City of Houston, Texas, Ordinance No. 2013 - 956

AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER FIVE, CITY OF HOUSTON, TEXAS (MEMORIAL-HEIGHTS 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 Memorial-Heights Redevelopment Authority ("Authority"), a local government corporation acting on behalf of the City in connection with Reinvestment Zone Number Five, 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. 97-1590, as amended by Ordinance No. 2001-455; and

WHEREAS, the City designated the Zone on December 18, 1996, by Ordinance No. 96-1337 over a certain area within the City and enlarged the boundaries of the Zone by Ordinance No. 2007-1142 approved on October 10, 2007, Ordinance No. 2008-1204 approved on December 17, 2008, and Ordinance No. 2009-235 approved on March 25, 2009; and

WHEREAS, the City reduced the boundaries of the Zone by Ordinance No. 2011-907 approved on October 26, 2011; and

WHEREAS, the Budgets are based upon the following assumptions:

1. The timely implementation of capital improvement projects in the Budget 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 improvement projects; and

3. One-third of the tax increments paid by the City into the Tax Increment Fund of the Zone shall be paid annually into City Fund 2409 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 providing 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 transfer funds only (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 one-third (1/3) of the tax increments paid by the City into the Tax Increment Fund of the Zone shall be paid annually into City Fund 2409 for the provision of affordable housing.

Section 5. 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 the purpose. The Zone and the Authority shall consider amendments to the Zone's 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 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 City's Chief Development Officer, may spend an amount not to exceed ten percent (10%) of the Operating Budget for such match.

Section 7. That the 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 8. That the approval of these Budgets 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 9. 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 23rd 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 2 9 2013.

_____
City Secretary

(Prepared by Legal Department Donna Capps)
(DRC:drc October 17, 2013) Assistant City Attorney
(Requested by Andrew F. Icken, Chief Development Officer, Office of the Mayor)
(L.D. File No. 0421300015002)

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CAPTION PUBLISHED IN DAILY COURT REVIEW
DATE: OCT 2 9 2013

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

MAY 017 Rev. 12/12

EXHIBIT "A"

Fiscal Year 2014 Operating Budget for Memorial-Heights Redevelopment Authority

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2014 BUDGET PROFILE

Fund Summary
Fund Name: **Memorial Heights Redevelopment Authority**
TIRZ: **05**
Fund Number: **7553/50**

PROFILE

Base Year:		1996
Base Year Taxable Value:	$	67,807,537
Projected Taxable Value (TY2013):	$	464,848,882
Current Taxable Value (TY2012):	$	397,735,751
Acres:		1410.36
Administrator (Contact):		City of Houston
Contact Number:		832-393-0985

NARRATIVE

Zone Purpose:

Tax Increment Reinvestment Zone Number Five, City of Houston, Texas was created to provide plans and programs necessary to create and support an environment attractive to private investments in the greater Memorial Heights and lower White Oak Bayou recreational corridor. The intent of the plans is to ensure the improvements will result in the long-term stability and viabiliy of the area.

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In Fiscal Year 2013, the Memorial Heights TIRZ accomplished:

Negotiated and executed an Assignment and Assumption of First Amended and Restated Agreement jfor Financing Public Infrascture Improvements between Reinvestment Zone Number Three (Downtown Redevelopment Authority) related to debt issued by the City of Houston for the design and construction of the Rosemont Pedestrian Bridge and pedestrian pathways/hike and bike trails and pedestrian acess and egress improvements on the Buffalo Bayou.

Negotiated and executed an Infrastucture Management Agreement with the Houston Parks Board related to the design and construction of the White Oak Pedestrian Bridge and pedestrian pathways/hike and bike trails on the White Oak Bayou.

Executed a Partial Assignment and Assumption of Amended and Restated Development Agreement related to a partial assignment from Regents Square AB LLC, Regents Square CD LLC, AH Borrower LLC to Sovereign Regents Square LLC, and specific to the Regents Square Development and initial construction of a 24 Floor residential tower and related parking garage.

PROJECT PLAN

	Total Plan	Cumulative Expenses (to 6/30/12)	Variance
Capital Projects:			
Public Utility Improvements	$ 18,144,635	$ 2,885,228	$ 15,259,407
Roadway and Sidewalk Improvements	31,739,100	7,053,505	24,685,595
Parks and Park Improvements	43,499,375	1,112,516	42,386,859
Property Assemblage/Mitigation	27,100,000	882,382	26,217,618
	-	-	-
	-	-	-
	-	-	-
	-	-	-
Total Capital Projects	$ 120,483,110	$ 11,933,631	$ 108,549,479
Affordable Housing	21,832,291	2,405,884	19,426,407
School & Education/Cultural Facilities	10,903,863	10,412,893	490,970
Financing Costs	9,879,513	3,428,907	6,450,606
Administration Costs/ Professional Services	6,513,853	3,167,085	3,346,768
Creation Costs	165,000	175,300	(10,300)
Total Project Plan	$ 169,777,630	$ 31,523,700	$ 138,253,930

DEBT

Additional Financial Data	FY2013 Budget	FY2013 Estimate	FY2014 Budget
Debt Service	$ -	$ -	$ -
Principal	$ -	$ -	$ -
Interest	$ -	$ -	$ -
	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	$ -	$ -	$ -
Bank Loan	$ -	$ -	$ -
Line of Credit	$ -	$ -	$ -
Developer Agreement	$ -	$ -	$ -
Other	$ -	$ -	$ -

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2014 BUDGET PROFILE

Fund Summary
Fund Name: **Memorial Heights Redevelopment Authori**
TIRZ: **05**
Fund Number: **7553/50**

TIRZ Budget Line Items	FY2013 Budget	FY2013 Estimate	FY2014 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	$ -	$ -	$ -
RESTRICTED Funds - Affordable Housing	$ -	$ -	$ -
RESTRICTED Funds - Bond Debt Service	$ -	$ -	$ -
UNRESTRICTED Funds	$ 2,898,738	$ 2,995,549	$ 4,233,445
Beginning Balance	**$ 2,898,738**	**$ 2,995,549**	**$ 4,233,445**
City tax revenue	$ 1,986,190	$ 2,014,797	$ 2,533,832
County tax revenue	$ -	$ -	$ -
ISD tax revenue	$ 925,721	$ 929,895	$ 940,210
ISD tax revenue - Pass Through	$ 344,852	$ -	$ -
Community College tax revenue	$ -	$ -	$ -
Incremental property tax revenue	**$ 3,256,763**	**$ 2,944,693**	**$ 3,474,042**
	$ -	$ -	$ -
	$ -	$ -	$ -
	$ -	$ -	$ -
	$ -	$ -	$ -
Miscellaneous revenue	**$ -**	**$ -**	**$ -**
COH TIRZ interest	$ -	$ 4,210	$ 4,210
Interest Income	$ 9,885	$ 4,130	$ 4,130
Other Interest Income	**$ 9,885**	**$ 8,340**	**$ 8,340**
	$ -	$ -	$ -
	$ -	$ -	$ -
Grant Proceeds	**$ -**	**$ -**	**$ -**
	$ -	$ -	$ -
Proceeds from Bank Loan	**$ -**	**$ -**	**$ -**
	$ -	$ -	$ -
Contract Revenue Bond Proceeds	**$ -**	**$ -**	**$ -**
TOTAL AVAILABLE RESOURCES	**$ 6,165,386**	**$ 5,948,581**	**$ 7,715,827**

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2014 BUDGET PROFILE

Fund Summary
Fund Name: **Memorial Heights Redevelopment Authori**
TIRZ: **05**
Fund Number: **7553/50**

TIRZ Budget Line Items	FY2013 Budget	FY2013 Estimate	FY2014 Budget
EXPENDITURES			
Accounting	$ 9,700	$ 9,700	$ 9,700
Administration Salaries & Benefits	$ 20,400	$ 20,877	$ 20,400
Auditor	$ 8,000	$ 8,000	$ 8,000
Bond Services/Trustee/Financial Advisor	$ -	$ -	$ -
Insurance	$ 650	$ 650	$ 650
Office Administration	$ 3,300	$ 301	$ 500
TIRZ Administration and Overhead	**$ 42,050**	**$ 39,528**	**$ 39,250**
Engineering Consultants	$ -	$ -	$ 50,000
Legal	$ 25,000	$ 18,950	$ 25,000
Construction Audit	$ -	$ -	$ -
Planning Consultants	$ -	$ -	$ 25,000
Program and Project Consultants	**$ 25,000**	**$ 18,950**	**$ 100,000**
Management consulting services	**$ 67,050**	**$ 58,478**	**$ 139,250**
Capital Expenditures (See CIP Schedule)	$ 3,288,667	$ 2,345	$ 4,747,012
TIRZ Capital Expenditures	**$ 3,288,667**	**$ 2,345**	**$ 4,747,012**
Regents Square GID	$ -	$ -	$ 113,570
Developer / Project Reimbursements	**$ -**	**$ -**	**$ 113,570**
System debt service	**$ -**	**$ -**	**$ -**
TOTAL PROJECT COSTS	**$ 3,355,717**	**$ 60,823**	**$ 4,999,832**
Payment/transfer to ISD - educational facilities	$ 414,791	$ 416,975	$ 421,271
Payment/transfer to ISD - educational facilities (Pass Through)	$ 344,852	$ -	$ -
Administration Fees:			
City	$ 99,310	$ 100,740	$ 126,692
County	$ -	$ -	$ -
ISD	$ 25,000	$ 25,000	$ 25,000
HCC	$ -	$ -	$ -
Affordable Housing:			
City	$ 662,063	$ 671,599	$ 844,611
County	$ -	$ -	$ -
ISD to City of Houston	$ -	$ -	$ -
Municipal Services (Payable to COH)	$ 440,000	$ 440,000	$ 440,000
Total Transfers	**$ 1,986,016**	**$ 1,654,314**	**$ 1,857,574**
Total Budget	$ 5,341,733	$ 1,715,137	$ 6,857,406
RESTRICTED Funds - Capital Projects	$ -	$ -	$ -
RESTRICTED Funds - Affordable Housing	$ -	$ -	$ -
RESTRICTED Funds - Bond Debt Service	$ -	$ -	$ -
UNRESTRICTED Funds	$ 823,653	$ 4,233,445	$ 858,421
Ending Fund Balance	**$ 823,653**	**$ 4,233,445**	**$ 858,421**
Total Budget & Ending Fund Balance	$ 6,165,386	$ 5,948,581	$ 7,715,827

Notes:

EXHIBIT "B"

Fiscal Years 2014—2018 Capital Improvement Projects Budget for Tax Increment Reinvestment Zone Number Five (Memorial-Heights Zone)

2014 - 2018 CAPITAL IMPROVEMENT PLAN
TIRZ No. 5 - Memorial Heights Redevelopment Authority
CIP by Project

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)
C, G, H	T-0501	Rosemont Pedestrian Bridge and Trails	$ 5,873,364	2,345	-	-	-	-	-	-	5,875,709
C, G, H	T-0509	MKT Bridge	$ -	-	1,200,000	-	-	-	-	1,200,000	1,200,000
C, G, H	T-0510	Buffalo to White Oak Trail Connector	$ -	-	765,232	-	-	-	-	765,232	765,232
C, G, H	T-0511	MKT to MKT A - Studemont to Heights	$ -	-	1,210,190	-	-	-	-	1,210,190	1,210,190
C, G, H	T-0512	White Oak Improvements - Design Phase	$ -	-	733,590	-	-	-	-	733,590	733,590
C, G, H	T-0512A	MKT to MKT C - Bonner to Shepherd	$ -	-	-	755,872	-	-	-	755,872	755,872
C, G, H	T-0512B	MKT to MKT B - Heights to Bonner	$ -	-	-	779,048	-	-	-	779,048	779,048
C, G, H	T-0513	Rutland/Patterson Connector Trailhead and Bank Stablization	$ -	-	200,000	450,000	1,040,000	2,400,000	-	4,090,000	4,090,000
C, G, H	T-0515	11th Street and Bryce Street Parking and Trail	$ -	-	-	-	500,000	-	-	500,000	500,000
0	T-0516	Waugh Blvd/Heights Blvd Intersection	$ -	-	638,000	-	-	-	-	638,000	638,000
0	T-0517	Flood Remediation/Channel Reclamation Project	$ -	-	-	-	-	-	4,720,000	4,720,000	4,720,000
-		**Totals**	**$ 5,873,364**	**$ 2,345**	**$ 4,747,012**	**$ 1,984,920**	**$ 1,540,000**	**$ 2,400,000**	**$ 4,720,000**	**$ 15,391,932**	**$ 21,267,641**

* NOTE
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2014 - 2018 CAPITAL IMPROVEMENT PLAN
TIRZ No. 5 - Memorial Heights Redevelopment Authority
CIP by Sources of Funds

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

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	5,873,364	2,345	4,747,012	1,984,920	1,540,000	2,400,000	4,720,000	15,391,932	21,267,641
City of Houston	-	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
Project Total	**5,873,364**	**2,345**	**4,747,012**	**1,984,920**	**1,540,000**	**2,400,000**	**4,720,000**	**15,391,932**	**21,267,641**

Project:	**Rosemont Pedestrian Bridge and Trails**	**City Council District**		**Key Map:**		**WBS.:** T-0501
		Location:	C, G, H	**Geo. Ref.:**		
		Served:	C, H	**Neighborhood:**	22	
Description:	Pedestrian and Bike Access/Bridge and Trails across Memorial Drive and Buffalo Bayou from Memorial Heights neighborhoods.					
Justification:	Increased residential densities along the north and south bank of the Buffalo Bayou trail system in the vacinity of Spotts and Eleanor Tinsley Park require better access for pedestrians and bicyclists.					

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	1,138,106	-	-	-	-	-	-	-	$ -	$ 1,138,106
4 Construction	4,735,258	-	2,345	-	-	-	-	-	$ -	$ 4,737,603
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations	$ 5,873,364	$ -	$ 2,345	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,875,709
Source of Funds										
TIRZ Funds	5,873,364	-	2,345	-	-	-	-	-	$ -	$ 5,875,709
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grant Funds	-	-	-	-	-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ 5,873,364	$ -	$ 2,345	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,875,709

*NOTE:

Project:	MKT Bridge	City Council District		Key Map:		WBS.:	T-0509
		Location:	C, G, H	Geo. Ref.:			
		Served:	C	Neighborhood:	14		
Description:	Pedestrian Bridge to connect shared path along MKT ROW from Shepherd to West TC Jester. Demolition of existing rail structure, new prefabricated pedestrian bridge.						
Justification:	The proposed bridge will complete a link intended to join the White Oak Bayou trails to the Buffalo Bayou trail system and allow a direct non-vehicular route from Downtown to areas north of the 610 Loop.						

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		1,200,000	-	1,200,000	-	-	-	-	$ 1,200,000	$ 1,200,000
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations	$ -	$ 1,200,000	$ -	$ 1,200,000	$ -	$ -	$ -	$ -	$ 1,200,000	$ 1,200,000
Source of Funds										
TIRZ Funds		1,200,000	-	1,200,000	-	-	-	-	$ 1,200,000	$ 1,200,000
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-		-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ 1,200,000	$ -	$ 1,200,000	$ -	$ -	$ -	$ -	$ 1,200,000	$ 1,200,000

*NOTE:

Project:	Buffalo to White Oak Trail Connector	City Council District		Key Map:		WBS.:	T-0510
		Location:	C, G, H	Geo. Ref.:			
		Served:	C, H	Neighborhood:	14		
Description:	Segment linking the new Heritage Hike & Bike Trail (along White Oak Bayou) to the Buffalo Bayou Trail near the University of Houston Downtown campus (under Main Street).						
Justification:	This connection is pivotal to trail linkages between Memorial, Buffalo Bayou, and Spotts Parks (on Buffalo), the MKT Trail, and Freed, Stude, and TC Jester Parks (White Oak).						

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		130,565	-	130,565	-	-	-	-	$ 130,565	$ 130,565
4 Construction	-	634,667		634,667	-	-	-	-	$ 634,667	$ 634,667
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	-	-		-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations	$ -	$ 765,232	$ -	$ 765,232	$ -	$ -	$ -	$ -	$ 765,232	$ 765,232
Source of Funds										
TIRZ Funds	-	765,232	-	765,232	-	-	-	-	$ 765,232	$ 765,232
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-		-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ 765,232	$ -	$ 765,232	$ -	$ -	$ -	$ -	$ 765,232	$ 765,232

*NOTE:

Project:	**MKT to MKT A - Studemont to Heights**	**City Council District**		**Key Map:**		**WBS.:**	**T-0511**
		Location:	C, G, H	**Geo. Ref.:**			
		Served:	C, H	**Neighborhood:**	14		
Description:	Segment linking the MKT Hike & Bike Trail (where it crosses White Oak Bayou) to the Buffalo Bayou Trail in Spotts Park via Heights Blvd.						
Justification:	This will connect three of Houston's most significant trails (White Oak Bayou, MKT, and Buffalo Bayou trails).						

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	-	1,210,190		1,210,190	-	-	-	-	$ 1,210,190	$ 1,210,190
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-		-	-	-	-	-	$ -	$ -
7 Other	-	-		-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations	$ -	$ 1,210,190	$ -	$ 1,210,190	$ -	$ -	$ -	$ -	$ 1,210,190	$ 1,210,190
Source of Funds										
TIRZ Funds	-	1,210,190	-	1,210,190	-	-	-	-	$ 1,210,190	$ 1,210,190
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-		-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ 1,210,190	$ -	$ 1,210,190	$ -	$ -	$ -	$ -	$ 1,210,190	$ 1,210,190

*NOTE:

Project:	**White Oak Improvements - Design Phase**	**City Council District**	**Key Map:**		**WBS.:** T-0512
		Location: C, G, H	**Geo. Ref.:**		
		Served: C, H	**Neighborhood:**	14	
Description:	Design services necessary for trail development along White Oak Bayou from Stude Park to MKT bridge near TC Jester Blvd. (Projects T-0512 A, B and C)				
Justification:	The Trail development is a joint project of TIRZ 5 and the Houston Parks Board.				

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	-	366,795	-	733,590	-	-	-	-	$ 733,590	$ 733,590
4 Construction	-		-	-	-	-	-	-	$ -	$ -
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations	$ -	$ 366,795	$ -	$ 733,590	$ -	$ -	$ -	$ -	$ 733,590	$ 733,590
Source of Funds										
TIRZ Funds	-	366,795	-	733,590	-	-	-	-	$ 733,590	$ 733,590
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-		-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ 366,795	$ -	$ 733,590	$ -	$ -	$ -	$ -	$ 733,590	$ 733,590

*NOTE:

Project:	**MKT to MKT C - Bonner to Shepherd**	**City Council District**		**Key Map:**		**WBS.:**	**T-0512A**
		Location:	C, G, H	**Geo. Ref.:**			
		Served:	C, H	**Neighborhood:**	14		
Description:	Segment starting at Shepherd Dr. (Project T-0512A terminus) heading downstream to Bonner St.						
Justification:	This is the middle of three segments that will eventually link the MKT Trail with the Buffalo Bayou Connector trail along Heights Blvd.						

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	-	-	-	-	755,872	-	-	-	$ 755,872	$ 755,872
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations	$ -	$ -	$ -	$ -	$ 755,872	$ -	$ -	$ -	$ 755,872	$ 755,872
Source of Funds										
TIRZ Funds	-	-	-		755,872	-	-	-	$ 755,872	$ 755,872
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-	-	-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ -	$ -	$ -	$ 755,872	$ -	$ -	$ -	$ 755,872	$ 755,872

*NOTE:

Project:	**MKT to MKT B - Heights to Bonner**	**City Council District**		**Key Map:**		**WBS.:**	**T-0512B**
		Location:	C, G, H	**Geo. Ref.:**			
		Served:	C, H	**Neighborhood:**	14		
Description:	Segment starting at Bonner St. (Project T-0512B terminus) heading downstream to Heights Blvd.						
Justification:	This is the last of three segments that will eventually link the MKT Trail with the Buffalo Bayou Connector trail along Height Blvd.						

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	-	-	-	-	779,048	-	-	-	$ 779,048	$ 779,048
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations	$ -	$ -	$ -	$ -	$ 779,048	$ -	$ -	$ -	$ 779,048	$ 779,048
Source of Funds										
TIRZ Funds	-	-	-	-	779,048	-	-	-	$ 779,048	$ 779,048
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-	-	-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ -	$ -	$ -	$ 779,048	$ -	$ -	$ -	$ 779,048	$ 779,048

*NOTE:

Project:	**Rutland/Patterson Connector Trailhead and Bank**	**City Council District**		**Key Map:**		**WBS.:**	**T-0513**
		Location:	C, G, H	**Geo. Ref.:**			
		Served:	C, H	**Neighborhood:**	14		
Description:	Trail Connectors, public parking, stabilization of failed slopes and embankments, recreational enhancements to the Rutland Basin and a pedestrian bridge at the White Oak Bayou.						
Justification:	Leverage fundings/partnership between TIRZ No. 5 and the Houston Parks Board needed for hike and bike trails on the White Oak Bayou plus connectivity to neighborhoods north and south of the I-10 in the vicinity of Rutland and Patterson Streets.						

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	250,000	-	-	-	$ 450,000	$ 450,000
4 Construction	-	-	-	-	200,000	1,040,000	2,400,000	-	$ 3,640,000	$ 3,640,000
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations	$ -	$ -	$ -	$ 200,000	$ 450,000	$ 1,040,000	$ 2,400,000	$ -	$ 4,090,000	$ 4,090,000
Source of Funds										
TIRZ Funds	-	-	-	200,000	450,000	1,040,000	2,400,000	-	$ 4,090,000	$ 4,090,000
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-	-	-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ -	$ -	$ 200,000	$ 450,000	$ 1,040,000	$ 2,400,000	$ -	$ 4,090,000	$ 4,090,000

*NOTE:

Project:	**11th Street and Bryce Street Parking and Trail**	**City Council District**		**Key Map:**	
		Location:		**Geo. Ref.:**	
		Served:		**Neighborhood:**	
Description:	Trail Head and Access/Egress Trail Connector to White Oak Bayou Trail system at Bryce Street.	**WBS.:**	T-0515		
Justification:	Leverage funding/partnership between TIRZ No. 5 and the Houston Parks Board to provide access to regional trail system for neighborhoods west of the White Oak Bayou in the vicinity of 11th Street and Bryce Street.				

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	-	-	-	-	-	500,000	-	-	$ 500,000	$ 500,000
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations	$ -	$ -	$ -	$ -	$ -	$ 500,000	$ -	$ -	$ 500,000	$ 500,000
Source of Funds										
TIRZ Funds	-	-	-	-	-	500,000	-	-	$ 500,000	$ 500,000
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-	-	-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ -	$ -	$ -	$ -	$ 500,000	$ -	$ -	$ 500,000	$ 500,000

*NOTE:

Project:	Waugh Blvd/Heights Blvd Intersection	City Council District		Key Map:		WBS.:	T-0516
		Location:		Geo. Ref.:			
		Served:		Neighborhood:			

Description:

Justification:

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	-	-	-	88,000	-	-	-	-	$ 88,000	$ 88,000
4 Construction	-	-	-	550,000	-	-	-	-	$ 550,000	$ 550,000
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations	$ -	$ -	$ -	$ 638,000	$ -	$ -	$ -	$ -	$ 638,000	$ 638,000
Source of Funds										
TIRZ Funds	-	-	-	638,000	-	-	-	-	$ 638,000	$ 638,000
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-	-	-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ -	$ -	$ 638,000	$ -	$ -	$ -	$ -	$ 638,000	$ 638,000

*NOTE:

Project:	**Flood Remediation/Channel Reclamation Project**	**City Council District**	**Key Map:**	**WBS.:**	**T-0517**
		Location:	**Geo. Ref.:**		
		Served:	**Neighborhood:**		
Description:	Channel reclamation on White Oak Bayou consisting of concrete panel removal, modifications to geometry, installation of riparian trees and suitable indigenous grasses.				
Justification:	Pilot project/demonstration project consisting of partial restoration/naturalization of a portion of the White Oak Bayou Channel.				

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	-	-	-	-	-	-	-	720,000	$ 720,000	$ 720,000
4 Construction	-	-	-	-	-	-	-	4,000,000	$ 4,000,000	$ 4,000,000
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,720,000	$ 4,720,000	$ 4,720,000
Source of Funds										
TIRZ Funds	-	-	-	-	-	-	-	4,720,000	$ 4,720,000	$ 4,720,000
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-	-	-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,720,000	$ 4,720,000	$ 4,720,000

*NOTE: