

City of Houston, Texas, Ordinance No. 2009-

680

AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE FOURTH WARD REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER FOURTEEN, CITY OF HOUSTON, TEXAS (FOURTH WARD ZONE); APPROVING THE FISCAL YEAR 2010 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2010-2014 CAPITAL IMPROVEMENT BUDGET FOR THE ZONE; CONTAINING VARIOUS PROVISIONS RELATED TO THE FOREGOING SUBJECT; MAKING CERTAIN FINDINGS RELATED THERETO; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, the Fourth Ward Redevelopment Authority (the "Authority"), a local government corporation acting on behalf of the City in connection with Reinvestment Zone Number Fourteen, City of Houston, Texas (the "Zone"), has submitted an Operating Budget for Fiscal Year 2010 (the "Operating Budget") and a five-year Capital Improvement Budget for Fiscal Years 2010-2014 (the "CIP Budget," and, collectively with the Operating Budget, the "Budgets") to the City Council for approval pursuant to that certain agreement between the City, the Authority and the Zone approved by Ordinance No. 2000-1110; and

WHEREAS, the Operating Budget is based upon the following revenue assumptions:

1. the Tax Year 2009 Captured Appraised Value of \$252,757,556 is an estimate based on the Harris County Appraisal District property values in the Zone as of May 23, 2009; and

2. the tax increment is calculated based on applying the following to the Captured Appraised Value:

a. a City tax rate of \$0.63875/\$100 appraised value to the Captured Appraised Value;

b. a Houston Independent School District ("HISD") tax rate of \$0.96/\$100 appraised value of property in the Zone located in HISD, which is the HISD participation rate specified in that certain agreement between HISD, the City, and the Zone approved by Ordinance No1999-913; and

3. HISD's participation is based on the estimated Captured Appraised Value of the Zone for Tax Year 2009 shown in the Project Plan and Reinvestment Zone Financing Plan for the Zone; and

4. a tax collection rate of 95.2% by the City and 93.6% by HISD; and

WHEREAS, the Operating Budget is also based on the following assumptions:

1. that the timely implementation of capital improvement projects in the CIP Budget may require the Authority to incur debt; and

2. that the City Finance Department will assist the Authority in identifying a cost-efficient method to finance the costs of the capital improvements; and

3. that amounts will be paid from the HISD Tax Increment Participation in the manner prescribed by the HISD Agreement; and

4. that the Authority may apply for and receive grants from state and federal agencies during Fiscal Year 2010, and may receive grants from other sources, which may require the Authority to pay a local match; and

5. that the type and amount of coverage for all forms of insurance will be reasonable and appropriate under the circumstances of the Zone and that the Zone and Authority will pursue the most cost-effective means of obtaining coverage, including but not limited to, competitive bidding; and

WHEREAS, the City has experienced an incremental increase in the cost of providing municipal services as a result of the creation of the Zone and the development and redevelopment of the land in the Zone; and

WHEREAS, the City Council finds that it is appropriate to recover its incremental costs of municipal services for Fiscal Year 2010 from the tax increment produced by the City and paid into the Tax Increment Fund of the Zone, subject to complying with the provisions of Texas Tax Code Section 311.010(i); and

WHEREAS, the City Council finds that the incremental costs of providing municipal services set forth in the Operating Budget attached hereto as Exhibit "A" will be paid from the tax increment produced by the City and paid into the Tax Increment Fund of the Zone and are reasonable; and

WHEREAS, the City Council desires to approve the Budgets; **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:**

Section 1. That the findings contained in the preamble of this Ordinance are determined to be true and correct and are hereby adopted as part of this Ordinance.

Section 2. That the City Council takes cognizance of the fact that in order to implement the Project Plan and Reinvestment Zone Financing Plan for the Zone, and to make adjustments occasioned by events transpiring during the year, the Authority may

need to transfer funds from one Line Item of Project Costs shown on Exhibit "A" to another. Unless approved by the City Council, the Authority may only transfer funds (1) as needed for Debt Service and (2) from one Line Item of Project Costs to another provided that the aggregate of such transfers does not exceed the lesser of \$400,000 or 5% of the Project Costs during Fiscal Year 2010. Subject to the foregoing, the Operating Budget attached hereto as Exhibit "A" is hereby approved for the Authority.

Section 3. That the CIP Budget attached hereto as Exhibit "B" is hereby approved for the Zone.

Section 4. That not later than the end of Fiscal Year 2011, the Directors of the City Finance Department and the Planning and Development Department (or any successor with the responsibility of preparing a budget for the Zone) shall determine the amount of money necessary to (1) complete and pay for the estimated costs of all projects listed in the Project Plan and Reinvestment Zone Financing Plan of the Zone, (2) pay any tax increment bonds or notes issued for the Zone, and (3) pay any other obligations of the Zone. If the Directors' analysis shows that more revenues will be available than necessary to make the payments described in the preceding sentence, the Directors shall initiate the process to reduce the portion of the tax increment produced by the City and paid into the Tax Increment Fund of the Zone pursuant to applicable law.

Section 5. That not later than March 31, 2010, the Zone and the Authority shall, in cooperation with City representatives (1) identify surplus funds in the Authority's Fiscal Year 2010 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2010 Operating Budget for the Authority approved by the City; and

(2) make available any surplus Zone funds, through appropriate agreement, for projects identified by the City that are eligible for tax increment funding, such as affordable housing, areas of public assembly, incremental costs of municipal services attributable to development and redevelopment in the Zone, and capital projects that benefit the City and the Zone. The agreement may provide for the payment of surplus funds into one or more accounts established by the City or may provide for direct payment by the Authority for the purpose. The Zone and the Authority shall consider amendments to the Zone Project Plan and Reinvestment Zone Financing Plan that may be necessary to accomplish this purpose, and shall expedite any such amendments.

Section 6. That the Authority is authorized to spend any grant money not reflected in the Operating Budget that it receives during Fiscal Year 2010 in the manner prescribed by law. In the event the Authority is required to pay a matching share of any such grant, the Authority, after consultation with and approval by the Director of the City Finance Department, may expend an amount not to exceed 10% of the Operating Budget for such match.

Section 7. The approval of this Budget is contingent upon receipt by the Director of the Finance Department of a document signed by the Administrator of the Authority and/or Zone disclosing the name of each owner or developer of property within the Zone from which the Administrator has received compensation during the last five calendar years, and the amount of compensation by owner by year. Compensation may be expressed by category as follows:

- | | |
|-------------|---|
| Category I | Less than \$1,000.00 |
| Category II | At least \$1,000.00 but less than \$10,000.00 |

Category III	At least \$10,000.00 but less than \$50,000.00
Category IV	At least \$50,000.00 but less than \$100,000.00
Category V	At least \$100,000.00 but less than \$500,000.00
Category VI	At least \$500,000.00 but less than \$1,000,000.00
Category VII	\$1,000,000.00 or more

Section 8. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 22nd day of July, 2009.

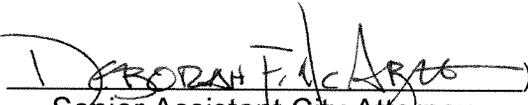
APPROVED this _____ day of _____, 2009.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is JUL 28 2009.



City Secretary

(Prepared by Legal Department 
(DFM:DRC:drc July 21, 2009) Senior Assistant City Attorney
(Requested by Michelle Mitchell, Director, Finance Department)
(L.D. File No. 0619700057031)

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NOTICE PUBLISHED IN DAILY COURT
REVIEW
DATE: JUL 28 2009

AYE	NO	
✓		MAYOR WHITE
••••	••••	COUNCIL MEMBERS
✓		LAWRENCE
	ABSENT	JOHNSON
	ABSENT	CLUTTERBUCK
✓		ADAMS
✓		SULLIVAN
✓		KHAN
✓		HOLM
✓		GONZALEZ
✓	ABSENT	RODRIGUEZ
✓		BROWN
✓		LOVELL
✓		NORIEGA
✓		GREEN
	ABSENT	JONES
CAPTION	ADOPTED	

EXHIBIT "A"

CITY OF HOUSTON
 FINANCE DEPARTMENT
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2010 BUDGET PROFILE

Fund Summary
 Fund Name: **Fourth Ward Redevelopment Authority**
 TIRZ: 14
 Fund Number: 7562/64

P R O J E C T I O N I D E N T I F I C A T I O N	Base Year:		1999
	Base Year Taxable Value:	\$	34,286,680
	Projected Taxable Value (TY2009):	\$	287,044,236
	Current Taxable Value (TY2008):	\$	272,266,710
	Acres:		157.67 acres
	Administrator (Contact):		Vanessa J. Sampson
Contact Number:		713-526-7577	

N A R R A T I V E	Zone Purpose:
	To facilitate the revitalization of the Historic Fourth Ward from a blighted and deteriorating neighborhood into a viable residential community with supporting commercial development. The Project Plan includes historic preservation and enhancement of historical corridors; facilitating the development of low income/affordable and market rate housing units; creation of public open spaces and infrastructure improvements.
A C C O M P L I S H M E N T S I N F Y 0 9	Accomplishments in FY09
	Goals anticipated to be accomplished in FY10 include:
	Installation of Phase 1 - decorative street light project
	Environmental remediation, design and construction of San Felipe, West Webster, and Wiley Parks.
	Completion of the Gregory School Project
	Land acquisition, engineering and design of Bethel Baptist Missionary Church
P R O J E C T I O N	Preliminary design and engineering of Crosby Street, Gillette Street, and Phase 1 Fourth Ward Street Reconstruction Projects including Ruthven, Robin, Buckner, Cleveland, Saulnier, Victor, Mathews, Genese, Webster, Cook, and Sulton.
	Development and implementation of Fourth Ward Affordable Housing Program via the repositioning of (8) parcels currently owned by the FWRA into affordable housing units.

P R O J E C T I O N		Cumulative Expenses		
		Total Plan	(to FY09)	Variance
P L A N	Capital Projects:			
	Public Utilities	\$ 16,640,000	\$ 16,640,000	\$ 5,272,000
	Roadway and Sidewalk Improvements	5,762,000	490,000	1,787,000
	Parks	4,177,000	2,390,000	2,863,000
	Historic Preservation	4,100,000	1,237,000	(1,500,000)
	Cultural and Public Facilities	2,000,000	3,500,000	-
	Total Capital Projects	\$ 32,679,000	\$ 7,617,000	\$ 25,062,000
THRZ Creation and Management	3,500,000	1,840,955	1,659,045	
Educational Facilities Improvements	15,300,000	3,648,100	11,651,900	
Affordable Housing Improvements	42,700,000	5,510,853	37,189,147	
Total Project Plan	\$ 93,179,000	\$ 18,616,908	\$ 75,562,092	

D E B T	Additional Financial Data	FY 2009 Budget	FY 2009 Projection	FY 2010 Budget
	Debt Service	\$ -	\$ -	\$ -
Principal	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -
	Balance as of 6/30/08		Balance as of 6/30/09	Balance as of 6/30/10
Year End Outstanding (Principal)				
Bond Debt				
Bank Loan				
Developer Agreement	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000
Other				

**CITY OF HOUSTON
FINANCE DEPARTMENT
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2010 BUDGET SUMMARY**

Fund Summary
Fund Name: **Fourth Ward Redevelopment Authority**
TIRZ: **14**
Fund Number: **7562/64**

TIRZ Budget Line Items	FY2009 Budget	FY2009 Projection	FY2010 Budget
Available Resources			
Beginning Fund Balance			
Restricted Funds - Capital Projects	\$ -	\$ -	\$ -
Restricted Funds - Affd. Housing	\$ -	\$ -	\$ -
Restricted Funds - Bond Reserve	\$ -	\$ -	\$ -
Unrestricted Fund Balance	\$ 3,911,288	\$ 4,551,837	\$ 13,655,991
Total Beginning Fund Balance	\$ 3,911,288	\$ 4,551,837	\$ 13,655,991
TIRZ Revenue			
City	\$ 1,454,334	\$ 1,608,686	\$ 1,537,155
ISD	\$ 1,831,356	\$ 1,887,848	\$ 1,892,380
County	\$ -	\$ -	\$ -
Community College	\$ -	\$ -	\$ -
Total Revenues	\$ 3,285,690	\$ 3,496,534	\$ 3,429,535
Bond Proceeds			
Loan Proceeds	\$ -	\$ -	\$ -
Grant Proceeds	\$ -	\$ -	\$ -
Other	\$ 15,114,437	\$ 15,157,105	\$ 62,277
Total Available Resources	\$ 22,311,415	\$ 23,205,476	\$ 17,147,803
Fund Transfers			
Affordable Housing			
City of Houston	\$ 407,318	\$ 536,229	\$ 512,385
ISD Increment to Houston	\$ 512,912	\$ 629,283	\$ 630,793
Harris County	\$ -	\$ -	\$ -
ISD Education Set-Aside	\$ 610,452	\$ 631,521	\$ 630,793
Municipal Services	\$ 225,000	\$ 225,000	\$ 315,000
Administration Fee to General Fund			
COH Admin Fee (5%)	\$ 72,717	\$ 80,434	\$ 76,858
Harris County Admin	\$ -	\$ -	\$ -
ISD Admin	\$ 25,000	\$ 25,000	\$ 25,000
Total Fund Transfers	\$ 1,853,399	\$ 2,127,466	\$ 2,190,829
Funds Available for Projects	\$ 20,458,016	\$ 21,078,009	\$ 14,956,974
Project Costs			
Administrative Staff	\$ 112,000	\$ 96,125	\$ 122,000
Administrative Consultant	\$ -	\$ -	\$ -
Legal	\$ 15,000	\$ 27,339	\$ 90,000
Accounting/ Audit	\$ 15,700	\$ 14,975	\$ 15,700
Program / Project Consulting	\$ 90,000	\$ 85,500	\$ 15,000
Administrative Operating Expense	\$ 29,935	\$ 38,954	\$ 46,000
Capital Expenditures	\$ 7,055,000	\$ 6,712,000	\$ 8,065,000
Developer/ Project reimbursements	\$ 1,000,000	\$ -	\$ 1,000,000
Debt Service			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Other debt items	\$ 447,125	\$ 447,125	\$ 432,966
Total Project Costs	\$ 8,764,760	\$ 7,422,018	\$ 9,786,666
Total Budget	\$ 10,618,159	\$ 9,549,484	\$ 11,977,495
Resources Less Transfer and Expenses	\$ 11,693,256	\$ 13,655,991	\$ 5,170,308
Planned Ending Fund Balance:			
Restricted Funds - Capital Projects	\$ -	\$ -	\$ -
Restricted Funds - Affd. Housing	\$ -	\$ -	\$ -
Restricted Funds - Bond Reserve	\$ -	\$ -	\$ -
Unrestricted Fund Balance	\$ 11,693,256	\$ 13,655,991	\$ 5,170,308

CITY OF HOUSTON
 FINANCE DEPARTMENT
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2010 BUDGET PROFILE

Fund Summary
 Fund Name: **Fourth Ward Redevelopment Authority**
 TIRZ: **14**
 Fund Number: **7562/64**

TIRZ Budget Line Items	FY2009 Budget	FY2009 Projection	FY2010 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects		\$ -	\$ -
RESTRICTED Funds - Affordable Housing		\$ -	\$ -
RESTRICTED Funds - Bond Debt Service		\$ -	\$ -
UNRESTRICTED Funds	\$ 3,911,288	\$ 4,551,837	\$ 13,655,991
Beginning Fund Balance	\$ 3,911,288	\$ 4,551,837	\$ 13,655,991
City tax revenue	\$ 1,454,334	\$ 1,608,686	\$ 1,537,155
ISD tax revenue	\$ 1,831,356	\$ 1,887,848	\$ 1,892,380
County tax revenue			
Community College tax revenue			
Incremental property tax revenue	\$ 3,285,690	\$ 3,496,534	\$ 3,429,535
COH TIRZ Interest		\$ 42,668	\$ 3,556
Special Prepayment of Increment (Federal Reserve Bank)	\$ 15,000,000	\$ 15,000,000	
Miscellaneous revenue	\$ 15,000,000	\$ 15,042,668	\$ 3,556
Interest Income	\$ 114,437	\$ 114,437	\$ 58,721
Other Interest Income	\$ 114,437	\$ 114,437	\$ 58,721
Developer Advances	\$ -	\$ -	\$ -
Grant Proceeds	\$ -	\$ -	\$ -
Special assessment bond proceeds	\$ -	\$ -	\$ -
Proceeds from bank loan	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 22,311,415	\$ 23,205,476	\$ 17,147,803
EXPENSES			
Accounting	\$ 8,000	\$ 7,200	\$ 8,000
Administration Consultant		\$ -	\$ -
Administration Salaries & Benefits	\$ 112,000	\$ 96,125	\$ 122,000
Auditor	\$ 7,700	\$ 7,775	\$ 7,700
Insurance	\$ 6,000	\$ 6,000	\$ 6,000
Office Expenses	\$ 21,935	\$ 30,954	\$ 38,000
Property Account Management	\$ 2,000	\$ 2,000	\$ 2,000
TIRZ Administration and Overhead	\$ 157,635	\$ 150,054	\$ 183,700
Construction Audit			
Engineering Consultants			
Legal	\$ 15,000	\$ 27,339	\$ 15,000
Project/Program Management	\$ 90,000	\$ 85,500	\$ 15,000
HGAC Planning and Feasibility Study for Livable Centers	\$ -	\$ -	\$ 75,000
Program and Project Consultants	\$ 105,000	\$ 112,839	\$ 105,000
Management consulting services	\$ 262,635	\$ 262,893	\$ 288,700
Capital Expenditures (See CIP Schedule)	\$ 7,055,000	\$ 6,712,000	\$ 8,065,000
TIRZ Capital Expenditures	\$ 7,055,000	\$ 6,712,000	\$ 8,065,000
Camden	\$ 1,000,000	\$ -	\$ 1,000,000
Developer / Project Reimbursements	\$ 1,000,000	\$ -	\$ 1,000,000
Bond Debt Service			
Principal - Infrastructure			
Interest - Infrastructure			
Loan debt service			
Principal			
Interest			
Other Debt Items			
FRB Offset (TY08 revenue paid in FY09 via appropriation)	\$ 447,125	\$ 447,125	\$ 432,966
System debt service	\$ 447,125	\$ 447,125	\$ 432,966
TOTAL PROJECT COSTS	\$ 8,764,760	\$ 7,422,018	\$ 9,786,666

**CITY OF HOUSTON
FINANCE DEPARTMENT
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2010 BUDGET PROFILE**

Fund Summary
Fund Name: **Fourth Ward Redevelopment Authority**
TIRZ: **14**
Fund Number: **7562/64**

TIRZ Budget Line Items	FY2009 Budget	FY2009 Projection	FY2010 Budget
Payment/transfer to ISD - educational facilities	\$ 610,452	\$ 631,521	\$ 630,793
Administration Fees:			
City	\$ 72,717	\$ 80,434	\$ 76,858
County			
ISD	\$ 25,000	\$ 25,000	\$ 25,000
Affordable Housing:			
City	\$ 407,318	\$ 536,229	\$ 512,385
ISD to City of Houston	\$ 512,912	\$ 629,283	\$ 630,793
Transfer to Harris County			
Municipal Services (Payable to COH)	\$ 225,000	\$ 225,000	\$ 315,000
Total Transfers	\$ 1,853,399	\$ 2,127,466	\$ 2,190,829
Total Budget	\$ 10,618,159	\$ 9,549,484	\$ 11,977,495
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
UNRESTRICTED Funds	\$ 11,693,256	\$ 13,655,991	\$ 5,170,308
Total Ending Fund Balance	\$ 11,693,256	\$ 13,655,991	\$ 5,170,308
Total Budget & Ending Fund Balance	\$ 22,311,415	\$ 23,205,476	\$ 17,147,803

Notes:

Incremental property tax revenue and administration fee
Incremental property tax revenue and administration fee

2009 Projections based on payments from City and ISD, County is from TY08 HCAD values on 5/23/09
2010 Budget based on forecast derived from TY09 Preliminary HCAD values on 5/23/09

EXHIBIT "B"

2010 - 2014 CAPITAL IMPROVEMENT PLAN
 TIRZ No. 14 - Fourth Ward Redevelopment Authority
 CIP by Project

CITY OF HOUSTON - TIRZ PROGRAM
 Finance Department
 Economic Development Division

Council District	CIP No.	Project	FY Planned Appropriations (\$ Thousands)								Total 2010-2014	Cumulative Total (To Date)
			Through 2008	Projected 2009	2010	2011	2012	2013	2014			
D, I	T-1401	Decorative Street Light Project	\$ -	\$ 110,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	150,000	260,000
D, I	T-1402	West Webster Park	\$ 150,000	\$ 680,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	830,000
D, I	T-1403	Gillette Street	\$ -	\$ 100,000	\$ 1,700,000	\$ -	\$ -	\$ -	\$ -	\$ -	1,700,000	1,800,000
D, I	T-1404	San Felipe Park	\$ -	\$ 1,000,000	\$ 2,072,000	\$ -	\$ -	\$ -	\$ -	\$ -	2,072,000	3,072,000
D, I	T-1405	Wiley Park	\$ -	\$ 560,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	560,000
D, I	T-1406	Gregory School	\$ -	\$ 3,357,000	\$ 143,000	\$ -	\$ -	\$ -	\$ -	\$ -	143,000	3,500,000
D, I	T-1407	Historic Preservation	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -	750,000	750,000
D, I	T-1408	Crosby Street Reconstruction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280,000	\$ -	280,000	280,000
D, I	T-1409	Fourth Ward Street Reconstruction Project	\$ -	\$ 280,000	\$ 3,000,000	\$ 2,500,000	\$ 2,000,000	\$ 1,500,000	\$ 750,000	\$ -	9,750,000	10,030,000
D, I	T-1410	Bethel Missionary Baptist Church Preservation	\$ -	\$ 400,000	\$ 250,000	\$ 1,150,000	\$ -	\$ -	\$ -	\$ -	1,400,000	1,800,000
D, I	T-1411	Affordable Housing	\$ -	\$ 225,000	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	1,000,000	1,225,000
Totals			150,000	6,712,000	8,065,000	4,400,000	2,250,000	1,500,000	1,030,000	17,245,000	24,107,000	

2010 - 2014 CAPITAL IMPROVEMENT PLAN
 TIRZ No. 14 - Fourth Ward Redevelopment Authority
 CIP by Sources of Funds

CITY OF HOUSTON - TIRZ PROGRAM
 Finance Department
 Economic Development Division

Source of Funds	FY Planned Appropriations (\$ Thousands)								Total 2010-2014	Cumulative Total (To Date)
	Through 2008	Projected 2009	2010	2011	2012	2013	2014			
TIRZ No. 16										
TIRZ funds	150,000	6,712,000	8,065,000	4,400,000	2,250,000	1,500,000	1,030,000	17,245,000	24,107,000	
Revenue bond proceeds	-	-	-	-	-	-	-	-	-	
Proceeds from bank loan	-	-	-	-	-	-	-	-	-	
Developer Advance/Reimbursement	-	-	-	-	-	-	-	-	-	
City of Houston	-	-	-	-	-	-	-	-	-	
Grants	-	-	-	-	-	-	-	-	-	
Other	-	-	-	-	-	-	-	-	-	
Project Total	150,000	6,712,000	8,065,000	4,400,000	2,250,000	1,500,000	1,030,000	17,245,000	24,107,000	

Project: Decorative Street Light Project	City Council District		Key Map: 493		WBS.:		T-1401			
	Location: D, I		Geo. Ref.:							
	Served: D, I		Neighborhood: 60							
Description: Installation of bracket mount historic street lights on existing wood poles. Project includes relocation and removal of existing/surplus wood utility poles. Justification: Existing conditions consist of sporadically placed street lights. Intent is to bring area up to code thus making the neighborhood safer for pedestrians and vehicles.	Operating and Maintenance Costs: (\$ Thousands)									
		<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>Total</u>			
	Personnel						\$ -			
	Supplies						\$ -			
	Svcs. & Chgs.						\$ -			
	Capital Outlay						\$ -			
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
FTEs										
Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/08	2009 Budget	2009 Estimate	2010	2011	2012	2013	2014	FY09 - FY14 Total	Cumulative Total (To Date)
Phase										
1 Planning									\$ -	\$ -
2 Acquisition									\$ -	\$ -
3 Design									\$ -	\$ -
4 Construction									\$ -	\$ -
5 Equipment		150,000	110,000	150,000					\$ 150,000	\$ 260,000
6 Close-Out									\$ -	\$ -
7 Other									\$ -	\$ -
Other Sub-Total:									\$ -	\$ -
Total Allocations	\$ -	\$ 150,000	\$ 110,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 260,000
Source of Funds										
TIRZ Increment Revenue		150,000	110,000	150,000	-	-	-	-	\$ 150,000	\$ 260,000
TIRZ Increment Bond Funds									\$ -	\$ -
Grant Funds									\$ -	\$ -
Total Funds	\$ -	\$ 150,000	\$ 110,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 260,000

Project: West Webster Park		City Council District		Key Map: 493		WBS.:		T-1402		
		Location: D, I		Geo. Ref.:						
		Served: D, I		Neighborhood: 60						
Description: Design and construct improvements at West Webster Park		Operating and Maintenance Costs: (\$ Thousands)								
			<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	Total		
		Personnel						\$ -		
		Supplies						\$ -		
Justification: The park property is currently undeveloped and requires design and construction of park improvements.		Svcs. & Chgs.						\$ -		
		Capital Outlay						\$ -		
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		FTEs						-		
Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/08	2009 Budget	2009 Estimate	2010	2011	2012	2013	2014	FY09 - FY14 Total	Cumulative Total (To Date)
Phase										
1 Planning									\$ -	\$ -
2 Acquisition									\$ -	\$ -
3 Design									\$ -	\$ -
4 Construction	150,000	680,000	680,000						\$ -	\$ 830,000
5 Equipment									\$ -	\$ -
6 Close-Out									\$ -	\$ -
7 Other									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ 150,000	\$ 680,000	\$ 680,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 830,000
Source of Funds										
TIRZ Increment Revenue	150,000	680,000	680,000						\$ -	\$ 830,000
TIRZ Increment Bond Funds									\$ -	\$ -
Grant Funds									\$ -	\$ -
Total Funds	\$ 150,000	\$ 680,000	\$ 680,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 830,000

Project: Gillette Street		City Council District		Key Map: 493		WBS.:		T-1403		
		Location: D, I		Geo. Ref.:						
		Served: D, I		Neighborhood: 60						
Description: Reconstruct/resurface Gillette street as necessary and provide streetscape enhancements to make pedestrian-friendly connection between neighborhood and Allen Parkway.		Operating and Maintenance Costs: (\$ Thousands)								
			<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>Total</u>		
		Personnel							\$ -	
		Supplies							\$ -	
Justification: Enhance access to Buffalo Bayou from the Fourth Ward neighborhood.		Svcs. & Chgs.							\$ -	
		Capital Outlay							\$ -	
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		FTEs							-	
Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/08	2009 Budget	2009 Estimate	2010	2011	2012	2013	2014	FY09 - FY14 Total	Cumulative Total (To Date)
Phase										
1 Planning									\$ -	\$ -
2 Acquisition									\$ -	\$ -
3 Design		190,000	100,000	90,000					\$ 90,000	\$ 190,000
4 Construction				1,610,000					\$ 1,610,000	\$ 1,610,000
5 Equipment									\$ -	\$ -
6 Close-Out									\$ -	\$ -
7 Other									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ 190,000	\$ 100,000	\$ 1,700,000	\$ -	\$ -	\$ -	\$ -	\$ 1,700,000	\$ 1,800,000
Source of Funds										
TIRZ Increment Revenue		190,000	100,000	1,700,000	-				\$ 1,700,000	\$ 1,800,000
TIRZ Increment Bond Funds									\$ -	\$ -
Grant Funds									\$ -	\$ -
Total Funds	\$ -	\$ 190,000	\$ 100,000	\$ 1,700,000	\$ -	\$ -	\$ -	\$ -	\$ 1,700,000	\$ 1,800,000

Project: San Felipe Park		City Council District		Key Map: 493		WBS.:		T-1404		
		Location: D, I		Geo. Ref.:						
		Served: D, I		Neighborhood: 60						
Description: Remediate and redevelop park.		Operating and Maintenance Costs: (\$ Thousands)								
			<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>Total</u>		
		Personnel						\$ -		
		Supplies						\$ -		
		Svcs. & Chgs.						\$ -		
		Capital Outlay						\$ -		
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		FTEs								
Justification: Park is currently closed due to environmental contamination. PARD will remediate contamination and provide updated park facilities.										
Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/08	2009 Budget	2009 Estimate	2010	2011	2012	2013	2014	FY09 - FY14 Total	Culmulative Total (To Date)
Phase										
1 Planning									\$ -	\$ -
2 Acquisition									\$ -	\$ -
3 Design									\$ -	\$ -
4 Construction				2,072,000					\$ 2,072,000	\$ 2,072,000
5 Equipment									\$ -	\$ -
6 Close-Out									\$ -	\$ -
7 Other		1,000,000	1,000,000						\$ -	\$ 1,000,000
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
Other Sub-Total:		1,000,000	1,000,000	-	-	-	-	-	\$ -	\$ 1,000,000
Total Allocations	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 2,072,000	\$ -	\$ -	\$ -	\$ -	\$ 2,072,000	\$ 3,072,000
Source of Funds										
TIRZ Increment Revenue		1,000,000	1,000,000	2,072,000	-				\$ 2,072,000	\$ 3,072,000
TIRZ Increment Bond Funds									\$ -	\$ -
Grant Funds									\$ -	\$ -
Total Funds	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 2,072,000	\$ -	\$ -	\$ -	\$ -	\$ 2,072,000	\$ 3,072,000

Project: Wiley Park		City Council District		Key Map: 493		WBS.:		T-1405		
		Location: D. I		Geo. Ref.:						
		Served: D. I		Neighborhood: 60						
Description: Replace damaged and outdated park equipment.		Operating and Maintenance Costs: (\$ Thousands)								
			<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>Total</u>		
		Personnel							\$ -	
		Supplies							\$ -	
Justification: Park currently has damaged and outdated playground equipment.		Svcs. & Chgs.							\$ -	
		Capital Outlay							\$ -	
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		FTEs								
Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/08	2009 Budget	2009 Estimate	2010	2011	2012	2013	2014	FY09 - FY14 Total	Cumulative Total (To Date)
Phase										
1 Planning									\$ -	\$ -
2 Acquisition									\$ -	\$ -
3 Design		95,000	95,000						\$ -	\$ 95,000
4 Construction		405,000	465,000						\$ -	\$ 465,000
5 Equipment									\$ -	\$ -
6 Close-Out									\$ -	\$ -
7 Other									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
Other Sub-Total:									\$ -	\$ -
Total Allocations	\$ -	\$ 500,000	\$ 560,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 560,000
Source of Funds										
TIRZ Increment Revenue		500,000	560,000	-					\$ -	\$ 560,000
TIRZ Increment Bond Funds									\$ -	\$ -
Grant Funds									\$ -	\$ -
Total Funds	\$ -	\$ 500,000	\$ 560,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 560,000

Project: Gregory School		City Council District		Key Map: 493		WBS.:		T-1406		
		Location: D, I		Geo. Ref.:						
		Served: D, I		Neighborhood: 60						
Description: Restoration/rehabilitation of former school into African American Archives and Library.		Operating and Maintenance Costs: (\$ Thousands)								
			<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>Total</u>		
		Personnel						\$ -		
		Supplies						\$ -		
Justification: Facility is being redeveloped into archive and library facility. Numerous entities providing funding.		Svcs. & Chgs.						\$ -		
		Capital Outlay						\$ -		
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		FTEs								
Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/08	2009 Budget	2009 Estimate	2010	2011	2012	2013	2014	FY09 - FY14 Total	Culmulative Total (To Date)
Phase										
1 Planning									\$ -	\$ -
2 Acquisition		500,000		143,000					\$ 143,000	\$ 143,000
3 Design									\$ -	\$ -
4 Construction		3,000,000	3,357,000						\$ -	\$ 3,357,000
5 Equipment									\$ -	\$ -
6 Close-Out									\$ -	\$ -
7 Other									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
Other Sub-Total:									\$ -	\$ -
Total Allocations	\$ -	\$ 3,500,000	\$ 3,357,000	\$ 143,000	\$ -	\$ -	\$ -	\$ -	\$ 143,000	\$ 3,500,000
Source of Funds										
TIRZ Increment Revenue		3,500,000	3,357,000	143,000					\$ 143,000	\$ 3,500,000
TIRZ Increment Bond Funds									\$ -	\$ -
Grant Funds									\$ -	\$ -
Total Funds	\$ -	\$ 3,500,000	\$ 3,357,000	\$ 143,000	\$ -	\$ -	\$ -	\$ -	\$ 143,000	\$ 3,500,000

Project:	Historic Preservation		City Council District		Key Map:		493		WBS.:	T-1407	
			Location:		Geo. Ref.:						
			Served:		Neighborhood:		60				
Description:	The preservation (and possible relocation) of historic structures within the Zone is a stated purpose of the TIRZ.		Operating and Maintenance Costs: (\$ Thousands)								
				2010	2011	2012	2013	2014	Total		
Justification:	The relocation of at-risk structures to a location inside of the Zone is both economically feasible and beneficial to the City.		Personnel							\$ -	
			Supplies							\$ -	
			Svcs. & Chgs.								\$ -
			Capital Outlay								\$ -
			Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			FTEs								
Fiscal Year Planned Expenses											
Project Allocation	Projected Expenses thru 6/30/08	2009 Budget	2009 Estimate	2010	2011	2012	2013	2014	FY09 - FY14 Total	Cumulative Total (To Date)	
Phase											
1 Planning									\$ -	\$ -	
2 Acquisition		250,000		250,000	250,000	250,000			\$ 750,000	\$ 750,000	
3 Design									\$ -	\$ -	
4 Construction									\$ -	\$ -	
5 Equipment									\$ -	\$ -	
6 Close-Out									\$ -	\$ -	
7 Other									\$ -	\$ -	
Other Sub-Total:									\$ -	\$ -	
Total Allocations	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ 750,000	\$ 750,000	
Source of Funds											
TIRZ Increment Revenue		250,000		250,000	250,000	250,000			\$ 750,000	\$ 750,000	
TIRZ Increment Bond Funds									\$ -	\$ -	
Grant Funds									\$ -	\$ -	
Total Funds	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ 750,000	\$ 750,000	

Project:	Crosby Street Reconstruction	City Council District		Key Map:	493	WBS.:	T-1408			
		Location:	D.1	Geo. Ref.:						
		Served:	D.1	Neighborhood:	60					
Description:	Reconstruction including sidewalks, roadways, street lights, and street trees on Crosby between Cleveland and West Dallas.	Operating and Maintenance Costs: (\$ Thousands)								
			<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>Total</u>		
Justification:	Existing conditions consist of failed roadway surface, delapidated sidewalks and poor overhead utility configurations. Recent high density residential construction has further impacted the LOS.	Personnel							\$ -	
		Supplies							\$ -	
		Svcs. & Chgs.							\$ -	
		Capital Outlay							\$ -	
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		FTEs								
Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/08	2009 Budget	2009 Estimate	2010	2011	2012	2013	2014	FY09 - FY14 Total	Culmulative Total (To Date)
Phase										
1 Planning									\$ -	\$ -
2 Acquisition									\$ -	\$ -
3 Design								280,000	\$ 280,000	\$ 280,000
4 Construction									\$ -	\$ -
5 Equipment									\$ -	\$ -
6 Close-Out									\$ -	\$ -
7 Other									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280,000	\$ 280,000	\$ 280,000
Source of Funds										
TIRZ Increment Revenue								280,000	\$ 280,000	\$ 280,000
TIRZ Increment Bond Funds									\$ -	\$ -
Grant Funds									\$ -	\$ -
Total Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280,000	\$ 280,000	\$ 280,000

Project:	Fourth Ward Street Reconstruction Project			City Council District	Key Map:	493	WBS.:	T-1409		
	Location:	D. I		Geo. Ref.:						
	Served:	D. I		Neighborhood:	60					
Description:	Roadway reconstruction and streetscape enhancement on Ruthven, Robin, Buckner, Cleveland, Saulnier, Victor, Mathews, Genese, Webster, Cook, and Sutton. Improvements include sidewalks, waste and storm water system upgrades.			Operating and Maintenance Costs: (\$ Thousands)						
Justification:				Existing conditions consist of subsurface street failure, missing curbs, none or intermediate sidewalks.			2010	2011	2012	2013
				Personnel					\$ -	
				Supplies					\$ -	
				Svcs. & Chgs.					\$ -	
				Capital Outlay					\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs					-	
Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/08	2009 Budget	2009 Estimate	2010	2011	2012	2013	2014	FY09 - FY14 Total	Cumulative Total (To Date)
Phase										
1 Planning									\$ -	\$ -
2 Acquisition									\$ -	\$ -
3 Design		280,000	280,000	220,000	220,000	160,000	124,500		\$ 724,500	\$ 1,004,500
4 Construction				2,780,000	2,280,000	1,840,000	1,375,500	750,000	\$ 9,025,500	\$ 9,025,500
5 Equipment									\$ -	\$ -
6 Close-Out									\$ -	\$ -
7 Other									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ 280,000	\$ 280,000	\$ 3,000,000	\$ 2,500,000	\$ 2,000,000	\$ 1,500,000	\$ 750,000	\$ 9,750,000	\$ 10,030,000
Source of Funds										
TIRZ Increment Revenue		280,000	280,000	3,000,000	2,500,000	2,000,000	1,500,000	750,000	\$ 9,750,000	\$ 10,030,000
TIRZ Increment Bond Funds									\$ -	\$ -
Grant Funds									\$ -	\$ -
Total Funds	\$ -	\$ 280,000	\$ 280,000	\$ 3,000,000	\$ 2,500,000	\$ 2,000,000	\$ 1,500,000	\$ 750,000	\$ 9,750,000	\$ 10,030,000

Project: Bethel Missionary Baptist Church Preservation			City Council District		Key Map: 493		WBS.:		T-1410							
			Location: D, I		Geo. Ref.:											
			Served: D, I		Neighborhood: 60											
Description: Founded in 1891 by Rev. Jack Yates, a former slave, the Church was a prominent feature in the Freedman's Town Historic District. The structure was listed in the National Register of Historic Places in 1996.			Operating and Maintenance Costs: (\$ Thousands)													
Justification: Destroyed by fire on January 24, 2005, the Zone desires to save and stabilize the building walls and convert the site into a public plaza.					2010		2011		2012		2013		2014		Total	
			Personnel												\$ -	
			Supplies												\$ -	
			Svcs. & Chgs.												\$ -	
			Capital Outlay												\$ -	
			Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
FTEs																
Fiscal Year Planned Expenses																
Project Allocation		Projected Expenses thru 6/30/08	2009 Budget	2009 Estimate	2010	2011	2012	2013	2014	FY09 - FY14 Total		Culmulative Total (To Date)				
Phase																
1 Planning										\$ -		\$ -				
2 Acquisition			350,000	350,000						\$ -		\$ 350,000				
3 Design					250,000					\$ 250,000		\$ 250,000				
4 Construction						1,150,000				\$ 1,150,000		\$ 1,150,000				
5 Equipment										\$ -		\$ -				
6 Close-Out										\$ -		\$ -				
7 Other			50,000	50,000						\$ -		\$ 50,000				
										\$ -		\$ -				
										\$ -		\$ -				
										\$ -		\$ -				
										\$ -		\$ -				
Other Sub-Total:		\$ -	50,000	50,000	-	-	-	-	-	\$ -		\$ 50,000				
Total Allocations		\$ -	\$ 400,000	\$ 400,000	\$ 250,000	\$ 1,150,000	\$ -	\$ -	\$ -	\$ 1,400,000		\$ 1,800,000				
Source of Funds																
TIRZ Increment Revenue			400,000	400,000	250,000	1,150,000	-	-	-	\$ 1,400,000		\$ 1,800,000				
TIRZ Increment Bond Funds										\$ -		\$ -				
Grant Funds										\$ -		\$ -				
Total Funds		\$ -	\$ 400,000	\$ 400,000	\$ 250,000	\$ 1,150,000	\$ -	\$ -	\$ -	\$ 1,400,000		\$ 1,800,000				

Project: Affordable Housing	City Council District		Key Map: 493		WBS.:	T-1411				
	Location: D, I		Geo. Ref.:							
	Served: D, I		Neighborhood: 60							
Description: Affordable housing initiatives in association with FWRA owned property at 1103 Genessee, 1502 & 1414 Robin, 1511 Andrews, 1413 Cleveland, 1405 Wilson, 1019 & 0 Andrews.	Operating and Maintenance Costs: (\$ Thousands)									
		<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>Total</u>			
Justification: The Development of affordable housing in the greater Fourth Ward is one of the primary stated purposes of the TIRZ Project Plan.	Personnel						\$ -			
	Supplies						\$ -			
	Svcs. & Chgs.						\$ -			
	Capital Outlay						\$ -			
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
	FTEs						-			
Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/08	2009 Budget	2009 Estimate	2010	2011	2012	2013	2014	FY09 - FY14 Total	Cumulative Total (To Date)
Phase										
1 Planning		50,000	50,000						\$ -	\$ 50,000
2 Acquisition		175,000	175,000						\$ -	\$ 175,000
3 Design									\$ -	\$ -
4 Construction				500,000	500,000				\$ 1,000,000	\$ 1,000,000
5 Equipment									\$ -	\$ -
6 Close-Out									\$ -	\$ -
7 Other									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ 225,000	\$ 225,000	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,225,000
Source of Funds										
TIRZ Increment Revenue		225,000	225,000	500,000	500,000	-	-	-	\$ 1,000,000	\$ 1,225,000
TIRZ Increment Bond Funds									\$ -	\$ -
Grant Funds									\$ -	\$ -
Total Funds	\$ -	\$ 225,000	\$ 225,000	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,225,000