City of Houston, Texas, Ordinance No. 2013 - 922

AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY D/B/A DOWNTOWN REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER THREE, CITY OF HOUSTON, TEXAS (MAIN STREET/MARKET SQUARE ZONE); APPROVING THE FISCAL YEAR 2014 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2014-2018 CAPITAL IMPROVEMENT PROJECTS BUDGET FOR THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * * * *

WHEREAS, the Main Street/Market Square Redevelopment Authority d/b/a Downtown Redevelopment Authority ("Authority"), a local government corporation acting on behalf of the City in connection with Reinvestment Zone Number Three, City of Houston, Texas ("Zone"), has submitted an Operating Budget for Fiscal Year 2014 ("Operating Budget") and a five-year Capital Improvement Projects Budget for Fiscal Years 2014-2018 ("CIP Budget" and, collectively with the Operating Budget, "Budgets") to the City Council for approval pursuant to the interlocal agreement among the City, the Authority, and the Zone approved by Ordinance No. 2000-240 on April 5, 2000 ("Tri-Party Agreement"); and

WHEREAS, the City designated the Zone on December 13, 1995, by Ordinance No. 95-1323, over a certain area within the central business district of the City ("Original Area") and enlarged the boundaries of the Zone by Ordinance No. 98-1204 approved on December 16, 1998, by Ordinance No. 2005-1049 approved on December 14, 2005, by Ordinance No. 2007-1422 approved on December 12, 2007; and by Ordinance No. 2011-988 approved on November 16, 2011; and

WHEREAS, the Budgets are based upon the following assumptions:

1. The timely implementation of capital improvement projects in the Budgets may require the Authority to incur debt; and

2. 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

3. The first $750,000.00 of tax increment revenue received from taxes levied and collected in the Original Area will be paid to the Houston Housing Finance Corporation ("HHFC") pursuant to the Agreement among the City, the Zone, and HHFC approved by Ordinance No. 96-909, as amended by Ordinance No. 2000-396; and

4. The Authority may receive grants from the state and federal agencies during Fiscal Year 2014, and may receive grants from other sources, which may require the Authority to pay a local match; 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 2014 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 2014. 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 March 31, 2014, the Zone and the Authority shall, in cooperation with City representatives: (1) identify surplus funds in the Authority's Fiscal Year 2014 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2014 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 that 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 5. That the Authority is authorized to spend any grant money not reflected in the Operating Budget that it receives during Fiscal Year 2014 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 Chief Development Officer, may spend an amount not to exceed ten percent (10%) of the Operating Budget for such match.

Section 6. 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 7. The approval of this Budget is contingent upon receipt by the 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 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 16th **day of** October**, 2013.**

APPROVED this _____ day of _____, 2013.

_____
Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is OCT 22 2013.

_____
City Secretary

(Prepared by Legal Department Donna Capps)
(DRC:drc October 11, 2013) Assistant City Attorney
(Requested by Andrew F. Icken, Chief Development Officer, Office of the Mayor)
(L.D. File No. 0619500030081)
G:\REAL ESTATE\TIRZ\TIRZ 3 Main Street Market Square\Budgets\FY14 Budget\ORD FY14 Budgets Main St-Mkt FINAL 10102013.docx

CAPTION PUBLISHED IN DAILY COURT REVIEW DATE: OCT 22 2013

AYE	NO	
✓		**MAYOR PARKER**
• • • •	• • • •	**COUNCIL MEMBERS**
✓		BROWN
✓		DAVIS
✓		COHEN
✓		ADAMS
✓		MARTIN
✓		HOANG
✓		PENNINGTON
✓		GONZALEZ
✓		RODRIGUEZ
✓		LASTER
✓		GREEN
✓		COSTELLO
✓		BURKS
ABSENT-OUT OF CITY CITY BUSINESS		NORIEGA
ABSENT-ON PERSONAL BUSINESS		BRADFORD
✓		CHRISTIE
CAPTION	ADOPTED	

MAY 017 Rev. 12/12

EXHIBIT "A"

Fiscal Year 2014 Operating Budget for
Main Street/Market Square Redevelopment Authority
d/b/a Downtown Redevelopment Authority

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2014 BUDGET PROFILE

Fund Summary
Fund Name: **Main Street/Market Square Redevelopment Authority**
TIRZ: **03**
Fund Number: **7551/50**

PROFILE

Base Year:		1995
Base Year Taxable Value:	$	215,947,300
Projected Taxable Value (TY2013):	$	1,571,760,207
Current Taxable Value (TY2012):	$	1,489,492,833
Acres:		653.61
Administrator (Contact):		TataLease L. Derby
Contact Number:		(713) 752-0827

NARRATIVE

Zone Purpose:

Tax Increment Reinvestment Zone Number Three, City of Houston, Texas was created in 1995 to stimulate new residential development in the 9 Block area surrounding the Rice Hotel. In 1998, the Zone was expanded to include Main Street and the northern Blocks of the Central Business District along Buffalo Bayou, primarily to create pedestrian and transit amenities and to catalyze new investment and enhance connections between the eastern and western sectors of downtown. In 2005, two Blocks wer added to provide for a new mixed-use reatil and entertainment project. In 2007, the Zone was expanded to include public and institutional parcels in and around City Hall and the Main Library. In 2011, the boundaries were further enlarged to include the Buffalo Bayou Parklands west to Shepherd Drive.

- Continued payments to the Houston Pavilions
- Completed the construction of Market Square Park Trellis
- Granted funds for the restoration of the Jesse H. Jones Library Plaza
- Completed payments relative to the Houston Ballet Pedestrian Sky Bridge
- Completed payments relative to the public improvements at the Sundance Theater in Bayou Place
- Completed payments related tothe historic façade restoration of 500 Fannin
- Completed East-West Side Walk Improvements
- Granted funds for the 806 Main development
- Granted funds for several historic facade restorations
- Granted funds for the SkyHouse Houston development
- Developed the TIRZ #3 Downtown Living Program
- Granted funds for several public improvement projects along the Main Street Corridor
- Collaborating with various stakeholders to futher retail efforts in downtown Houston

PROJECT PLAN

	Total Plan	Cumulative Expenses (to 6/30/12)	Variance
Capital Projects:			
Roadways and Streets	$ 22,500,000	$ 2,605,179	$ 19,894,821
Infrastructure, Mobility, Transit Improvements	18,334,450	11,273,829	7,060,621
Real Property Improvements	57,520,266	16,677,793	40,842,473
Parking Facilities	10,156,417	-	10,156,417
Historic Preservation Improvements	26,351,008	8,390,412	17,960,596
Parks and Recreational Facilities	32,044,167	4,293,353	27,750,814
Theater District Improvements	11,504,799	2,254,220	9,250,579
Cultural and Public Facilities Improvements	10,000,000	1,503,555	8,496,445
Economic Development Programs	166,800,000	9,684,947	157,115,053
Institutional Facilities Improvements	22,000,000	10,022,581	11,977,419
Total Capital Projects	$ 377,211,107	$ 66,705,869	$ 310,505,238
Affordable Housing	-	-	-
School & Education/Cultural Facilities	82,541,820	26,630,462	55,911,358
Financing Costs	21,650,000	10,099,685	11,550,315
Administration Costs/ Professional Services	6,934,426	4,086,536	2,847,890
Creation Costs	-	-	-
Total Project Plan	$ 488,337,353	$ 107,522,552	$ 380,814,801

DEBT

Additional Financial Data	FY2013 Budget	FY2013 Estimate	FY2014 Budget
Debt Service	$ 2,298,616	$ 2,298,615	$ 2,301,194
Principal	$ 1,915,000	$ 1,915,000	$ 1,805,000
Interest	$ 383,616	$ 383,615	$ 496,194
	Balance as of 6/30/12	**Projected Balance as of 6/30/13**	**Projected Balance as of 6/30/14**
Year End Outstanding (Principal)			
Bond Debt	$ 22,745,000	$ 20,830,000	$ 17,110,000
Bank Loan	$ -	$ -	$ -
Line of Credit	$ -	$ -	$ -
Developer Agreement	$ -	$ -	$ -
Other (HHFC)	$ 5,250,000	$ 4,500,000.00	$ 3,750,000

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2014 BUDGET PROFILE

Fund Summary
Fund Name: **Main Street/Market Square Redevelopmer**
TIRZ: **03**
Fund Number: **7551/50**

TIRZ Budget Line Items	FY2013 Budget	FY2013 Estimate	FY2014 Budget
RESOURCES			
RESTRICTED Funds - Projects	$ -	$ 9,587,295	$ 7,768,122
RESTRICTED Funds - Bond Proceeds		$ 526,013	$ 615,473
RESTRICTED Funds - Buffalo Bayou Park	$ -	$ -	$ 1,200,000
RESTRICTED Funds - Bond Debt Service	$ 2,310,895	$ 3,419,643	$ 2,298,615
Unrestricted Funds/Net Current Activity	$ 17,419,344	$ 1,243,494	$ 3,245,082
Beginning Balance	**$ 19,730,239**	**$ 14,776,445**	**$ 15,127,292**
City tax revenue	$ 6,993,152	$ 5,925,029	$ 9,046,907
County tax revenue	$ 690,621	$ 595,458	$ 799,429
ISD tax revenue	$ 4,849,636	$ 4,850,793	$ 5,112,362
ISD tax revenue - Pass Through	$ 1,829,091	$ -	$ -
	$ -	$ -	$ -
Incremental property tax revenue	**$ 14,362,500**	**$ 11,371,280**	**$ 14,958,698**
Parking Revenue (Blocks 6 & 7)	$ 100,000	$ 100,000	$ 100,000
Miscellaneous revenue	**$ 100,000**	**$ 100,000**	**$ 100,000**
COH TIRZ interest	$ 17,000	$ -	$ -
Interest Income	$ 18,000	$ 17,748	$ 18,712
Other Interest Income	**$ 35,000**	**$ 17,748**	**$ 18,712**
	$ -	$ -	$ -
	$ -	$ -	$ -
Grant Proceeds	**$ -**	**$ -**	**$ -**
	$ -	$ -	$ -
Proceeds from Bank Loan	**$ -**	**$ -**	**$ -**
	$ -	$ -	$ -
Contract Revenue Bond Proceeds	**$ -**	**$ -**	**$ -**
TOTAL AVAILABLE RESOURCES	**$ 34,227,739**	**$ 26,265,473**	**$ 30,204,702**

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2014 BUDGET PROFILE

Fund Summary
Fund Name: **Main Street/Market Square Redevelopmer**
TIRZ: **03**
Fund Number: **7551/50**

TIRZ Budget Line Items	FY2013 Budget	FY2013 Estimate	FY2014 Budget
EXPENDITURES			
Accounting	$ 7,500	$ 7,500	$ 12,000
Administration Salaries & Benefits	$ 103,627	$ 103,627	$ 108,808
Auditor	$ 10,500	$ 11,000	$ 15,000
Bond Services/Trustee/Financial Advisor	$ 8,100	$ 8,100	$ 8,505
Insurance	$ 2,500	$ 2,500	$ 2,625
Office Administration	$ 19,000	$ 19,000	$ 19,950
TIRZ Administration and Overhead	**$ 151,227**	**$ 151,727**	**$ 166,888**
Engineering Consultants	$ -	$ -	$ -
Legal	$ 21,000	$ 21,000	$ 22,050
Construction Audit	$ -	$ -	$ -
Planning Consultants	$ -	$ -	$ -
Project/Planning Management	$ 50,700	$ -	$ -
Program and Project Consultants	**$ 71,700**	**$ 21,000**	**$ 22,050**
Management consulting services	**$ 222,927**	**$ 172,727**	**$ 188,938**
Capital Expenditures (See CIP Schedule)	$ 5,468,609	$ 2,107,148	$ 5,120,473
TIRZ Capital Expenditures	**$ 5,468,609**	**$ 2,107,148**	**$ 5,120,473**
Developer / Project Reimbursements			
Infrastructure, Mobility, Transit Improvements			
TXDot SE Sidewalk Local Co-Match	$ -	$ -	$ -
METRO Communication Cabinets Relocation	$ -	$ 100,000	$ -
METRO Curb Cut/Infrasture	$ -	$ -	$ -
Historic Preservation Improvements			
402 Main Street	$ 257,571	$ -	$ 257,571
412 Main Street	$ 800,000	$ -	$ 800,000
500 Fannin Street	$ 888,222	$ 888,222	$ -
202 Travis Street	$ 300,000	$ -	$ 300,000
806 Main Street	$ -	$ -	$ -
The Heritage Society	$ -	$ 75,000	$ -
International Coffee Building	$ 795,680	$ -	$ -
Future Historic Preservation Project	$ 2,000,000	$ -	$ 500,000
Parks, Plaza and Recreational Facilities Improvements			
Sabine to Bagby Promenade	$ 194,767	$ -	$ 182,078
Houston Parks Board Hike and Bike Trails	$ 300,000	$ -	$ 300,000
Retail/Economic Development			
Houston Pavilions	$ 417,000	$ -	$ 200,000
Comcast	$ 108,000	$ 108,000	$ 108,000
Buffalo Bayou Park- Shepherd to Sabine	$ -	$ -	$ 1,200,000
City of Houston - HUD 108 Program	$ -	$ 9,000	$ -
1111 Rusk	$ -	$ -	$ -
Skyhouse Houston	$ -	$ -	$ -
Future Retail/Economic Development Project	$ 2,000,000	$ -	$ -
Developer / Project Reimbursements	**$ 8,061,240**	**$ 1,180,222**	**$ 3,847,649**
Bond Debt Service (Series 2012)			
Principal	$ 1,915,000	$ 1,915,000	$ 1,805,000
Interest	$ 383,616	$ 383,615	$ 496,194
System debt service	**$ 2,298,616**	**$ 2,298,615**	**$ 2,301,194**
TOTAL PROJECT COSTS	**$ 16,051,392**	**$ 5,758,712**	**$ 11,458,254**

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2014 BUDGET PROFILE

Fund Summary
Fund Name: **Main Street/Market Square Redevelopmer**
TIRZ: **03**
Fund Number: **7551/50**

TIRZ Budget Line Items	FY2013 Budget	FY2013 Estimate	FY2014 Budget
Payment/transfer to ISD - educational facilities	$ 2,172,893	$ 2,184,920	$ 2,290,431
Payment/transfer to ISD - educational facilities (Pass Through)	$ 1,766,570	$ -	$ -
Administration Fees:			
City	$ 349,658	$ 296,251	$ 452,345
County	$ 34,531	$ 29,773	$ 39,971
ISD	$ 25,000	$ 25,000	$ 25,000
Affordable Housing:			
City	$ -	$ -	$ -
County	$ -	$ -	$ -
ISD to City of Houston	$ -	$ -	$ -
Municipal Services (Payable to COH)	$ 980,000	$ 980,000	$ 980,000
Certificate of Obligation (Payable to COH)	$ 1,037,075	$ 1,113,525	$ 557,250
HHFC Payment	$ 750,000	$ 750,000	$ 750,000
Total Transfers	**$ 7,115,727**	**$ 5,379,469**	**$ 5,094,997**
Total Budget	$ 23,167,119	$ 11,138,181	$ 16,553,251
RESTRICTED Funds - Projects	$ -	$ 7,768,122	$ 8,058,000
RESTRICTED Funds - Bond Proceeds		$ 615,473	$ -
RESTRICTED Funds - Buffalo Bayou Park	$ -	$ 1,200,000	$ 2,213,615
RESTRICTED Funds - Bond Debt Service	$ 2,310,895	$ 2,298,615	$ 2,300,690
Unrestricted Funds/Net Current Activity	$ 8,749,725	$ 3,245,082	$ 1,079,146
Ending Fund Balance	**$ 11,060,620**	**$ 15,127,292**	**$ 13,651,451**
Total Budget & Ending Fund Balance	$ 34,227,739	$ 26,265,473	$ 30,204,702

EXHIBIT "B"

Fiscal Years 2014-2018 Capital Improvement Projects Budget for Tax Increment Reinvestment Zone Number Three (Main Street/Market Square Zone)

2014 - 2018 CAPITAL IMPROVEMENT PLAN
TIRZ NO.3 - MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								
			Through 2012	Projected 2013	2014	2015	2016	2017	2018	FY14 - FY18 Total	Cumulative Total (To Date)
I	T-0301	Main Street Corridor E-W Improvements	$ 979,853	2,030,908	-	-	-	-	-	-	3,010,761
I	T-0302	Market Square Park	$ 2,939,474	-	-	-	-	-	-	-	2,939,474
I	T-0304	Julia Ideson - Phase II Renovation	$ 10,000,041	-	-	-	-	-	-	-	10,000,041
I	T-0305	Pedestrian Bridge - Ballet Academy	$ 1,503,810	-	-	-	-	-	-	-	1,503,810
I	T-0307	Southern Downtown Pocket Park	$ -	-	-	-	200,000	3,200,000	2,600,000	6,000,000	6,000,000
I	T-0308	Jones Plaza	$ -	-	-	-	-	-	1,500,000	1,500,000	1,500,000
I	T-0309	City Hall Sidewalk Improvements	$ 1,715	-	-	-	-	-	-	-	1,715
I	T-0312	Main Street Corridor Improvement Project	$ -	-	3,600,000	4,600,000	2,700,000	-	-	10,900,000	10,900,000
I	T-0313	Jesse H. Jones Library Plaza	$ 25,092	76,240	615,473	-	-	-	-	615,473	716,805
I	T-0314	Shopping District Improvement	$ -	-	850,000	-	-	-	-	850,000	850,000
I	T-0315	Congress Street Bridge Lighting	$ -	-	55,000	-	-	-	-	55,000	55,000
Totals			**$ 15,449,985**	**$ 2,107,148**	**$ 5,120,473**	**$ 4,600,000**	**$ 2,900,000**	**$ 3,200,000**	**$ 4,100,000**	**$ 19,920,473**	**$ 37,477,606**

* NOTE:
** NOTE:
*** NOTE:

Source of Funds	Fiscal Year Planned Appropriations								
	Through 2012	Projected 2013	2014	2015	2016	2017	2018	FY14 - FY18 Total	Cumulative Total (To Date)
TIRZ Funds	15,449,985	2,107,148	5,120,473	4,600,000	2,900,000	3,200,000	4,100,000	19,920,473	37,477,606
City of Houston	-	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
Project Total	**15,449,985**	**2,107,148**	**5,120,473**	**4,600,000**	**2,900,000**	**3,200,000**	**4,100,000**	**19,920,473**	**37,477,606**

Project:	**Southern Downtown Pocket Park**	**City Council District**	**Key Map:**	494	**WBS.:** T-0307
		Location:	**Geo. Ref.:**		
		Served:	**Neighborhood:**	61	

Description: Acquire 1/2-1 block at the southern end of the Central Business District and develop a green public space that would serve the growing residential population, workers and the public.

Justification: Due to the growing residential population a green public space is needed to serve the residents and stimulate economic growth. This project will be a joint effort of the Downtown Management District, City of Houston Parks Dept. and TIRZ 3.

Operating and Maintenance Costs: ($ Thousands)

	2014	2015	2016	2017	2018	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/12	2013 Budget	2013 Estimate	2014	2015	2016	2017	2018	FY14 - FY18 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	100,000	100,000		$ 200,000	$ 200,000
2 Acquisition	-	-	-	-	-	-	1,500,000	-	$ 1,500,000	$ 1,500,000
3 Design	-	-	-	-	-	-	500,000	500,000	$ 1,000,000	$ 1,000,000
4 Construction	-	-	-	-	-	-	1,000,000	2,000,000	$ 3,000,000	$ 3,000,000
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	-	-	-	-	-	100,000	100,000	100,000	$ 300,000	$ 300,000
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	-	-	-	-	100,000	100,000	100,000	$ 300,000	$ 300,000
Total Allocations	$ -	$ -	$ -	$ -	$ -	$ 200,000	$ 3,200,000	$ 2,600,000	$ 6,000,000	$ 6,000,000
Source of Funds										
TIRZ Funds	-	-	-	-	-	200,000	3,200,000	2,600,000	$ 6,000,000	$ 6,000,000
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-	-	-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ -	$ -	$ -	$ -	$ 200,000	$ 3,200,000	$ 2,600,000	$ 6,000,000	$ 6,000,000

Project:	**Jones Plaza**	**City Council District**	**Key Map:**	**WBS.:**	**T-0308**
		Location: I	**Geo. Ref.:**		
		Served: I	**Neighborhood:**		

Description: The first step is to develop a concept/design that reflects the vision and objectives of the stakeholder and major tenants of the Theater District. This is an inclusive process and is vital to the effective utilization of the facility.

Justification: This is a certrally located, public facility in the heart of Houston's Theatre District. In order to more effectively and better serve Houston residents and visitors, this facility requires some enhancements and/or reprogramming.

Operating and Maintenance Costs: ($ Thousands)

	2014	2015	2016	2017	2018	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/12	2013 Budget	2013 Estimate	2014	2015	2016	2017	2018	FY14 - FY18 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	$ -	$ -
2 Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3 Design	-	-	-	-	-	-	-	-	$ -	$ -
4 Construction	-	-		-	-	-	-	1,500,000	$ 1,500,000	$ 1,500,000
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	-	-		-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500,000	$ 1,500,000	$ 1,500,000
Source of Funds										
TIRZ Funds	-	-	-	-	-	-	-	1,500,000	$ 1,500,000	$ 1,500,000
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-		-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500,000	$ 1,500,000	$ 1,500,000

Project:	**Main Street Corridor Improvement Project**	**City Council District**	**Key Map:**	493	**WBS.:** T-0312
		Location: I	**Geo. Ref.:**		
		Served: I	**Neighborhood:**	61	

Description: Mainstreet Corridor improvements in include: Installation of new landscape and irrigation system from St. J oseph to Clay Streets. Parking lot edging, paver repair, installation of street and pedestrian lighting from Commerce to Pierce Streets.

Justification: Existing conditions include substandard street and pedestrian lighting, right-of-way encroachments, and insufficient landscaping at south end.

Operating and Maintenance Costs: ($ Thousands)

	2014	2015	2016	2017	2018	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/12	2013 Budget	2013 Estimate	2014	2015	2016	2017	2018	FY14 - FY18 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	100,000	100,000	100,000	-	-	$ 300,000	$ 300,000
2 Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3 Design	-	-	-	900,000	-	-	-	-	$ 900,000	$ 900,000
4 Construction		500,000	-	2,500,000	4,300,000	2,500,000	-	-	$ 9,300,000	$ 9,300,000
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	-	10,334	-	100,000	200,000	100,000	-	-	$ 400,000	$ 400,000
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	10,334	-	100,000	200,000	100,000	-	-	$ 400,000	$ 400,000
Total Allocations	$ -	$ 510,334	$ -	$ 3,600,000	$ 4,600,000	$ 2,700,000	$ -	$ -	$ 10,900,000	$ 10,900,000
Source of Funds										
TIRZ Funds		510,334	-	3,600,000	4,600,000	2,700,000	-	-	$ 10,900,000	$ 10,900,000
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-		-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ 510,334	$ -	$ 3,600,000	$ 4,600,000	$ 2,700,000	$ -	$ -	$ 10,900,000	$ 10,900,000

Project:	**Jesse H. Jones Library Plaza**	**City Council District**		**Key Map:**	493	
		Location:	I	**Geo. Ref.:**		**WBS.:** T-0313
		Served:	I	**Neighborhood:**	61	
Description:	Redesign and renovate the plaza and sidewalks to create a more pedestrian friendly environment and a safe atmosphere.					
Justification:	An effort to create an amenity to the institutional facilities and surrounding businesses to improve safety and stimulate retail in the area.					

Operating and Maintenance Costs: ($ Thousands)

	2014	2015	2016	2017	2018	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/12	2013 Budget	2013 Estimate	2014	2015	2016	2017	2018	FY14 - FY18 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	27,040	-	-	-	-	-	$ -	$ 27,040
2 Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3 Design	-	-	40,000	60,000	-	-	-	-	$ 60,000	$ 100,000
4 Construction	-	-	-	515,473	-	-	-	-	$ 515,473	$ 515,473
5 Equipment		500,000	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	25,092	7,500	9,200	40,000	-	-	-	-	$ 40,000	$ 74,292
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	25,092	7,500	9,200	40,000	-	-	-	-	$ 40,000	$ 74,292
Total Allocations	$ 25,092	$ 507,500	$ 76,240	$ 615,473	$ -	$ -	$ -	$ -	$ 615,473	$ 716,805
Source of Funds										
TIRZ Funds	25,092	507,500	76,240	615,473	-	-	-	-	$ 615,473	$ 716,805
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-		-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ 25,092	$ 507,500	$ 76,240	$ 615,473	$ -	$ -	$ -	$ -	$ 615,473	$ 716,805

*NOTE:

Project:	**Shopping District Improvement**	**City Council District**		**Key Map:**	493	**WBS.:**	**T-0314**
		Location:	I	**Geo. Ref.:**			
		Served:	I	**Neighborhood:**	61		

Description: Develop a unique, commercially viable setting for a premier shopping district on Dallas Street between Milam and LaBranch with connections to adjacent retail activity on Main, San Jacinto, and Austin.

Justification: Build a healthy, vibrant mixed-use downtown shopping district to enhance the shopping options in Downtown Houston and to enhance the economic vitality of the City.

Operating and Maintenance Costs: ($ Thousands)

	2014	2015	2016	2017	2018	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/12	2013 Budget	2013 Estimate	2014	2015	2016	2017	2018	FY14 - FY18 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	$ -	$ -
2 Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3 Design		200,000	-	850,000	-	-	-	-	$ 850,000	$ 850,000
4 Construction	-	-	-	-	-	-	-	-	$ -	$ -
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	-	3,000	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	3,000	-	-	-	-	-	-	$ -	$ -
Total Allocations	$ -	$ 203,000	$ -	$ 850,000	$ -	$ -	$ -	$ -	$ 850,000	$ 850,000
Source of Funds										
TIRZ Funds		203,000	-	850,000	-	-	-	-	$ 850,000	$ 850,000
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-		-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ 203,000	$ -	$ 850,000	$ -	$ -	$ -	$ -	$ 850,000	$ 850,000

Project:	**Congress Street Bridge Lighting**	**City Council District**		**Key Map:**		**WBS.:**	**T-0315**
		Location:	I	**Geo. Ref.:**			
		Served:	I	**Neighborhood:**			

Description: Relocate light fixtures from Capital & Rusk due to the impact of the rail system expansion to install around the Ballet Center.

Justification: Improve inadequate pedestrian lighting for students, faculty, workers, residents and patrons.

Operating and Maintenance Costs: ($ Thousands)

	2014	2015	2016	2017	2018	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/12	2013 Budget	2013 Estimate	2014	2015	2016	2017	2018	FY14 - FY18 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	$ -	$ -
2 Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3 Design	-	-	-	-	-	-	-	-	$ -	$ -
4 Construction		50,000	-	50,000	-	-	-	-	$ 50,000	$ 50,000
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	-	1,000	-	5,000	-	-	-	-	$ 5,000	$ 5,000
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	1,000	-	5,000	-	-	-	-	$ 5,000	$ 5,000
Total Allocations	$ -	$ 51,000	$ -	$ 55,000	$ -	$ -	$ -	$ -	$ 55,000	$ 55,000
Source of Funds										
TIRZ Funds		51,000	-	55,000	-	-	-	-	$ 55,000	$ 55,000
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-		-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ 51,000	$ -	$ 55,000	$ -	$ -	$ -	$ -	$ 55,000	$ 55,000