

City of Houston, Texas, Ordinance No. 2020- 818

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 2021 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2021-2025 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 2021 (“Budget”) and a five-year Capital Improvement Plan Budget for Fiscal Years 2021-2025 (“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 2021 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 2021. 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, 2021, the Zone and the Authority shall, in cooperation with City representatives: (1) identify surplus funds in the Authority's Fiscal Year 2021 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2021 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 23rd day of September, 2020.

APPROVED this _____ day of _____, 2020.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is SEP 29 2020.

Pat J. Harrel
City Secretary

(Prepared by Legal Department *Mary Buzak*)
(MFB/mfb September 3, 2020) Senior Assistant City Attorney
(Requested by Andy Icken
Chief Development Officer, Office of the Mayor)
(LD No. 0421300019014)

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AYE	NO	
✓		MAYOR TURNER
••••	••••	COUNCIL MEMBERS
✓		PECK
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

EXHIBIT "A"

**Fiscal Year 2021 Operating Budget for
Southwest Houston Redevelopment Authority**

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2021 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 (TY2020):	\$	3,133,642,079
	Current Taxable Value (TY2019):	\$	3,013,117,384
	Acres:		4,460.66
	Administrator (Contact):	Hawes Hill & Associates	
Contact Number:	(713) 595-1209		

N A R R A T I V E	Zone Purpose:
	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.
	Since creation, Reinvestment Zone No. 20 has completed several capital projects including roadway, intersection, streetscape, drainage and parks/open space improvements. Completed projects include those in the original Zone, as well as the areas annexed in 2013 and 2015. Completed projects include Bellaire Access Management, Fondren Access Management, Social Services Corridor project which added sidewalks and lighting to the area east of I-69, park improvements in Crain and Landsdale Parks and support towards Sharpstown Pool Reconstruction.
	In the next five years, the Zone is focusing on the following projects: Club Creek Detention Basin and Park, Corporate Drive Reconstruction, Harwin Access Management, Harwin/Hillcroft Intersection Access Management, Centerpoint Trail, Hillcroft Avenue Safety Projects South of I-69 (in coordination with the City of Houston), and redevelopment of the Mall.

	Total Plan	Cumulative Expenses (to 6/30/19)	Variance	
P R O J E C T	Capital Projects:			
	Roadway and Street Reconstruction Projects	\$ 85,000,000	\$ 71,575,304	\$ 13,424,696
	Public Utility Improvements	5,000,000	-	5,000,000
	Parks, Plazas, Hike and Bike Trails, Pedestrian Bridges	10,000,000	3,597,889	6,402,111
	Storm Water Infrastructure	10,000,000	439,488	9,560,512
	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	13,688	14,986,312
	Total Capital Projects	\$ 150,000,000	\$ 88,122,111	\$ 61,877,889
P L A N	Affordable Housing	-	-	-
	School & Education/Cultural Facilities	-	-	-
	Financing Costs	30,000,000	20,199,066	9,800,934
	Administration Costs/ Professional Services	2,500,000	3,540,421	(1,040,421)
	Creation Costs	-	-	-
Total Project Plan	\$ 182,500,000	\$ 111,861,598	\$ 70,638,402	

	Additional Financial Data	FY2020 Budget	FY2020 Estimates	FY2021 Budget
D E B T	Debt Service	\$ 4,167,961	\$ 3,203,351	\$ 5,304,599
	Principal	\$ 2,695,000	\$ 1,455,000	\$ 2,550,000
	Interest	\$ 1,472,961	\$ 1,748,351	\$ 2,754,599
		Balance as of 6/30/19	Projected Balance as of 6/30/20	Projected Balance as of 6/30/21
	Year End Outstanding (Principal)			
	Bond Debt	\$ 46,470,000	\$ 45,015,000	\$ 76,375,000
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2021 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimates	FY2021 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 11,401,862	\$ 13,488,378	\$ 9,004,531
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 4,192,749	\$ 2,127,427	\$ 5,304,599
Beginning Balance	\$ 15,594,611	\$ 15,615,805	\$ 14,309,130
City tax revenue	\$ 9,731,069	\$ 9,192,338	\$ 10,702,870
	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 9,731,069	\$ 9,192,338	\$ 10,702,870
Reimbursement from Catholic Church for Bellaire	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 35,000	\$ 148,420	\$ 35,000
Other Interest Income	\$ 35,000	\$ 148,420	\$ 35,000
City of Houston	\$ -	\$ -	\$ 620,000
HCFCD Reimbursement	\$ -	\$ -	\$ 1,500,000
Grants	\$ -	\$ -	\$ 800,000
Grant Proceeds	\$ -	\$ -	\$ 2,920,000
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
	\$ 43,329,615	\$ -	\$ 30,204,375
Contract Revenue Bond Proceeds	\$ 43,329,615	\$ -	\$ 30,204,375
TOTAL AVAILABLE RESOURCES	\$ 68,690,295	24,956,563	58,171,375

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2021 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimates	FY2021 Budget
EXPENDITURES			
Accounting	\$ 11,000	\$ 10,800	\$ 12,000
Administration Salaries & Benefits	\$ 102,000	\$ 102,000	\$ 105,000
Auditor	\$ 15,900	\$ 12,000	\$ 15,900
Bond Services/Trustee/Financial Advisor	\$ 6,000	\$ 3,000	\$ 6,000
Insurance	\$ 1,200	\$ 1,200	\$ 1,200
Office Administration	\$ 8,000	\$ 7,800	\$ 8,500
TIRZ Administration and Overhead	\$ 144,100	136,800	148,600
Engineering Consultants	\$ -	\$ -	\$ -
Legal	\$ 15,000	\$ 33,000	\$ 40,000
Tax Consultant	\$ 16,500	\$ 18,000	\$ 18,500
Website Maintenance	\$ 4,200	\$ 4,200	\$ 4,200
Zone Plan Amendment	\$ -	\$ -	\$ -
Planning Consultants	\$ -	\$ -	\$ -
Program and Project Consultants	\$ 35,700	\$ 55,200	\$ 62,700
Management consulting services	\$ 179,800	192,000	211,300
Capital Expenditures (See CIP Schedule)	\$ 10,450,160	\$ 4,480,878	16,461,885
TIRZ Capital Expenditures	\$ 10,450,160	4,480,878	16,461,885
Developer / Project Reimbursements	\$ -	\$ -	\$ -
Bond Debt Service (Series 2017)			
Principal	\$ 1,455,000	\$ 1,455,000	\$ 1,500,000
Interest	\$ 1,748,351	\$ 1,748,351	\$ 1,706,390
Cost of Issuance	\$ -	\$ -	\$ -
Bond Debt Service (Series 2020)			
Principal	\$ -	\$ -	\$ 1,050,000
Interest	\$ 989,398	\$ -	\$ 1,048,209
Cost of Issuance	\$ -	\$ -	\$ -
Loan debt service			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -
System debt service	\$ 4,192,749	3,203,351	5,304,599
TOTAL PROJECT COSTS	\$ 14,822,709	7,876,229	21,977,784
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Payment/transfer to ISD - educational facilities (Pass Through)	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 486,553	\$ 459,617	\$ 535,144
ISD	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ 2,311,587	\$ 2,311,587	\$ 2,311,587
COH Drainage Fee	\$ -	\$ -	\$ -
Total Transfers	\$ 2,798,140	\$ 2,771,204	\$ 2,846,731
Total Budget	\$ 17,620,849	\$ 10,647,433	\$ 24,824,516
RESTRICTED Funds - Capital Projects	\$ 44,493,169	9,004,531	27,728,319
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 6,576,277	\$ 5,304,599	\$ 5,618,541
Ending Fund Balance	\$ 51,069,446	14,309,130	33,346,860
Total Budget & Ending Fund Balance	\$ 68,690,295	24,956,563	58,171,375

Notes:

EXHIBIT "B"

**Fiscal Years 2021-2025 Capital Improvement Projects Budget for
Southwest Houston Zone**

Council District	CIP No.	Project	Fiscal Year Planned Appropriations											Cumulative Total (YTD Date)	
			Through 2019	Projected 2020	2021	2022	2023	2024	2025	FY21 - FY25 Total					
F, J	T-2001	Belaire Access Management Mobility	\$ 28,619,708	-	-	-	-	-	-	-	-	-	-	-	28,619,708
J	T-2002	Fondren Access Management Mobility Improvements	\$ 22,279,376	-	-	-	-	-	-	-	-	-	-	-	22,279,376
J	T-2003	Social Services Project	\$ 425,033	-	-	-	-	-	-	-	-	-	-	-	425,033
J	T-2004	Club Creek Detention Basin & Park	\$ 2,101,793	164,878	3,103,885	3,908,180	-	-	-	-	-	-	7,012,045	9,278,716	
F	T-2005	Oak Park Road Construction	\$ 94,738	-	-	-	-	-	-	-	-	845,000	845,000	939,738	
J	T-2006	Crain Park	\$ 455,000	-	-	-	-	-	-	-	-	-	-	455,000	
J	T-2007	Sharpstown Park Pool Reconstruction	\$ 2,000,000	-	-	-	-	-	-	-	-	-	-	2,000,000	
J	T-2008	Regional Hike and Bike Trails (Centerpoint Trail)	\$ -	60,000	1,200,000	1,200,000	1,000,000	1,000,000	4,500,000	-	-	-	4,660,000		
J	T-2009	Mall Redevelopment Project	\$ 2,215,566	14,000	265,000	15,000	4,115,000	15,000	8,525,000	-	-	-	10,754,566		
J	T-2010	Harwin Access Management Project	\$ 103,500	560,000	1,927,000	3,575,000	3,236,000	6,325,000	21,368,000	-	-	-	22,051,500		
J	T-2011	Lee LeClear Tennis Center Reconstruction	\$ 541,850	-	-	-	-	-	-	-	-	-	-	541,850	
J	T-2015	Lensdale Park	\$ 455,000	-	-	-	-	-	-	-	-	-	-	455,000	
J	T-2016	Brays Bayou	\$ 84,709	-	-	-	-	-	-	-	-	-	-	84,709	
J	T-2017	Bonham Park	\$ 52,500	20,000	-	-	-	-	-	-	-	-	-	72,500	
J	T-2018	Belaire Lights	\$ -	50,000	100,000	-	-	-	-	-	-	-	-	150,000	
J	T-2019	Fondren South	\$ -	-	-	-	-	-	-	-	-	500,000	500,000		
J	T-2020	Harwin Hillcroft Intersection Access Management Plan	\$ -	-	511,000	2,200,000	1,075,000	-	-	-	-	-	3,786,000		
J	T-2021	Corporate Reconstruction	\$ -	-	715,000	4,200,000	2,100,000	-	-	-	-	-	7,015,000		
J	T-2022	Hillcroft Avenue Safety Projects South of I-69	\$ -	-	2,500,000	-	-	-	-	-	-	-	2,500,000		
J	T-2023	Economic Development Community Improvements	\$ -	-	3,500,000	6,000,000	-	-	-	-	-	-	9,500,000		
F, J	T-2024	Sidewalk Replacement & Improvements	\$ -	-	1,650,000	825,000	285,000	285,000	2,730,000	-	-	-	2,730,000		
F, J	T-2099	Concrete Panel Replacement Program	\$ -	3,612,000	1,200,000	-	-	-	-	-	-	-	1,200,000		
J	T-2025	Ruffino Hills Economic & Environmental Resilience	\$ -	-	390,000	-	-	-	-	-	-	-	390,000		
Total			\$ 59,428,773	\$ 4,480,878	\$ 16,461,885	\$ 21,923,160	\$ 12,011,000	\$ 11,725,000	\$ 7,970,000	\$ 70,091,045	\$ 134,000,586				

* NOTE:

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Source of Funds	Fiscal Year Planned Appropriations										Cumulative Total (To Date)
	Through 2019	Projected 2020	2021	2022	2023	2024	2025	FY21 - FY25 Total			
TIRZ Funds	59,428,773	4,480,878	13,541,885	18,623,160	12,011,000	11,725,000	7,970,000	63,871,045			127,780,695
City of Houston	-	-	620,000	-	-	-	-	620,000			620,000
Grants	-	-	800,000	3,300,000	-	-	-	4,100,000			4,100,000
Other	-	-	1,500,000	-	-	-	-	1,500,000			1,500,000
Project Total	59,428,773	4,480,878	16,461,885	21,923,160	12,011,000	11,725,000	7,970,000	70,981,045			134,000,595

Project:	Club Creek Detention Basin & Park		City Council District			Key Map:		WBS.:		
	Location:		J		J		Geo. Ref.:		T-2004	
	Served:		J		J		Neighborhood:			
Description:	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.									
Justification:	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. Harris County Flood Control District has agreed to reimburse TIRZ 20 for Brays Bayou sloop failure repairs.									
Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	1,580,820	-	-	-	-	-	-	-	\$ -	\$ 1,580,820
3 Design	489,978	-	131,718	70,725	-	-	-	-	\$ 70,725	\$ 692,421
4 Construction	-	5,400,000	-	3,000,000	3,900,000	-	-	-	\$ 6,900,000	\$ 6,900,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	30,995	58,160	33,160	33,160	8,160	-	-	-	\$ 41,320	\$ 105,475
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
Other Sub-Total:	30,995	58,160	33,160	33,160	8,160	-	-	-	\$ 41,320	\$ 105,475
Total Allocations	2,101,793	5,458,160	164,878	3,103,885	3,908,160	\$ -	\$ -	\$ -	\$ 7,012,045	\$ 9,278,716
Source of Funds										
TIRZ Funds	2,101,793	5,458,160	164,878	983,885	1,408,160	-	-	-	\$ 2,392,045	\$ 4,658,716
City of Houston	-	-	-	620,000	-	-	-	-	\$ 620,000	\$ 620,000
Grants	-	-	-	-	2,500,000	-	-	-	\$ 2,500,000	\$ 2,500,000
Other	-	-	-	1,500,000	-	-	-	-	\$ 1,500,000	\$ 1,500,000
Total Funds	\$ 2,101,793	\$ 5,458,160	\$ 164,878	\$ 3,103,885	\$ 3,908,160	\$ -	\$ -	\$ -	\$ 7,012,045	\$ 9,278,716

Project: Oak Park Road Construction	City Council District: 530 C, D, G, H	Key Map:	WBS.: T-2005
Location: F	Geo. Ref.:		
Served: F	Neighborhood: 26		
Description: Design and construct access road from Rogersdale to Beltway 8.	Operating and Maintenance Costs: (\$ Thousands)		
	2021	2022	2023
Personnel	-	-	-
Supplies	-	-	-
Svcs. & Chgs.	-	-	-
Capital Outlay	-	-	-
Total	\$ -	\$ -	\$ -
FTEs			
Justification: Mobility improvements within the Oak Park Business Park for improved egress and ingress.			

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase										
1 Planning	94,738	-	-	-	-	-	-	-	\$ -	\$ 94,738
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	-	-	-	-	800,000	\$ 800,000	\$ 800,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	45,000	\$ 45,000	\$ 45,000
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	45,000	\$ 45,000	\$ 45,000
Total Allocations	\$ 94,738	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 845,000	\$ 845,000	\$ 939,738
Source of Funds										
TIRZ Funds	94,738	-	-	-	-	-	-	845,000	\$ 845,000	\$ 939,738
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 94,738	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 845,000	\$ 845,000	\$ 939,738

Project: Regional Hike and Bike Trails (Centerpoint Trail)			City Council District	Key Map:	WBS.:	T-2008		
Description:			Location:	Geo. Ref.:				
Justification:			Served:	Neighborhood:				
A 3.12 mile concrete CenterPoint Trail parallel to South Gessner Road connection between Westpark Tollway to Southwest Freeway connecting at the Brays Bayou Greenway Trail. TIRZ increment funds only. Provide connectivity and community need for hike and bike trails and bring safety, connectivity and economic benefits to the area.			Operating and Maintenance Costs: (\$ Thousands)					
			2021	2022	2023	2024	2025	Total

Fiscal Year Planned Expenses							Cumulative Total (To Date)			
Project Allocation	Phase	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total
1	Planning	-	-	-	-	-	-	-	-	- \$
2	Acquisition	-	-	-	100,000	100,000	100,000	-	-	300,000 \$
3	Design	-	100,000	60,000	100,000	100,000	100,000	-	-	300,000 \$
4	Construction	-	-	-	1,000,000	1,000,000	1,000,000	1,000,000	-	4,000,000 \$
5	Equipment	-	-	-	-	-	-	-	-	- \$
6	Close-Out	-	-	-	-	-	-	-	-	- \$
7	Other	-	-	-	-	-	-	-	-	- \$
Other Sub-Total:		-	-	-	-	-	-	-	-	- \$
Total Allocations		\$ -	\$ 100,000	\$ 60,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,000,000	\$ -	\$ 4,600,000

Source of Funds	TIRZ Funds	City of Houston	Grants (TIP Funds)	Other	Total Funds

Project:	Mail Redevelopment Project		City Council District		Key Map:		WBS.:		T-2009	
	Location:	J	Geo. Ref.:	J						
	Served:	J	Neighborhood:							
Description:	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.									
Justification:	Enhance economic development in the area.									

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase										
1 Planning		150,000		250,000					\$ 250,000	\$ 250,000
2 Acquisition	2,215,566								\$ -	\$ 2,215,566
3 Design									\$ -	\$ -
4 Construction				4,100,000	4,100,000				\$ 8,200,000	\$ 8,200,000
5 Equipment									\$ -	\$ -
6 Close-Out									\$ -	\$ -
7 Other			14,000	15,000	15,000	15,000	15,000	15,000	\$ 75,000	\$ 89,000
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
Other Sub-Total:			14,000	15,000	15,000	15,000	15,000	15,000	\$ 75,000	\$ 89,000

Total Allocations	\$ 2,215,566	\$ 150,000	\$ 14,000	\$ 265,000	\$ 15,000	\$ 4,115,000	\$ 4,115,000	\$ 15,000	\$ 8,525,000	\$ 10,754,566
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Source of Funds	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
TIRZ Funds	150,000	14,000	265,000	15,000	4,115,000	4,115,000	15,000	\$ 8,525,000	\$ 10,754,566
City of Houston								\$ -	\$ -
Grants								\$ -	\$ -
Other								\$ -	\$ -
Total Funds	\$ 150,000	\$ 14,000	\$ 265,000	\$ 15,000	\$ 4,115,000	\$ 4,115,000	\$ 15,000	\$ 8,525,000	\$ 10,754,566

*NOTE:

Project:	Fondren South		City Council District		Key Map:		WBS.:		T-2019		
	Location: J		Geo. Ref.:		2022		2023		2024		
	Served: J		Neighborhood:		2021		2022		2023		
Description:	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.										
Justification:	Enhance mobility and safety along the corridor and promote economic development.										
	Operating and Maintenance Costs: (\$ Thousands)										
	Personnel	-	-	-	-	-	-	-	-	-	Total
	Supplies	-	-	-	-	-	-	-	-	-	\$
	Svcs. & Chgs.	-	-	-	-	-	-	-	-	-	\$
	Capital Outlay	-	-	-	-	-	-	-	-	-	\$
	Total	\$	-	\$	-	\$	-	\$	-	\$	\$
	FTEs	-	-	-	-	-	-	-	-	-	-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$	\$
2 Acquisition	-	-	-	-	-	-	-	-	\$	\$
3 Design	-	-	-	-	-	-	-	500,000	\$ 500,000	\$ 500,000
4 Construction	-	-	-	-	-	-	-	-	\$	\$
5 Equipment	-	-	-	-	-	-	-	-	\$	\$
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$
7 Other	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
Other Sub-Total:	-	-	-	-	-	-	-	-	\$	\$
Total Allocations	\$	\$	\$	\$	\$	\$	\$	\$	\$ 500,000	\$ 500,000

Source of Funds	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	500,000	\$ 500,000	\$ 500,000
City of Houston	-	-	-	-	-	\$	\$
Grants	-	-	-	-	-	\$	\$
Other	-	-	-	-	-	\$	\$
Total Funds	\$	\$	\$	\$	\$ 500,000	\$ 500,000	\$ 500,000

Project:	Harwin Hillcroft Intersection Access Management Plan			City Council District			Key Map:			WBS.:					
	Location:	J	J	Geo. Ref.:	2021	2022	2023	2024	2025	Total	T-2020				
Served:		Neighborhood:			Operating and Maintenance Costs: (\$ Thousands)										
Description:		Personnel	Supplies	Svcs. & Chgs.	Capital Outlay	Total	FTEs	2021	2022	2023	2024	2025	Total		
Justification:		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.													
		Improve the intersection safety of mobility and intersection Level of Service (LOS).													
Phase															
1	Planning	-	-	-	61,000	-	-	-	-	-	-	-	61,000	\$ 61,000	\$ 61,000
2	Acquisition	-	-	-	200,000	-	-	-	-	-	-	-	400,000	\$ 400,000	\$ 400,000
3	Design	-	125,000	-	250,000	-	-	-	-	-	-	-	400,000	\$ 400,000	\$ 400,000
4	Construction	-	-	-	-	1,750,000	-	1,000,000	-	-	-	-	2,750,000	\$ 2,750,000	\$ 2,750,000
5	Equipment	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	75,000	-	-	-	-	175,000	\$ 175,000	\$ 175,000
Other Sub-Total:		-	-	-	-	-	-	100,000	75,000	-	-	-	175,000	\$ 175,000	\$ 175,000
Total Allocations		\$ -	\$ 125,000	\$ -	\$ 511,000	\$ 2,200,000	\$ -	\$ 2,200,000	\$ 1,075,000	\$ -	\$ -	\$ -	\$ 3,786,000	\$ 3,786,000	\$ 3,786,000
Source of Funds															
TIRZ Funds		-	125,000	-	511,000	2,200,000	-	2,200,000	1,075,000	-	-	-	3,786,000	\$ 3,786,000	\$ 3,786,000
City of Houston		-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 125,000	\$ -	\$ 511,000	\$ 2,200,000	\$ -	\$ 2,200,000	\$ 1,075,000	\$ -	\$ -	\$ -	\$ 3,786,000	\$ 3,786,000	\$ 3,786,000

Project:	Corporate Reconstruction		City Council District		Key Map:		WBS.:		T-2021					
	Location:		Geo. Ref.:		Neighborhood:									
Description:	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 (2WCTL), 2- 5' wide bike lanes in addition to 2-5' wide sidewalks.		2021		2022		2023		2024		2025		Total	
	Personnel													
Justification:	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.		2021		2022		2023		2024		2025		Total	
	Supplies													
Svc. & Chgs.														
Capital Outlay														
Total		\$												
FTEs														

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$	\$
2 Acquisition	-	-	-	-	-	-	-	-	\$	\$
3 Design	-	750,000	-	715,000	-	-	-	-	\$ 715,000	\$ 715,000
4 Construction	-	-	-	-	4,000,000	2,000,000	-	-	\$ 6,000,000	\$ 6,000,000
5 Equipment	-	-	-	-	-	-	-	-	\$	\$
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$
7 Other	-	-	-	-	200,000	100,000	-	-	\$ 300,000	\$ 300,000
Other Sub-Total:	-	-	-	-	200,000	100,000	-	-	\$ 300,000	\$ 300,000
Total Allocations	\$	\$ 750,000	\$	\$ 715,000	\$ 4,200,000	\$ 2,100,000	\$	\$	\$ 7,015,000	\$ 7,015,000

Source of Funds	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
TIRZ Funds	750,000	-	715,000	4,200,000	2,100,000	-	-	\$ 7,015,000	\$ 7,015,000
City of Houston	-	-	-	-	-	-	-	\$	\$
Grants	-	-	-	-	-	-	-	\$	\$
Other	-	-	-	-	-	-	-	\$	\$
Total Funds	\$ 750,000	\$	\$ 715,000	\$ 4,200,000	\$ 2,100,000	\$	\$	\$ 7,015,000	\$ 7,015,000

*NOTE:

Project:	Hillcroft Avenue Safety Projects South of I-69	City Council District	J	Key Map:		WBS.:	T-2022
Description:	Implement three HPW led projects with TIRZ 20 funding (share. 1) Design of Hillcroft as Gulfon's main street. 2) Gateway to Gulfon & High Star Community Plaza. 3) Westward Street Shared-Use Path.	Location:	J	Geo. Ref.:			
Justification:	Existing four lane each way configuration of Hillcroft Ave between Bellaire Blvd and High Star Dr promotes dangerous traffic conditions. The reallocation of space will provide for the safe movement of all users.	Served:	J	Neighborhood:			
		Operating and Maintenance Costs: (\$ Thousands)					
		2021	2022	2023	2024	2025	Total
	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	2,500,000	-	-	-	-	\$ 2,500,000	\$ 2,500,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ -	\$ -	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000	\$ 2,500,000
Source of Funds										
TIRZ Funds	-	-	-	2,500,000	-	-	-	-	\$ 2,500,000	\$ 2,500,000
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ -	\$ -	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000	\$ 2,500,000

Project:	Sidewalk Replacement & Improvements		City Council District		Key Map:		WBS.:		T-2024	
Description:	Repairs and replacement to selected existing damaged and missing sidewalks through out the zone. Miscellaneous curb and ramp repairs.		Location: F, J		Geo. Ref.:					
Justification:	Some existing sidewalks within the zone are dangerous for pedestrians, persons with disabilities, or are non existent or compliant. New sidewalks and repairs will beautify the area and enhance economic development.		Served: F, J		Neighborhood:					
			Operating and Maintenance Costs: (\$ Thousands)							
			2021	2022	2023	2024	2025	Total		
Personnel			-	-	-	-	-	-		
Supplies			-	-	-	-	-	-		
Sys. & Chgs.			-	-	-	-	-	-		
Capital Outlay			-	-	-	-	-	-		
Total			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
FTEs			-	-	-	-	-	-		

Fiscal Year Planned Expenses

Project Allocation	Phase	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	100,000	50,000	25,000	25,000	25,000	\$ 225,000	\$ 225,000
4	Construction	-	-	-	900,000	750,000	250,000	250,000	250,000	\$ 2,400,000	\$ 2,400,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	50,000	25,000	10,000	10,000	10,000	\$ 105,000	\$ 105,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	50,000	25,000	10,000	10,000	10,000	\$ 105,000	\$ 105,000
	Other Sub-Total:	-	-	-	50,000	25,000	10,000	10,000	10,000	\$ 105,000	\$ 105,000
	Total Allocations	\$ -	\$ -	\$ -	\$ 1,050,000	\$ 825,000	\$ 285,000	\$ 285,000	\$ 285,000	\$ 2,730,000	\$ 2,730,000
	Source of Funds										
	TIRZ Funds	-	-	-	1,050,000	825,000	285,000	285,000	285,000	\$ 2,730,000	\$ 2,730,000
	City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
	Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	Total Funds	\$ -	\$ -	\$ -	\$ 1,050,000	\$ 825,000	\$ 285,000	\$ 285,000	\$ 285,000	\$ 2,730,000	\$ 2,730,000

Project:	Ruffino Hills Economic & Environmental Resilience	City Council District	J	Key Map:		WBS.:	T-2025
Description:	Feasibility study and assessment for approximately 140 acres owned by the City of Bellaire and West University.	Location:	ALL	Geo. Ref.:			
Justification:	Currently the property is vacant and underutilized. Study would provide much needed flood water detention adjacent to the bayou along with creating major economic development in the area.	Served:		Neighborhood:			
		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 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	140,000	-	-	-	-	\$ 140,000	\$ 140,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	250,000	-	-	-	-	\$ 250,000	\$ 250,000
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
Other Sub-Total:	-	-	-	250,000	-	-	-	-	\$ 250,000	\$ 250,000

Total Allocations	\$ -	\$ -	\$ -	\$ 390,000	\$ -	\$ -	\$ -	\$ -	\$ 390,000	\$ 390,000
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Source of Funds										
TIRZ Funds	-	-	-	390,000	-	-	-	-	\$ 390,000	\$ 390,000
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ -	\$ -	\$ 390,000	\$ -	\$ -	\$ -	\$ -	\$ 390,000	\$ 390,000

