

**FISCAL YEAR 2004 BUDGET**

**Fund Summary**

**Fund Name** : Gulfgate Redevelopment Authority (TIRZ #8)  
**Department Name** : Planning & Development  
**Fund/Department No.** : 907 / 70

	<b>FY2003 BUDGET</b>	<b>FY2003 ESTIMATE</b>	<b>FY2004 BUDGET</b>
Beginning Fund Balance	\$ 363,707	83,741	1,124,857
Current Revenues	0	0	0
TIRZ Revenues	847,860	523,006	577,500
Developer Advances	0	0	0
Bond Proceeds	2,000,000	0	506,484
Loan Proceeds	486,000	1,250,000	1,250,000
<b>Total Available Resources</b>	<b>\$ 3,697,567</b>	<b>1,856,747</b>	<b>3,458,841</b>
Maintenance and Operations	\$ 277,351	225,693	254,462
Capital Expenditures	1,279,311	78,532	506,484
Debt Service	200,000	406,000	406,000
Other Interfund Transfers	32,734	21,665	23,971
<b>Total Expense</b>	<b>1,789,396</b>	<b>731,890</b>	<b>1,190,917</b>
Planned Ending Fund Equity	1,908,171	1,124,857	2,267,924
<b>Total Budget</b>	<b>\$ 3,697,567</b>	<b>1,856,747</b>	<b>3,458,841</b>

The Gulfgate Zone was created by City Council on December 10, 1997, and has a thirty-year life. In December 1997, City Council created the Gulfgate Redevelopment Authority (GRA), a local government corporation, to work with the TIRZ Board to implement the Project Plan and Financing Plan. In December 1997, City Council also approved a Loan Agreement between the Houston Housing Finance Corporation (HHFC) and the developer for \$1,600,000 for the acquisition of Gulfgate Mall. HHFC will provide up to \$950,000 in additional capital, and own a 50% interest in the entity created to co-own the mall. The tax increment revenue from the redevelopment project will repay the City loan. Redevelopment of the 41-year old Gulfgate Mall will create a 550,000 square foot Regional Retail Power Center. Total redevelopment cost is estimated at \$50 million.

In FY2000, City Council approved an annexation into the zone along the Woodridge St., Telephone Road, and Gulf Freeway corridors of an additional 185 acres and increased the zone's project costs by \$4.6 million for infrastructure improvements essential to support retail development on the west side of Woodridge St. Costs associated with HISD educational facilities were also added. Major projects that are completed or under construction at the former Gulfgate Mall site, or west of Woodridge St., include miscellaneous retail pad sites (e.g., strip retail, restaurants, bank), a Home Depot Store, a Lowe's Home Improvement, an HEB Grocery Store, and two multi-family apartment projects. In FY2004, the City and the Authority will begin the design and construction of \$2,025,936 in streetscape, and pedestrian-related transportation enhancements, including the renovation of a pedestrian bridge across Loop 610 South, of which the Authority will contribute a 20% match pursuant to a TXDOT Statewide Transportation Enhancement Award (STEP).