areas restricted to permit parking.

Sec. 26-714. Disposition of revenue.

(a) All fees and/or revenues generated from the use of parking meters in a parking benefit district and permits issued under this article shall be first expended to defray the city's administrative costs, signage, enforcement, debt service, and the installation, operation, and maintenance of parking meters placed in service in a parking benefit district on or after the effective date of this ordinance. Sixty percent of revenues in excess of the city's costs shall be applied to the projects recommended by the advisory committee. The remaining funds shall be deposited in the parking management special revenue fund.

(b) The threshold amount of net revenue that must be generated by a parking benefit district before a project may be initiated is \$250,000.

(c) Revenue generated from a parking benefit district may be used in conjunction with other public funds or public-private partnership funds available for projects to benefit the district.

(d) In the event that a parking benefit district is terminated, any fees and/or revenues generated from the use of parking meters in the parking benefit district that have not been expended shall be transferred to the parking management special revenue fund.

Sec. 26-715. Surrounding area may be designated as a residential parking permit area.

Areas within 1000 feet outside of the boundary of the Washington Avenue Corridor may be designated as a residential parking permit area pursuant to article VI of chapter 26 of this Code.

Sec. 26-716–26-720. Reserved.

DIVISION 3. PERMITS

Sec. 26-721. Parking benefit district permit application; issuance.

(a) Any resident of or business owner within a parking benefit district may submit an application for no more than one parking benefit district permit for each residential address or business establishment to the parking official in a form promulgated by the director for that purpose, which shall include the following:

- (1) The applicant's name, telephone number, and the applicant's residential or business address located within the parking benefit district;
- (2) Proof that the applicant is a resident of the parking benefit district in the form of:
 - a. A valid Texas driver's license, or personal identification card issued by the Texas Department of Public Safety, showing the applicant's current residential address within the parking benefit district; and
 - b. A recent utility bill acceptable to the director showing the applicant's address within the parking benefit district;

- (3) Proof that the applicant is a business owner in the parking benefit district in the form of:
 - a. A true and correct copy of a valid certificate of occupancy of the applicant's business establishment within the parking benefit district; or
 - b. A recent utility bill acceptable to the director showing the applicant's business address within the parking benefit district; or
- (4) Any other information reasonably required by the director to ensure compliance with the requirements of this article.

(b) Upon submission of a complete application for a parking benefit district permit and payment of the fee prescribed in the city fee schedule for this provision, an applicant shall be entitled to receive no more than one parking benefit district permit for each residential or business establishment address described in the application, provided that no unresolved parking citations, as defined in section 26-261 of this Code, exist for any motor vehicle owned by the applicant.

Sec. 26-722. Permits.

Motor vehicles with a permit issued under this article may park in a designated area restricted to permit parking in a parking benefit district during the days and times as established by the traffic engineer pursuant to section 26-712 of this Code.

Sec. 26-723. Effect of issuance of permit.

(a) A parking permit shall be valid for one year from its date of issuance and shall not be transferable. A permit may be renewed by filing an application pursuant to this section and paying the applicable fee at least 30 days prior to the expiration of the permit. A renewal permit application shall be reviewed and approved in accordance with this section; provided, that a permit that has been revoked pursuant to section 26-724 of this Code shall not be reissued for a period of two years from the date of revocation.

(b) No parking permit shall be issued to a person who is neither a resident nor a business owner within a parking benefit district.

(c) A parking permit issued to a resident or business owner of a parking benefit district who no longer qualifies for a parking permit is void and use thereof shall constitute an offense.

(d) An applicant may obtain a replacement parking permit during its valid term in the same manner and for the same fee as the original parking permit by providing the parking official a police report for a stolen permit or an affidavit for a destroyed or lost permit. The replacement permit shall be valid only for the remainder of the original term of the original parking permit.

(e) A permit does not guarantee or reserve a parking space within a parking benefit district. A permit issued pursuant to this article does not authorize the standing or parking of any motor vehicle in any place or during any time when the stopping, standing or parking of motor vehicles is prohibited or set aside for specified motor vehicle types. The issuance of a permit shall not excuse the observance of any traffic regulation.

(f) Whenever the holder of a permit is not in compliance with one or more of the applicable provisions of this article controlling the issuance or renewal of permits, the holder shall notify the parking official, who shall direct the holder to surrender the permit or present evidence that the permit has been removed from the motor vehicle.

(g) Until its expiration, surrender or revocation, a parking benefit district permit shall remain valid for the length of time the holder continues to reside or own and/or operate a business within a parking benefit district.

(h) A permit shall be valid only in the parking benefit district for which it is issued.

(i) Nothing in this article shall be construed to supersede the parking regulations of an area that is designated as a residential parking permit area.

Sec. 26-724. Revocation of permit.

In addition to the penalties provided for violation of this article, the parking official shall revoke the parking permit of any individual found to have committed three or more violations of this article within any preceding 12-month period. Upon a determination by the parking official that a person who holds a permit has been adjudicated to have committed three or more such violations within the prescribed period, the parking official shall provide written notification to such person by certified mail, return receipt requested, revoking the permit and ordering the surrender of such permit to the parking official. Failure to surrender a revoked permit when ordered to do so constitutes a separate violation of this article, and a signed return receipt shall be *prima facie* evidence of the delivery of the notice to surrender the permit.

Sec. 26-725. Permit fees.

(a) The annual fee for each parking benefit district permit is stated for this provision in the city fee schedule.

(b) The parking official shall not issue any permit unless and until the applicable fee identified in this section has been paid.

Sec. 26-726. Display of permit.

Each permit shall be conspicuously displayed upon a motor vehicle so as to be easily visible to any person passing the vehicle on the street or sidewalk while the vehicle is parked in an area designated for parking by permit in a parking benefit district. Any failure to display a permit shall create a presumption that no permit exists.

Sec. 26-727. Adjudication.

Cases involving violations of the parking provisions of this division shall be heard by adjudication hearing officers of the municipal courts department.

Sec. 26-728-740. Reserved

DIVISION 4. ADVISORY COMMITTEE

Sec. 26-741. Created.

There is hereby created a Washington Avenue Corridor advisory committee to make recommendations to the mayor and city council on issues relating to the parking benefit district, including: potential projects to be funded with revenue generated from the parking benefit district, the timing and order of such projects, changes to the parking meter and permit fees, and the allocation and management of permits.

Sec. 26-742. Members; chair.

(a) The committee shall consist of no less than five and no more than nine regular members and five nonvoting ex officio members.

(b) The regular members shall be business owners and residents of the Washington Avenue Corridor who have an interest in the parking issues affecting the Washington Avenue Corridor and are at least 18 years of age. A majority of the regular members shall be business owners. The regular members shall be appointed by the mayor and confirmed by the

city council. The mayor shall designate the committee chair from among the regular members of the committee. At the first meeting of the committee, the regular members shall elect a vice chair who shall perform the duties of the chair when the chair is absent or unable to perform such duties.

- (c) The ex officio members shall be:
 - (1) The director of the department of administration and regulatory affairs or his designee, who shall also serve as secretary to the committee;
 - (2) The director of the public works and engineering department or his designee;
 - (3) The director of the planning and development department or his designee;
 - (4) The chief of police or his designee; and
 - (5) A representative from the office of the mayor.

Sec. 26-743. Terms of members; dissolution of committee.

(a) Unless city council takes action to terminate the parking benefit district, regular members shall serve until the 180th day after the first anniversary of the effective date of this ordinance and shall continue in office until their successors are appointed and qualified. As soon as practicable after the 180th day following the first anniversary of the effective date of this ordinance, the mayor shall appoint or reappoint and city council shall confirm, regular members to serve on the committee for a term of two years.

(b) If a regular member moves his actual residence from or is no longer a business owner in the Washington Avenue Corridor during the term of his appointment, that person shall be disqualified from membership on the committee and his position shall become vacant effective simultaneously with such change in residency or business ownership.

(c) A vacancy in the position of a regular member shall be filled for the unexpired term by appointment by the mayor and confirmation by city council.

(d) In the event that a parking management district, a redevelopment authority, a tax increment and reinvestment zone or similar

entity is created for or in the Washington Avenue Corridor or any portion thereof, the advisory committee shall be dissolved and such newly created entity shall assume the duties and responsibilities of the advisory committee.

Sec. 26-744. Compensation

The members of the committee, in the performance of their duties as such, shall serve without compensation, provided that any member who is a city employee shall continue to receive his regular compensation while serving on the committee.

Sec. 26-745. Meetings; quorum; absence from meetings.

(a) The committee shall meet from time to time at the call of the committee chair, provided that the committee shall meet not less than five times during the period provided in section 26-711 of this Code. All meetings of the committee shall be conducted in accordance with the Texas Open Meetings Act.

(b) A majority of the regular members of the committee shall constitute a quorum for the transaction of business; however, in the event of a vacancy on the committee, a majority of the remaining regular members of the committee shall constitute a quorum for the transaction of business.

(c) Three successive unexcused absences from the regularly scheduled meetings, after due notice served by telephone, mail, or electronic mail of the time and place of such meetings, shall automatically terminate membership on the committee. Absences may be excused only by a majority of the committee members present and voting at any scheduled meeting.

Sec. 26-746. Procedures.

The committee shall adopt administrative procedures applicable to its own governance as are necessary or convenient to accomplish the purposes set out in this division."

Section 3. That Section 26-10 of the Code of Ordinances, Houston, Texas, is hereby amended to read as follows:

“Sec. 26-10. Penalty for violation of chapter.

(a) It is a criminal offense for any person to violate any of the provisions of this chapter other than the provisions of articles II, IV, VI or XI of this chapter or of division 1 of article III of this chapter. Every person convicted of violating any of those provisions of this chapter for which another penalty is not specifically provided shall be punished by a fine of not less than \$1.00 nor more than \$200.00; provided that the penalty for violation of any provision of article X (Immobilization ("Booting") of Vehicles) of this chapter shall be a fine of not less than \$300.00 nor more than \$500.00; further provided, however, that no penalty shall be greater or less than the penalty for the same offense under the laws of this state.

(b) It is a civil offense for any person to violate any of the provisions of article II (Stopping, Standing, Parking and Operation of Vehicles), division 1 of article III (Parking Meters), article IV (Commercial Vehicle Loading Zones), article VI (Residential Parking Permits) or article XI (Parking Benefit Districts) of this chapter. Unless another fine is specifically provided by this Code or by state law, the penalty for violation of any of the aforesaid civil offense provisions shall be as follows:

Violation Of	Civil Fine
Article II (except for Sec. 26-88) Article III, Division 1 Article VI Article XI	\$1.00 - \$200.00
Article II, Section 26-88	\$500.00- \$750.00
Article IV	\$200.00 - \$500.00

(c) For violations under this chapter that are of a continuing nature, each day that the violation shall continue shall constitute a separate offense.”

Section 4. That Section 26-311 of the Code of Ordinances, Houston, Texas, is hereby amended by adding a new Subsection (c) to read as follows:

“(c) Notwithstanding the definition of residential area, areas within 1000 feet outside of the boundary of the Washington Avenue Corridor, as defined in section 26-701 of this Code, may be designated as a residential parking permit area pursuant to the procedures of this division.”

Section 5. That the parking benefit district permit fee promulgated in new section 26-725 as added by this Ordinance to the Code of Ordinances is hereby approved in the following initial amount: \$25. The Director of Administration and Regulatory Affairs shall ensure that this new fee is provided to the Director of Finance for incorporation into the City Fee Schedule as soon as possible.

Section 6. That, if any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 7. 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.

PASSED AND APPROVED this ___ day of _____, 2012.

Mayor of the City of Houston

Prepared by Legal Dept. _____









CMG:asw 12/5/12 Assistant City Attorney
Requested by Alfred J. Moran, Jr., Director, Department of Administration and Regulatory
Affairs
L.D. File No. 0470800001003

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EXHIBIT A

City of Houston Washington Ave Corridor Parking Benefit District

Legend

-  Local Street
-  Major Road
-  Freeway
-  Tollway
-  Proposed
-  Water Line
-  1000' Buffer
-  Washington Corridor

Source: PJ16897_wsh_cor
Date: November 2012
Reference: COHGIS DATA

0 607.5 1,375 Feet



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**

Exhibit "A" Washington Avenue Corridor Parking Benefit District Boundary Map

