

ORDINANCE NO. 20161103-020

AN ORDINANCE SETTING THE CALENDAR YEAR 2017 RATE OF ASSESSMENT FOR THE SOUTH CONGRESS PRESERVATION AND IMPROVEMENT DISTRICT WITHIN THE CITY OF AUSTIN AND APPROVING A PROPOSED CALENDAR YEAR 2017 ASSESSMENT ROLL FOR THE DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Council finds that:

- (A) Chapter 372 of the Texas Local Government Code authorizes the creation of the Public Improvement District (District).
- (B) On October 16, 2014, the City Council passed a resolution, which approved the creation of the District in accordance with its findings.
- (C) The Council finds that the proposed assessment roll attached as Exhibit A, and incorporated in this ordinance, is necessary to fund improvements and services provided through the District.

PART 2. The South Congress Preservation Improvement District assessment rate for calendar year 2017 is set at twenty cents per \$100.00 of property value. Property value is determined by the Travis Central Appraisal District appraisal, subject to an amendment to an assessment made by Council after a hearing.

PART 3. The Council directs that the proposed assessment roll attached as Exhibit A be filed with the City Clerk. The following property shall be excluded from the roll and exempted from payment of the assessment:

- (A) City property used for a public purpose;
- (B) property owned by the County, or a political subdivision of the State of Texas and used for a public purpose;
- (C) property exempt from taxation under Section 11.20 (*Religious Organizations*) of the Texas Tax Code;
- (D) property used exclusively for school purposes, as identified by the Travis Central Appraisal District records;
- (E) property owned by an association engaged in promoting the religious, educational, or physical development of boys, girls, young men, or young women operating under a state or national organization and used exclusively

for that purpose, including property owned by the Austin Independent School District;

- (F) property owned by an institution of purely public charity, as identified by the Travis Central Appraisal District records;
- (G) property used primarily for a recreational, park, or scenic purpose during the calendar year immediately preceding the effective date of this ordinance;
- (H) property owned by a utility that is located in public streets or rights-of-way;
- (I) property used as a residence that fits the definition of a homestead in Section 41.002 of the Texas Property Code;
- (J) a hospital; and

PART 4. Property designated by the City as "H" Historic is assessed on the basis of the value prescribed in Section 11-1-22 of the City Code (Determination of Exemption Amount).

PART 5. The provisions of this ordinance are severable. If any provision of this ordinance or its application to any person or circumstances is held invalid, the invalidity does not affect other provisions or applications of this ordinance.

PART 6. This ordinance takes effect on November 14, 2016.

PASSED AND APPROVED

_____, November 3, 2016

APPROVED:



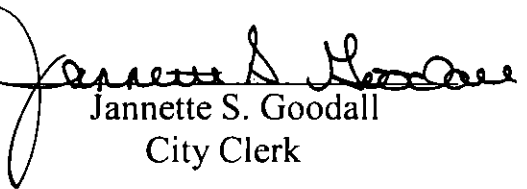
Anne L. Morgan
City Attorney

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Steve Adler
Mayor

ATTEST:



Jannette S. Goodall
City Clerk

Exhibit A

City of Austin South Congress Public Improvement District 2017 Certified Assessment Roll

PropID	Parcel Number	Owner Name	TCAD Taxable Value	2017 Taxable Value	2017 Assessment
100851	01-0100-0318-0000	AUSTIN MOTEL OWNER LP	\$ 2,297,806.00	\$ 2,297,806.00	\$ 4,595.61
100852	01-0100-0319-0000	AUSTIN MOTEL OWNER LP	\$ 5,613,931.00	\$ 5,613,931.00	\$ 11,227.86
282685	03-0001-0201-0000	BOLM PARTNERSHIP LP	\$ 1,448,828.00	\$ 1,448,828.00	\$ 2,897.66
282686	03-0001-0202-0000	RENWICK ALEXANDRA C	\$ 720,131.00	\$ 720,131.00	\$ 1,440.26
282687	03-0001-0203-0000	LLEWELYN RICHARD C & MARY LOVELL	\$ 819,075.00	\$ 819,075.00	\$ 1,638.15
282695	03-0001-0302-0000	SANTO DEL SUR LLC	\$ 2,726,092.00	\$ 2,726,092.00	\$ 5,452.18
282696	03-0001-0303-0000	MACH SPEED PROPERTIES INC	\$ 563,250.00	\$ 563,250.00	\$ 1,126.50
282697	03-0001-0304-0000	KUHN BRADLEY D & RANDALL S KUH	\$ 280,047.00	\$ 280,047.00	\$ 560.09
282698	03-0001-0305-0000	KUHN BRADLEY D & RANDALL S KUH	\$ 242,982.00	\$ 242,982.00	\$ 485.96
282699	03-0001-0306-0000	TEXAS FOLKLIFE RESOURCES INC	\$ 546,954.00	\$ 322,703.00	\$ 645.41
282700	03-0001-0307-0000	WERTHEIMER STEPHEN	\$ 425,735.00	\$ 425,735.00	\$ 851.47
282701	03-0001-0308-0000	1313 SOUTH CONGRESS LLC	\$ 440,487.00	\$ 440,487.00	\$ 880.97
282704	03-0001-0401-0000	JONES JOYCE LIFE ESTATE	\$ 469,581.00	\$ 469,581.00	\$ 939.16
282705	03-0001-0402-0000	BROWN ROY CLAYTON SR	\$ 127,159.00	\$ 127,159.00	\$ 254.32
283161	03-0200-0402-0000	M & E GEORGE MANAGEMENT LLC	\$ 2,035,778.00	\$ 2,035,778.00	\$ 4,071.56
283163	03-0200-0404-0000	RIVER SHARPE HOLDINGS LLC	\$ 788,617.00	\$ 788,617.00	\$ 1,577.23
283171	03-0200-0504-0000	CABC MINISTRY INVESTMENTS INC	\$ 16,066,230.00	\$ 16,066,230.00	\$ 32,132.46
302142	04-0000-1108-0000	HOTEL SJ OWNER LP	\$ 271,275.00	\$ 271,275.00	\$ 542.55
302143	04-0000-1109-0000	HOTEL SJ OWNER LP	\$ 619,781.00	\$ 619,781.00	\$ 1,239.56
302144	04-0000-1110-0000	HOTEL SJ OWNER LP	\$ 621,540.00	\$ 621,540.00	\$ 1,243.08
302145	04-0000-1113-0000	ASC/BEARCREEK PROPERTIES LTD	\$ 5,167,995.00	\$ 5,167,995.00	\$ 10,335.99
302146	04-0000-1114-0000	HOTEL SJ OWNER LP	\$ 11,629,021.00	\$ 11,629,021.00	\$ 23,258.04
302154	04-0000-1209-0000	DCW PROPERTIES LTD	\$ 1,149,960.00	\$ 1,149,960.00	\$ 2,299.92
302155	04-0000-1210-0000	DCW PROPERTIES LTD	\$ 310,464.00	\$ 310,464.00	\$ 620.93
302157	04-0000-1212-0000	DCW PROPERTIES LTD	\$ 2,554,875.00	\$ 2,554,875.00	\$ 5,109.75
302159	04-0000-1214-0000	DCW PROPERTIES LTD	\$ 2,225,750.00	\$ 2,225,750.00	\$ 4,451.50
302165	04-0000-1307-0000	MUELLER FAMILY LIMITED PARTNERSHIP	\$ 1,151,558.00	\$ 1,151,558.00	\$ 2,303.12
302166	04-0000-1308-0000	RENWICK ALEXANDRA C	\$ 663,358.00	\$ 663,358.00	\$ 1,326.72
302167	04-0000-1309-0000	HOWELL BRENT & PATTI	\$ 235,026.00	\$ 235,026.00	\$ 470.05
302168	04-0000-1310-0000	RIGHT BRAIN DEVELOPMENT LLC	\$ 234,685.00	\$ 234,685.00	\$ 469.37
302169	04-0000-1311-0000	RIGHT BRAIN DEVELOPMENT LLC	\$ 704,565.00	\$ 704,565.00	\$ 1,409.13
302172	04-0000-1318-0000	MUELLER FAMILY PARTNERSHIP #2	\$ 1,825,016.00	\$ 1,825,016.00	\$ 3,650.03
302179	04-0000-1407-0000	IKAT PROPERTIES LLC	\$ 727,513.00	\$ 727,513.00	\$ 1,455.03
302180	04-0000-1408-0000	RADTKE JENNA	\$ 864,731.00	\$ 864,731.00	\$ 1,729.46
302181	04-0000-1409-0000	RADTKE JENNA	\$ 1,097,666.00	\$ 1,097,666.00	\$ 2,195.33
302182	04-0000-1410-0000	NICHOLAS FAMILY TRUST	\$ 1,024,456.00	\$ 1,024,456.00	\$ 2,048.91
302183	04-0000-1411-0000	1522 SOUTH CONGRESS LLC	\$ 619,897.00	\$ 619,897.00	\$ 1,239.79
302184	04-0000-1412-0000	1522 SOUTH CONGRESS LLC	\$ 1,332,942.00	\$ 1,332,942.00	\$ 2,665.88
302188	04-0000-1504-0000	78704 PARTNERS LTD	\$ 9,270,287.00	\$ 9,270,287.00	\$ 18,540.57
302189	04-0000-1506-0000	LIPPINCOTT CAPITAL LTD	\$ 1,468,796.00	\$ 1,468,796.00	\$ 2,937.59
302190	04-0000-1507-0000	LIPPINCOTT CAPITAL LTD	\$ 1,443,499.00	\$ 877,134.00	\$ 1,754.27

Total \$ 82,827,339.00 \$ 82,036,723.00 \$ 164,073.42

I, Diana Thomas, CPA and Controller for the City of Austin, affirm and attest that this is a true and correct account of all assessments for the South Congress Preservation and Improvement District as of August 11, 2016 based upon data furnished to the City of Austin by the Travis County Central Appraisal District, supplement 149.


Diana Thomas, CPA, Controller, City of Austin