

City of Houston, Texas, Ordinance No. 2019- 854

**AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE SOUTHWEST HOUSTON REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER TWENTY, CITY OF HOUSTON, TEXAS (SOUTHWEST HOUSTON ZONE); APPROVING THE FISCAL YEAR 2020 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2020-2024 CAPITAL IMPROVEMENT PLAN BUDGET FOR THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.**

\* \* \* \* \*

**WHEREAS**, the Southwest Houston Redevelopment Authority ("Authority"), a local government corporation acting on behalf of the City in connection with Reinvestment Zone Number Twenty, City of Houston, Texas ("Zone"), has submitted an Operating Budget for Fiscal Year 2020 ("Budget") and a five-year Capital Improvement Plan Budget for Fiscal Years 2020-2024 ("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. 2001-33 ("Tri-Party Agreement"); and

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

1. The timely implementation of capital improvements may require the Authority to incur debt; and
2. The City's Chief Development Officer will assist the Authority in identifying cost-efficient methods to finance the costs of the capital improvements;

**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;

**WHEREAS**, the City Council finds that it is appropriate to recover its incremental costs of municipal services for Fiscal Year 2020 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 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 \$400,000 during Fiscal Year 2020. 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 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 5.** That not later than March 31, 2020, the Zone and the Authority shall, in cooperation with City representatives: (1) identify surplus funds in the Authority's Fiscal Year 2020 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2020 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 Project Plan and Reinvestment Zone Financing Plan for the Zone that may be necessary to accomplish this purpose, and shall expedite any such amendments.

**Section 6.** 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 7.** 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 6th day of November, 2019.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is NOV 12 2019.

At J. Manuel  
City Secretary **Assistant**

(Prepared by Legal Department Mary B. Hall)  
(MFB/ems October 21, 2019) Senior Assistant City Attorney  
(Requested by Andy Icken  
Chief Development Officer, Office of the Mayor)  
(LD No. 0421300019012)

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AYE	NO	
✓		<b>MAYOR TURNER</b>
....	....	<b>COUNCIL MEMBERS</b>
✓		STARDIG
✓		DAVIS
✓		COHEN
	ABSENT-ON PERSONAL BUSINESS	BOYKINS
✓		MARTIN
	ABSENT-ON PERSONAL BUSINESS	LE
	<b>ABSENT</b>	TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

**EXHIBIT "A"**

**Fiscal Year 2020 Operating Budget for  
Southwest Houston Redevelopment Authority**

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2020 BUDGET PROFILE

Fund Summary  
 Fund Name: Southwest Houston Redevelopment Authority  
 TIRZ: 20  
 Fund Number: 7568/50

P R O F I L E	Base Year:		1999
	Base Year Taxable Value:	\$	766,214,210
	Projected Taxable Value (TY2019):	\$	2,973,035,584
	Current Taxable Value (TY2018):	\$	2,858,688,062
	Acres:		4,460.66
	Administrator (Contact):		Hawes Hill & Associates
	Contact Number:		(713) 595-1209

N A R R A T I V E	<b>Zone Purpose:</b>
	Tax Increment Reinvestment Zone Number Twenty, City of Houston, Texas was created to address failing infrastructure, lack of utility capacity, increased traffic congestion attributable to street network deficiencies, declining retail sales and significant social and economic stress along the Bellaire Corridor and the greater Sharpstown Mall area. Plans include provisions for the design and construction of roadways and streets, utility system upgrades, pedestrian safety improvements and parks.
	Fondren Access management project is completed.
	Provided \$2 million in support of the Sharpstown Pool Reconstruction.
	Purchased 4.6 acres adjacent to Brays Bayou. Partnering with COH to design and construction a joint use detention basin and park facilities for area roadway reconstruction.
	Designed Oak Park Drive to solve mobility issues in and around the Bellaire/Beltway intersection.
	Social service corridor East of US 59 has been completed with new sidewalks where none existed
Provided \$1.0 million to Parks Department to support the design and reconstruction of Crane and Lansdale Parks	

		Total Plan	Cumulative Expenses (to 6/30/18)	Variance
P R O J E C T  P L A N	<b>Capital Projects:</b>			
	Roadway and Street Reconstruction Projects	\$ 85,000,000	\$ 71,245,657	\$ 13,754,343
	Public Utility Improvements	5,000,000	-	5,000,000
	Parks, Plazas, Hike and Bike Trails, Pedestrian Bridges	10,000,000	3,043,945	6,956,055
	Storm Water Infrastructure	10,000,000	207,869	9,792,131
	Cultural & Public Facility Improvements	5,000,000	7,427,587	(2,427,587)
	Land Assembly	10,000,000	4,318,155	5,681,845
	Economic Development Grants	10,000,000	750,000	9,250,000
	Redevelopment Opportunities (Mall)	15,000,000	-	15,000,000
	<b>Total Capital Projects</b>	<b>\$ 150,000,000</b>	<b>\$ 86,993,213</b>	<b>\$ 63,006,787</b>
	Affordable Housing	-	-	-
	School & Education/Cultural Facilities	-	-	-
	Financing Costs	30,000,000	18,409,961	11,590,039
Administration Costs/ Professional Services	2,500,000	3,361,630	(861,630)	
Creation Costs	-	-	-	
<b>Total Project Plan</b>	<b>\$ 182,500,000</b>	<b>\$ 108,764,804</b>	<b>\$ 73,735,196</b>	

		FY2019 Budget	FY2019 Estimates	FY2020 Budget
D E B T	<b>Additional Financial Data</b>			
	<b>Debt Service</b>	\$ 4,167,961	\$ 3,204,105	\$ 4,192,749
	Principal	\$ 2,695,000	\$ 1,415,000	\$ 1,455,000
	Interest	\$ 1,472,961	\$ 1,789,105	\$ 2,737,749
		<b>Balance as of 6/30/18</b>	<b>Projected Balance as of 6/30/19</b>	<b>Projected Balance as of 6/30/20</b>
	<b>Year End Outstanding (Principal)</b>			
	Bond Debt	\$ 49,303,680	\$ 47,888,680	\$ 93,253,680
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2020 BUDGET DETAIL

Fund Summary  
 Fund Name: Southwest Houston Redevelopment Author  
 TIRZ: 20  
 Fund Number: 7568/50

TIRZ Budget Line Items	FY2019 Budget	FY2019 Estimates	FY2020 Budget
<b>RESOURCES</b>			
RESTRICTED Funds - Capital Projects	\$ 12,752,352	\$ 12,960,921	\$ 11,401,862
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 3,206,390	\$ 2,113,112	\$ 4,192,749
<b>Beginning Balance</b>	<b>\$ 15,958,742</b>	<b>\$ 15,074,033</b>	<b>\$ 15,594,611</b>
City tax revenue	\$ 9,375,967	\$ 8,792,698	\$ 9,731,069
<b>Incremental property tax revenue</b>	<b>\$ 9,375,967</b>	<b>\$ 8,792,698</b>	<b>\$ 9,731,069</b>
Reimbursement from Catholic Church for Bellaire	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 35,000	\$ 148,420	\$ 35,000
<b>Other Interest Income</b>	<b>\$ 35,000</b>	<b>\$ 148,420</b>	<b>\$ 35,000</b>
Grant Proceeds	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ 43,329,615
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 25,369,709</b>	<b>24,015,151</b>	<b>68,690,295</b>



CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2020 BUDGET DETAIL

Fund Summary  
 Fund Name: Southwest Houston Redevelopment Authority  
 TIRZ: 20  
 Fund Number: 7568/50

TIRZ Budget Line Items	FY2019 Budget	FY2019 Estimates	FY2020 Budget
<b>EXPENDITURES</b>			
Accounting	\$ 11,000	\$ 11,000	\$ 11,000
Administration Salaries & Benefits	\$ 93,500	\$ 93,500	\$ 102,000
Auditor	\$ 15,900	\$ 15,900	\$ 15,900
Bond Services/Trustee/Financial Advisor	\$ 6,000	\$ 5,000	\$ 6,000
Insurance	\$ 1,200	\$ 1,200	\$ 1,200
Office Administration	\$ 8,000	\$ 7,800	\$ 8,000
<b>TIRZ Administration and Overhead</b>	<b>\$ 135,600</b>	<b>\$ 134,400</b>	<b>\$ 144,100</b>
Engineering Consultants	\$ -	\$ -	\$ -
Legal	\$ 12,000	\$ 13,000	\$ 15,000
Tax Consultant	\$ 12,400	\$ 16,300	\$ 16,500
Website Maintenance	\$ 4,200	\$ 4,200	\$ 4,200
Zone Plan Amendment	\$ -	\$ -	\$ -
Planning Consultants	\$ -	\$ -	\$ -
<b>Program and Project Consultants</b>	<b>\$ 28,600</b>	<b>\$ 33,500</b>	<b>\$ 35,700</b>
<b>Management consulting services</b>	<b>\$ 164,200</b>	<b>\$ 167,900</b>	<b>\$ 179,800</b>
Capital Expenditures (See CIP Schedule)	\$ 4,011,083	\$ 1,047,313	\$ 10,450,160
<b>TIRZ Capital Expenditures</b>	<b>\$ 4,011,083</b>	<b>\$ 1,047,313</b>	<b>\$ 10,450,160</b>
<b>Developer / Project Reimbursements</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Bond Debt Service (Series 2017)			
Principal	\$ 1,415,000	\$ 1,415,000	\$ 1,455,000
Interest	\$ 1,789,105	\$ 1,789,105	\$ 1,748,351
Cost of Issuance	\$ -	\$ -	\$ -
Bond Debt Service (Series 2022)			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 989,398
Cost of Issuance	\$ -	\$ -	\$ -
Loan debt service			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -
<b>System debt service</b>	<b>\$ 3,204,105</b>	<b>\$ 3,204,105</b>	<b>\$ 4,192,749</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 7,379,388</b>	<b>\$ 4,419,318</b>	<b>\$ 14,822,709</b>
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Payment/transfer to ISD - educational facilities (Pass Through)	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 468,798	\$ 439,635	\$ 486,553
ISD	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ 3,561,587	\$ 3,561,587	\$ 2,311,587
COH Drainage Fee	\$ 7,200	\$ -	\$ -
<b>Total Transfers</b>	<b>\$ 4,037,585</b>	<b>\$ 4,001,222</b>	<b>\$ 2,798,140</b>
<b>Total Budget</b>	<b>\$ 11,416,973</b>	<b>\$ 8,420,540</b>	<b>\$ 17,620,849</b>
RESTRICTED Funds - Capital Projects	\$ 10,746,346	\$ 11,401,862	\$ 44,493,169
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 3,206,390	\$ 4,192,749	\$ 6,576,277
<b>Ending Fund Balance</b>	<b>\$ 13,952,736</b>	<b>\$ 15,594,611</b>	<b>\$ 51,069,446</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 25,369,709</b>	<b>\$ 24,015,151</b>	<b>\$ 68,690,295</b>

Notes:

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**EXHIBIT "B"**

**Fiscal Years 2020-2024 Capital Improvement Projects Budget for  
Southwest Houston Zone**

2020 - 2024 CAPITAL IMPROVEMENT PLAN  
 TIRZ No. 20 - SOUTHWEST HOUSTON REDEVELOPMENT AUTHORITY

Council District	CIP No.	Project	Fiscal Year Planned Appropriations						2
			Through 2018	Projected 2019	2020	2021	2022	2023	
F, J	T-2001	Bellaire Access Management Mobility	\$ -	-	-	-	-	-	-
J	T-2002	Fondren Access Management Mobility Improvements	\$ 7,696,652	103,303	-	-	-	-	-
J	T-2003	Social Services Project	\$ 425,033	-	-	-	-	-	-
J	T-2004	Club Creek Detention Basin & Park	\$ 2,104,876	58,160	5,458,160	8,160	8,160	-	-
F	T-2005	Oak Park Road Construction	\$ -	-	-	-	-	845,000	-
J	T-2006	Crain Park	\$ 90,000	-	-	-	-	-	-
J	T-2007	Sharpstown Park Redevelopment (Pool & Golf Course)	\$ 2,000,000	-	-	-	-	-	1,000,000
J	T-2008	Regional Hike and Bike Trails	\$ -	-	100,000	1,100,000	1,100,000	-	-
J	T-2009	Mall Redevelopment Project	\$ 2,200,566	14,000	150,000	14,000,000	-	-	-
J	T-2010	Harwin Access Management Project	\$ -	170,000	1,647,000	5,627,000	8,000,000	7,000,000	-
J	T-2011	Lee LeClear Tennis Center Reconstruction	\$ 40,000	501,850	-	1,500,000	-	-	-
J	T-2012	Harwin Detention Facility	\$ -	-	-	-	-	-	-
J	T-2015	Lansdale Park	\$ 455,000	-	-	-	-	-	-
J	T-2016	Brays Bayou	\$ 84,709	-	-	-	-	-	-
J	T-2017	Bonham Park	\$ -	50,000	-	-	-	-	-
J	T-2018	Bellaire Lights	\$ -	-	120,000	-	-	-	-
J	T-2019	Fondren South	\$ -	-	-	1,000,000	3,500,000	3,750,000	-
J	T-2020	Harwin Hillcroft Intersection Access Management Plan	\$ -	-	125,000	875,000	-	-	-
J	T-2021	Corporate Reconstruction	\$ -	-	750,000	2,250,000	2,000,000	1,000,000	-
F, J	T-2099	Concrete Panel Replacement Program	\$ -	150,000	2,100,000	525,000	-	-	-
<b>Total</b>			<b>\$ 15,096,836</b>	<b>\$ 1,047,313</b>	<b>\$ 10,460,160</b>	<b>\$ 26,885,180</b>	<b>\$ 14,608,160</b>	<b>\$ 13,595,000</b>	<b>\$ 1</b>

\* NOTE:  
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2020 - 2024 CAPITAL IMPROVEMENT PLAN  
 TIRZ No. 20 - SOUTHWEST HOUSTON REDEVELOPMENT AUTHORITY

Source of Funds	Fiscal Year Planned Appropriations					
	Through 2019	Projected 2019	2020	2021	2022	2023
TIRZ Funds	15,096,836	1,047,313	10,450,160	26,085,160	13,808,160	13,595,000
City of Houston	-	-	-	-	-	-
Grants	-	-	-	800,000	800,000	-
Other	-	-	-	-	-	-
<b>Project Total</b>	<b>15,096,836</b>	<b>1,047,313</b>	<b>10,450,160</b>	<b>26,885,160</b>	<b>14,608,160</b>	<b>13,595,000</b>

<b>Project:</b> Club Creek Detention Basin & Park		<b>City Council District</b>		<b>Key Map:</b>		
		Location: J		Geo. Ref.:		
		Served: J		Neighborhood:		
<b>Description:</b>	Land acquisition, planning, design and construction for road drainage/detention mitigation facilities. Detention for future city infrastructure improvements. Project will include detention basin, park facilities and connectivity to Brays Bayou trail system. This project is jointly funded by the TIRZ and the City of Houston.	<b>Operating and Maintenance Costs: (\$)</b>				
		2020	2021	2022		
		Personnel	-	-	-	-
		Supplies	-	-	-	-
		Svcs. & Chgs.	-	-	-	-
		Capital Outlay	-	-	-	-
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -
		FTEs				
<b>Justification:</b>	To relieve and mitigate street flooding for City of Houston road projects within the area; provide park and hike/bike facilities for an underserved area.					

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023
<b>Phase</b>							
1 Planning	-	5,923	-	-	-	-	-
2 Acquisition	1,580,820	-	-	-	-	-	-
3 Design	493,061	-	50,000	-	-	-	-
4 Construction	-	-	-	5,400,000	-	-	-
5 Equipment	-	-	-	-	-	-	-
6 Close-Out	-	-	-	-	-	-	-
7 Other	30,995	8,160	8,160	58,160	8,160	8,160	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
<b>Other Sub-Total:</b>	30,995	8,160	8,160	58,160	8,160	8,160	-
<b>Total Allocations</b>	\$ 2,104,876	\$ 14,083	\$ 58,160	\$ 5,458,160	\$ 8,160	\$ 8,160	\$ -
<b>Source of Funds</b>							
TIRZ Funds	2,104,876	14,083	58,160	5,458,160	8,160	8,160	-
City of Houston	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-
<b>Total Funds</b>	\$ 2,104,876	\$ 14,083	\$ 58,160	\$ 5,458,160	\$ 8,160	\$ 8,160	\$ -

<b>Project:</b> Oak Park Road Construction	<b>City Council District</b>	<b>Key Map:</b>	530 C, D, G, H	<b>WE</b>	
	<b>Location:</b>	F	<b>Geo. Ref.:</b>		
	<b>Served:</b>	F	<b>Neighborhood:</b>		26
<b>Description:</b>	Design and construct access road from Rogersdale to Beltway 8.		<b>Operating and Maintenance Costs: (\$ 1</b>		
<b>Justification:</b> Mobility improvements within the Oak Park Business Park for improved egress and ingress.		<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>20</b>
	Personnel	-	-	-	-
	Supplies	-	-	-	-
	Svcs. & Chgs.	-	-	-	-
	Capital Outlay	-	-	-	-
	<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
FTEs					

**Fiscal Year Planned Expenses**

<b>Project Allocation</b>	<b>Projected Expenses thru 6/30/18</b>	<b>2019 Budget</b>	<b>2019 Estimate</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>20</b>
<b>Phase</b>								
1 Planning	-	-	-	-	-	-	-	-
2 Acquisition	-	-	-	-	-	-	-	-
3 Design	-	-	-	-	-	-	-	-
4 Construction	-	-	-	-	-	-	800,000	-
5 Equipment	-	-	-	-	-	-	-	-
6 Close-Out	-	-	-	-	-	-	-	-
7 Other	-	-	-	-	-	-	45,000	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
<b>Other Sub-Total:</b>	-	-	-	-	-	-	45,000	-
<b>Total Allocations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 845,000</b>	<b>\$</b>
<b>Source of Funds</b>								
TIRZ Funds	-	-	-	-	-	-	845,000	-
City of Houston	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-
<b>Total Funds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 845,000</b>	<b>\$</b>

<b>Project:</b>	<b>Sharpstown Park Redevelopment (Pool &amp; Golf Course)</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WI</b>	
		<b>Location:</b> J		<b>Geo. Ref.:</b>			
		<b>Served:</b> J		<b>Neighborhood:</b>			
<b>Description:</b>	Demolition of swimming pool; reconstruction of pool in a different location within the Park. Demolition and reconstruction golf course, club house, locker room and other amenities.	<b>Operating and Maintenance Costs: (\$ 1</b>					<b>2</b>
			2020	2021	2022		
<b>Justification:</b>	Sharpstown Park facilities are in severe disrepair due to aging. Park usage has declined and the number facilities available to the community has been reduced.	Personnel	-	-	-	-	
		Supplies	-	-	-	-	
		Svcs. & Chgs.	-	-	-	-	
		Capital Outlay	-	-	-	-	
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	
	FTEs						

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	21
<b>Phase</b>								
1 Planning	-	-	-	-	-	-	-	-
2 Acquisition	-	-	-	-	-	-	-	-
3 Design	-	-	-	-	-	-	-	-
4 Construction	2,000,000	-	-	-	-	-	1,000,000	1,0
5 Equipment	-	-	-	-	-	-	-	-
6 Close-Out	-	-	-	-	-	-	-	-
7 Other	-	-	-	-	-	-	-	-
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-
<b>Total Allocations</b>	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,0
<b>Source of Funds</b>								
TIRZ Funds	2,000,000	-	-	-	-	-	1,000,000	1,0
City of Houston	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-
<b>Total Funds</b>	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,0

<b>Project:</b> Regional Hike and Bike Trails	<b>City Council District</b>	<b>Key Map:</b>	530F	VI	
	<b>Location:</b>	J	<b>Geo. Ref.:</b>		
	<b>Served:</b>	J	<b>Neighborhood:</b> 28		
<b>Description:</b> Construct trail along CenterPoint easement from Beechnut to Westpark	<b>Operating and Maintenance Costs: (\$ 1</b>				
<b>Justification:</b> Provide connectivity and community need for hike and bike trails		2020	2021	2022	
	Personnel	-	-	-	
	Supplies	-	-	-	
	Svcs. & Chgs.	-	-	-	
	Capital Outlay	-	-	-	
	<b>Total</b>	\$ -	\$ -	\$ -	\$ -
FTEs					

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	
<b>Phase</b>								
1 Planning	-	-	-	-	-	-	-	-
2 Acquisition	-	-	-	-	-	-	-	-
3 Design	-	100,000	-	100,000	100,000	100,000	-	-
4 Construction	-	-	-	-	1,000,000	1,000,000	-	-
5 Equipment	-	-	-	-	-	-	-	-
6 Close-Out	-	-	-	-	-	-	-	-
7 Other	-	-	-	-	-	-	-	-
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-
<b>Total Allocations</b>	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ 1,100,000	\$ 1,100,000	\$ -	\$ -
<b>Source of Funds</b>								
TIRZ Funds	-	100,000	-	100,000	300,000	300,000	-	-
City of Houston	-	-	-	-	-	-	-	-
Grants (TIP Funds)	-	-	-	-	800,000	800,000	-	-
Other	-	-	-	-	-	-	-	-
<b>Total Funds</b>	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ 1,100,000	\$ 1,100,000	\$ -	\$ -



<b>Project:</b>	<b>Mall Redevelopment Project</b>	<b>City Council District</b>		<b>Key Map:</b>			
		<b>Location:</b>	J	<b>Geo. Ref.:</b>			
		<b>Served:</b>	J	<b>Neighborhood:</b>			
<b>Description:</b>	Repositioning of the old Sharpstown Mall property is a major component of the TIRZ Plan. Includes planning, design and partial demolition and construction of new infrastructure, repositioning certain owners and providing for a higher valued development.	<b>Operating and Maintenance Costs: (\$</b>					
<b>Justification:</b>	Enhance economic development in the area.		2020	2021	2022		
		Personnel	-	-	-		
		Supplies	-	-	-		
		Svcs. & Chgs.	-	-	-		
		Capital Outlay	-	-	-		
<b>Total</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>
		FTEs					

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	
<b>Phase</b>								
1 Planning		150,000		150,000	-	-	-	
2 Acquisition	2,200,566	-	-	-	10,000,000	-	-	
3 Design	-	-	-	-	-	-	-	
4 Construction	-	-	-	-	4,000,000	-	-	
5 Equipment	-	-	-	-	-	-	-	
6 Close-Out	-	-	-	-	-	-	-	
7 Other	-	-	14,000	-	-	-	-	
	-	-	-	-	-	-	-	
	-	-	-	-	-	-	-	
	-	-	-	-	-	-	-	
<b>Other Sub-Total:</b>	-	-	14,000	-	-	-	-	
<b>Total Allocations</b>	<b>\$ 2,200,566</b>	<b>\$ 150,000</b>	<b>\$ 14,000</b>	<b>\$ 150,000</b>	<b>\$ 14,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Source of Funds</b>								
TIRZ Funds	2,200,566	150,000	14,000	150,000	14,000,000	-	-	
City of Houston	-	-	-	-	-	-	-	
Grants	-	-	-	-	-	-	-	
Other	-	-	-	-	-	-	-	
<b>Total Funds</b>	<b>\$ 2,200,566</b>	<b>\$ 150,000</b>	<b>\$ 14,000</b>	<b>\$ 150,000</b>	<b>\$ 14,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\*NOTE:

<b>Project:</b>	Harwin Access Management Project	<b>City Council District</b>		<b>Key Map:</b>		
		<b>Location:</b> J		<b>Geo. Ref.:</b>		
		<b>Served:</b> J		<b>Neighborhood:</b>		
<b>Description:</b>	Multiple median closures and improvements on Harwin from Fondren to Gessner; addition of a center turning lane. Includes changes to existing signals and improved drainage. Project includes acquisition and construction of Harwin Detention Facility to alleviate downstream flooding and to mitigate road flooding.	<b>Operating and Maintenance Costs: (\$ 1</b>				
			2020	2021	2022	
<b>Justification:</b>	Improve mobility along the Harwin Corridor; assist in the mitigation of area flooding.	Personnel	-	-	-	-
		Supplies	-	-	-	-
		Svcs. & Chgs.	-	-	-	-
		Capital Outlay	-	-	-	-
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -
		FTEs				

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	
<b>Phase</b>								
1 Planning	-	-	-	-	-	-	-	-
2 Acquisition	-	1,000,000	-	1,000,000	-	-	-	-
3 Design	-	647,000	170,000	647,000	627,000	-	-	-
4 Construction	-	-	-	-	5,000,000	8,000,000	7,000,000	-
5 Equipment	-	-	-	-	-	-	-	-
6 Close-Out	-	-	-	-	-	-	-	-
7 Other	-	-	-	-	-	-	-	-
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-
<b>Total Allocations</b>	\$ -	\$ 1,647,000	\$ 170,000	\$ 1,647,000	\$ 5,627,000	\$ 8,000,000	\$ 7,000,000	\$
<b>Source of Funds</b>								
TIRZ Funds	-	1,647,000	170,000	1,647,000	5,627,000	8,000,000	7,000,000	-
City of Houston	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-
<b>Total Funds</b>	\$ -	\$ 1,647,000	\$ 170,000	\$ 1,647,000	\$ 5,627,000	\$ 8,000,000	\$ 7,000,000	\$

<b>Project:</b> Lee LeClear Tennis Center Reconstruction		<b>City Council District</b>		<b>Key Map:</b>	
		<b>Location:</b>	J	<b>Geo. Ref.:</b>	
		<b>Served:</b>	J	<b>Neighborhood:</b>	
<b>Description:</b>	Detention to support Lee LeClear Tennis Center and surrounding property.	<b>Operating and Maintenance Costs: (\$)</b>			
			2020	2021	2022
		Personnel	-	-	-
		Supplies	-	-	-
<b>Justification:</b>	Provide detention in the area.	Svcs. & Chgs.	-	-	-
		Capital Outlay	-	-	-
		<b>Total</b>	\$ -	\$ -	\$ -
		FTEs			

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	
<b>Phase</b>								
1 Planning	-	-	-	-	-	-	-	-
2 Acquisition	-	-	-	-	-	-	-	-
3 Design	40,000	-	501,850	-	-	-	-	-
4 Construction	-	500,000	-	-	1,500,000	-	-	-
5 Equipment	-	-	-	-	-	-	-	-
6 Close-Out	-	-	-	-	-	-	-	-
7 Other	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-
<b>Total Allocations</b>	\$ 40,000	\$ 500,000	\$ 501,850	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -
<b>Source of Funds</b>								
TIRZ Funds	40,000	500,000	501,850	-	1,500,000	-	-	-
City of Houston	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-
<b>Total Funds</b>	\$ 40,000	\$ 500,000	\$ 501,850	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -

<b>Project:</b> Bellaire Lights	<b>City Council District</b>		<b>Key Map:</b>		W
	<b>Location:</b>	J	<b>Geo. Ref.:</b>		
	<b>Served:</b>	J	<b>Neighborhood:</b>		
<b>Description:</b>	Ornamental lights along Bellaire Boulevard from Fondren to Beltway 8. Five intersections			<b>Operating and Maintenance Costs: (\$ 1</b>	
<b>Justification:</b> Beautification along Bellaire Boulevard		2020	2021	2022	
	Personnel	-	-	-	
	Supplies	-	-	-	
	Svcs. & Chgs.	-	-	-	
	Capital Outlay	-	-	-	
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs				

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	
<b>Phase</b>								
1 Planning	-	-	-	-	-	-	-	-
2 Acquisition	-	-	-	-	-	-	-	-
3 Design	-	-	-	-	-	-	-	-
4 Construction	-	-	-	120,000	-	-	-	-
5 Equipment	-	-	-	-	-	-	-	-
6 Close-Out	-	-	-	-	-	-	-	-
7 Other	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-
<b>Total Allocations</b>	\$ -	\$ -	\$ -	\$ 120,000	\$ -	\$ -	\$ -	\$ -
<b>Source of Funds</b>								
TIRZ Funds	-	-	-	120,000	-	-	-	-
City of Houston	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-
<b>Total Funds</b>	\$ -	\$ -	\$ -	\$ 120,000	\$ -	\$ -	\$ -	\$ -

<b>Project:</b> Fondren South	<b>City Council District</b>	<b>Key Map:</b>		VI
	<b>Location:</b> J	<b>Geo. Ref.:</b>		
	<b>Served:</b> J	<b>Neighborhood:</b>		
<b>Description:</b>	Reconstruction of Fondren from 59 to Beechnut. The proposed pavement typical section will include a 6 lane divided concrete curb & gutter with storm sewer system. The project will also modernize the existing traffic signal at Beechnut.			
<b>Justification:</b>	Enhance mobility and safety along the corridor and promote economic development.			
		<b>Operating and Maintenance Costs: (\$ 1</b>		
		2020	2021	2022
	Personnel	-	-	-
	Supplies	-	-	-
	Svcs. & Chgs.	-	-	-
	Capital Outlay	-	-	-
	<b>Total</b>	\$ -	\$ -	\$ -
	FTEs			

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	
<b>Phase</b>								
1 Planning	-	-	-	-	-	-	-	-
2 Acquisition	-	-	-	-	-	-	-	-
3 Design	-	-	-	-	1,000,000	500,000	-	-
4 Construction	-	-	-	-	-	3,000,000	3,750,000	-
5 Equipment	-	-	-	-	-	-	-	-
6 Close-Out	-	-	-	-	-	-	-	-
7 Other	-	-	-	-	-	-	-	-
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-
<b>Total Allocations</b>	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 3,500,000	\$ 3,750,000	\$ -
<b>Source of Funds</b>								
TIRZ Funds	-	-	-	-	1,000,000	3,500,000	3,750,000	-
City of Houston	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-
<b>Total Funds</b>	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 3,500,000	\$ 3,750,000	\$ -

<b>Project:</b>	Harwin Hillcroft Intersection Access Management Plan	<b>City Council District</b>		<b>Key Map:</b>		W
		<b>Location:</b>	J	<b>Geo. Ref.:</b>		
		<b>Served:</b>	J	<b>Neighborhood:</b>		
<b>Description:</b>	Evaluation of the existing intersection and approaches geometric layout for adequate storage, turning radii's, traffic signal hardware, and implementation of safe driveway access at all approaches. Optimization of traffic signal phasing and timing to minimize excessive delays and improve intersection LOS.	<b>Operating and Maintenance Costs: (\$ 1</b>				
			2020	2021	2022	
<b>Justification:</b>	Improve the intersection safety of mobility and intersection Level of Service (LOS).	Personnel	-	-	-	
		Supplies	-	-	-	
		Svcs. & Chgs.	-	-	-	
		Capital Outlay	-	-	-	
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -
		FTEs				

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	
<b>Phase</b>								
1 Planning	-	-	-	-	-	-	-	-
2 Acquisition	-	-	-	-	150,000	-	-	-
3 Design	-	-	-	125,000	-	-	-	-
4 Construction	-	-	-	-	725,000	-	-	-
5 Equipment	-	-	-	-	-	-	-	-
6 Close-Out	-	-	-	-	-	-	-	-
7 Other	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-
<b>Total Allocations</b>	\$ -	\$ -	\$ -	\$ 125,000	\$ 875,000	\$ -	\$ -	\$ -
<b>Source of Funds</b>								
TIRZ Funds	-	-	-	125,000	875,000	-	-	-
City of Houston	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-
<b>Total Funds</b>	\$ -	\$ -	\$ -	\$ 125,000	\$ 875,000	\$ -	\$ -	\$ -

<b>Project:</b>	<b>Corporate Reconstruction</b>	<b>City Council District</b>	<b>Key Map:</b>		M		
		<b>Location:</b>	J	<b>Geo. Ref.:</b>			
		<b>Served:</b>	J	<b>Neighborhood:</b>			
<b>Description:</b>	Reconstruction of Corporate Drive from Beechnut to Bellaire, paving & partial storm sewer. The future pavement typical section will be 45' F-F concrete curb & gutter comprised of 2-11' travel lanes, a 13' wide continuous center turn lane (2WCCTL), 2- 5' wide bike lanes in addition to 2-5' wide sidewalks.	<b>Operating and Maintenance Costs: (\$ 1</b>					
<b>Justification:</b>	The 2015 study of the street system pavement condition determined that more than 80% of the existing concert panels along Corporate Drive from Bellaire to Beechnut are in a state of disrepair and must be replaced. It was determined that it would be beneficial to reconstruct the corridor rather than concrete panel replacement only.		2020	2021	2022		
		Personnel	-	-	-		
		Supplies	-	-	-		
		Svcs. & Chgs.	-	-	-		
		Capital Outlay	-	-	-		
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	
		FTEs					

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	
<b>Phase</b>								
1 Planning	-	-	-	-	-	-	-	
2 Acquisition	-	-	-	-	-	-	-	
3 Design	-	-	-	750,000	250,000	-	-	
4 Construction	-	-	-	-	2,000,000	2,000,000	1,000,000	
5 Equipment	-	-	-	-	-	-	-	
6 Close-Out	-	-	-	-	-	-	-	
7 Other	-	-	-	-	-	-	-	
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	
<b>Total Allocations</b>	\$ -	\$ -	\$ -	\$ 750,000	\$ 2,250,000	\$ 2,000,000	\$ 1,000,000	\$
<b>Source of Funds</b>								
TIRZ Funds	-	-	-	750,000	2,250,000	2,000,000	1,000,000	
City of Houston	-	-	-	-	-	-	-	
Grants	-	-	-	-	-	-	-	
Other	-	-	-	-	-	-	-	
<b>Total Funds</b>	\$ -	\$ -	\$ -	\$ 750,000	\$ 2,250,000	\$ 2,000,000	\$ 1,000,000	\$

\*NOTE:

<b>Project:</b> Concrete Panel Replacement Program	<b>City Council District</b>		<b>Key Map:</b>	VI	
	<b>Location:</b>	J	<b>Geo. Ref.:</b>		
	<b>Served:</b>	J	<b>Neighborhood:</b>		
<b>Description:</b> Street maintenance program	<b>Operating and Maintenance Costs: (\$ '1</b>				
<b>Justification:</b> Mobility improvements to extend life of roads.		2020	2021	2022	
	Personnel	-	-	-	
	Supplies	-	-	-	
	Svcs. & Chgs.	-	-	-	
	Capital Outlay	-	-	-	
	<b>Total</b>	\$ -	\$ -	\$ -	\$ -
FTEs					

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	
<b>Phase</b>								
1 Planning	-	-	-	-	-	-	-	-
2 Acquisition	-	-	-	-	-	-	-	-
3 Design	-	150,000	150,000	-	-	-	-	-
4 Construction	-	1,000,000	-	2,000,000	500,000	-	-	-
5 Equipment	-	-	-	-	-	-	-	-
6 Close-Out	-	-	-	-	-	-	-	-
7 Other	-	50,000	-	100,000	25,000	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
<b>Other Sub-Total:</b>	-	50,000	-	100,000	25,000	-	-	-
<b>Total Allocations</b>	\$ -	\$ 1,200,000	\$ 150,000	\$ 2,100,000	\$ 525,000	\$ -	\$ -	\$ -
<b>Source of Funds</b>								
TIRZ Funds	-	1,200,000	150,000	2,100,000	525,000	-	-	-
City of Houston	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-
<b>Total Funds</b>	\$ -	\$ 1,200,000	\$ 150,000	\$ 2,100,000	\$ 525,000	\$ -	\$ -	\$ -