

City of Houston, Texas, Ordinance No. 2015-933

AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE OLD SPANISH TRAIL/ALMEDA CORRIDORS REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER SEVEN, CITY OF HOUSTON, TEXAS (OLD SPANISH TRAIL/ALMEDA CORRIDORS ZONE); APPROVING THE FISCAL YEAR 2016 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2016-2020 CAPITAL IMPROVEMENTS BUDGET FOR THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, the Old Spanish Trail/Almeda Corridors Redevelopment Authority (the "Authority"), a local government corporation acting on behalf of the City in connection with Reinvestment Zone Number Seven, City of Houston, Texas (the "Zone"), has submitted an Operating Budget for Fiscal Year 2016 (the "Operating Budget") and a five-year Capital Improvements Projects Budget for Fiscal Years 2016-2020 (the "CIP Budget," and, collectively with the Operating Budget, the "Budgets") to the City Council for approval pursuant to the Tri-Party agreement among the City, the Authority, and the Zone approved by Ordinance No. 1998-681, as amended by Ordinance No. 2001-127; and

WHEREAS, the City designated the Zone on May 7, 1997, by Ordinance No. 97-478, over a certain area within the City and added additional areas to the Zone by Ordinance No. 98-1145 approved on December 9, 1998, by Ordinance No. 2008-418 approved on May 14, 2008, and by Ordinance No. 2013-796 approved on September 11, 2013; and

WHEREAS, the Budgets are based on the following assumptions:

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

WHEREAS, the City has experienced an incremental increase in the cost of providing municipal services as a result of the creation of the Zone and the development and redevelopment of the land in the Zone; and

WHEREAS, the City Council finds that it is appropriate to recover its incremental costs of municipal services for Fiscal Year 2016 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, as amended, and to make adjustments occasioned by events transpiring during the year, the Authority, upon the approval of the City's Chief Development Officer, may 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 2016. Subject to the foregoing, the Operating Budget attached hereto as **Exhibit A** is hereby approved for the Authority.

Section 3. That the CIP Budget attached hereto as **Exhibit B** is hereby approved for the Zone.

Section 4. That not later than March 31, 2016, the Zone and the Authority shall, in cooperation with City representatives, (1) identify surplus funds in the Authority's Fiscal Year 2016 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2016 Operating Budget for the Authority approved by the City; and (2) make available any surplus Zone funds, through appropriate agreement, for projects identified by the City that are eligible for tax increment funding, such as affordable housing, areas of public assembly, incremental costs of municipal services attributable to development and redevelopment in the Zone, and capital projects that benefit the City and the Zone. The agreement may provide for the payment of surplus funds into one or more accounts established by the City or may provide for direct payment by the Authority for that purpose. The Zone and the Authority shall consider amendments to the Zone's Project Plan and Reinvestment Zone Financing Plan that may be necessary to accomplish this purpose, and shall expedite any such amendments.

Section 5. That the 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 6. That the 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 30th day of September, 2015.

APPROVED this _____ day of _____, 2015.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is OCT 0 6 2015.



City Secretary

Prepared by Legal Department Donna Capps Guss
DRC:drc September 16, 2015 Assistant City Attorney
Requested by Andrew F. Icken, Chief Development Officer, Office of the Mayor

L.D. File No. 0421300011004

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CAPTION PUBLISHED IN DAILY COURT
REVIEW
DATE: OCT 0 6 2015

AYE	NO	
✓		MAYOR PARKER
••••	••••	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
ABSENT		BOYKINS
✓		MARTIN
✓		NGUYEN
✓		PENNINGTON
✓		GONZALEZ
✓		GALLEGOS
✓		LASTER
✓		GREEN
✓		COSTELLO
✓		ROBINSON
✓		KUBOSH
✓		BRADFORD
✓		CHRISTIE
CAPTION	ADOPTED	

EXHIBIT A

**Fiscal Year 2016 Operating Budget for
Old Spanish Trail/Alameda Corridors Redevelopment Authority**

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2016 BUDGET PROFILE

Fund Summary
 Fund Name: OST/Alameda Corridors Redevelopment Authority
 TIRZ: 07
 Fund Number: 7555/50

TIRZ Budget Line Items	FY2015 Budget	FY2015 Estimate	FY2016 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 27,536,582	\$ 31,922,515	\$ 17,869,197
RESTRICTED Funds - Bond Debt Service	\$ 2,469,059	\$ 4,945,452	\$ 4,960,657
UNRESTRICTED Funds	\$ 1,312,891	\$ 696,624	\$ 658,654
Beginning Balance	\$ 31,318,532	\$ 37,564,691	\$ 23,488,508
City tax revenue	\$ 6,776,129	\$ 6,952,373	\$ 7,294,923
ISD tax revenue	\$ 1,616,951	\$ 1,686,849	\$ 1,588,533
ISD tax revenue - Pass Through	\$ -	\$ 606,302	\$ 606,302
Incremental property tax revenue	\$ 8,393,080	\$ 9,245,524	\$ 9,489,757
	\$ 27,684	\$ 2,202	\$ 3,000
Miscellaneous revenue	\$ 27,684	\$ 2,202	\$ 3,000
Interest Income	\$ 48,000	\$ 11,281	\$ 8,000
Other Interest Income	\$ 48,000	\$ 11,281	\$ 8,000
City of Houston (include grants)	\$ 2,273,658	\$ 636,829	\$ 3,701,200
Grant Funds (include FTA & donors)	\$ 12,695,182	\$ 2,844,368	\$ 8,634,912
Grant Proceeds	\$ 14,968,840	\$ 3,481,197	\$ 12,336,112
Line of Credit/Bank Loans	\$ -	\$ -	\$ 6,500,000
Proceeds from Bank Loan	\$ -	\$ -	\$ 6,500,000
	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 54,756,136	\$ 50,304,795	\$ 51,825,377

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2016 BUDGET PROFILE

Fund Summary
 Fund Name: OST/Alameda Corridors Redevelopment Authority
 TIRZ: 07
 Fund Number: 7555/50

TIRZ Budget Line Items	FY2015 Budget	FY2015 Estimate	FY2016 Budget
EXPENDITURES			
Accounting	\$ 18,848	\$ 14,099	\$ 18,848
Administration Salaries & Benefits	\$ 250,950	\$ 225,089	\$ 250,950
Auditor	\$ 15,800	\$ 10,400	\$ 16,200
Bond Services/Trustee/Financial Advisor	\$ 7,263	\$ 7,581	\$ 7,581
Property Account Mgmt(Equi-Tax)	\$ 8,500	\$ 8,500	\$ 8,500
Insurance	\$ 7,500	\$ 7,500	\$ 7,500
Office Administration	\$ 75,000	\$ 70,000	\$ 75,000
TIRZ Administration and Overhead	\$ 383,861	\$ 343,169	\$ 384,579
Legal	\$ 32,400	\$ 23,380	\$ 40,000
Program and Project Consultants	\$ 32,400	\$ 23,380	\$ 40,000
Management consulting services	\$ 416,261	\$ 366,549	\$ 424,579
Capital Expenditures (See CIP Schedule)	\$ 38,725,017	\$ 21,315,723	\$ 26,937,843
TIRZ Capital Expenditures	\$ 38,725,017	\$ 21,315,723	\$ 26,937,843
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ -	\$ -	\$ -
Bond Debt Service (Series 2001)			
Principal	\$ 470,000	\$ 470,000	\$ 495,000
Interest	\$ 195,990	\$ 195,990	\$ 172,824
Bond Debt Service (Series 2010)			
Principal	\$ 865,000	\$ 865,000	\$ 915,000
Interest	\$ 938,069	\$ 938,069	\$ 893,569
System debt service	\$ 2,469,059	\$ 2,469,059	\$ 2,476,393
TOTAL PROJECT COSTS	\$ 41,610,337	\$ 24,151,331	\$ 29,838,815
Payment/transfer to ISD - educational facilities	\$ 747,138	\$ 789,405	\$ 741,217
Payment/transfer to ISD - educational facilities (Pass Through)	\$ -	\$ 606,302	\$ 606,302
Administration Fees:			
City	\$ 338,806	\$ 347,619	\$ 364,746
ISD	\$ 25,000	\$ 25,000	\$ 25,000
Municipal Services	\$ 896,630	\$ 896,630	\$ 796,630
Total Transfers	\$ 2,007,574	\$ 2,664,956	\$ 2,533,895
Total Budget	\$ 43,617,911	\$ 26,816,287	\$ 32,372,710
RESTRICTED Funds - Capital Projects	\$ 5,480,944	\$ 17,869,197	\$ 14,067,431
RESTRICTED Funds - Bond Debt Service	\$ 4,960,657	\$ 4,960,657	\$ 4,960,657
UNRESTRICTED Funds	\$ 696,624	\$ 658,654	\$ 424,579
Ending Fund Balance	\$ 11,138,225	\$ 23,488,508	\$ 19,452,667
Total Budget & Ending Fund Balance	\$ 54,756,136	\$ 50,304,795	\$ 51,825,377

EXHIBIT B

**Fiscal Years 2016-2020 Capital Improvement Projects Budget for
Tax Increment Reinvestment Zone Number Seven
(Old Spanish Trail/Alameda Corridors Zone)**

2015 - 2019 CAPITAL IMPROVEMENT PLAN
TIRZ NO.7 - OST/ALMEDA CORRIDORS REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations										Cumulative Total (To Date)	
			Through 2014	Projected 2015	2016	2017	2018	2019	2020	FY16 - FY20 Total				
D	T-0701A	OST & Griggs Landscape Project Phase II	\$ 1,472,749	69,151	2,663,768	-	-	-	-	-	-	-	2,663,768	4,205,688
D	T-0706	Park @ Palm Center - Phase II	\$ 1,038,181	1,492	61,212	-	-	-	-	-	-	-	61,212	1,100,885
D	T-0710	Real Property Land Assembly & Site Preparation	\$ 73,020	30,476	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	150,000	253,486
D	T-0711	Historic Dowling Street Reconstruction	\$ 103,884	178,918	4,671,507	6,994,387	24,121,009	-	-	-	-	-	35,786,903	36,089,705
D	T-0712	Emancipation Park and Community Center	\$ 5,942,950	13,877,686	17,311,358	8,334,575	-	-	-	-	-	-	25,645,931	45,466,567
D	T-0719	Library on Griggs Road	\$ 140,130	7,158,000	2,200,000	-	-	-	-	-	-	-	2,200,000	9,498,130
D	T-0722	Greater Third Ward Neighborhood Project	\$ -	-	-	222,000	1,800,000	1,300,000	664,000	-	-	-	3,986,000	3,986,000
Totals			\$ 8,961,792	\$ 21,315,723	\$ 26,937,643	\$ 15,580,962	\$ 25,951,009	\$ 1,330,000	\$ 694,000	\$ 70,493,814	\$ 100,771,329			

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2015 - 2019 CAPITAL IMPROVEMENT PLAN
TIRZ NO.7 - OSTIALMEDA CORRIDORS REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations										Cumulative Total (To Date)
	Through 2014	Projected 2015	2016	2017	2018	2019	2020	FY16 - FY20 Total			
TIRZ Funds (include bonds)	6,324,963	17,349,973	14,601,731	7,246,387	25,951,009	1,330,000	694,000	49,823,127			73,498,063
City of Houston (includes grants)	1,636,829	636,829	3,701,200	-	-	-	-	3,701,200			5,974,858
Grants (includes FTA & Donors)	1,000,000	3,328,921	8,634,912	8,334,575	-	-	-	16,969,488			21,298,408
Other	-	-	-	-	-	-	-	-			-
Project Total	8,961,792	21,315,723	26,937,843	15,580,962	25,951,009	1,330,000	694,000	70,483,814			100,771,329

2016-2020 CAPITAL IMPROVEMENT PLAN
TIRZ NO.7 - OST/ALMEDA CORRIDORS REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Project: OST & Griggs Landscape Project Phase II		City Council District	Key Map: 533 & 534	WBS.: T-0701A
		Location: D	Geo. Ref.:	
		Served: D	Neighborhood: 68 & 83	
		Operating and Maintenance Costs: (\$ Thousands)		
		2016	2017	2018
		Personnel	-	-
		Supplies	-	-
		Svcs. & Chgs.	-	-
		Capital Outlay	-	-
		Total	\$ -	\$ -
		FTEs	-	-
Description: Design and installation of pedestrian amenities (benches, trash cans), ADA compliant sidewalks, ramps, crosswalks, public art, landscape median enhancements and other improvements, installation/upgrades to traffic signals.				
Justification: Heavy pedestrian and mass transit patron usage require improved safety considerations.				

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/14	2015 Budget	2015 Estimate	2016	2017	2018	2019	2020	FY16 - FY20 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	17,574	197,248	67,097	-	-	-	-	-	\$ -	\$ 84,671
4 Construction	1,189,699	2,071,097	-	2,334,739	-	-	-	-	\$ 2,334,739	\$ 3,524,438
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	265,476	197,247	2,054	329,029	-	-	-	-	\$ 329,029	\$ 596,559
Other Sub-Total:	265,476	197,247	2,054	329,029	-	-	-	-	\$ 329,029	\$ 596,559

Total Allocations	\$ 1,472,749	\$ 2,465,592	\$ 69,151	\$ 2,663,768	\$ -	\$ -	\$ -	\$ -	\$ 2,663,768	\$ 4,205,668
Source of Funds										
TIRZ Funds (includes bonds)	1,472,749	247,040	13,830	532,754	-	-	-	-	\$ 532,754	\$ 2,019,333
City of Houston (include grants)	-	-	-	-	-	-	-	-	\$ -	\$ -
Grant Funds (include FTA & donors)	-	2,218,552	55,321	2,131,014	-	-	-	-	\$ 2,131,014	\$ 2,186,335
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 1,472,749	\$ 2,465,592	\$ 69,151	\$ 2,663,768	\$ -	\$ -	\$ -	\$ -	\$ 2,663,768	\$ 4,205,668

2016-2020 CAPITAL IMPROVEMENT PLAN
TIRZ NO.7 - OST/ALMEDA CORRIDORS REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Project:		Real Property Land Assembly & Site Preparation		City Council District		Key Map:		WBS.:		T-0710					
Description:		Acquisition, remediation, and site preparation of land for General Redevelopment, Public, Cultural and Recreational Facilities including Adequate Parking.		Location: D		Geo. Ref.:		Neighborhood: 66, 67, 68 & 83		Total					
Justification:		Planned improvements at targeted locations will further enhance the quality of life residents, businesses and other stakeholders in the zone.		Served: D		Neighborhood: 66, 67, 68 & 83		Operating and Maintenance Costs: (\$ Thousands)		Total					
				2016		2017		2018		2019		2020		Total	
				Personnel										\$	
				Supplies										\$	
				Svcs. & Chgs.										\$	
				Capital Outlay										\$	
				Total		\$		\$		\$		\$		\$	
				FTEs											

Fiscal Year Planned Expenses											
Project Allocation	Phase	Projected Expenses thru 6/30/14	2015 Budget	2015 Estimate	2016	2017	2018	2019	2020	FY16 - FY20 Total	Cumulative Total (To Date)
1	Planning	-	-	-	-	-	-	-	-	-	\$
2	Acquisition	-	800,000	-	-	-	-	-	-	-	\$
3	Design	-	-	-	-	-	-	-	-	-	\$
4	Construction	-	-	-	-	-	-	-	-	-	\$
5	Equipment	-	-	-	-	-	-	-	-	-	\$
6	Close-Out	-	-	-	-	-	-	-	-	-	\$
7	Other	73,020	30,958	30,476	30,000	30,000	30,000	30,000	30,000	150,000	253,496
Other Sub-Total:		73,020	30,958	30,476	30,000	30,000	30,000	30,000	30,000	150,000	253,496
Total Allocations		\$ 73,020	\$ 830,958	\$ 30,476	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 150,000	\$ 253,496
Source of Funds											
TIRZ Funds (includes bonds)		73,020	830,958	30,476	30,000	30,000	30,000	30,000	30,000	150,000	253,496
City of Houston (include grants)		-	-	-	-	-	-	-	-	-	-
Grant Funds (include FTA & donors)		-	-	-	-	-	-	-	-	-	-
Other		-	-	-	-	-	-	-	-	-	-
Total Funds		\$ 73,020	\$ 830,958	\$ 30,476	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 150,000	\$ 253,496

Project:	Historic Dowling Street Reconstruction		City Council District		Key Map:		WBS.:			
	Location:	Served:	2016	2017	2018	2019	2020	Total		
Description:	Major roadway, public utilities, enhanced sidewalks, enhanced street lights, pedestrian amenities and public art on Dowling Street from Pierce to Southmore.									
Justification:	Roadway, utilities and sidewalks are in poor condition. Dowling was formerly the "downtown" corridor of the historic Third Ward.									
			Personnel							
			Supplies							
			Svcs. & Chgs.							
			Capital Outlay							
			Total	\$	\$	\$	\$	\$	\$	
			FTEs							
Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/14	2015 Budget	2015 Estimate	2016	2017	2018	2019	2020	FY16 - FY20 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$	\$
2 Acquisition	-	-	-	-	-	-	-	-	\$	\$
3 Design	12,265	51,608	39,363	-	181,889	927,731	-	-	\$	1,109,620
4 Construction	-	4,285,600	-	4,526,589	6,076,619	21,036,987	-	-	\$	31,640,195
5 Equipment	-	-	-	-	-	-	-	-	\$	\$
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$
7 Other	91,619	191,735	139,555	144,918	735,879	2,156,291	-	-	\$	3,268,262
Other Sub-Total:	91,619	191,735	139,555	144,918	735,879	2,156,291	-	-	\$	3,268,262
Total Allocations	\$ 103,884	\$ 4,528,943	\$ 178,918	\$ 4,671,507	\$ 6,994,387	\$ 24,121,009	\$	\$	\$	\$ 35,786,903
Source of Funds										
TIRZ Funds (includes bonds)	103,884	4,528,943	178,918	2,471,507	6,994,387	24,121,009	-	-	\$	33,869,705
City of Houston (include grants)	-	-	-	2,200,000	-	-	-	-	\$	2,200,000
Grant Funds (include FTA & donors)	-	-	-	-	-	-	-	-	\$	\$
Other	-	-	-	-	-	-	-	-	\$	\$
Total Funds	\$ 103,884	\$ 4,528,943	\$ 178,918	\$ 4,671,507	\$ 6,994,387	\$ 24,121,009	\$	\$	\$	\$ 36,069,705

2016-2020 CAPITAL IMPROVEMENT PLAN
TIRZ NO.7 - OST/ALMEDA CORRIDORS REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Project: Emancipation Park and Community Center		City Council District		Key Map:		WBS.:		T-0712					
		Location: D		Geo. Ref.:		493							
		Served: D		Neighborhood:		67							
Description:	Justification:	Operating and Maintenance Costs: (\$ Thousands)											
		2016	2017	2018	2019	2020	Total						
Redevelopment of historic park and facilities including a renovated community center, new recreation building, renovated pool house playground/splash park, recreation/sports areas and parking.	Personnel	-	-	-	-	-	-	-	-	-	-	-	-
	Supplies	-	-	-	-	-	-	-	-	-	-	-	-
	Svcs. & Chgs.	-	-	-	-	-	-	-	-	-	-	-	-
	Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-
	Total	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
	FTEs												
Fiscal Year Planned Expenses													
Project Allocation	Projected Expenses thru 6/30/14	2015 Budget	2015 Estimate	2016	2017	2018	2019	2020	FY16 - FY20 Total	Cumulative Total (To Date)			
Phase													
1 Planning	-	-	-	-	-	-	-	-	-	\$	-	-	\$
2 Acquisition	-	-	-	-	-	-	-	-	-	\$	-	-	\$
3 Design	1,228,138	688,567	-	197,680	-	-	-	-	-	\$	197,680	-	\$
4 Construction	2,546,810	20,034,020	13,049,589	15,288,626	8,049,422	-	-	-	-	\$	23,338,048	-	\$
5 Equipment	-	1,070,052	-	-	-	-	-	-	-	\$	-	-	\$
6 Close-Out	-	-	-	-	-	-	-	-	-	\$	-	-	\$
7 Other	2,168,001	1,844,183	828,097	1,825,050	285,153	-	-	-	-	\$	2,110,203	-	\$
Other Sub-Total:	2,168,001	1,844,183	828,097	1,825,050	285,153	-	-	-	-	\$	2,110,203	-	\$
Total Allocations	\$ 5,942,950	\$ 23,636,822	\$ 13,877,686	\$ 17,311,356	\$ 8,334,575	\$	-	\$	-	\$	25,645,931	-	\$
Source of Funds													
TIRZ Funds (includes bonds)	3,306,121	10,886,534	9,967,257	9,306,258	-	-	-	-	-	\$	9,306,258	-	\$
City of Houston (include grants)	1,636,829	2,273,658	636,829	1,501,200	-	-	-	-	-	\$	1,501,200	-	\$
Grant Funds (include FTA & donors)	1,000,000	10,476,630	3,273,600	6,503,898	8,334,575	-	-	-	-	\$	14,838,473	-	\$
Other	-	-	-	-	-	-	-	-	-	\$	-	-	\$
Total Funds	\$ 5,942,950	\$ 23,636,822	\$ 13,877,686	\$ 17,311,356	\$ 8,334,575	\$	-	\$	-	\$	25,645,931	-	\$

2016-2020 CAPITAL IMPROVEMENT PLAN
TIRZ NO.7 - OSTIALMEDA CORRIDORS REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Project: Library on Griggs Road	City Council District Location: D Served: D	Key Map: Geo. Ref.: Neighborhood:	WBS.:	T-0719		
Description: Design and construct state-of-the-art public library at 5107 (Griggs Road. Project costs includes land acquisition, demolition and site preparation.	Operating and Maintenance Costs: (\$ Thousands)					
Justification: New public library is needed to serve the growing residential population in the area and will stimulate redevelopment in the Palm Center area.	2016	2017	2018	2019	2020	Total
	Personnel	-	-	-	-	\$ -
	Supplies	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs	-	-	-	-	-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/14	2015 Budget	2015 Estimate	2016	2017	2018	2019	2020	FY16 - FY20 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	132,000	-	-	-	-	-	-	-	\$ -	\$ 132,000
4 Construction	-	7,200,000	7,158,000	2,200,000	-	-	-	-	\$ 2,200,000	\$ 9,358,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	8,130	-	-	-	-	-	-	-	\$ -	\$ 8,130
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	8,130	-	-	-	-	-	-	-	\$ -	\$ 8,130
Total Allocations	\$ 140,130	\$ 7,200,000	\$ 7,158,000	\$ 2,200,000	\$ -	\$ -	\$ -	\$ -	\$ 2,200,000	\$ 9,498,130

Source of Funds	2016	2017	2018	2019	2020	FY16 - FY20 Total	Cumulative Total (To Date)
TIRZ Funds (includes bonds)	140,130	-	-	-	-	\$ 140,130	\$ 140,130
City of Houston (include grants)	-	-	-	-	-	\$ -	\$ -
Grant Funds (include FTA & donors)	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 140,130	\$ 7,200,000	\$ 7,158,000	\$ 2,200,000	\$ -	\$ 9,498,130	\$ 9,498,130

2016-2020 CAPITAL IMPROVEMENT PLAN
TIRZ NO.7 - OST/ALMEDA CORRIDORS REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Project: Greater Third Ward Neighborhood Project		City Council District		Key Map:		WBS.:		T-0722					
Location:		D		Geo. Ref.:									
Served:		D		Neighborhood:									
		2016		2017		2018		2019		2020		Total	
		Personnel		-		-		-		-		-	
		Supplies		-		-		-		-		-	
		Svcs. & Chgs.		-		-		-		-		-	
		Capital Outlay		-		-		-		-		-	
		Total		-		-		-		-		-	
		FTEs		-		-		-		-		-	
Fiscal Year Planned Expenses													
Project Allocation	Projected Expenses thru 6/30/14	2015 Budget	2015 Estimate	2016	2017	2018	2019	2020	FY16 - FY20 Total	Cumulative Total (To Date)			
1 Planning	-	-	-	-	200,000	-	-	-	\$ 200,000	\$ 200,000			
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -			
3 Design	-	-	-	-	10,000	900,000	-	-	\$ 910,000	\$ 910,000			
4 Construction	-	-	-	-	-	800,000	1,200,000	600,000	\$ 2,600,000	\$ 2,600,000			
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -			
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -			
7 Other	-	-	-	-	12,000	100,000	100,000	64,000	\$ 276,000	\$ 276,000			
Other Sub-Total:	-	-	-	-	12,000	100,000	100,000	64,000	\$ 276,000	\$ 276,000			
Total Allocations	\$ -	\$ -	\$ -	\$ -	\$ 222,000	\$ 1,800,000	\$ 1,300,000	\$ 664,000	\$ 3,986,000	\$ 3,986,000			
Source of Funds													
TIRZ Funds (includes bonds)	-	-	-	-	222,000	1,800,000	1,300,000	664,000	\$ 3,986,000	\$ 3,986,000			
City of Houston (include grants)	-	-	-	-	-	-	-	-	\$ -	\$ -			
Grant Funds (include FTA & donat	-	-	-	-	-	-	-	-	\$ -	\$ -			
Other	-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Funds	\$ -	\$ -	\$ -	\$ -	\$ 222,000	\$ 1,800,000	\$ 1,300,000	\$ 664,000	\$ 3,986,000	\$ 3,986,000			

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION TIRZ PROGRAM

FISCAL YEAR 2015 - 2019
FIVE YEAR PLAN

TIRZ 07	FY2014 Actual	FY2015 Estimate	FY2016 Budget	FY2017	FY2018	FY2019	FY2020
City	\$ 6,094,443	\$ 6,952,373	\$ 7,294,923	\$ 7,630,754	\$ 7,980,020	\$ 8,343,256	\$ 8,721,021
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ 1,650,704	\$ 1,686,849	\$ 1,588,533	\$ 1,588,533	\$ 1,588,533	\$ 1,588,533	\$ 1,588,533
ISD - Pass Through	\$ 588,497	\$ 606,302	\$ 606,302	\$ 606,302	\$ 606,302	\$ 606,302	\$ 606,302
INCREMENT REVENUES (1)	\$ 8,333,644	\$ 9,245,524	\$ 9,489,757	\$ 9,825,589	\$ 10,174,854	\$ 10,538,090	\$ 10,915,655
CITY OF HOUSTON	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANT PROCEEDS (5)	\$ 3,401,082	\$ 3,328,921	\$ 8,634,912	\$ 8,334,575	\$ -	\$ -	\$ -
MISCELLANEOUS REVENUE	\$ 186,469	\$ 2,202	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
INTEREST INCOME	\$ 16,614	\$ 11,281	\$ 8,000	\$ 45,383	\$ 4,411	\$ 4,903	\$ 11,937
PROCEEDS FROM BANK LOAN	\$ -	\$ 6,500,000	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL RESOURCES	\$ 11,937,809	\$ 19,087,928	\$ 18,135,669	\$ 18,208,547	\$ 10,182,265	\$ 10,545,993	\$ 10,930,792
ISD Education Set-Aside	\$ 763,362	\$ 789,405	\$ 741,217	\$ 741,217	\$ 741,217	\$ 741,217	\$ 741,217
ISD Education Set-Aside - Pass Through	\$ 588,497	\$ 606,302	\$ 606,302	\$ 606,302	\$ 606,302	\$ 606,302	\$ 606,302
Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Services	\$ 729,040	\$ 896,630	\$ 796,630	\$ 796,630	\$ 796,630	\$ 796,630	\$ 796,630
Administrative Fees	\$ 304,722	\$ 347,619	\$ 364,746	\$ 381,538	\$ 399,001	\$ 417,163	\$ 436,051
City	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFERS	\$ 2,410,621	\$ 2,664,956	\$ 2,533,895	\$ 2,550,687	\$ 2,568,150	\$ 2,586,312	\$ 2,605,200
Management Consulting Services	\$ 364,392	\$ 366,549	\$ 424,579	\$ 424,579	\$ 424,579	\$ 424,579	\$ 424,579
Bond Debt Service (Series 2001)	\$ 450,000	\$ 470,000	\$ 495,000	\$ 520,000	\$ 545,000	\$ 575,000	\$ 452,000
Principal	\$ 217,559	\$ 195,990	\$ 172,824	\$ 147,820	\$ 121,195	\$ 93,195	\$ 73,430
Interest	\$ 232,441	\$ 274,010	\$ 322,176	\$ 372,180	\$ 423,805	\$ 481,805	\$ 378,570
Bond Debt Service (Series 2010)	\$ 820,000	\$ 865,000	\$ 915,000	\$ 970,000	\$ 1,025,000	\$ 1,080,000	\$ 1,140,000
Principal	\$ 980,194	\$ 938,069	\$ 893,569	\$ 846,444	\$ 796,569	\$ 743,944	\$ 688,444
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BOND DEBT SERVICE - PRINCIPAL	\$ 1,270,000	\$ 1,335,000	\$ 1,410,000	\$ 1,490,000	\$ 1,570,000	\$ 1,655,000	\$ 1,592,000
BOND DEBT SERVICE - INTEREST	\$ 1,197,753	\$ 1,134,059	\$ 1,066,393	\$ 994,264	\$ 917,764	\$ 837,139	\$ 761,874
Loan Debt Service - Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEBT SERVICE	\$ 2,467,753	\$ 2,469,059	\$ 2,476,393	\$ 2,484,264	\$ 2,487,764	\$ 2,492,139	\$ 2,353,874
TOTAL EXPENSES	\$ 2,832,145	\$ 2,835,608	\$ 2,900,972	\$ 2,908,843	\$ 2,912,343	\$ 2,916,718	\$ 2,778,453
CASH FLOW FROM OPERATIONS	\$ 6,695,043	\$ 13,587,364	\$ 12,700,802	\$ 12,749,017	\$ 4,701,772	\$ 5,042,963	\$ 5,547,139

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION TIRZ PROGRAM

FISCAL YEAR 2015 - 2019
FIVE YEAR PLAN

TIRZ 07	FY2014 Actual	FY2015 Estimate	FY2016 Budget	FY2017	FY2018	FY2019	FY2020
BEGINNING FUND BALANCE (7)	\$ 33,865,923	\$ 35,738,856	\$ 23,488,508	\$ 19,452,667	\$ 12,367,216	\$ 15,123,267	\$ 15,708,497
DEBT ISSUANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FUNDS AVAILABLE FOR PROJECTS	\$ 40,560,966	\$ 49,326,220	\$ 36,189,310	\$ 32,201,684	\$ 17,068,988	\$ 20,166,230	\$ 21,255,636
Projects							
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEVELOPER AGREEMENTS							
T-0701A OST & Griggs Landscape Project Phase II	\$ 282,488	\$ 69,151	\$ 2,663,768	\$ -	\$ -	\$ -	\$ -
T-0706 Park @ Palm Center - Phase II	\$ 80,055	\$ 1,492	\$ 61,212	\$ -	\$ -	\$ -	\$ -
T-0710 Real Property Land Assembly & Site Preparation	\$ 36,724	\$ 30,476	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
T-0711 Historic Dowling Street Reconstruction	\$ 96,716	\$ 178,918	\$ 4,671,507	\$ 6,994,367	\$ 24,121,009	\$ -	\$ -
T-0712 Emancipation Park and Community Center	\$ 4,278,076	\$ 13,877,686	\$ 17,311,356	\$ 8,334,575	\$ -	\$ -	\$ -
T-0718 Alameda Corridor Improvements - Phase IV	\$ 48,051	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0719 Library on Griggs Road	\$ -	\$ 7,158,000	\$ 2,200,000	\$ -	\$ -	\$ -	\$ -
T-0722 Greater Third Ward Neighborhood Project	\$ -	\$ -	\$ -	\$ 222,000	\$ 1,800,000	\$ 1,300,000	\$ 664,000
CAPITAL PROJECTS	\$ 4,822,110	\$ 21,315,723	\$ 26,937,843	\$ 15,580,962	\$ 25,951,008	\$ 1,330,000	\$ 694,000
TOTAL PROJECTS	\$ 4,822,110	\$ 21,315,723	\$ 26,937,843	\$ 15,580,962	\$ 25,951,008	\$ 1,330,000	\$ 694,000
RESTRICTED Funds - Capital Projects	\$ 27,520,309	\$ 17,869,197	\$ 14,067,431	\$ 6,833,609	\$ 9,576,660	\$ 10,154,015	\$ 11,604,507
RESTRICTED Funds - Bond Debt Service	\$ 4,961,321	\$ 4,960,657	\$ 4,960,657	\$ 4,959,028	\$ 4,972,028	\$ 4,979,903	\$ 4,979,903
Unrestricted Funds/Net Current Activity	\$ 3,257,226	\$ 658,654	\$ 424,579	\$ 574,579	\$ 574,579	\$ 574,579	\$ 574,579
Ending Fund Balance	\$ 35,738,856	\$ 23,488,508	\$ 19,452,667	\$ 12,367,216	\$ 15,123,267	\$ 15,708,497	\$ 17,158,989

Notes: Audit Ending Fund Balance \$ 35,738,856
Variance \$ 0

\$ 0