

City of Houston, Texas, Ordinance No. 2012- 361

**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 2013 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2013-2017 CAPITAL IMPROVEMENTS BUDGET FOR THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; 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 2013 (the "Operating Budget") and a five-year Capital Improvements Budget for Fiscal Years 2013-2017 (the "CIP Budget," and, collectively with the Operating Budget, the "Budgets") to the City Council for approval pursuant to the interlocal agreement among the City, the Authority, and the Zone approved by Ordinance No. 2000-1110, as amended by Ordinance No. 2009-212 ("Tri-Party Agreement"); and

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

1. The Tax Year 2012 uncertified Captured Appraised Value of \$291,402,042 is based on the most current certified property tax roll of the Harris County Appraisal District property values in the Zone as of April 9, 2012; and

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

a. A City tax rate of \$.0063875/\$100 appraised value of property in the Zone;

b. A Houston Independent School District ("HISD") tax rate of \$.0115670/\$100 appraised value of property in the Zone which reflects the HISD participation rate specified in the interlocal agreement among HISD, the City, and the Zone approved by Ordinance No. 1999-913 (the "HISD Agreement"); and

3. HISD's participation is based on the estimated Captured Appraised Value of the Zone for Tax Year 2012 shown in the Project Plan and Reinvestment Zone Financing Plan for the Zone; and

4. The tax collection rate in the original and annexed areas for the City is 96.78%, the tax collection rate for HISD in the original area is 94.89%; and

**WHEREAS**, the Budgets are also based on the following assumptions:

1. The CIP Budget for Fiscal Years 2013-2017 for the Zone is \$15,134,254, and includes provisions for the design and construction of street and roadway construction, public utility system upgrades, historic preservation, and parks; and

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

3. The City's Chief Development Officer will assist the Authority in identifying a cost-efficient method to finance the costs of the capital improvements; and

4. The Authority may apply for and receive grants from state and federal agencies during Fiscal Year 2013, and may receive grants from other sources, which may require the Authority to pay a local match; and

5. Amounts will be paid from the HISD Tax Increment Participation in the manner prescribed by the HISD Agreement; and

6. 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

7. One-third of all tax increments paid by HISD and the City into the Tax Increment Fund of the Zone will be set aside for the provision of affordable housing; 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 2013 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" are reasonable and will be paid from the tax increment produced by the City and paid into the Tax Increment Fund of the Zone; 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 four hundred thousand dollars (\$400,000) or five percent (5%) of the Project Costs during Fiscal Year 2013. 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 the Zone's Project Plan and Reinvestment Zone Financing Plan provides that one-third (1/3) of the tax increment paid by HISD and the City into the Tax Increment Fund of the Zone shall be used for affordable housing, of that one-third (1/3), a portion equal to two-thirds (2/3) of the one-third (1/3) required for affordable housing shall be paid annually into City Fund 2409 for the provision of affordable

housing, and the remaining one-third (1/3) dedicated for affordable housing shall be returned to the Zone for use in the Zone's Affordable Housing Program.

**Section 5.** That not later than the end of Fiscal Year 2014, the Director of the City's Finance Department and the City's Chief Development Officer (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 City's analysis shows that more revenues will be available than necessary to make the payments described in the preceding sentence, the City 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 6.** That not later than March 31, 2013, the Zone and the Authority shall, in cooperation with City representatives (1) identify surplus funds in the Authority's Fiscal Year 2013 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2013 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 7.** That the Authority is authorized to spend any grant money not reflected in the Operating Budget that it receives during Fiscal Year 2013 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 City's Chief Development Officer may expend an amount not to exceed ten percent (10%) of the Operating Budget for such match.

**Section 8.** That the City's Chief Development Officer is directed to assist the Authority in identifying a cost-efficient method for financing public infrastructure consistent with financing principles used by the City.

**Section 9.** That approval of this Budget is contingent upon receipt by the City's Chief Development Officer 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

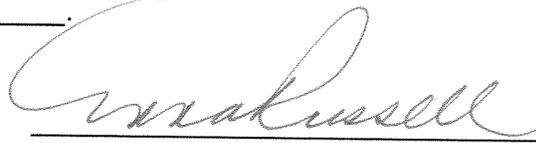
**Section 10.** That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by 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 2nd day of May, 2012.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is MAY 08 2012.

  
\_\_\_\_\_  
City Secretary

(Prepared by Legal Department \_\_\_\_\_  
(MFC:mfc April 27, 2012) Assistant City Attorney  
(Requested by Andrew F. Icken, Chief Development Officer)  
(L.D. File No. 0619700057039)

 DFI

AYE	NO	
✓		<b>MAYOR PARKER</b>
••••	••••	<b>COUNCIL MEMBERS</b>
✓		BROWN
✓		DAVIS
✓		COHEN
		<b>ABSENT-CITY BUSINESS</b>
		ADAMS
✓		SULLIVAN
	<b>ABSENT</b>	HOANG
✓		PENNINGTON
✓		GONZALEZ
✓		RODRIGUEZ
✓		LASTER
✓		GREEN
✓		COSTELLO
	<b>ABSENT</b>	BURKS
✓		NORIEGA
✓		BRADFORD
✓		CHRISTIE
CAPTION	ADOPTED	

**EXHIBIT "A"**

**Fiscal Year 2013 Annual Operating Budget for  
Fourth Ward Redevelopment Authority**

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2013 BUDGET PROFILE

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

<b>P R O J E C T P L A N</b>	<b>Base Year:</b>		1999
	<b>Base Year Taxable Value:</b>	\$	34,286,680
	<b>Projected Taxable Value (TY2012):</b>	\$	291,402,042
	<b>Current Taxable Value (TY2011):</b>	\$	283,667,673
	<b>Acres:</b>		157.67
	<b>Administrator (Contact):</b>		Vanessa J. Sampson
	<b>Contact Number:</b>		713-526-7577

<b>N A R R A T I V E</b>	<b>Zone Purpose:</b>
	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.
	<b>Accomplishments in FY12 (Projects Underway)</b>
	Design of Bethel Church preservation project.
	Final design of Phase 1 of the Fourth Ward Street Reconstruction Project.
	Development Agreement for new construction for Affordable Housing on lots owned by the Authority and designated for affordable housing.
	Relocation/rehabilitation of (4) historic structures from Victor Street to lots owned by the Authority and designated for affordable housing.
Initiated design on right-of-way improvements on Genesee Street needed for the HISD Carnegie High School.	
Initiated design of Gillette Street improvements.	

<b>P R O J E C T P L A N</b>		<b>Cumulative Expenses</b>		
		<b>Total Plan</b>	<b>(to 6/30/11)</b>	<b>Variance</b>
	<b>Capital Projects:</b>			
	Public Utilities	\$ 16,640,000		\$ 16,640,000
	Roadway and Sidewalk Improvements	5,762,000	737,013	5,024,987
	Parks	4,177,000	2,456,866	1,720,134
	Historic Preservation	4,100,000	2,644,930	1,455,070
	Cultural and Public Facilities	2,000,000	3,406,132	(1,406,132)
				-
	<b>Total Capital Projects</b>	<b>\$ 32,679,000</b>	<b>\$ 9,244,941</b>	<b>\$ 23,434,059</b>
	TIRZ Creation and Management	3,500,000	2,481,592	1,018,408
	Educational Facilities Improvements	15,300,000	5,056,573	10,243,427
	Affordable Housing Improvements	42,700,000	6,514,602	36,185,398
	<b>Total Project Plan</b>	<b>\$ 94,179,000</b>	<b>\$ 23,297,708</b>	<b>\$ 70,881,292</b>

<b>D E B T</b>	<b>Additional Financial Data</b>	<b>FY2012 Budget</b>	<b>FY2012 Estimate</b>	<b>FY2013 Budget</b>
		<b>Debt Service</b>	\$ -	\$ -
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
		<b>Balance as of 6/30/11</b>	<b>Projected Balance as of 6/30/12</b>	<b>Projected Balance as of 6/30/13</b>
	<b>Year End Outstanding (Principal)</b>			
	Bond Debt		\$ -	\$ -
	Bank Loan		\$ -	\$ -
	Developer Agreement	\$ 422,000	\$ 422,000	\$ -
	Other		\$ -	\$ -

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2013 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2012 Budget	FY2012 Estimate	FY2013 Budget
<b>RESOURCES</b>			
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ 795,331	\$ 1,163,832	\$ 1,137,723
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
UNRESTRICTED Funds	\$ 12,714,655	\$ 13,335,855	\$ 11,228,975
<b>Beginning Fund Balance</b>	<b>\$ 13,509,986</b>	<b>\$ 14,499,687</b>	<b>\$ 12,366,698</b>
City tax revenue	\$ 1,386,474	\$ 1,681,319	\$ 1,635,427
ISD tax revenue	\$ 1,989,656	\$ 2,075,688	\$ 2,075,688
County tax revenue	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
Special Prepayment of Increment (Federal Reserve Bank)*	\$ (383,250)	\$ (383,250)	\$ (383,250)
<b>Incremental property tax revenue</b>	<b>\$ 2,992,880</b>	<b>\$ 3,373,757</b>	<b>\$ 3,327,865</b>
COH TIRZ Interest	\$ 3,556	\$ 7,956	\$ 7,956
COH Prepayment Refund	\$ 644,773	\$ 644,773	\$ -
Prior Year Adjustment**	\$ -	\$ -	\$ -
<b>Miscellaneous revenue</b>	<b>\$ 648,329</b>	<b>\$ 652,729</b>	<b>\$ 7,956</b>
Interest Income	\$ 35,000	\$ 8,868	\$ 5,718
<b>Other interest income</b>	<b>\$ 35,000</b>	<b>\$ 8,868</b>	<b>\$ 5,718</b>
<b>Developer Advances</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Grant Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Special assessment bond proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Proceeds from bank loan</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 17,186,195</b>	<b>\$ 18,535,041</b>	<b>\$ 15,708,237</b>

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2013 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2012 Budget	FY2012 Estimate	FY2013 Budget
<b>EXPENDITURES</b>			
Accounting	\$ 7,200	\$ 7,200	\$ 7,200
Administration Consultant	\$ -	\$ -	\$ 7,000
Administration Salaries & Benefits	\$ 122,000	\$ 119,190	\$ 122,000
Auditor	\$ 7,700	\$ 8,185	\$ 8,000
Insurance	\$ 1,500	\$ 1,089	\$ 1,100
Office Expenses	\$ 50,000	\$ 44,753	\$ 50,000
Tax Consultant	\$ 1,000	\$ 1,000	\$ 1,000
<b>TIRZ Administration and Overhead</b>	<b>\$ 189,400</b>	<b>\$ 181,417</b>	<b>\$ 196,300</b>
Construction Audit	\$ -	\$ -	\$ -
Engineering Consultants	\$ -	\$ -	\$ -
Legal	\$ 15,000	\$ 19,882	\$ 15,000
Project/Program Management	\$ -	\$ -	\$ -
Historic Preservation Study	\$ -	\$ -	\$ -
HGAC Planning and Feasibility Study for Livable Centers	\$ -	\$ -	\$ -
<b>Program and Project Consultants</b>	<b>\$ 15,000</b>	<b>\$ 19,882</b>	<b>\$ 15,000</b>
<b>Management consulting services</b>	<b>\$ 204,400</b>	<b>\$ 201,299</b>	<b>\$ 211,300</b>
Capital Expenditures (See CIP Schedule)	\$ 9,860,555	\$ 3,465,920	\$ 6,314,427
<b>TIRZ Capital Expenditures</b>	<b>\$ 9,860,555</b>	<b>\$ 3,465,920</b>	<b>\$ 6,314,427</b>
Camden	\$ 578,000	\$ -	\$ 422,000
<b>Developer / Project Reimbursements</b>	<b>\$ 578,000</b>	<b>\$ -</b>	<b>\$ 422,000</b>
Bond Debt Service			
Principal - Infrastructure	\$ -	\$ -	\$ -
Interest - Infrastructure	\$ -	\$ -	\$ -
Loan debt service			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Other Debt Items			
Federal Reserve Prepayment offset	\$ -	\$ -	\$ -
<b>System debt service</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 10,642,955</b>	<b>\$ 3,667,219</b>	<b>\$ 6,947,727</b>

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2013 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2012 Budget	FY2012 Estimate	FY2013 Budget
Payment/transfer to ISD - educational facilities	\$ 665,046	\$ 693,723	\$ 693,723
Administration Fees:			
City	\$ 69,324	\$ 84,066	\$ 84,377
County	\$ -	\$ -	\$ -
ISD	\$ 25,000	\$ 25,000	\$ 25,000
Affordable Housing:			
City	\$ 308,105	\$ 373,626	\$ 363,428
Fourth Ward AH Program**	\$ 375,126	\$ 417,445	\$ 412,346
ISD to City of Houston	\$ 442,146	\$ 461,264	\$ 461,264
Transfer to Harris County	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)***	\$ 471,000	\$ 446,000	\$ 546,000
<b>Total Transfers</b>	<b>\$ 2,355,747</b>	<b>\$ 2,501,124</b>	<b>\$ 2,586,138</b>
<b>Total Budget</b>	<b>\$ 12,998,702</b>	<b>\$ 6,168,343</b>	<b>\$ 9,533,865</b>
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ 1,170,457	\$ 1,137,723	\$ 1,550,069
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
UNRESTRICTED Funds	\$ 3,017,036	\$ 11,228,975	\$ 4,624,303
<b>Total Ending Fund Balance</b>	<b>\$ 4,187,493</b>	<b>\$ 12,366,698</b>	<b>\$ 6,174,372</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 17,186,195</b>	<b>\$ 18,535,041</b>	<b>\$ 15,708,237</b>

Notes:

The TY11/FY12 Estimate for incremental property tax revenue and transfers from the City of Houston, all ISDs, Harris County, and Community Colleges is based on the Harris County Tax Office collections report dated April 2012.

The TY12/FY13 Budget for incremental property tax revenue and transfers is based on the TY11 Harris County Tax Office collections report dated April 2012 and the Harris County Appraisal District's tax year 2012 projections by property use category.

\*The Federal Reserve Bank of Dallas prepaid their taxes in tax year 2008 and 100% of the proceeds were forwarded to Reinvestment Zone 14 for current and future projects. The Special Prepayment of Increment line offsets the amount of current year taxes attributable to the Federal Reserve Bank.

\*\*Fourth Ward is a petition TIRZ; therefore, 1/3rd of total increment (City and ISD) is set aside for the City of Houston's Affordable Housing Program. Beginning with Tax Year 2008/Fiscal Year 2009, one-third of the increment set aside for the City of Houston's Affordable Housing Program will be forwarded to Reinvestment Zone 14. The Prior Year Revenue Adjustment above reflects one-third of the funds set aside for the City of Houston's Affordable Housing program for Tax Year 2008/Fiscal Year 2009.

\*\*\*The FY13 Municipal Service Fee (MSF) payment includes a \$100,000 contingency for hardware and equipment required by Houston Police Department (HPD). The Authority will pay the actual purchase cost of the hardware and equipment upon receipt of final cost estimates from HPD. The MSF due to HPD for salary recovery in FY13 is \$446,000.

**EXHIBIT "B"**

**Fiscal Years 2013-2017 Capital Improvement Projects Budget for  
Fourth Ward Zone**

2013 - 2017 CAPITAL IMPROVEMENT PLAN  
 TIRZ No. 14 - Fourth Ward Redevelopment Authority  
 CIP by Project

CITY OF HOUSTON - TIRZ PROGRAM  
 Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations										Cumulative Total (To Date)						
			Through 2011	Projected 2012	2013	2014	2015	2016	2017	FY13 - FY17 Total									
C	T-1403	Gillette - Genesse Street Reconstruction and	\$ -	\$ 663,600	\$ 1,000,000	\$ 1,836,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,836,400	\$ 3,500,000
C	T-1409	Fourth Ward Street Reconstruction Project	\$ -	\$ 302,320	\$ 2,412,560	\$ 524,533	\$ 2,707,467	\$ -	\$ 550,000	\$ 2,551,427	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,745,987	\$ 9,048,307
C	T-1410	Bethel Missionary Baptist Church Preservation	\$ 1,133,206	\$ -	\$ 2,801,867	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,801,867	\$ 3,935,073
C	T-1411	Carnegie Park	\$ -	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000
C	T-1412	Historical Monuments	\$ -	\$ -	\$ 100,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ 750,000
<b>Totals</b>			1,133,206	3,465,920	6,314,427	2,610,933	2,957,467	700,000	2,551,427	15,134,254	19,733,380								

**2013 - 2017 CAPITAL IMPROVEMENT PLAN**  
**TIRZ No. 14 - Fourth Ward Redevelopment Authority**  
**CIP by Sources of Funds**

**CITY OF HOUSTON - TIRZ PROGRAM**  
**Economic Development Division**

Source of Funds	Fiscal Year Planned Appropriations										Cumulative Total (To Date)	
	Through 2011	Projected 2012	2013	2014	2015	2016	2017	FY13 - FY17 Total				
<b>TIRZ No. 16</b>												
TIRZ funds	1,133,206	3,465,920	6,314,427	2,610,933	2,957,467	700,000	2,551,427	15,134,254			19,733,380	
Revenue bond proceeds	-	-	-	-	-	-	-	-	-	-	-	
Proceeds from bank loan	-	-	-	-	-	-	-	-	-	-	-	
Developer Advance/Reimbursement	-	-	-	-	-	-	-	-	-	-	-	
City of Houston	-	-	-	-	-	-	-	-	-	-	-	
Grants	-	-	-	-	-	-	-	-	-	-	-	
Other	-	-	-	-	-	-	-	-	-	-	-	
<b>Project Total</b>	<b>1,133,206</b>	<b>3,465,920</b>	<b>6,314,427</b>	<b>2,610,933</b>	<b>2,957,467</b>	<b>700,000</b>	<b>2,551,427</b>	<b>15,134,254</b>			<b>19,733,380</b>	

<b>Project:</b> Gillette - Genesse Street Reconstruction and Storm Water Relocation Project		City Council District		Key Map:		493		WBS.:		T-1403	
<b>Description:</b>		Location:		Geo. Ref.:							
		Served:		Neighborhood:		60					
<b>Justification:</b>		Operating and Maintenance Costs: (\$ Thousands)									
		2013		2014		2015		2016		2017	
		Personnel		-		-		-		-	
		Supplies		-		-		-		-	
		Svcs. & Chgs.		-		-		-		-	
		Capital Outlay		-		-		-		-	
		Total		\$ -		\$ -		\$ -		\$ -	
		FTEs									

**Fiscal Year Planned Expenditures**

Project Allocation	Projected Expenses thru 6/30/11	2012 Budget	2012 Estimate	2013	2014	2015	2016	2017	FY13 - FY17 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	622,000	663,600	-	-	-	-	-	\$ -	\$ 663,600
4 Construction	-	2,000,000	-	1,000,000	1,836,400	-	-	-	\$ 2,836,400	\$ 2,836,400
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>	\$ -	\$ 2,622,000	\$ 663,600	\$ 1,000,000	\$ 1,836,400	\$ -	\$ -	\$ -	\$ 2,836,400	\$ 3,500,000
<b>Source of Funds</b>										
TIRZ Increment Revenue	-	2,622,000	663,600	1,000,000	1,836,400	-	-	-	\$ 2,836,400	\$ 3,500,000
TIRZ Increment Bond Funds	-	-	-	-	-	-	-	-	\$ -	\$ -
Grant Funds	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ -	\$ 2,622,000	\$ 663,600	\$ 1,000,000	\$ 1,836,400	\$ -	\$ -	\$ -	\$ 2,836,400	\$ 3,500,000

<b>Project:</b>	Fourth Ward Street Reconstruction Project		City Council District		Key Map:	493	WBS.:		T-1409
			Location:		Geo. Ref.:				
			Served:		Neighborhood:	60			
<b>Description:</b>	Roadway reconstruction and streetscape enhancement on Ruthven, Robin, Buckner, Cleveland, Saulnier, Victor, Mathews, Bailey, Cushing, Valentine and Arthur.								
<b>Justification:</b>	Existing conditions consist of subsurface street failure, missing curbs, none or intermediate sidewalks.								
			Operating and Maintenance Costs: (\$ Thousands)						
			2013	2014	2015	2016	2017	Total	
Personnel			-	-	-	-	-	\$ -	
Supplies			-	-	-	-	-	\$ -	
Svcs. & Chgs.			-	-	-	-	-	\$ -	
Capital Outlay			-	-	-	-	-	\$ -	
<b>Total</b>			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
FTEs			-	-	-	-	-	\$ -	

**Fiscal Year Planned Expenditures**

Project Allocation	Projected Expenses thru 6/30/11	2012 Budget	2012 Estimate	2013	2014	2015	2016	2017	FY13 - FY17 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	2,714,880	302,320	2,412,560	524,533	2,707,467	550,000	2,551,427	\$ 1,074,533	\$ 1,074,533
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ 7,973,774
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -

<b>Total Allocations</b>	\$ 2,714,880	\$ 302,320	\$ 2,412,560	\$ 524,533	\$ 2,707,467	\$ 550,000	\$ 2,551,427	\$ 8,745,987	\$ 9,048,307
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<b>Source of Funds</b>										
TIRZ Increment Revenue		2,714,880	302,320	2,412,560	524,533	2,707,467	550,000	2,551,427	\$ 8,745,987	\$ 9,048,307
TIRZ Increment Bond Funds	-	-	-	-	-	-	-	-	\$ -	\$ -
Grant Funds	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ 2,714,880	\$ 302,320	\$ 2,412,560	\$ 524,533	\$ 2,707,467	\$ 550,000	\$ 2,551,427	\$ 8,745,987	\$ 9,048,307	

<b>Project:</b> Bethel Missionary Baptist Church Preservation		City Council District		Key Map:		493		WBS.:		T-1410	
<b>Description:</b>		Location:		Geo. Ref.:		C		Neighborhood:		60	
<b>Justification:</b>		Served:		2013		2014		2015		2016	
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.  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.		Personnel		-		-		-		-	
		Supplies		-		-		-		-	
		Svcs. & Chgs.		-		-		-		-	
		Capital Outlay		-		-		-		-	
		Total		\$ -		\$ -		\$ -		\$ -	
FTEs		-		-		-		-		-	

**Fiscal Year Planned Expenditures**

Project Allocation	Projected Expenses thru 6/30/11	2012 Budget	2012 Estimate	2013	2014	2015	2016	2017	FY13 - FY17 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	350,000	-	-	-	-	-	-	-	\$ -	\$ 350,000
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	783,206	2,023,675	-	2,801,867	-	-	-	-	\$ 2,801,867	\$ 3,585,073
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>	\$ 1,133,206	\$ 2,023,675	\$ -	\$ 2,801,867	\$ -	\$ -	\$ -	\$ -	\$ 2,801,867	\$ 3,935,073

Source of Funds	2013	2014	2015	2016	2017	FY13 - FY17 Total	Cumulative Total (To Date)
TIRZ Increment Revenue	-	-	-	-	-	\$ -	\$ -
TIRZ Increment Bond Funds	1,133,206	2,023,675	-	-	-	\$ 2,801,867	\$ 3,935,073
Grant Funds	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ 1,133,206	\$ 2,023,675	\$ -	\$ -	\$ -	\$ 2,801,867	\$ 3,935,073

2013 - 2017 CAPITAL IMPROVEMENT PLAN  
TIRZ No. 14 - Fourth Ward

CITY OF HOUSTON  
TIRZ PROGRAM

<b>Project:</b> Carnegie Park		<b>City Council District</b>		<b>Key Map:</b> 493	<b>WBS.:</b>		T-1411
		<b>Location:</b>	C	<b>Geo. Ref.:</b>			
		<b>Served:</b>	C	<b>Neighborhood:</b>	60		
		<b>Operating and Maintenance Costs: (\$ Thousands)</b>					
			2013	2014	2015	2016	2017
<b>Description:</b>	Sports complex consisting of a baseball and little league baseball field, volley ball park, soccer field and batting cage on approximately 2.75 acres in the Fourth Ward.	Personnel	-	-	-	-	-
		Supplies	-	-	-	-	-
		Svcs. & Chgs.	-	-	-	-	-
		Capital Outlay	-	-	-	-	-
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs	-	-	-	-	-
<b>Justification:</b>	Shared multi-use active park on Genesse consisting of a joint Fourth Ward TIRZ, City of Houston, Houston Independent School District facility to be constructed at Carnegie Vanguard High School.						

**Fiscal Year Planned Expenditures**

Project Allocation	Projected Expenses thru 6/30/11	2012 Budget	2012 Estimate	2013	2014	2015	2016	2017	FY13 - FY17 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	2,500,000	2,500,000	-	-	-	-	-	\$ -	\$ 2,500,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>	\$ -	\$ 2,500,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000
<b>Source of Funds</b>										
TIRZ Increment Revenue	-	2,500,000	2,500,000	-	-	-	-	-	\$ -	\$ 2,500,000
TIRZ Increment Bond Funds	-	-	-	-	-	-	-	-	\$ -	\$ -
Grant Funds	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ -	\$ 2,500,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000

