

WAMM CIVIC ASSOCIATION MINUTES MARCH 17, 2015

The meeting was called to order by Lane Llewellyn, President at 6:30 PM.

Lane introduced the other officers in attendance, Kevin Begnaud, 1st VP, Andy Weaver, Treasurer and Diane Baker, Secretary.

Lane announced business would be discussed after our speakers.

First speaker, Chris Bell, Mayoral Candidate, spoke to WAMM regarding his vision of Houston if elected. He mentioned pot holes in streets, transparency in city government, and education.

Lane introduced our guest Juan Esperanzo, owner of JE Security Systems and Cameras. Police Dept. Officer Victor Basura did not make the meeting due to illness. She also repeated our focus is Security, Security, Security, for WAMM. Hints were given such as keep your alarm on when at home. Break Ins and Burglaries were actually down in our immediate area, not so in nearby areas. Most of the Break Ins and Burglaries take place during the daytime. The offenders watch a neighborhood for a period of time to see patterns before they actually hit a home. WAMM is exploring options of security patrols in our area. Bicycle Patrols were one option to explore that would work well in our area.

Mr. Esperanzo was thanked for his time.

Business:

Treasurer, Andy Weaver, gave the treasurers report. Our balance is \$4,228.93 as of this meeting.

Kevin Begnaud gave the membership totals as of the meeting stating we were a little behind in paid members in 2015 compared to 2014. Several people joined at the meeting, so this will probably change our stats.

Someone asked about Neartown Neighborhood, the internet site for what is going on in the area. There was positive and negative response to this site.

Dates for the balance of this years meetings and socials were given.

06/16/15 - Membership Mixer - host to be announced

09/15/15 - Bering United Methodist Church 6:30 PM - election of new officers

10/??/15 - Neighborhood Night out - official date and host to be announced

12/15/15 - Holiday Party - host to be announced

Kevin Begnaud gave a report on the TIRZ action proposed for Montrose. TIRZ is a tax zone set up to aid in financing public improvements within its zone. It is not a new tax. Please read the TIRZ Quick Fact Sheet and the Montrose TIRZ discussion sheets attached to these minutes for details. Bottom line options to Montrose are:

1. Pursue a TIRZ for Montrose as a way not to be annexed into Midtown TIRZ.
2. Support annexation into Midtown TIRZ
3. Do nothing and assume Montrose will be made aware of any annexation that may occur.

Lane asked for volunteers to be block captains and gave the duties involved. She announced so far we have volunteers from 1200 Harold St, Linda Starr; 1400 Hawthorne, Lane Llewellyn; 3700 Mt. Vernon, Carol Zuccone; 3600 Graustark, Marcus Duffel and Alle L'Eveille; and, 1300 Kipling, Kathleen Conti.

Lane asked for any other new business. Being none, the meeting was adjourned at 7:40.

TIRZ Quick Fact Sheet

A Tax Increment Reinvestment Zone (a "TIRZ") is its own political subdivision which is typically set up by a City and sometimes a County or a group of property owners.

A TIRZ is set up to aid in financing public improvements in a "blighted area" where there is a need to arrest the deterioration of public streets and other infrastructure and to improve the economic future within the TIRZ.

A TIRZ need not involve depressed areas (e.g. Uptown TIRZ in the Galleria and the Upper Kirby TIRZ).

The TIRZ must be drawn not to exceed 30% residential property. (For purposes of a TIRZ, this includes multi-family residential properties of less than 5 units.)

The appraised taxable value of the areas represented by all TIRZs cannot exceed 25% of the City total.

A TIRZ does not involve any "new" taxes.

When a TIRZ is set up, the assessed taxable value of all properties within the TIRZ is the base value; any increase in the tax value within the zone above the base value is considered the "increment."

The taxes otherwise payable on any future increase in property values (the "Tax Increment") are placed into a special account to be used for to pay for the improvements within the Reinvestment Zone.

The TIRZ is typically governed by a 9-person Board of Directors (the "TIRZ Board")

The TIRZ Board is charged with implementing the TIRZ Project Plan for approved Capital Projects.

The TIRZ Board creates budgets for the expenditure of the Tax Increment on approved Capital Projects and determines how the Capital Projects will be financed. Budgets and projects must be approved by City Council annually.

The City can authorize Municipal Bonds to be issued to provide financing for Capital Projects based upon projected Tax Increment revenue.

Capital Projects include improvements to streets, drainage, water, parks and public facilities, streetscape (sidewalks, lighting, landscaping), parking facilities, etc.

A TIRZ assures that that Tax Increment will be used in the TIRZ Reinvestment Zone.

Tax Increment is not be subject to the "Revenue Cap."

Montrose TIRZ –Discussion Points

- A Montrose TIRZ would enable the zone to be drawn in a way that would benefit Montrose as a whole.
 - An independent Montrose TIRZ would allow Montrose full representation on decisions relating to how tax increment dollars generated in Montrose are spent, and ensures that they are spent in Montrose.
 - While it may take some time for a sizable increment to accrue, a Montrose TIRZ would be able to develop its own bonding capacity (i.e. borrowing against future accretion of tax increment dollars from Montrose) to provide capital for improvements.
 - A Montrose TIRZ can learn from the successes of Midtown (e.g., the rebuilding of Bagby and other streets and sidewalks, remodeling parks) and Upper Kirby (e.g., rebuilding of Kirby and other streets, moving overhead utilities underground) – as well as their mistakes – and can partner with the neighboring TIRZ on specific projects where that makes sense.
 - Examples of projects that could be considered for use of tax increment funds:
 - Rebuilding of deteriorated streets and sidewalks in Montrose
 - Completion of the Richmond Avenue “transit corridor” in Montrose
 - Improved traffic management in Montrose
 - Montrose has its own unique character and priorities, which should be recognized, celebrated, and maintained.
 - An annexation of Montrose to an existing TIRZ opens a question of how Montrose stakeholders would be represented on the TIRZ board. *At best*, Montrose would have minority representation on such a board.
 - While annexation with an existing TIRZ *may* in fact mean more funds faster to accomplish a few projects in Montrose, it is a long-term proposition with uncertain long-term benefit.
-