

**UPTOWN HOUSTON ASSOCIATION  
HARRIS COUNTY IMPROVEMENT DISTRICT #1  
UPTOWN HOUSTON TIRZ  
UPTOWN DEVELOPMENT AUTHORITY**

**COLLECTIVE MISSION:**

To serve as a catalyst to create, enhance, and maintain value within Uptown Houston by developing and preserving an urban center of uncommon beauty, gracious character, and dynamic spirit.

**BACKGROUND:**

During the last forty years, Uptown Houston has developed from a rural area into the nation's largest suburban activity center. Uptown is, effectively, a "downtown" without the infrastructure or public services traditionally associated with downtown areas. Uptown's initial development was fueled by convenient access to the area. However, with the area's rapid growth, traffic congestion has become an impediment to Uptown's continued success. The need for infrastructure improvements and for a higher level of public services have also become increasingly important issues for Uptown. Four organizations: *the Uptown Houston Association*, *the Uptown Houston District*, *the Uptown Houston Tax Increment Reinvestment Zone (TIRZ)*, and *the Uptown Development Authority* work together to address the needs of the area.

**THE ORGANIZATIONS:**

**Uptown Houston Association**

The Uptown Houston Association is a private, non-profit (501-c6) corporation that was formed in 1975 by leading business interests in the Uptown area to address the challenges associated with the area's growth. The Uptown Houston Association strives to coordinate area wide planning, to focus the implementation of area improvements, and to serve as a forum for area business interests.

The Association's forty years of private sector leadership has made a difference. However, these efforts have been, at best, a piecemeal solution to the area's problems. In order to address existing deficiencies and demands of future growth, the Uptown area needed a funding and implementation mechanism that would be capable of carrying out needed programs and projects. In response to this need, the Association led the legislative effort to create the *Harris County Improvement District #1 or Uptown Houston District*, in 1987. The Association continues to work in concert with the District toward enabling growth and maintaining the area as a desirable place to do business, visit, and live.

The Association's Board is composed of volunteer area business leaders.

## **The Uptown Houston District** (Harris County Improvement District #1)

Harris County Improvement District #1 is a political subdivision of the State of Texas that was created in 1987 by special act of the 70th Texas Legislature. Utilizing a combination of powers made available to special districts by the Texas Constitution, the District works to obtain and provide a variety of services and improvements for the Uptown area. The District was not created to reduce the responsibilities of the other public agencies that are responsible for providing services to the Uptown area, but to leverage public funds with coordinated private resources to improve services and facilities. The District levies an ad valorem tax on real and personal property within its boundaries. In tax year 2014, the District's tax rate of \$0.14345 per \$100 of assessed value yielded approximately \$7.6 million in revenue on a tax base of \$5.3 billion. The District's work program focuses on the following areas:

- Traffic Operations / Public Safety
- Public Maintenance and Beautification
- Infrastructure Improvements
- Economic Development, Communications, and Marketing

A twelve-member Board of Directors appointed by the Texas Commission on Environmental Quality (TCEQ), governs the District. Board members must be landowners, long-term tenants, or agents of landowners.

## **Uptown Houston TIRZ** (Tax Increment Reinvestment Zone #16)

Over the last half-century, Houston has been losing its dominant share of regional population, employment, and retail sales to the urban fringe. As a result, Houston is losing the potential future growth of its tax base to areas outside the City. Traffic congestion within major activity centers including the Uptown area, compounds this trend.

In response to this situation, the City of Houston designated Uptown as a Tax Increment Reinvestment Zone (TIRZ) in 1999. The Uptown TIRZ has developed a plan that will mitigate traffic congestion, encourage new development, and grow the area's tax base. In 2013, the City of Houston expanded the TIRZ boundaries to include Memorial Park and extended its life by 11 years to 2040.

The Zone is governed by an nine-member board composed of individuals who own property within the Zone or are the employees or agents of Zone property owners. Zone board members are appointed by the City of Houston (6), HISD (1), the State Representative for the area (1), and the State Senator for the Area (1).

## **The Uptown Development Authority**

The Uptown Development Authority is a non-profit, local government corporation created to act as a funding and contracting conduit for the Uptown TIRZ. The Development Authority will act on behalf of the TIRZ in issuing bonds, letting contracts, and hiring consultants in connection with various TIRZ Projects. The Development Authority is governed by a board of directors that has the same membership as the TIRZ Board.

# UPTOWN BOARDS OF DIRECTORS

## Uptown Houston District

Mr. Chad Braun  
(EDENS)

Mr. Todd H. Casper  
(CB Richard Ellis)

Mr. Gerald W. Crump, Jr.  
(Weingarten Realty Investors)

Mr. Martin Debrovner  
(Weingarten Realty Investors - Retired)

Mr. Duane Hale  
(TIAA-CREF)

Mr. Steven D. Lerner  
(TRC Capital Partners)

Mr. Kendall L. Miller  
(Tanglewood Corporation)

Mrs. Mary Catherine Miller  
(Tanglewood Corporation - Resident)

Mr. John D. Mooz  
(Hines)

Mr. Greg Noble  
(Simon Property Group)

Mr. Ed Wulfe  
(Wulfe and Company)

Mr. Jonathan Zadok  
(Zadok Jewelers)

## Uptown TIRZ / Development Authority

Mr. John Beeson  
(Beeson Properties KNA Partners)

Ms. Dorothy Cunningham  
(Appointed by Senator Joan Huffman -  
Neighborhood resident)

Mr. Martin Debrovner  
(Weingarten Realty Investors - Retired)

Mr. Marvin Kaplan  
(Legacy Asset Management - Resident)

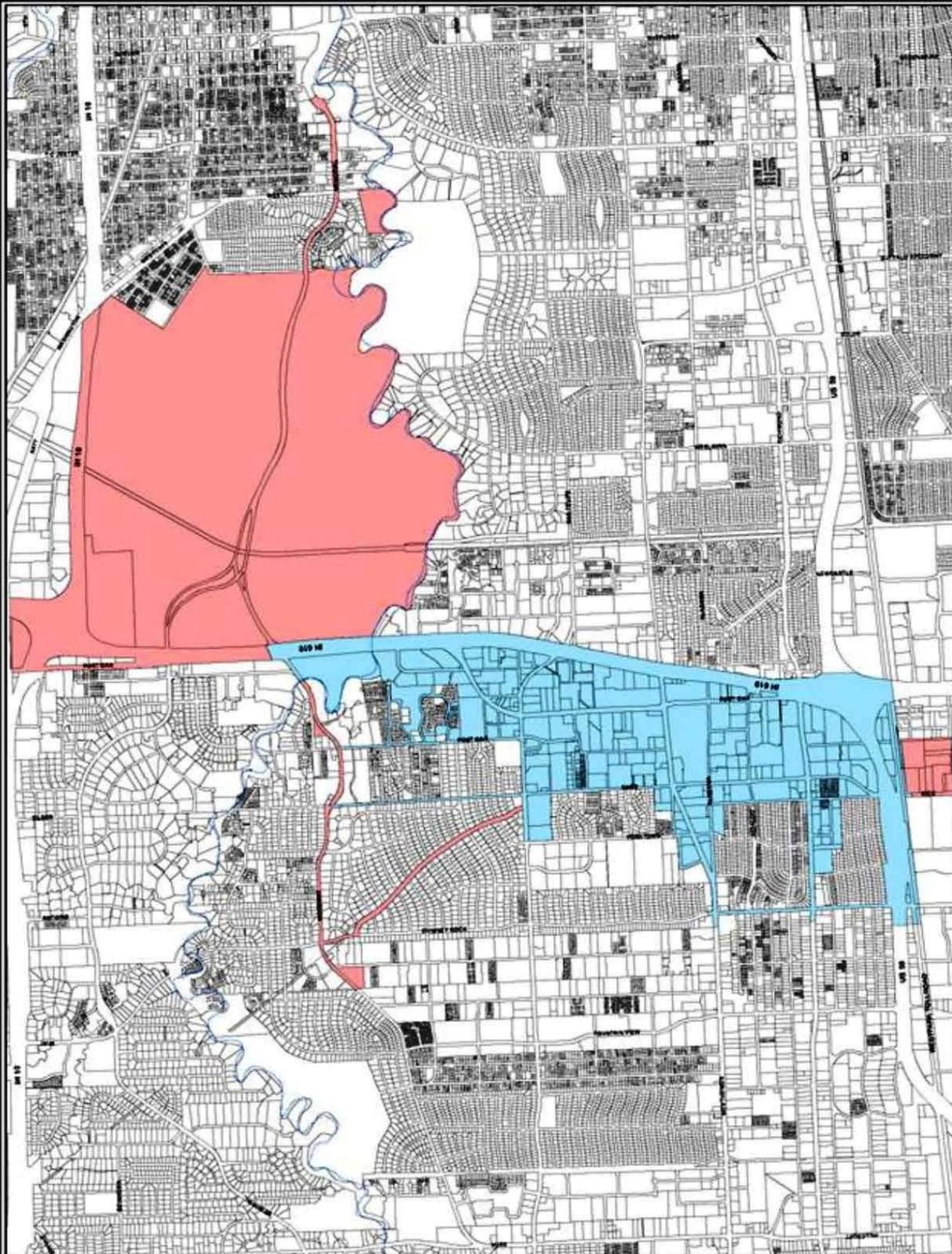
Mr. Kendall A. Miller  
(Tanglewood Corporation)

Mr. Judson Robinson, III  
(Houston Area Urban League)

Ms. Lisa Simon  
(MFT Investments GP, LLC)

Mr. Louis Sklar  
(Hines - Retired)

Ms. Maricarmen Tamez  
(HOK)



**City Of Houston  
TIRZ #16  
Proposed Annexation  
Fiscal Year 2013**

- Legend**
-  Waterway
  -  Existing Boundaries
  -  Proposed Annexation
  -  Parcels



Source: GIS Services Division  
Date: February, 2013  
Reference: p16869\_Proposed\_Revision

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# TIRZ Capital Improvement Program

