

FISCAL YEAR 2004 BUDGET

Fund Summary

Fund Name : Memorial Heights Redevelop. Auth. (TIRZ #5)
Department Name : Planning & Development
Fund/Department No. : 911 / 70

	FY2003 BUDGET	FY2003 ESTIMATE	FY2004 BUDGET
Beginning Fund Balance	\$ 0	9,300	1,508,999
Current Revenues	0	2,061	0
TIRZ Revenues	3,296,318	2,218,011	2,613,273
Developer Advances	0	0	0
Bond Proceeds	654,185	372,319	0
Loan Proceeds	0	0	0
Total Available Resources	<u>\$ 3,950,503</u>	<u>2,601,691</u>	<u>4,122,272</u>
Maintenance and Operations	\$ 270,400	719,888	750,106
Capital Expenditures	619,010	293,291	346,044
Debt Service	0	0	0
Other Interfund Transfers	<u>2,827,528</u>	<u>79,513</u>	<u>98,456</u>
Total Expense	3,716,938	1,092,692	1,194,606
Planned Ending Fund Equity	<u>233,565</u>	<u>1,508,999</u>	<u>2,927,666</u>
Total Budget	<u>\$ 3,950,503</u>	<u>2,601,691</u>	<u>4,122,272</u>

The Memorial-Heights Zone, located near Heights Blvd. and Washington Ave., was created by City Council on 12/18/96, and has a twenty-year life. In January 1998, City Council created the Memorial-Heights Redevelopment Authority (MHRA), a local government corporation, to work with the TIRZ Board to implement the Project Plan and Financing Plan. The Project Plan and Financing Plan calls for the development of a mixed-use residential development project with multi-family, single-family, and supporting commercial development. Redevelopment of Spotts Park is also included in the Plan. The TIRZ will finance infrastructure improvements, including water, wastewater, storm sewer, lighting, streetscape enhancements, fencing around Spotts Park, and improved access to the pedestrian walkway along Buffalo Bayou. One-third of HISD's increment is set-aside for a future educational facility. Projected reimbursable TIRZ costs are estimated to be \$17.8 million.

To date more than 1,600 units of multi-family housing have been constructed in the zone, with another 224 to be completed during the 3rd quarter 2003. Single family development, including town homes by Perry Homes and Wheatstone Developers, total approximately 350 units, with values ranging from \$175,000-\$600,000. In FY2002, the zone completed 20,000 square feet of retail space, which is now 80% leased including a 13,000 square foot Walgreens. Ad valorem value at build out is anticipated to total \$150 million, one-third more than was originally anticipated.